

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation Control Committee

2nd March 2005

AUTHOR/S: Director of Development Services

**S/2595/04/F - Croxton
Extension at 15 High Street for Mr and Mrs B. Sertic**

Recommendation: Approval

Members will visit this site on 28 February 2005.

Conservation Area

Site and Proposal

1. No. 15 High Street is a two-storey brick Victorian dwelling situated on the eastern side of High Street, Croxton within the Croxton Conservation Area. There are no previous extensions to the dwelling. To the east of the site is a garden of Special Historic Interest. The rear garden contains two large trees, with a 2.8m high hedge running along the northern and southern property boundary.
2. Along the rear elevation of the adjacent property to the north, Elmwood House, is a patio setback approximately 1.5m from the common property boundary with No. 15.
3. The full application, received on 23 December 2004, proposes the erection of a part two-storey and part single-storey rear extension with side dormer and velux roof lights and a single storey side extension. The roughly 'L' shaped extension measures up to 7.6m in length and 10.5m in width. The side extension is setback 6.5m from the front elevation of the dwelling. The extension is to be used as a porch, lobby/coats cupboard, TV room, dining area and lounge at ground level and a study area /sleeping gallery and bathroom at first-floor level.
4. The application was amended by plans franked 14 February 2005, which modified the design of the proposed rear extension, to delete the northernmost projection.

Planning History

5. No relevant planning history.

Planning Policy

6. **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.
7. **Policy P7/6** of the County Structure Plan states that Local Planning Authorities will protect and enhance the quality and distinctiveness of the historic built environment.
8. **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.

9. **Policy EN30** of the Local Plan states that proposals in conservation areas will be expected to preserve or enhance the special character and appearance of the area, especially in terms of their scale, massing, roof materials and wall materials. Schemes which do not specify traditional local materials or details that do not fit comfortably into their context will not be permitted.
10. **Policy EN5** of the Local Plan states that the District Council will require trees, hedges and woodland and other natural features to be retained wherever possible in proposals for new development.
11. **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

12. **Parish Council** - In response to the original application, have recommended the refusal of the application. They have commented that the extension is:

“too large and out of character for a Victorian cottage within a conservation area. The proposal would harm seriously the amenities of neighbours through undue loss of privacy and light, particularly the dwelling to the north. Branches would need to be removed from a Hornbeam tree with a preservation order.”

Comments regarding the amended application will be verbally reported.
13. **Conservation Manager** - No objection to amended application, subject to the agreement of Council's Trees and Landscape Officer, and the imposition of several conditions of consent. The officer has provided the following comments to the original application:

“I had some pre-application discussions with the architect on this scheme. The scheme is for a relatively large extension, but the plot is relatively substantial and the extended dwelling will be proportionate to the site.

The design is of some interest, employing a contemporary solution with extensive glazing to the rear, but a more restrained, traditional approach on the elevations visible from High Street. The success or otherwise of this approach will be in the quality of the detailing, and in particular the treatment of the glass curtain wall. A similar approach to the extension in a conservation area was employed in Little Abington. That project was very successfully executed and received an RIBA award. I am satisfied that this scheme will not unduly impact on the setting of the Conservation Area and, if correctly detailed, the design could be of some merit..”
14. **Trees and Landscape Officer** - No objection to original application. The apex of the footprint nearest to the mature Hornbeam will be 6.5m. This is acceptable, as is the 6.5m clearance afforded to the poor quality Elm. Conditions for tree protection should be included in any planning permission.
15. **English Heritage** - No comment

Representations

16. Letter of concern received from adjacent property, Elmwood House, which has raised the following points of concern to the original and amended application:

- Loss of light and sunlight to rear patio/BBQ area;
- Loss of light to lounge and hall at rear of property;
- Overlooking of the patio and loss of privacy;
- Objection to the depth of the two-storey rear extension adjacent their property boundary; and
- Concern about noise and disruption during construction.

The occupants of this house have also commented that the amendment does not reduce the impact on the property and they are seeking some assurance and input into the removal and reduction of existing trees in the applicant's rear garden (including the pruning of the mature Hornbeam), to improve daylight/sunshine into their garden.

Representations by Agent

17. The agent has provided the following information in support of their application:
- The neighbours patio area is already partially shaded by the existing boundary hedge and trees in the rear garden of the applicant's property;
 - The proposed extension will not significantly increase the overshadowing of the patio on the adjacent property, above that currently experienced for the majority of the year;
 - The applicant is intending to request the removal of the poor specimen Elm tree on the site, to reduce the direct overshadowing of the adjoining property's patio area; and
 - The footprint of the extension has been carefully calculated to minimise root disturbance.

Planning Comments - Key Issues

18. The key issues for consideration in the assessment of this application are impact on conservation area, impact on neighbour amenity and impact on trees.

Impact on Conservation Area

19. Council's Conservation Manager has expressed the view that the proposed extension will not unduly impact upon the character and appearance of the Croxton Conservation Area. The proposed design and materials for the extension are considered acceptable, subject to recommended conditions of consent. In that respect, consideration has been given to the statutory requirements in respect of conservation areas, required under Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 (c.9).

Impact on Neighbouring Amenity

20. The proposed rear extension is setback a minimum of 1.2m from the side property boundary with Elmwood House and some 3.0m from the dwelling itself. Along the common property boundary is 2.8m high hedge situated in front of an approximately 1.8m close-boarded timber fence. To the rear of the adjacent property, Elmwood

House is an outdoor patio area measuring some 4m x 2.5m. At the southern edge of this patio is a visual screen some 1.8m in height.

