

## **SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

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**REPORT TO:** Planning Committee

2 October 2013

**AUTHOR/S:** Planning and New Communities Director

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**S/1761/13/FL- RAMPTON**  
**Alterations and Extensions including Raising of Roof Ridge Height**  
**at 9 Cow Lane for Mr and Mrs Richards**

**Recommendation: Refusal**

**Date for Determination: 3 October 2013**

**Notes:**

**This application has been reported to the Planning Committee for determination at the request of the Local Member**

**To be presented to the Committee by Kate Wood**

**Members will visit the site on 1 October 2013**

**Site and Proposal**

1. The site is located within the Rampton village framework. No. 9 Cow Lane is a detached, single storey, red/orange brick and tile bungalow. It is set back approximately 15 metres from the road within a generous sized plot. There is an attached garage with a driveway providing at least two parking spaces on the northern side of the site. A high hedge aligns the majority of the front boundary.
2. This full planning application, received on 8 August 2013, proposes the erection of extensions and external alterations to the existing dwelling following demolition of the existing conservatory, porch, and garage. The extensions would comprise of an increase in the eaves and ridge height of the dwelling, dormer windows, single storey and two storey rear extensions, and a single storey garage/ workshop to the northern side. The alterations would include part rendering and part cladding of the existing walls and a new roof. The eaves height of the building would increase from 2.45 metres to 4.4 metres in height and the ridge height would increase from 5.3 metres to 7.4 metres in height. Three dormer windows would be added to the front elevation and two dormer windows would be added to the rear elevation. A two storey extension with a depth of 1.25 metres would be attached to the rear elevation and a single storey extension with a depth of 2.3 metres would be attached to part of the rear elevation. A single storey flat roof garage/ workshop with a depth of 15.5 metres would be attached to the north side elevation. The materials of construction would be render (stone colour) for the front ground floor walls of the dwelling and walls of the new garage/ workshop, slate for the front first floor walls, new roof, and rear extensions of the dwelling, zinc for the dormer windows of the dwelling, and sedum for the roof of the garage/ workshop.

**Planning History**

3. None.

## **Planning Policy**

### **4. South Cambridgeshire Local Development Framework (LDF) Development Control Policies DPD, adopted January 2007**

DP/1 Sustainable Development  
DP/2 Design of New Development  
DP/3 Development Criteria  
DP/7 Development Frameworks

### **5. Proposed Submission Local Plan (July 2013)**

S/7 Development Frameworks  
HQ/1 Design Principles

### **6. South Cambridgeshire LDF Supplementary Planning Documents (SPD):**

District Design Guide SPD - Adopted March 2010

## **Consultation by South Cambridgeshire District Council as Local Planning Authority**

### **7. Rampton Parish Council – Recommends approval.**

## **Representations by members of the public**

### **8. None received.**

## **Representations by local members**

### **9. Supports the application as the impact upon the character and appearance of the street scene is a subjective view and there is good case for an argument in favour of the proposal.**

## **Material Planning Considerations**

### **10. The key issues to consider in the determination of this application are the impacts of the development upon the character and appearance of the street scene and the amenities of neighbours.**

## **Character and Appearance of the Street Scene**

### **11. Cow Lane consists of a variety of different types of dwellings. The dwellings range in height from single storeys to two storeys, range in design from ridgelines facing the road to gables facing the road, and range in materials from bricks and cladding for walls to various tiles for the roof. However, the western side of the road from Nos. 3 to 17 Cow Lane are all single storey bungalows with uniform heights and fairly simple designs. No. 9 Cow Lane is situated in a central position within this row.**

### **12. Whilst there are no objections in principle to extensions and alterations to improve the standard of the dwelling, the current proposal is not considered appropriate in terms of its height and design resulting in a detrimental visual impact upon the character and appearance of the street scene.**

### **13. The proposal would increase the eaves and ridge height of the existing dwelling by approximately 2 metres to form a two-storey building. The resulting eaves height of 4.4 metres and ridge height of 7.4 metres of the dwelling is not considered to be in keeping with the uniform heights of adjacent dwellings along this part of the road that**

have eaves heights of approximately 2.5 metres and ridge heights of approximately 5.3 metres. Such works would result in a visually prominent development that would detract from the character and appearance of this part of the Cow Lane street scene.

