

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

7 September 2011

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

**S/1458/11 – SAWSTON
Extension to Existing Single Storey Rear Addition at 15 Hayfield Avenue,
for Dr Daniel Hatton**

Recommendation: Approve Conditionally

Date for Determination: 14 September 2011

Notes:

This Application has been reported to the Planning Committee for determination because the applicant is related to an elected member of the District Council

Site and Proposal

1. The application site comprises an end-of-terrace bungalow, which has been extended to the front and rear at single storey level. The site is situated in a residential area with an access road running along the eastern boundary of the site serving an air training corps hut to the rear. The site is located within the village framework of Sawston.
2. The proposal is a householder application involving the extension of the existing rear addition from 6.5m to a total depth of 8.5m, increasing the rear kitchen area and continuing the height of the existing asymmetric roof to the rear of the property.

Planning History

3. Planning permission was granted for the existing rear conservatory in 2000 (S/1478/00/F) and the existing front conservatory was granted in 2006 (S/0949/06/F).

Planning Policy

4. **South Cambridgeshire LDF Development Control Policies DPD, 2007:**
DP/1 Sustainable Development
DP/2 Design of New Development
DP/3 Development Criteria
DP/7 Development Frameworks
5. **South Cambridgeshire LDF Supplementary Planning Documents (SPD):**
District Design Guide SPD – adopted March 2010

Consultations

6. Sawston Parish Council – Recommends approval.

Representations

7. None

Planning Comments – Key Issues

8. The main issues to consider in this instance are the impact of the development upon nearby residents and the local area.

Impact Upon Adjoining Neighbours

9. The proposed extension would be located more than 5m away from the shared side boundary with 13 Hayfield Avenue and it is considered to have no significant impact on the amenities of this neighbour due the low height of the building and the distance to the neighbour. The proposal would face a vehicular access to the east and consequently no other neighbours would be notably affected by the proposal.

Character of the Local Area

10. The extension would be sited to the rear of the property, which would be positioned away from the main public views along Hayfield Avenue. The proposed roof would be asymmetric and slightly at odds with the simple character of the existing building; however, the proposal would appear subsidiary in height to the principle dwellinghouse and the materials are proposed to match the existing building. Consequently, the extension is considered to have no adverse impact upon the character of the local area

Conclusion

11. The development is considered to have an acceptable impact upon the local area and upon residential amenity in accordance with Policies DP/2 and DP/3.

Recommendation

12. 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: SCDC1, SCDC2, SCDC3, SCDC4 and SCDC5.
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)

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

- South Cambridgeshire LDF Development Control Policies DPD, adopted July 2007
- South Cambridgeshire LDF Supplementary Planning Documents (SPD):
District Design Guide SPD.

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