

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation Control Committee 2nd February 2005
AUTHOR/S: Director of Development Services

S/2575/04/F - Oakington
Extension to form annex and double garage
At 13 Station Road Oakington

Recommendation: Refusal
Date for Determination: 15th February 2005

Site and Proposal

1. No.13 Station Road is the first dwelling visible on entering the village from the north, from Westwick and is situated on the outside of a left-hand bend. The site is within the Village Framework and is outside but overlooks Green Belt land to the east. The land to the side and rear forms land owned by the Ministry Of Defence (MoD).
2. No.13 forms a 1940's semi detached property with a two storey front projecting gable. The curtilage of the dwelling is approximately 15m wide and 75m deep with the existing dwelling set marginally higher than the highway. The attached semi to the south has previously been extended by way of a two-storey rear extension 6.4m deep, with a pitched roof garage further back within the site.
3. This application, received on 21st December 2004 seeks full planning permission for a two-storey side and rear extension to form an annex; with a separate detached garage sited further back within the site. The width of the proposed side extension would be 5.4m with an overall depth of 11.8m projecting 6.4m past the existing rear of the property. The roof would be set back from the front gable but appear as a continuation of the existing side hip with matching roof height. Located 5m beyond the rear of the proposed extension would be the new pitched roof double garage 6m square; a new access would run along the northern boundary past the proposed side and rear extension to the double garage.
4. Internally the ground floor of the extension would provide a new kitchen/dining room to the front with a living room to the back, separated by a new hall and staircase. At first floor would be a new bedroom and separate bathroom to the front and a further master bedroom with en-suite to the rear.

Planning History

5. There is no planning history for the site.

Planning Policy

6. **Policy P1/3** 'Sustainable Design in Built Development' of the Cambridgeshire and Peterborough Structure Plan 2003 states that a high standard of design and sustainability should be adopted for all new forms of development.
7. **Policy HG12** Extensions and Alterations to Dwellings within Frameworks of the South Cambridgeshire Local Plan 2004 sets out the requirements that must be met in order

for proposals to extend or alter dwellings within village frameworks to be considered for approval.

8. **Policy SE9** Village Edges of South Cambridgeshire Local Plan 2004 states that development on village edges should be designed and landscaped to minimise the impact of development on the countryside.
9. **Paragraph 74.15** of South Cambridgeshire Local Plan 2004 Part 2 Village Policies and Proposal Maps, restricts the development of long rear gardens on the Western side of Station Road, north of Mill Road.

Consultation

10. **Oakington Parish Council** recommends Approval

Representations

11. None received at the time of writing this report. The period for public comment expires on 31st January 2005; any representation will be reported verbally to the Committee on 2nd February 2005.

Planning Comments - Key Issues

12. The key issues to consider in respect of this application are the impact on the approach to the village from the north, the impact on the street scene and the scale of the proposed development.
13. Policy HG12 of South Cambridgeshire Local Plan 2004 specifically states that planning permission for the extension and alteration of dwellings will not be permitted where, amongst others, there would be an unacceptable visual impact upon the street scene. Policy SE9 of the Local Plan states that the development on village edges should be designed and landscaped to minimise the impact on the countryside.
14. There is limited screening to the immediate front and side of the plot adjacent with the MoD land which leaves the north facing elevation of the proposal site clearly visible on the approach to the Village from the small hamlet of Westwick
15. The resultant two-storey side and rear extension would be viewed as an 11.8m span of built development. I am of the opinion that this addition would provide a harsh boundary where the urban and rural environments begin to meet; this would reduce the countryside element present on entering the village, which Policy SE9 seeks to avoid. This conflict is largely due to the scale of the proposed annex, which in my opinion is comparable to a separate dwelling given the internal living space to be created. The present dwelling has a floor area of 96m², whilst the proposed 'annex' is 127m². As a result, and given that there has been no justification for such a large scale addition, I take the view that this span of development would be significantly detrimental to the approach to the village and as such would not form a positive contribution to the village edge.
16. The attached semi No.11 has previously been extended at the rear by a depth of 6.4m including a detached garage sited further back within the plot. This extension was approved in 2000 under planning Ref S/0165/00/F and although is of similar depth at the rear does not significantly extend to the side and is not a prominent feature when viewed from the street scene. I take the view that the overall width and depth of the proposal would result in an unduly prominent addition to the host

dwelling and would further spoil the character and appearance of the street scene and erode the element of width present within the pattern of these semi's.

17. I would recommend that the proposal be refused and that a significant reduction to the overall scale and massing of the extension be sought.

Recommendation

18. **Refusal**

- 1) The proposed side and rear extension, by reason of the scale of development, would be an unduly prominent feature on the approach to the Village of Oakington from the north to the detriment of the countryside appearance of village edge. The application is therefore contrary to the aims of Policy SE9 of South Cambridgeshire Local Plan 2005.
- 2) The proposed side and rear extension, by reason of the matching roof heights and the proposed dimensions to the front and side, would result in a disproportionate and cumbersome addition to the detriment of the character and appearance of the street scene. The application is therefore contrary to policy HG12 of South Cambridgeshire Local Plan 2004.

Background Papers: the following background papers were used in the preparation of this report:

- Application file Ref S/0165/00/F and S/2575/04/F
- South Cambridgeshire Local Plan 2004
- Cambridgeshire and Peterborough Structure Plan 2003

Contact Officer: Matthew Carpen - Planning Assistant
Telephone: (01954) 713393