

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Development and Conservation Control Committee 13<sup>th</sup> March 2005  
**AUTHOR/S:** Director of Development Services

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### **S/0620/05/F - Teversham Extension at 29 Marshall's Close for Mr and Mrs Judd**

**Recommendation: Approval**  
**Date of Determination: 27<sup>th</sup> May 2005**

#### **Site and Proposal**

1. No.29 forms an extended semi-detached property located towards the end of the close on a bend of the circular access that encloses a central grassed area. The dwelling faces east with the main garden doglegged to the south rising in ground level towards the rear boundary which forms the edge of the village framework, beyond which is Green Belt land. The site is southwest of the attached semi, No31, both of which are some 7-8 metres from the south east garden boundary of no. 33.
2. This application, received on 1<sup>st</sup> April 2005 seeks full planning permission for a 1<sup>st</sup> floor rear extension above an approved (currently being constructed) ground floor extension. The proposal would be sited above the ground floor element projecting to a matching depth of 3.5m. The new ridge would be off centre and set approximately 0.6m lower than the main roof of the existing house. The scheme would create a larger first floor bedroom and bathroom.

#### **Planning History**

3. **S/0432/02/F** – Two storey side extension to provide two new 1<sup>st</sup> floor bedrooms and an extended kitchen and utility room at ground floor. Approved 15<sup>th</sup> April 2002
4. **S/2034/03/F** – Single storey rear extension to provide new kitchen. Approved 28<sup>th</sup> October 2003.
5. **S/0076/05/F** – First floor rear extension to provide extended bedroom and bathroom. Refused at Development and Conservation Control Committee at meeting of 2<sup>nd</sup> March 2005. Decision Notice dated 11<sup>th</sup> March 2005.

#### **Planning Policy**

6. **Policy P1/3 'Sustainable Design in Built Development'** of the Cambridgeshire and Peterborough Structure Plan 2003 states that a high standard of design and sustainability should be adopted for all new forms of development.
7. **Policy HG12 Extensions and Alterations to Dwellings within Frameworks** of the South Cambridgeshire Local Plan 2004 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.

#### **Consultation**

8. **Teversham Parish Council**

“The Parish Council has agreed to recommend refusal because:

- i. The modifications to the design of the extension in this new application are only minor and do not overcome the objections outlined in the refusal by SCDC of the previous application S/0076/05/F.
- ii. The extension would cause considerable loss of amenity for the neighbours at No 31. The height and size of the extension will be overbearing when viewed from the garden of No 31, and will also block out light.
- iii. The gardens to the properties here are small so that any first floor extension built on top of an existing single storey is likely to cause loss of amenity.

NB. The Parish Council had not objected to the previous application (S/0076/05) because it had misunderstood the plans and not made a proper site inspection. These comments are based on a good site inspection.”

**Representations**

9. No representations were received at the time of writing this report, any response to neighbour notification will be reported verbally. The consultation period expires on 2<sup>nd</sup> May 2005.

**Planning Comments – Key Issues**

10. The key issues to consider in respect of this application are the scale of the proposed extension and its impact on the amenities of the attached property No.31 in terms of access to light and whether the two-storey element would be overbearing in terms of its mass.
11. Policy HG12 of South Cambridgeshire Local Plan 2004 specifically states that planning permission for the extension and alteration of dwellings will not be permitted where, amongst others, the proposal would harm seriously the amenities of neighbours through undue loss of light and through being overbearing in terms of its mass.
12. Members will recall the previous application, S/0076/05/F, discussed at DCCC of the 2<sup>nd</sup> March 2005 for a first floor extension. The application before you, for the same, has been amended to reduce the ridge height of the first floor element by 0.6m in addition the ridge would be set off centre, some 8m distant from the shared boundary with No.31. At the time of writing the previous report I considered that there was scope to achieve a successful scheme without compromising the amenity of residents at No.31.
13. The scheme having been reduced now contributes towards eliminating a crucial element of the bulk that was present in the previous application. Having viewed the application site from within No.31 the extension would still avoid breach of a 45-degree line of sight and a 25 degrees angle to the horizontal. The reduction to the ridge and roof pitch will allow light to spill over the projection into the majority of the rear garden of No.31.

14. It would be unreasonable to request a further reduction to the proposed first floor extension which would not significantly alter the access to light or overbearing circumstances which are now considered to be acceptable in particular when viewed from the garden of No.31.

### **Recommendation**

15. Approve subject to the following condition
1. Standard Condition A – Time limited permission (Reason A);
  2. Sc5a – Details of materials for external walls and roofs (Rc5aii);
  3. Sc22 – No windows at first floor level in the northeast 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: P1/3** (Sustainable design in built development) and P7/6 (Historic Built Environment);
  - **South Cambridgeshire Local Plan 2004: HG12 Extensions and Alterations to Dwellings within Frameworks** (Development in Rural Growth Settlements),
2. The proposal is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
  - Residential amenity including loss of light and overbearing

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

- Application file Ref S/0620/05/F, S/0076/05/F and Ref S/2034/03/F
- South Cambridgeshire Local Plan 2004
- Cambridgeshire and Peterborough Structure Plan 2003

**Contact Officer:** Matthew Carpen – Planning Assistant  
Telephone: (01954) 713393