

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

6 February 2013

AUTHOR/S: Planning and New Communities Director

**S/2403/12/FL – TEVERSHAM
Two Storey Extension – South Cambridgeshire District Council**

Recommendation: Approval

Date for Determination: 15 January 2013

This Application has been reported to the Planning Committee for determination because the applicant is the Council.

To be presented to the Committee by Andrew Winter

Site and Proposal

1. The site comprises a semi-detached dwelling located within a residential cul-de-sac outside of the village framework and in the Cambridge Green Belt.
2. The application, validated on 20 November 2012, seeks permission for a two storey extension to the south-west side of the existing dwelling to provide improved facilities for a person identified with medical issues. The proposal has a hipped roof and would be set down in height from the existing roof ridge of the dwelling. Materials are proposed to match the existing dwelling.

Site History

3. No relevant history.

Planning Policy

4. The **National Planning Policy Framework (NPPF)** promotes a presumption in favour of sustainable development having regard to the soundness of the development plan and the policies therein.
5. **South Cambridgeshire Local Development Framework Development Control Policies 2007:**
 - DP/1** Sustainable Development
 - DP/2** Design of New Development
 - DP/3** Development Criteria
 - DP/7** Development Frameworks
 - HG/6** Extensions to Dwellings in the Countryside
 - GB/1** Development in the Green Belt
 - GB/2** Mitigating the Impact of Development in the Green Belt
6. **South Cambridgeshire LDF Supplementary Planning Documents (SPD):**
District Design Guide SPD – adopted March 2010

7. **Circular 11/95 (The Use of Conditions in Planning Permissions)** advises that planning conditions should be necessary, relevant to planning, relevant to the development to be permitted, enforceable, precise and reasonable in all other respects..

Consultation by South Cambridgeshire District Council as Local Planning Authority

8. Teversham Parish Council – No recommendation.

Representations by Members of the Public

9. None

Material Planning Considerations

10. The main issues in this case are:
- the impacts of the proposal upon the Green Belt and countryside;
 - the residential amenity of immediate neighbours;

Green Belt and Countryside Impact

11. Paragraph 89 of the National Planning Policy Framework allows for extension or alteration of a building in the Green Belt provided that it does not result in disproportionate additions over and above the size of the original building.
12. In this instance, the proposal would appear subservient and proportionate to the main dwelling, with a lower roof height and a shorter width and length than the existing building. Overall, the proposal would result in a 22% increase in the gross internal floor area and a 23% increase in the volume of the original building and this is considered to be sufficiently proportionate to the main dwelling to amount to appropriate development in the Green Belt in accordance with paragraph 89 of the NPPF.
13. The design of the proposal is simple and would continue the hipped roof form of the existing dwelling to appear in scale and character with the existing dwelling. The extension would also lead to a relatively limited increase in the floor space of the dwelling, providing further facilities in the building to meet the needs of the occupants but also retaining a small/medium sized 3 bedroom dwelling in the countryside. Consequently, the proposal is considered to accord with the aims and objectives of Policy HG/6.

Residential Impact

14. The nearest neighbouring property affected by the proposal is located to the west at 15 Ferndale. The proposed extension would be distanced 3.5m from the side boundary with this neighbour and would face a side, single storey garage and a first floor, obscured window in the north-east elevation of the dwelling. The limited size and scale of the proposal, its orientation and its position near to the neighbouring garage are considered to mitigate its impact upon the immediate neighbour in terms of overbearing and overshadowing impact.

15. No first floor windows are proposed in the south-west elevation of the extension and a condition is recommended to control such openings in the future to avoid significant loss of privacy to the immediate neighbour at No.15.
16. Consequently, the development is not found to result in an unacceptable adverse impact upon the residential amenity of immediate neighbours in accordance with Policy DP/3.

Recommendation

17. Approval, subject to the following 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: FDT-01 and FDT-02.**
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
 3. **The external materials of construction for the building works, hereby permitted, shall be either identical to those used for the existing building or shall be approved in writing by the Local Planning Authority prior to any development commencing. The development shall be carried out in accordance with any approved details.**
(Reason - To ensure the appearance of the development is satisfactory in accordance with Policies GB/1 and HG/6 of the adopted Local Development Framework 2007.)
 4. **Any window, door or opening of any kind constructed in the south-west elevation of the extension at and above first floor level shall be:**
 - (i) permanently fitted with obscure glazing, and
 - (ii) non-opening unless the part of the window, door or opening is more than 1.7m above the floor of the room in which it is installed.
(Reason - To protect the amenities of adjoining residents in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

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

- Local Development Framework Development Control Policies DPDs and Supplementary Planning Documents.
- National Planning Policy Framework

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