

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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

S/0076/05/F - Teversham Extension at 29 Marshall's Close, Teversham

Recommendation: Refusal
Date for Determination: 11th March 2005

Site and Proposal

1. No.29 forms an extended semi-detached property located towards the end of the close on a bend of the circular access which encloses a central grassed area. The dwelling faces east with the main garden doglegged to the south rising in ground level towards the rear boundary which forms the edge of the village framework, beyond which is Green Belt land. The site is southwest of the attached semi, No.31, both of which overlook the garden of No.33.
2. This application received on 14th January 2005 seeks full planning permission for a 1st floor rear extension above an approved (currently being constructed) ground floor extension. The proposal would be 6.5m wide and project 3.5m in depth matching the ground floor footprint. The roof would project from the main roof as a gable with a matching ridge height 6.8m above ground level. The proposal would accommodate a new bedroom and relocation of the bathroom and linen closet.

Planning History

3. **S/0432/02/F** – Two storey side extension to provide two new 1st floor bedrooms and an extended kitchen and utility room at ground floor. Approved 15th April 2002
4. **S/2034/03/F** – Single storey rear extension to provide new kitchen. Approved 28th October 2003.

Planning Policy

5. **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.
6. **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.

Consultation

7. **Teversham Parish Council** recommends approval. Councillors thought that this was a retrospective application. However it has no objections.

Representations

8. No representations were received.

Planning Comments – Key Issues

9. The key issues to consider in respect of this application are the scale of the proposed extension and its impact on the amenities of the attached property No.31 in terms of access to light and whether the two-storey element would be overbearing in terms of its mass.
10. 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, the proposal would harm seriously the amenities of neighbours through undue loss of light and through being overbearing in terms of its mass.
11. The garden of the attached semi, No.31, is shallow, approximately 6.5m to the rear boundary and so the first floor addition has the potential to appear overbearing from this perspective. It is acknowledged that the proposal would not breach a 45-degree line of sight taken from the nearest window at No.31; however, the extension is of matching height to the existing ridge and is not considered to be of subordinate nature. This factor, coupled with the southwest orientation to No.31, would result a reduction to the level of afternoon sunlight to the immediate garden space and those rooms, ground floor and first floor, at the rear of No.31.
12. The level of residential development already approved at the site has resulted in a property with 4 modest sized bedrooms. To date this has not compromised the neighbouring dwellings however I consider that the application before me is not sympathetic to the amenity of those residents at No.31. A scheme on a reduced scale is achievable without compromising the amenity of the attached semi if so desired, however the applicant is not willing to amend the plans. In its current form I take the view that the scheme would reduce the amenity to the residents at No.31 in terms of sunlight and by being overbearing in terms of its first floor mass and height.

Recommendation

13. Refusal

1. The proposed 1st floor rear extension, by reason of its positioning, mass and height would result in a reduction in the level of sunlight to those residents at No.31 Marshall's Close beyond a level that they may reasonably expect to receive. The proposal is therefore contrary to Policy HG12 of South Cambridgeshire Plan 2004 which states that planning permission for the extension and alteration of dwellings will not be permitted where, amongst others, the proposal would harm seriously the amenities of neighbours through undue loss of light.
2. The rear garden of both the proposal site and the attached semi is limited in depth. The proposed 1st floor rear extension, by reason of its positioning, mass and height would result in a bulky addition that would be overbearing when viewed from the rear of No.31. The proposal is therefore contrary to Policy HG12 of South Cambridgeshire Plan 2004 which states that planning permission for the extension and alteration of dwellings will not be permitted where, amongst others, being unduly overbearing in terms of its mass.

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

- Application file Ref S//0076/05/F and Ref S/2034/03/F
- South Cambridgeshire Local Plan 2004
- Cambridgeshire and Peterborough Structure Plan 2003

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