

## **SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

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**REPORT TO:** Planning Committee

6 April 2011

**AUTHOR/S:** Executive Director (Operational Services)/  
Corporate Manager (Planning and New Communities)

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**S/0454/11 – OAKINGTON & WESTWICK  
Extension - 9, Station Road, Oakington And Westwick  
for Councillor Thomas Bygott**

**Recommendation: Approve Conditionally**

**Date for Determination: 02<sup>nd</sup> May 2011**

**Notes:**

**This application has been reported to the Planning Committee for determination, as the applicant is a District Councillor.**

**Site and Proposal**

- 1 No.9 Station Road is a semi-detached two-storey dwelling adjoined to No.7 Station Road. The property has a hipped end with a cat-slide roof to the rear flank both of which are finished in plain roof tiles. The building's elevations have a pebble dashed painted render finish. The property is set back from the roadside with a Leylandii hedge enclosing the front garden with openings for a separate vehicular and pedestrian access from the public adopted highway. The property has a range of outbuildings upon the northeast boundary with no.11 Station Road and benefits from an expansive rear garden.
- 2 The common boundary between nos.9 and 7 Station Road comprises of a low fence line that is immersed within a hedgerow. No.7 has several windows within its rear elevation including a bedroom window at first floor and a kitchen and drawing room window at ground floor. In addition the sitting out amenity area of that property is located immediately to its rear with doors opening out onto the rear garden. The application site is located within the village development framework of Oakington. There are examples of extensions within the street, with no.11 Station Road being extended at two-storeys to the rear.
- 3 The proposal comprises the erection of two storey rear and side extensions. The rear extension would project approximately 4.5m to the rear of the existing dwelling for a width of approximately 7.9m, set 2m off the common boundary with no.7 Station Road. The two-storey side extension would project approximately 1.5m from the existing side elevation and incorporate a hipped roof. The proposals would also involve the re-roofing of the dwelling and alterations to the elevations including new fenestration and the re-rendering of the property.

## **Planning History**

- 4 Planning Application S/0116/11 for a two-storey side and rear extension was refused due to the detrimental impact upon the street scene and the amenity of the adjacent neighbouring dwelling at no.7 Station Road.
- 5 Planning Application S/1700/10 for a two storey side and rear extension was refused due to the detrimental impact upon the street scene and the amenity of the adjacent neighbouring dwelling at no.7 Station Road.

## **Planning Policy**

- 6 South Cambridgeshire Local Development Framework, Development Control Policies, DPD, 2007:  
DP/1 Sustainable Development  
DP/2 Design of New development  
DP/3 Development Criteria  
DP/7 Development Frameworks
- 7 South Cambridgeshire LDF Supplementary Planning Documents (SPD):  
District Design Guide, SPD, adopted March 2010
- 8 Government Circulars:  
  
Circular 11/95 – The Use of Conditions in Planning Permissions: Advises that conditions should be necessary, relevant to planning, relevant to the development permitted, enforceable, precise and reasonable in all other respects.  
  
Circular 05/2005 - Planning Obligations: Advises that planning obligations must be relevant to planning, necessary, directly related to the proposed development, fairly and reasonably related in scale and kind and reasonable in all other respect.

## **Consultation**

- 9 Oakington Parish Council – No comments have been received.

## **Representations**

- 10 None have been received.

## **Planning Comments – Key Issues**

- 11 The key issues to consider in this instance are the impact of proposals upon the residential amenity of neighbouring dwellings, the public realm and the design of the dwelling house.
- 12 This application follows extensive pre-application discussions with officers following the refusal of the two previous applications.

## **Public Realm:**

- 13 The application site is partially screened by a tall Leylandii hedgerow at the site's frontage. However, there are views of the property from the north when

approaching the village. There are also oblique views of the dwelling when exiting the village from the south. Furthermore, the landscaping to the frontage and side of the site is not afforded by any statutory protection and could be removed at any time.