14. The proposal would lead to the insertion of three large dormer windows in the front facing roof slope of the dwelling. The resulting chalet style dwelling is not considered to be in keeping with the roof designs of adjacent dwellings along this part of the road that have simple and plain slopes. Such works would result in a visually incongruous development that would detract from the character and appearance of this part of the Cow Lane street scene.
15. The use of the render and slate cladding for the walls and slate and sedum for the roofs of the development is considered acceptable given the use of cladding and render of a pale colour for the walls and various different types of tiles for the roofs of dwellings along this part of the Cow Lane street scene.
16. Although it is noted that planning consent has been granted for extensions including the raising of the roof height and dormer windows to No. 16 Cow Lane opposite, this does not set a precedent for this type of development. This property is situated in a different location adjacent to two-storey properties and is not set in a central position in a row of eight single storey properties. In any case, each application should be determined upon its own merits.

### **Neighbour Amenity**

17. The development is not considered to adversely affect the amenities of the neighbours at Nos. 7 and 11 Cow Lane through being unduly overbearing in mass, through a loss of light, or through overlooking leading to a loss of privacy. The extensions would be sited on a similar footprint to the existing dwelling and adjacent the garages of both neighbours. A condition would be attached to any consent to ensure the first floor bathroom windows in the side elevations would be obscure glazed and hung on their western side to avoid overlooking to the neighbours.

### **Conclusion**

18. Having regard to applicable national and local planning policies, and having taken all relevant material considerations into account, it is considered that planning permission should not be granted in this instance.

### **Recommendation**

19. It is recommended that the Planning Committee refuse the application for the following reason: -
  - i) The proposed increase in the eaves and ridge height of the dwelling together with the insertion of three large dormer windows in the front facing roof slope is considered to result in a development that would have an unacceptable adverse visual impact upon the character and appearance of the street scene through being out of keeping with the uniform single storey heights and simple plain roof designs of dwellings along this part of Cow Lane. The proposal is therefore contrary to Policy DP/2 of the South Cambridgeshire Local Development Framework Development Control Policies DPD 2007 that states all new development must be of high quality design and, as appropriate to the scale and nature of the development, should be compatible with its location and appropriate

in terms of scale, mass, form, siting, design, proportion, materials, texture and colour in relation to the surrounding area.

20. Should the Planning Committee be minded to approve the application, the following conditions are requested: -
- (a) 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.)
  - b) The development hereby permitted shall be carried out in accordance with the following approved plans: - Drawing numbers 100 Revision P1, 101 Revision P1, 110 Revision P1, 111 Revision P1, 112 Revision P1, 115 Revision P1, 116 Revision P1, 117 Revision P1, 118 Revision P1, 119 revision P1, and 120 Revision P1.  
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
  - c) Details of the materials to be used in the external construction of the development, hereby permitted, shall follow the specifications as stated on the planning application form and shown on the approved drawings unless otherwise approved in writing by the Local Planning Authority.  
(Reason- To ensure the development is in keeping with the character and appearance of the area in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)
  - d) The first floor bathroom windows in the north and south side elevations of the development hereby permitted shall be obscure glazed and fixed shut unless hung on the western side or any opening part is 1.7 metres from finished floor level (first floor).  
(Reason - To safeguard the privacy of adjoining occupiers in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
  - e) No further windows, doors or openings of any kind shall be constructed at and above first floor level in the north and south side elevations of the development hereby permitted unless the windows are (i) obscure-glazed, and (ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed; or expressly authorised by planning permission granted by the Local Planning Authority in that behalf.  
(Reason - To safeguard the privacy of adjoining occupiers in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
  - f) No development shall take place until full details of soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development. The details shall also include specification of all proposed trees, hedges and shrub planting, which shall include details of species, density and size of stock.  
(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)

- g) All soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of the development, hereby permitted, or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.  
(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)

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

- South Cambridgeshire Local Development Framework Development Control Policies DPD 2007
- South Cambridgeshire Local Plan Proposed Submission July 2013
- South Cambridgeshire Supplementary Planning Documents
- Planning File Reference S/1761/13/FL

**Case Officer:** Karen Pell-Coggins- Senior Planning Officer  
Telephone: (01954) 713230