

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Development and Conservation Control Committee 13<sup>th</sup> May 2005

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

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**S/0306/05/F - Sawston  
Extension at 9 Skiver Close for Mr & Mrs Golder**

**Recommendation: Approval  
Date for Determination: 14<sup>th</sup> April 2005**

1. This application was deferred from the Chairman's Delegation Meeting on 18<sup>th</sup> April 2005.  
Members will visit the site on 11<sup>th</sup> May 2005.

### **Site and Proposal**

2. No. 9 Skiver Close is situated within a small cul-de-sac off Tannery Road, inside the Sawston village framework. It is a modern, detached, two-storey, brick and tile house that has an attached single storey, pitched roof garage to the side. A shed is situated immediately behind the garage. There is a two metre high fence along the boundary of the site with No. 10 Skiver Close. Four parking spaces are provided on site.
3. An open recreation area lies to the west of the site. No. 10 Skiver Close is a detached, two-storey house that is situated to the north. It is set slightly forward of No. 9 and has a utility room window and cloakroom window in its side ground floor elevation and a door, kitchen window and conservatory in/on its rear ground floor elevation. There is a shed in the south western corner of the garden. No. 8 Skiver Close is a detached, two-storey house that is situated to the south. Its front elevation faces the garden of No. 9. It has a link double garage that is situated adjacent to the boundary.
4. The application, received on the 17<sup>th</sup> February 2005, proposes the erection of a part two-storey, part single storey side extension to No. 9 Skiver Close. The proposed openings in the side elevation would serve a utility room at ground floor level and a landing at first floor level. A new bedroom window would be inserted into the rear elevation at first floor level.

### **History**

5. Planning permission was granted in June 1995 (ref. S/1307/94/F) for 112 houses on land off Tannery Road. Condition 11 of the consent removed permitted development rights under Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995 for first floor extensions.

### **Planning Policy**

6. **Policy P1/3** of the **Cambridgeshire and Peterborough Structure Plan 2003** seeks to ensure that all new developments incorporate high standards of design that respond to the local character of the built environment.

7. **Policy HG12** of the **South Cambridgeshire Local Plan 2004** states that extensions to dwellings will not be permitted where the proposal would seriously harm the amenities of neighbours through an undue loss of light or privacy, or by being unduly overbearing in terms of its mass. The policy also seeks to resist extensions that would have an unacceptable visual impact upon the street scene.

### **Consultation**

8. **Sawston Parish Council** refuses the application on the grounds that the proposed extension would result in an overdevelopment of the site. The site is small and the extension would be very close to neighbours.

### **Representations**

9. Two letters have been received in respect of the application from the occupiers of **Nos. 8 and 10 Skiver Close**. They have the following concerns with regard to the proposed extension:
- Scale of extension and overdevelopment of the site;
  - Loss of light to ground floor windows in side elevation;
  - Impact upon the use of the property and result in a loss of light to rear garden;
  - Loss of view/ outlook from windows.

### **Planning Comments – Key Issues**

10. The main issues to consider are whether the proposed extension would seriously harm the amenities of neighbours or have an unacceptable visual impact upon the street scene.

### ***Neighbour Amenity***

11. There is a staggered relationship between the dwellings at Nos. 9 and 10 Skiver Close that results in the rear elevation of No. 9 being set back approximately 4 metres behind the rear elevation of No. 10. Of this 4 metre long rear projection, 2.2 metres is two-storey and measures 4.9 metres in height to the eaves and 7.9 metres in height to the ridge. The remaining 1.8 metres is single storey and measures 2.3 metres in height to the eaves and 3.2 metres in height where it abuts the rear elevation of the dwelling.
12. No. 9 Skiver Close is orientated to the south of No. 10 Skiver Close. No. 10 Skiver Close has a utility room door and kitchen window at ground floor level in its rear elevation and a conservatory that projects from the dining room patio doors into the rear garden. It also has two small windows serving the utility room and a cloakroom at ground floor level in its side elevation.
13. Whilst the proposed two-storey side extension would be sited 2.7 metres closer to No. 10 Skiver Close, it would be read against the existing side elevation of No. 9 Skiver Close and would still retain a gap of approximately 2.5 metres between the two dwellings.
14. The existing two-storey side elevation to No. 9 currently represents a prominent feature when viewed from No. 10 Skiver Close. The proposed extension is not considered to lead to a development that would be unduly overbearing in terms of its mass to the extent that it would seriously harm the residential amenities of the occupiers of No. 10 by dominating the outlook from the garden area, conservatory or windows/door in the rear and side elevation of that property.

15. The orientation of the existing dwelling at No. 9, immediately to the south of No. 10 Skiver Close already results in overshadowing and blocks out a large amount of sunlight and daylight to the windows, conservatory and garden area of that property. The proposed extension is not considered to result in a further significant loss of light that would seriously harm the residential amenities of No. 10.
16. The introduction of a first floor bedroom window in the rear elevation of the proposed extension and a new landing window in the side elevation of the proposed extension would not result in a serious loss of privacy to the occupiers of No. 10 as the window would only overlook the garden shed in the south west corner of the garden and the rear of the garden adjacent the recreation area at a very oblique angle.
17. The new utility room window and door in the side elevation of the proposed extension would not seriously harm the residential amenities of No. 10 through a loss of privacy as there is an existing 2 metre high fence along the boundary between the two properties.
18. The proposed extension is not considered to adversely affect the residential amenities of the neighbouring property at No. 8 Skiver Close through being overbearing in terms of its mass, through a loss of light or through a loss of privacy.

### **Street Scene**

19. Skiver Close consists of a variety of modern properties of different designs. Only Nos. 8, 9 and 1 Skiver Close have single storey garages that create gaps between the dwellings.
20. The proposed extension would be visible to the general public from Skiver Close, Tannery Road and the recreation area to the rear of the property. Whilst the extension would result in the closure of the existing open gap between Nos. 9 and 10 Skiver Close, it is not considered to have an unacceptable visual impact upon the appearance of the street scene that would adversely affect the character of the area.

### **Recommendation**

Approval subject to conditions:

1. Standard Condition A - Time limited permission (RcA)
2. Sc19 - Matching Materials (Rc19);
3. Sc22 - No further windows at first floor level in the north elevation of the development (Rc22).

### **Informatives**

#### **Reasons for Approval**

1. The development is considered generally to accord with the Development Plan and particularly the following policies:
  - Cambridgeshire and Peterborough Structure Plan 2003: Policy P1/3 (Sustainable Design in Built Development)

- South Cambridgeshire Local Plan 2004: Policy HG12 (Extensions and Alterations to Dwellings within Village Frameworks)
2. The development is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
- Neighbour Amenity
  - Visual Impact

**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 References S/0306/05/F & S/1307/94/F

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