

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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

S/0538/05/F - Papworth Everard Extension at 6 Norton Close for Mr and Mrs Shearing

Recommendation: Refuse
Date for Determination: 16 May 2005

Site and Proposal

1. No. 6 is a modern, two storey detached brick and tiled dwelling, situated on the southern side of Norton Close. The dwelling has an integral garage and two storey high front gable. The eastern side of the dwelling is setback from the front elevation with a storm canopy/open porch at ground floor level, characteristic of 4-9 Norton Close. This pattern is reversed on 3 Norton Close. Adjacent the rear property boundary is the Papworth Everard Conservation Area. The dwelling has been extended to the rear with a single storey rear extension and conservatory.
2. The full application, received on 21 March 2005 proposes the alteration and extension of the dwelling to form a 2.7 metre deep two storey front extension, that creates a second full-height gable along the front elevation. The proposal also involves the alteration of the roof of the existing rear conservatory to enable the replacement of existing roof materials from polycarb sheeting to tiles.

It is noted that planning permission is not required for the conversion of the garage.

Planning History

3. Planning permission was given for the erection of the dwelling as part of a larger residential estate in 1994 and later, as reserved matters, in 1996 (Ref: S/0555/96/RM). In 1999 planning permission was given for a rear conservatory (Ref: S/0723/99/F).

Planning Policy

4. **Policy P1/3** of the Cambridgeshire and Peterborough Structure Plan 2003 ("The County Structure Plan") requires a high standard of design for all new development that responds to the local character of the built environment.
5. **Policy P7/6** of the County Structure Plan states that Local Planning Authorities will protect and enhance the quality and distinctiveness of the historic built environment.
6. **Policy HG12** of the South Cambridgeshire Local Plan 2004 ("The Local Plan") sets out the requirements that must be met in order for proposals to extend or alter dwellings within village frameworks to be considered for approval. This policy states that proposals which would seriously harm the amenities of neighbours through undue loss of light or privacy, being unduly overbearing in terms of its mass, or would adversely affect surrounding properties by virtue of its design, layout, location or materials will not be permitted.

7. **Policy EN30** of the Local Plan states that proposals in conservation areas or affecting their setting, will be expected to preserve or enhance the special character and appearance of the Conservation Area, especially in terms of their scale, massing, roof materials and wall materials. Schemes which do not specify traditional local materials or details that do not fit comfortably into their context will not be permitted.

Consultation

8. **Papworth Everard Parish Council** – Recommendation of Approval. No other comments made.
9. **Conservation Manager** – The proposal has no impact on the Conservation Area.

Representations

10. None received at the time of writing report. The statutory consultation period expires 3rd May 2005.

Planning Comments – Key Issues

11. The key issues in the assessment of this application are whether the design of the proposed extension is in keeping with local characteristics and impact on neighbour amenity.

Design and Appearance

12. I am of the view that the proposed design of the extension is out of character with the both the existing design and appearance of the dwelling and adjacent dwellings. The proposed second full-height front gable on the property, setback 2.5m behind the existing full-height front gable, is considered to create an alien and incongruous feature in the streetscene that does not relate well to the existing pattern of single full-height front gables and recessed side elevations. The proposed front extension is considered to increase the visual dominance of the eastern side of the dwelling and decrease the sense of visual spacing between dwellings 5 and 6 Norton Close, by extending the eastern side of the dwelling further along the side elevation of 5 Norton Close at a higher ridge height. The sense of visual spacing/separation between the two dwellings is considered of increased importance in this case, as the dwellings are positioned close together, approximately 1.5m apart.

No objection is raised to alterations to the roof of the existing rear conservatory.

Impact on Residential Amenity

13. I am of the view that the proposal does not seriously harm the residential amenities of adjacent properties.

Car Parking

14. I am satisfied that sufficient space would remain on-site for the parking of two vehicles.

Impact on Conservation Area

15. The proposal is considered to have an acceptable impact on the character and appearance of the adjacent Conservation Area, to the rear of the property. In accordance with Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990, I am satisfied that the proposal will preserve the character or appearance of the adjoining conservation area.

Recommendation

Refuse

Reason for Refusal

Dwellings 3-9 Norton Close, Papworth Everard are characterised by single two-storey high front gables, with one side of the dwelling setback from the front elevation.

The proposal by virtue of its design, scale and position along the front elevation of 6 Norton Close, creates an alien and incongruous feature in the streetscene, that does not relate well to the local character of the built environment and has an unacceptable visual impact upon the streetscene. The proposed full two-storey height of the second gable along the front elevation is incompatible with the design features of dwellings 3-9 Norton Close and would create an unduly dominating frontage feature in the streetscene. The proposal would also adversely alter the visual sense of separation between dwellings 5 and 6 Norton Close, by the increase in height and massing along the eastern elevation of the dwelling. The proposal, if repeated on adjacent properties, would erode the design features of this section of Papworth Everard to the detriment of the visual appearance of the streetscene.

For the above reasons, the proposal is therefore contrary to Policy HG12 of the South Cambridgeshire Local Plan 2004 which states that extensions and alterations to dwellings will not be permitted where there would be an unacceptable visual impact upon the streetscene. The proposal is also contrary to Policy P1/3 of the Cambridgeshire and Peterborough Structure Plan 2003 which states that a high standard of design is required for all development that responds to the local character of the built environment.

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

- Cambridgeshire and Peterborough Local Plan 2003
- South Cambridgeshire Local Plan 2004
- Planning File Refs S/0538/05/F, S/0723/99/F and S/0555/96/RM

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