

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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

S/0615/05/F - Great Wilbraham
Erection of extension and alterations, 46 Angle End, for Mr and Mrs Mold

Recommendation: Approval
Date for Determination: 27th May 2005

Conservation Area
Site and Proposal

1. No 46 Angle End is a modern two-storey dwelling built at right angles to the road, sited within the Great Wilbraham Conservation Area. The dwelling has a steep pitched roof, the ridge height of which measures 9.4 metres. A detached garage with covered link to the dwelling is sited adjacent to the southeast boundary of the site shared with the Grade II listed cottage, No 40 Angle End. Nos 50, 52 and 58 High Street, a terrace of 3 modest two-storey properties are sited northwest of the application site.
2. This full application received on the 1st April 2005 seeks consent for the erection of a single storey side extension, external chimney and conversion and extension of the attic to living accommodation. The attic conversion comprises the erection of a gable feature, a modest southeast facing dormer window and 3 roof lights.

Planning History

3. Planning application **S/0265/01/F** gave consent for the erection of the dwelling.
4. Planning application **S/0308/05/F** which sought consent for the erection of extensions and a chimney was withdrawn prior to a decision being issued.

Planning Policy

5. **Policy P1/3 'Sustainable Design in Built Development'** of the Cambridgeshire and Peterborough Structure Plan 2003 requires a high standard of design for all new development that responds to the local character of the built environment and details aspects of design to be considered.
6. **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.
7. **Policy EN30 'Development in Conservation Areas'** of the Local Plan states that proposals will be expected to preserve or enhance the special character and appearance of the Conservation Area. This reflects Policy P7/6 of the Structure Plan.

Consultations

8. **Great Wilbraham Parish Council** – Refuse; “having viewed the revised plans the alterations are considered minimal and do not address our objections to the proposed change to the roofline.”
9. The comments raised in previous application S/0308/05/F were reiterated. These stated that the additional gable and dormer will overlook the neighbouring properties while the additions to the roof slope will appear out of character when viewed from within the village green and will appear oppressive to neighbours.
10. **Conservation Manager** – The changes incorporated are a significant improvement to those contained in the previous planning application (ref S/0308/05/F). The revised dormer to bedroom 1 is much more acceptable and the roof lights are relatively unobtrusive. The chimney would be better if re-routed internally but given limited views provided of this elevation, no objection.

Representations

11. None received at the time of the writing this report. Consultation period does not expire until the 10th May 2005.

Planning Comments – Key Issues

12. The key issues to consider in this case are the impact of the extension on the amenities of neighbours and the character and appearance of the surrounding Conservation Area.
13. **Character and appearance of the Conservation Area.**
This application follows on from the withdrawal of application S/0308/05/F. Whilst this previous application also included the extension and conversion of the attic to living accommodation, a large dormer was proposed on the northwest facing roof slope as well as 3 roof lights. In addition to a gable extension a large dormer window was also proposed within the southeast facing roof slope of the dwelling. Strong objections were raised to this previous application and the details of this application have been amended based on the comments of the Conservation Manager.
14. The two roof lights to be inserted within the north west facing roof slope are very small openings and, given the size of the roof slope, will have a minimal impact on the character of the Conservation Area. The proposed gable extension on the southeast facing elevation has been designed in a similar style to the existing gable while the proposed dormer has been reduced in size. A small escape window is also to be inserted in this elevation. The detailing of this extensions/openings are considered to respect the character of the dwelling and, subject to suitable materials being agreed, will not, in the view of Officers, impinge on the character and appearance of the Conservation Area.
15. The Parish Council has stated that the proposed extensions will appear out of keeping when viewed from the Village Green. The gabled roofs have been specifically designed to replicate the design and proportions of the existing two-storey projection and to some extent will introduce some variety into this long and plain roof slope.
16. The proposed single storey extension is to be sited behind the existing covered walkway to the garage. As a result very limited public views of this extension will be

provided. Likewise, the proposed chimney is to be sited on the north east facing elevation of the dwelling, public views of which are not provided. Whilst the Conservation Manager has stated that the front door in the proposed single storey extension would be better located beneath the existing walkway and the chimney would be better re-routed internally, I do not feel objections can be raised on these grounds alone.

17. Residential amenities of neighbours

The proposed single storey extension and external chimney stack, due to their siting and design, will, in the opinion of Officers, have no significant impact on the amenities of adjacent dwellings. Similarly the two proposed roof lights to be inserted within the northwest facing roof slope are not considered to increase the overlooking potential of the dwelling. The rear most opening serves the shower room while the opening to be inserted in bedroom 1 will, due to its siting within the roof slope, provide views over the open front gardens of Nos 50, 52 and 56 Angle End only.

18. The proposed gable and dormer window to be inserted within the south east facing roof slope will provide views in the direction of the adjacent property, No 40 Angle End. At present a very high conifer hedge will screen all views out of these additional openings from view. If this hedge, (owned by No 40) were reduced or removed, the two openings which, do not directly face the adjacent property, are sited more than 30 metres from the nearest point of the neighbouring dwelling and between 35 metres and 45 metres from the most private garden area. This level of separation is, in the opinion of Officers, considered sufficient to ensure the residential amenities of the neighbouring dwelling is not adversely affected.

19. Members should note that the window in the gable provides light to a stairwell, from within which, views out of the window down into the neighbours rear garden are heavily restricted. Where the window is at eye height, the landing would be set 1.7 metres back from the glass. The proposed opening in the north east facing gable elevation will provide views over land owned by No 40 Angle End but not included within its residential curtilage.

20. The proposed extensions and alterations will not significantly add to the bulk of the dwelling and the overshadowing affect of all the extensions is considered minimal.

Recommendation

Approve

1. Standard Condition A – Time limited permission (Reason A);
2. Sc5a – Details of materials for external walls and roofs (Rc5aii);

Informatives

Environment Agency's standard advice note titled 'General surface water drainage information'.

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:**
Policy HG12 - 'Extensions and Alterations to Dwellings within Frameworks'
Policy EN30 - 'Development in Conservation Areas'

2. The development is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:

- Residential amenity
- Impact upon setting of Conservation Area

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

- South Cambridgeshire Local Plan 2004
- Cambridgeshire and Peterborough Structure Plan 2003
- Planning file Ref S/0615/05/F, S/0308/05/F and S/0265/01/F

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