- 14 The main element of the proposal that would be visible from the street scene would be the proposed two-storey side extension. This extension would be subservient to the main dwelling in height but not its in span and would involve the removal of the cat-slide element to the roof that is mimicked by the adjoined property at no.7. However, the two-storey rear extension is demarcated from the existing dwelling where the existing dwelling stops and the extensions begin by way of a stepped building line and chimneybreast. Despite the span of the extension this visual articulation would soften the prominent length and scale of the extension from views from the northeast when approaching the village from Westwick. The adjacent dwelling at no.11 has a large two-storey rear extension, which is set back from the side of the property and is subservient to the main dwelling and not prominent within the public realm.

#### **Design:**

- 15 There is no restriction on the size of household extensions as defined within local planning policy. However, the adopted District Design Guide SPD states that the scale of an extension and its position will normally emphasise a degree of subservience to the main building. This will usually involve a lower roof and eaves height, significantly smaller footprint, spans and lengths of elevations, and the use of different and traditionally subservient materials. It goes on to state that some buildings are more sensitive to extension than others. Symmetrically designed buildings may not be able to accommodate an extension without becoming unbalanced or dominated by the extension, or by detracting from the original design.
- 16 The proposed alterations to the dwelling, namely the re-rendering and fenestration changes to the principal elevation would be an improvement upon the aesthetics of the property. Notwithstanding this, the proposal would approximately increase the footprint and span of the existing dwelling despite the provision of a lower ridge height than that of the existing dwelling. The visual breaks and use of different materials would however soften the scale of the impact of the proposals upon public views of the building. The above issues are considered to be important, as the property is one half of a pair of dwellings that share a high degree of symmetry. Nevertheless, whilst the proposals would unbalance the property and detract from its original form, the degree of subservience and use of alternative materials is considered to mitigate this impact. As a consequence the proposals are not considered to result in a detrimental impact upon the public realm.

#### **Residential Amenity:**

- 17 The proposals are considered to be spatially divorced from the adjacent neighbouring property to the north at no.11 Station Road. Nevertheless, the adjoined property at no.7 Station Road would be within close proximity to the proposals and therefore is considered to be the most effected by the proposed development. The proposed two-storey side extension would be sited approximately 2m due north of the adjoined neighbouring property at no.7 Station Road. Due to this orientation it is considered that the proposed

extensions would not result in a detrimental loss of sunlight to either habitable rooms or the immediate amenity area of no.7. The proposal would however introduce a bathroom window upon its north elevation that would overlook the neighbouring property at no.11 Station Road at a distance of 15m. No.11 has roof light windows within this side elevation and therefore a material loss of privacy would occur were the proposals to gain from planning permission. As a consequence it is considered to be necessary to condition that this window be obscure glazed with top vent opening only to safeguard the privacy of no.11 Station Road.

- 18 The proposed rear extension would project 4.5m at two-storey level within 2m of the common boundary of no.7. As a consequence views from windows within the rear elevation of this property and that of the immediate amenity area to the rear of the property would not be hindered by the proposal. The rear extension would not disrupt a 45-degree horizontal and 25-degree vertical angle from the centre of the garden area to the rear of the property. In light of this the proposal is considered to result in an acceptable outlook from this property and would not result in an unduly overbearing impact to the amenity that the occupiers of this property currently enjoy.

#### **Conclusion:**

- 19 Having regard to applicable national and local planning policies, and having taken all relevant material considerations into account, it is considered that planning permission should be approved in this instance.

#### **Recommendation**

- 20 **Approve, subject to the following conditions:**

#### **Conditions**

1. **The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.**  
(Reason - To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development, which have not been acted upon.)
2. **The development hereby permitted shall be carried out in accordance with the following approved plans: 0001-012 R021, 0001-011 R021, 0001-010 R021, 0001-008 R021, 0001-006 R021, 0001-005 R021, 0001-002 R021 & 1489/81.**  
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
3. **The development, hereby permitted, shall be carried out in accordance with the external materials referenced within the application forms and approved drawings, unless otherwise agreed in writing by the Local Planning Authority.**  
(Reason - To ensure the appearance of the development is satisfactory in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)

4. **Apart from any top hung vent, the proposed first floor windows in the side elevation of the extension, hereby permitted, shall be fitted and permanently glazed with obscure glass.**

(Reason - To prevent overlooking of the adjoining properties in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

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