

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Development and Conservation Control Committee

6<sup>th</sup> April 2005

**AUTHOR/S:** Director of Development Services

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### **S/2544/04/F - Sawston**

### **Two Dormer Windows at Little America Farm Bungalow for Mr & Mrs Allen**

#### **No Recommendation**

**Date for Determination: 10<sup>th</sup> February 2005**

#### **Background**

1. Members may recall that this application was considered at the February Committee meeting and that they were minded to approve the application subject to its advertisement as a departure to the local development plan (as the proposal involves inappropriate development within the Green Belt) and the consideration of any representations received in response to the advertisement.
2. A copy of the February Committee report is attached as an appendix.

#### **Update**

3. Following the advertisement of the application as a departure, one representation has been received from the occupiers of the neighbouring property (Barns Farm). They object to the application for the following reasons: -
  - An application for the addition of dormer windows to the south east elevation of Barns Farm was rejected in 1983 on the grounds of being visually intrusive. Dormer windows were subsequently approved on the north west elevation. The addition of dormer windows to the south east elevation of Little America Farm Bungalow would result in an unbalance and lack of symmetry between the two properties. The view from Cambridge Road would no longer be of two bungalows with original rooflines and should be a relevant consideration under Policy HG13 to ensure that any proposed extension is in character with the existing dwelling and its impact upon its surroundings. No objections are raised to the addition of two dormer windows to the north west elevation of the bungalow to match Barns Farm.
  - The three existing roof lights on the south east elevation of Little America Farm Bungalow have already resulted in the loss of some privacy to the rear garden area of Barns Farm. The further addition of two dormer windows will make the intrusion of privacy even more apparent.

#### **Planning Comments - Key Issues**

4. In light of the above representation, Members need to carefully consider the impact of the dormer windows upon the Green Belt and the neighbouring property.
5. I am still of the view that the dormer windows would represent inappropriate development that is, by definition, harmful to the Green Belt in policy terms. In addition, the dormer windows would cause further harm by significantly changing the

character of the dwelling and its visual prominence thereby resulting in it having a materially greater impact upon the openness of the Green Belt and the rural character of the countryside. Members took a contrary view at the February Committee meeting.

6. I do not consider that the proposed dormer windows would seriously harm the residential amenities of the neighbouring property through a loss of privacy. Whilst the windows would overlook garden land owned by the occupiers of Barns Farm, it does not form part of the private garden area to the property that is situated to the south west and immediately to the rear (south east) of the bungalow.
7. Notwithstanding the neighbour's objection, I do not consider that it would be necessary to refer the application to the Secretary of State if Committee is minded to approve the application.

### **Recommendation**

8. Members will need to carefully consider the representation received from the occupiers of Barns Farm before coming to a final decision.
9. Should the application be refused, please refer to the February Committee report (attached as an appendix) for the reason for refusal.
10. Should the application be approved, it is recommended that the following condition be attached to the planning consent.
  1. Standard Condition A - Time Limited Permission (Reason A).

**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
- Planning File Reference S/1059/83/F- Barns Farm, Sawston and S/2544/04/F, S/1592/01/F, S/3193/88/F and S/1319/87/F

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