21. I am of the view that the proposed extension will not result in an undue loss of sunlight or daylight to either rooms along the rear elevation of Elmwood House or the outdoor patio, due to its position and setback, the extent of existing overshadowing of the rear patio area for the majority of the year by the existing boundary features, visual screen on the patio and existing tall trees on the applicant's property; in addition to the lower ground levels of the proposed site.
22. The setback of the extension from Elmwood House, in addition to the rear gable design of the proposed extension with a relatively low eaves height of 3.5m, is considered to prevent the rear extension from appearing unduly dominant or overbearing when viewed from the rear patio area of the adjacent property. The proposed chimney breast will be largely screened from view, from rooms within the adjacent dwelling. The principle outlook of this dwelling is to the rear.
23. The proposed extension has been designed to prevent an undue loss of privacy to adjacent dwellings. The proposed dormer window on the northern elevation is to serve a bathroom and will face a blank side elevation of Elmwood House. The proposed velux windows on both the north and south elevations are positioned approximately 1.7m above the first floor ground level of the extension, and will prevent the overlooking of the adjacent rear gardens when standing up in the first floor study area/sleeping gallery. The approximately 2.8m high hedge along both side property boundaries will also protect the privacy of the rear gardens of adjacent properties.
24. It is noted that the insertion of two new windows and the enlargement of an existing window in the existing northern elevation of the dwelling does not require planning permission.

Impact on Trees

25. Council's Trees and Landscape Officer has confirmed that the proposal will not seriously harm the mature Hornbeam tree on the site. I am of the view that recommended conditions of consent, in addition to the protection afforded to this tree by virtue of its siting within a Conservation Area, will adequately protect this tree. The removal and/or pruning of existing trees on the site would be the subject of a separate application.

Recommendation

26. Approve as amended by Drawing Numbers Artek/Sertic/010A, Artek/Sertic/011A, Artek/Sertic/020A and Artek/Sertic/021A franked 14 February 2005.

Conditions of Consent

1. Standard Condition A - Time limited permission (Reason A).
2. Sc5a - Brick and slate samples to be used on the external elevations of the extension, hereby permitted, to be submitted and approved by the Local Planning Authority; the development shall be carried out in accordance with the approved details.
(Reason: To ensure detailing appropriate to the Croxton Conservation Area.)

3. SC5a - Precise details of the dormer window on northern elevation (including materials) to be submitted and approved by the Local Planning Authority; the development shall be carried out in accordance with the approved details.
(Reason: To ensure detailing appropriate to the Croxton Conservation Area.)
4. The window frame of the dormer window on the northern elevation, hereby permitted, shall be permanently maintained in timber.
(Reason: To ensuring detailing appropriate to the Croxton Conservation Area.)
5. SC5a - precise details of rooflights (including size and type) to be submitted and approved by the Local Planning Authority; the development shall be carried out in accordance with the approved details.
(Reason: To ensure detailing appropriate to the Croxton Conservation Area.)
6. SC5a - Precise details of glazed curtain wall on east elevation and glazing on south elevation, including the submission of a sample of glass, to be submitted and approved by the Local Planning Authority; the development shall be carried out in accordance with the approved details.
(Reason: To ensure detailing appropriate to the Croxton Conservation Area.)
7. SC22 - No windows, doors or openings of any kind shall be inserted in the northern or southern elevation at first floor level in the extension, hereby permitted, unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf.
(Reason: To safeguard the privacy of occupiers of the adjoining properties.)
8. SC56 - No demolition, site clearance or building operations shall commence until chestnut pale fencing (or other type of fencing approved by the Local Planning Authority) of a height not less than 1.3m has been erected around the mature Hornbeam tree positioned adjacent the southern property boundary, at a radius from the trunk of not less than 3.6m (12 ft). Such fencing shall be maintained to the satisfaction of the Local Planning Authority during the course of the development operations. In the event that this tree is removed without consent, is dying or has become severely damaged or seriously diseased during the period of development operations, it shall be replaced in the next planting season with a tree of such size and species as shall have been previously agreed in writing with the Local Planning Authority.
(Reason: To protect the mature Hornbeam tree which is to retained on the site, in order to enhance the development and the visual amenities of the Croxton Conservation Area.)
9. SC26 - during the period of construction, no power operated machinery shall be operated on the premises before 08.00 hours on weekdays and 08.00 hours on Saturdays nor after 18.00 hours on weekdays and 13.00 hours on Saturdays (nor at any time on Sundays or Bank Holidays), unless otherwise previously agreed in writing with the Local Planning Authority in accordance with any agreed noise restrictions.
(Reason: To minimise noise disturbance to adjoining residents.)

Reasons for Approval

1. The development is considered generally to accord with the Development Plan and particularly the following policies:
 - **Cambridgeshire and Peterborough Structure Plan 2003:**

P1/3 (Sustainable design in built development) and
P7/6 (Historic Built Environment)

- **South Cambridgeshire Local Plan 2004:**
HG12 (Extensions and Alterations to Dwellings within Frameworks)
EN30 (Development in/adjacent to Conservation Areas)
SE9 (Village Edges) and
EN5 (Trees, Woodlands and Hedgerows)

2. The development is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:

- Residential amenity including loss of light, overlooking and noise disturbance issues
- Impact upon character and appearance of Conservation Area
- Visual impact on the locality
- Impact upon trees

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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