

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

1 June 2011

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

**S/0707/11 - Oakington
Part two-storey, part single storey front extensions
for Mr & Mrs Simon Edwards**

Recommendation: Approve Conditionally

Date for Determination: 31 May 2011

This application has been referred to the Planning Committee for determination because the applicant is a member of the Council.

PROPOSED DEVELOPMENT

1. Proposals comprise the erection of a part two-storey part single storey front extension.

SITE AND SURROUNDINGS

2. No.8 Manor Farm Close is a linked semi-detached two-storey dwelling located within a residential cul-de-sac within the village development framework. The property is finished facing brickwork and concrete roof tiles with a detached single flat roof garage. The properties within Manor Farm Close are staggered following the linear form of the adopted public highway.

POLICIES

3. **South Cambridgeshire LDF Development Control Policies DPD, 2007:**

DP/1 Sustainable Development
DP/2 Design of New Development
DP/3 Development Criteria
DP/4 Infrastructure and New Developments
DP/7 Development Frameworks

Planning History

4. None

CONSULTATIONS

5. Oakington & Westwick Parish Council – Recommend approval.

REPRESENTATIONS

6. None have been received.

PLANNING COMMENTS

7. The key issues to consider in this instance are the impact that proposals would have upon residential amenity and the public realm.

Residential Amenity

8. The proposed two-storey extension would be the most sensitive element of the proposal and would most affect the adjacent dwelling at no.6 Manor Farm Close. This property is located due south of the application site and is separated from no.8 by a driveway and garage. Given the stagger within the building line between the two properties, the two-storey front extension would not project past the front building line of no.6 Manor Farm Close. There are no windows within the side elevation of no.6, which fronts the application site. In light of the above the proposals are not considered to result in an adverse impact upon residential amenity.

Public Realm

9. The proposed extensions would be subservient to the main dwelling by virtue of a lower ridge height to the two-storey element. Due to the stagger in the building lines within the cul-de-sac the proposal would not be unduly prominent or incongruous within the street scene and would be built using materials to match existing. The proposals are considered to be proportionate in scale and mass and sympathetic in form and design to the existing dwelling. As a consequence of the above the extensions would preserve the character and appearance of the public realm.

Conclusion:

10. 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 granted in this instance.

Recommendation

11. Approve

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: 5640 & 5640/1.**
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
- 3. The materials to be used for the development, hereby permitted, shall accord with the specification in the application form and approved plans, unless otherwise agreed in writing by the Local Planning Authority.**
(Reason – To ensure the appearance of the development is satisfactory in accordance with Policies DP/2 & DP/3 of the adopted Local Development Framework 2007.)

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

- South Cambridgeshire Development Control Policies Development Plan Document (2007)
- South Cambridgeshire Local Development Framework Supplementary Planning Documents: District Design Guide
- Planning file reference: S/0700/11.

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