

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation Control Committee 13th April 2005
AUTHOR/S: Director of Development Services

S/0587/05/F - Orwell
Extension, 11 Hurdleditch Road for Mr and Mrs Cracknell

Recommendation: Refusal
Date for Determination: 19th May 2005

Site and Proposal

1. 11 Hurdleditch Road is located within but near the edge of the village framework and outside of the designated Conservation Area. It is a semi detached brick dwelling house with both neighbours being a mirror image, all of which have the same building line. The house is set well away from the main road and there is adequate off road parking for 3 or more cars. The rear garden looks over open countryside. On the existing rear elevation is a single storey shower room and a rectangular Upvc conservatory, approximately 1.7 metres in depth.
2. The full application received 24th March 2005 proposes a two-storey pitched and hipped roof rear extension that faces the southwest. The proposal extends approximately 3.3 metres along the southeast boundary and 4.9 metres adjacent the northwest boundary at two storeys. Internally it would create two first floor bedrooms and a ground floor kitchen and dining room.

Planning History

3. None relevant to this application.

Planning Policy

4. **Policy P1/3 'Sustainable Design in Built Development'** of the Cambridgeshire and Peterborough Structure Plan 2003 ("Structure Plan") states that a high standard of design and sustainability should be adopted for all new forms of development, responding to the local character of the built environment.
5. **Policy HG12 'Extensions and Alterations to Dwellings within Frameworks'** of the South Cambridgeshire Local Plan 2004 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.

Consultation

6. **Orwell Parish Council** recommends approval.

Representations

7. None received.

Planning Comments – Key Issues

8. The key issues to consider in determining this application is the impact the proposed development will have on both the adjoining neighbours.
9. **Impact on the occupiers of No. 10 Hurdleditch Road**
No. 10 is located to the south east of the proposal site. It is similar in design to that of No. 11 and has a ground floor lounge window on the rear elevation. The proposed extension is located approximately 300mm off the adjoining boundary, at 5 metres in height to the eaves and 3.3 metres in depth I am of the view this will have an adverse impact on the occupiers of No. 10 by means of being unduly overbearing. There will also be some loss of evening sun to this opening.
10. **Impact on the occupiers of No 12 Hurdleditch Road**
No 15 are located to the north west of the proposal site. There is approximately 4 metres between these two dwellings, however the depth of the extensions closest to this property is approximately 5 metres and considerably larger at two storeys high. There are ground floor openings on this neighbouring elevation that will be adversely affected in terms of the development, again being unduly overbearing and a significant loss of light.
11. It would seem that the architect has tried to lessen the impact of this development on the adjoining properties by hipping the roof. However I consider that the extension, by return of depth and height will have an overbearing impact on both of the neighbouring properties. The existing boundaries consist of a mixture of close-boarded fencing and leylandii, both of which are considerably lower than that of the proposed development. Towards the rear of these properties, boundaries have been predominately left open and undefined.

Recommendation

Refuse

The proposed extension would be contrary to policy HG12 of the South Cambridgeshire Local Plan 2004, as it would have an unacceptable impact upon neighbour amenity through undue loss of light and being unduly overbearing in terms of its mass, depth and height.

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

- File reference S/0587/05/F
- South Cambridgeshire Local Plan 2004
- Cambridgeshire and Peterborough Structure Plan 2003

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