

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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

S/0019/05/F - Bassingbourn Extension, 125 The Causeway for Mr and Mrs Davey

Recommendation: Refusal
Date for determination 2nd March 2005

Site and Proposal

1. The Causeway is part of the main road running east-west through the village of Bassingbourn. On either side of the Causeway are a mix of detached, semi detached and terraced dwellings which are mainly well spaced.
2. The proposal site forms a pair of semi-detached 1970's, brick and pan tile, 2-storey houses with No. 123 The Causeway. It is situated to the north-east of the latter property. It has an existing garage to the side and a conservatory to the rear; a shed and a gazebo are situated on the rear boundary of the site. No. 59 and 61 Tower Close, which are also 2 storey houses are situated to the northwest. An access road to an industrial estate runs along the eastern boundary of the site.
3. The full planning application received, 5th January 2005, proposes the removal of the existing conservatory, bathroom and garage and the erection of a single storey rear extension and new garage.

Planning History

4. **S/2260/03** – Two storey and single storey rear extension. This application was refused on loss of neighbour amenity by being unduly overbearing in terms of its mass, therefore causing loss of light and loss of privacy to neighbouring properties. The application was later dismissed at appeal.

Planning Policy

5. **Policy P1/3 'Sustainable Design in Built Development'** of the Cambridgeshire and Peterborough Structure Plan 2003 requires a high standard of design for all new development that responds to the local character of the built environment and details aspects of design to be considered.
6. **HG12 'Extensions and Alterations to dwellings within Frameworks'** of the South Cambridgeshire Local Plan 2004 states in part that applications will not be permitted where the proposal 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.

Consultation

7. **Bassingbourn Parish Council** recommends approval.

Representations

8. One letter was received from the occupiers of 123 The Causeway supporting the application. They have also mentioned in their letter received 5th February 2005, that they intend to re erect the conservatory that is currently on the rear of No. 125 The Causeway onto their own rear elevation.
9. Whilst I am aware the current neighbours do not object to the proposals and have taken the letter of support into account I have to deal with the proposals on their merits having regard to the fact that the extension is likely to remain long after the present occupiers have left the properties.

Planning Comments – Key Issues

10. The key issues are the impact of the development the occupiers of No. 123 The Causeway.

Neighbour Amenity

11. The new proposal is similar to that of the previous application but the two-storey element has been reduced to a single storey. The footprint of the proposed development has altered slightly. The depth of the rear extension closest to the occupiers of 123 The Causeway stays the same at 6 metres. It has been moved to 200 mm from the 2-metre boundary fence that separates 123 and 125, the height to the proposed eaves line measures 2.5 metres and the new ridgeline has been reduced from 7 metres to 4 metres.
12. The new proposed scheme has been reduced significantly in height. The main issue is with the 6 metres depth of the single storey rear extension located 200mm from the occupiers of 123 The Causeway. 123 The Causeway forms the other half of the dwelling and lies west of the site. It has a set of French doors and a window in its rear elevation at ground floor. I have assessed the impact of the proposed extension on the view from the French doors using the 45⁰ site line rule, I am still of the view that there is an adverse impact on the occupiers of 123 by means of being overbearing.
13. I have discussed with the agent and the applicant the scope to reduce the depth of the proposal and/or to move the development away from the boundary. Having reduced the scale of the extension significantly already I was informed they did want to reduce it any further and would achieve less internal space than they required by doing so.

Recommendation

14. Refusal

The property is a semi-detached house with no first floor rear windows. The attached property is identical to the application site. The proposed single storey rear extension would extend 6 metres at the rear, 0.2 metres from the northeast boundary of No. 123 The Causeway.

The proposed extension would harm the amenities of the neighbours of No. 123 The Causeway by being unduly overbearing in terms of mass and therefore causing an adverse impact on the occupiers of this dwelling. As such the proposal is contrary to

the requirements of Policy HG12 of the South Cambridgeshire Local Plan 2004, which aims to resist extensions of dwellings where the amenities of neighbours would be seriously harmed.

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

- Planning application S/2260/03/F
- Planning Application S/0019/05/F
- South Cambridgeshire Local Plan 2004
- Cambridgeshire and Peterborough Structure Plan 2003

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