

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation Control Committee

6th April 2005

AUTHOR/S: Director of Development Services

S/0454/05/F - Guilden Morden Extensions at 10 Silver Street for Mrs C Murfitt

**Recommendation: Approval
Date for Determination: 3rd May 2005**

Abuts Conservation Area

Site and Proposal

1. Number 10 Silver Street is a modest bungalow that enjoys a relatively small residential curtilage in one of the more rural parts of the village. The property is neighboured on either side by two-storey dwellinghouses, the southern most one of which abuts the edge of the village framework. Although the property does not fall within the Conservation Area the front of the site does abut it as it dissects the properties of Silver Street. To the south of number 10 a shared access serves the bungalow and its two-storey neighbour, the boundary between the two being open. The northeast boundary of the site is defined by a tall close boarded fence.
2. The application received on the 8th March 2005 seeks to extend the property to the rear by way of a single storey pitched roof element extending by 4 metres in length. The southwest elevation of the extension will be set back from the main property by 0.3 metres. As a result of this setting back the ridgeline of the extension is 0.3 metres lower than that of the main property. As well as the rear extension a modest pitched roof porch is also proposed for the southwest elevation.

Planning History

3. The existing bungalow was built in accordance with planning application reference **S/1459/81/F**; there have been no other planning applications that relate to the property since the 1981 application.

Planning Policy

4. **Policy HG12** of the South Cambridgeshire Local Plan seeks to resist extensions to dwellings that would harm the residential amenities of neighbouring properties or have an unacceptable visual impact upon the street scene.
5. **Policy EN30** of the Local Plan requires development to preserve or enhance the character and appearance of Conservation Areas.

Consultation

6. **Guilden Morden Parish Council** - comments are awaited.
7. **Conservation Manager** - comments are awaited.

Representations

8. None received at the time of writing the report. The statutory period for consultation expires on 1st April.

Planning Comments - Key Issues

Neighbour Amenity

9. The distance of the extensions from the southern neighbour, together with its modest height, means that any loss of neighbour amenity would be minimal. A new window is to be inserted into the northeast elevation of the bungalow to provide a means of escape from the main bedroom. This additional opening is not considered to result in an unacceptable loss of neighbour amenity, as the southern elevation of the neighbouring property is blank.
10. The fact that the rear extension has been kept subservient in form to the main bungalow means that the bulk of the development will have a limited impact upon the amenities of the northern neighbour. Again the distance of the extension from the windows in the rear elevation of the neighbouring property means that loss of light is not considered to be a material consideration for the determination of this application.

Street Scene

11. Neither the rear extension nor the porch is considered to have an unacceptable visual impact upon the street scene of Silver Street or the character and appearance of the adjacent Conservation Area.

Recommendation

12. Approve subject to conditions:
 1. Standard Condition A - Time limited permission (Reason A);

Reasons for Approval

1. The development is considered generally to accord with the Development Plan and particularly the following policies:
 - **South Cambridgeshire Local Plan 2004:** HG12 (Extensions to Dwellings within Frameworks) and EN30 (Development in/adjacent to Conservation Areas)

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

- South Cambridgeshire Local Plan 2004
- Planning Application Reference S/0454/05/F

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