

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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

S/0082/05/F - Graveley Extension at 18 Fieldings Place for Mr and Mrs Peck

Recommendation: Refusal
Date for Determination: 14th March 2005

Site and Proposal

1. No 18 is a two-storey semi-detached brick and slate dwelling situated on the eastern side of Fieldings Place, opposite St. Botolph's Church, adjacent to (but within) the eastern village framework boundary for Graveley. The dwelling has been extended to the front and side with a single storey flat-roof porch and garage. To the north of the pair of semi-detached dwellings is a public footpath.
2. The full application, received on 17 January 2005 proposes the conversion and extension of the existing garage, and erection of a first floor extension above the existing garage and porch, in addition to a front dormer window. The extension measures up to 6.3m in width and 6.2m in length.

Planning History

3. Planning permission was given for an extension to the dwelling to form a garage and porch in 1977 (Ref: **S/0082/05/F**). A rear extension has been added to the dwelling under permitted development rights.

Planning Policy

4. **Policy P1/3** of the Cambridgeshire and Peterborough Structure Plan 2003 ("The County Structure Plan") requires a high standard of design for all new development that responds to the local character of the built environment.
5. **Policy HG12** of the South Cambridgeshire Local Plan 2004 ("The Local Plan") 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. This policy states that proposals which would seriously harm the amenities of neighbours through undue loss of light or privacy, being unduly overbearing in terms of its mass, or would adversely affect surrounding properties by virtue of its design, layout, location or materials will not be permitted.
6. **Policy SE9** of the Local Plan states that development on the village edges should be designed and landscaped to minimise the impact of development on the countryside.

Consultation

7. **Graveley Parish Council** - Recommendation of Approval. No additional comments made.

8. **Cambridgeshire County Council**, Public Rights of Way Officer - comments to be verbally reported

Representations

9. None received at the time of writing report.

Planning Comments - Key Issues

10. The key issues in the assessment of this application are whether the design is in keeping with local characteristics and impact on neighbour amenity.

Design and Appearance

11. I am of the view that the proposed design of the extension is out of character with both the existing design and appearance of the dwelling to be extended and the adjacent semi-detached dwelling. The proposed cat-slide roof with supporting pillars and front dormer window are considered to create an alien and incongruous feature in the streetscene that does not relate well to the relatively plain frontages of adjacent dwellings. The eaves and window-sill height along the front elevation are at odds with the existing position of these features on the pair of semi-detached dwellings (Nos. 18 and 20) and the proposed windows along the front elevation are not considered compatible with the original windows on the dwelling in size or design.
12. The proposed extension by virtue of its size, design and position would also have an unbalancing effect on the symmetrical frontage of the pair of semi-detached dwellings, which would lead to an unacceptable visual impact upon the streetscene.

Impact on Residential Amenity

13. I am of the view that the proposal does not seriously harm the residential amenities of adjacent properties. It is noted that proposed first floor windows along the southern elevation are high level.

Recommendation

14. Refuse

Reasons for Refusal

1. The proposal by virtue of its design, scale and position to the front of the original front elevations of Nos. 18 and 20 Fieldings Place, creates an alien and incongruous feature in the streetscene, that does not relate well to the local character of the built environment and has an unacceptable visual impact upon the streetscene. The proposed forward projection, roof design, eaves height, window sill height, forward position of dormer window and use of supporting columns along the front elevation are incompatible with the design features of the existing and adjacent dwelling and would create an unduly dominating frontage feature in the streetscene. The proposal by virtue of its design, scale and positioning would also have an unbalancing effect upon the symmetrical frontage of the pair of semi-detached dwellings and be out of character with pattern of plain frontages on adjacent dwellings.

For the above reasons, the proposal is therefore contrary to Policy HG12 of the South Cambridgeshire Local Plan 2004 which states that extensions and

alterations to dwellings will not be permitted where there would be an unacceptable visual impact upon the streetscene. The proposal is also contrary to Policy 1/3 of the Cambridgeshire and Peterborough Structure Plan 2003 which states that a high standard of design is required for all development that responds to the local character of the built environment.

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

- Cambridgeshire and Peterborough Structure Plan 2003;
- South Cambridgeshire Local Plan 2004; and
- Planning File Ref: S/2595/04/F

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