

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation Control Committee 13th May 2005

AUTHOR/S: Director of Development Services

**S/0562/05/F - Little Wilbraham
Erection of Extension, 48 High Street for Mr P Lambton**

**Recommendation: Refusal
Date for Determination: 18th May 2005**

Site and Proposal

1. No 48 High Street is a modern detached dwelling accessed off the High Street. To the front of the dwelling is a gravel drive and small landscaped area. A low hedge represents the front boundary of the site which, given the slight rise in ground level, results in very open views being provided of the two storey half hipped frontage of the dwelling.
2. The majority of the High Street falls within the Little Wilbraham Conservation Area. No 48 is however one of 5 properties which, while sited directly adjacent to the boundary, do not form part of the Conservation Area.
3. This full application received on the 23rd March 2005 seeks consent for the erection of a 3.4 metre x 5.0 metre single storey extension. The proposed extension is to be affixed to the front of the dwelling and will provide a dining room accessed off the existing kitchen. The roof of the extension is to be a combination of a pitched and flat roof which at its highest measures 3.75 metres in height. The extension will continue the eastern building line of the dwelling and is set 1.2 metres off the common boundary shared with No 44 High Street. The extension is to be rendered to match the existing dwelling.

Planning History

4. Planning permission was granted for the erection of 2 dwellings following the demolition of the existing structure in application **S/1193/00/F**.

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. **Little Wilbraham Parish Council** – Approves, only comment concerning loss of parking space.
9. **Conservation Manager** – Whilst it maybe possible to construct an extension in this location, concerned that the extension will not sit comfortably with the existing dwelling and, in particular, the pitched roof with its flat top will not look convincing. Amended design suggested

Representations

10. Letter of support from applicant
In a supporting letter the applicant has made reference to the pre-application discussions held with officers prior to this application being submitted. Reference is made to the reduced size of the extension and a large front extension approved at No 50 High Street and a detached garage at 71 High Street.
11. No other comments received at the time of writing the report. Consultation period does not expire until the 3rd 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 character and appearance of the surrounding area and adjacent Conservation Area.
13. **Residential amenities of neighbours.**
The proposed single storey front extension is to be set 1.25 metres off the common boundary shared with No 44 High Street. No 44 is a two-storey, 'L' shaped detached dwelling of similar design to the application property, (roof design slightly different). The attached garage of the neighbouring property is sited adjacent to the application site, albeit set back, with the driveway running in between the main ground floor living area and site boundary. Despite being built at an angle, a minimum of 5 metres separation is provided between the west facing kitchen window of No 44 and the common boundary shared with No 46. Given the level of the separation provided and the height and bulk of the single storey structure, it is the opinion of Officers that the proposed extension will not have a significant impact on the residential amenities of No 44 High Street.
14. No 48 is a detached bungalow set slightly forward within the street. Whilst this property has east facing windows that face the application site, the proposed extension is sited approximately 9 metres from the common boundary. Officers again consider this relationship to be acceptable.
15. **Character and appearance of area and adjacent Conservation Area**
The ground level of the application site rises up from the High Street and, with just a relatively low hedge running along the frontage of the site, prominent views are provided of the front elevation of the dwelling. As No 44 is set back within the site, clear views of the existing two-storey projection are also provided when travelling west along the High Street.

16. Whilst only single storey, the proportions of the proposed extension are considered poor and it is the view of Officers that the combination of a pitched and lead flat roof will not sit comfortably on the front elevation of the dwelling. Whilst matching materials can help assimilate extensions within the original dwelling, in this instance, this sizeable single storey extension will fail to respect the strong two-storey form of the dwelling and will have the appearance of an overly large, poorly designed extension 'tacked' onto the front of the dwelling. Given the prominent views provided it is considered that the proposed extension will therefore have a detrimental impact on the character and appearance of the area and will fail to preserve and enhance the appearance of the adjacent Conservation Area.
17. A similar extension was discussed informally between the applicant and Officers. Whilst, following objections being raised, the applicant has amended the roof design of the extension and reduced the width of the extension by 500mm and the depth by 550mm, the fundamental objections referred to above, remain.
18. The applicant has made reference to a number of sizeable outbuildings and extensions that have recently received planning permission within the front gardens of properties sited along the High Street. Specific reference is made to a large recently approved extension at 50 High Street, the adjacent property, and a large garage at 71 High Street. The extension at No 50, (reference S/0859/02/F) is larger than that now proposed but has the appearance of natural growth. With the dwelling being single storey, a front projecting single storey extension appears in keeping with the scale, proportions and design of the property. The garage at No 71, (reference S/2199/03/F) whilst again a sizeable structure, is well screened by a mature beech hedge running along the frontage of the site. Where limited views are provided; this structure is read as a separate building which again appears subservient to the main dwelling.
19. Whilst objections have been raised to the extension as proposed, the Conservation Manager has suggested that, through the use of different materials, a slightly reduced extension would be more sympathetic if treated as a separate element rather than attempting to merge the structure into the main dwelling. It is recommended that the extension be set slightly in from the flank elevation of the existing dwelling in order to provide a cleaner junction. The use of natural oak left to weather to a silver/grey colour and a low pitched lead roof with lead rolls could then provide the necessary floor area without resorting to architectural deceptions such as hidden flat roofs. These suggested amendments were forwarded to the applicant, along with an illustrative sketch, (copy on planning file S/0562/05/F), for comment. At the time of writing this report, no response had been received.
20. **Other issues**

The Parish Council has stated that the proposed extension will result in the loss of onsite car parking. Adequate parking facilities are provided on site in the form of a long drive and garage. The turning space will however be lost. Whilst not ideal, given the traffic generation of the site, the Council could not insist that the turning head remain on site. Turning space was not required to be retained by condition of the planning permission (see para. 4 above).

Recommendation

21. Refuse subject to satisfactory amendments not being received.
22. No 46 High Street, a modern two storey dwelling, occupies a prominent location within the street and forms the backdrop to the Little Wilbraham Conservation Area,

the boundary of which runs along the frontage of the site. The application site rises up from the High Street and is separated by a low hedge.

23. The proposed 3.4 metre x 5.0 metre extension sited on the prominent front elevation of the dwelling will, due to its size and design, form a poorly proportioned addition to the dwelling which fails to respect the character and appearance of this two storey property. The combination of a pitched and lead flat roof is considered a weak architectural feature that will appear unconvincing and will sit uncomfortably in its context. Given the prominent views provided of the frontage of the site from within the High Street it is considered that such an extension will fail to preserve and enhance the character and appearance of the Conservation Area and surrounding streetscape.
24. The proposed extension is therefore considered contrary to Policies P1/3 and P7/6 of the Cambridgeshire and Peterborough Structure Plan 2003 and Policies EN30 and HG12 of the South Cambridgeshire Local Plan 2004.

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/0562/05/F and S/1193/00/F.

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