

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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

AUTHOR/S: Director of Development Services

**S/0543/05/F - Bassingbourn
Extension, 43 The Fillance - For M. Woodcock**

**Recommendation: Refusal
Date for Determination: 16th May 2005**

Site and Proposal

1. Number 43 The Fillance is a semidetached property in a cul-de-sac of similar such two-storey properties, all of which fall within the Bassingbourn village framework. The neighbouring property to which number 43 is attached is to the north, and both dwellinghouses are set back by approximately six metres from the adjacent pavement and road. The front gardens of both the properties are relatively open with the boundary between them being defined by a low-level close-boarded fence
2. The application received on the 21st March 2005, proposes to extend the front of the dwellinghouse at a ground floor level by 3m. The extension would run along the entire frontage of the dwellinghouse with a lean-to roof sloping away from the highway that bounds the front of the curtilage.

Planning History

3. None

Planning Policy

4. Policy **HG12** of the **South Cambridgeshire Local Plan 2004** seeks to resist extensions to dwellings within village frameworks that would seriously harm the amenities of neighbouring properties or have an unacceptable visual impact upon the street scene.

Consultation

5. **Bassingbourn Parish Council** recommends that the application be approved

Representation

6. None

Planning Comments – Key Issues

7. The key issue to consider in the determination of this application is whether the extension would harm the amenities of the occupiers of the neighbouring property.

Neighbour Amenity

8. The neighbouring property (number 45) to the north of number 43 has an identical fenestration, with a large lounge window within approximately 900mm of the shared

boundary. As stated earlier the boundary between the two properties is defined by a low-level close-boarded fence. The extension would be set back by 100mm from the said fence and would project forward by three metres.

9. The proximity of the proposed extension to number 45, the depth of the extension in relation to the adjoining lounge window and the southern orientation of number 43 means that a loss of light entering the lounge window of number 45 would occur. Based on the criteria of Policy HG12 such a loss of the primary source of natural light entering the neighbour's window is considered to have an unacceptable impact upon amenity. Similarly the proximity of an expanse of wall to the outlook of the said lounge window would also be detrimental to amenity by being unduly overbearing.
10. It is noted that a similar such extension was approved in 1990 (S/1394/90/F) on a property opposite (number 19 The Fillance). Although this semi-detached property is of the same design as numbers 43 and 45 the neighbouring property to which it is attached is to the south. Therefore loss of light would not have been a material consideration for the determination of the planning application. Moreover the extension only has a depth of 2500mm. Therefore neighbour impact would not have been so significant.

Recommendation

11. Refuse

Reasons for Refusal

12. The proposed extension would be contrary to policy HG12 of the South Cambridgeshire Local Plan 2004, as it would have an unacceptable impact upon neighbour amenity through undue loss of light and being unduly overbearing in terms of its mass to the occupiers of no. 45 The Fillance by reason of its depth, orientation and proximity to a lounge window in the front elevation of that property.

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

- South Cambridgeshire Local Plan 2004
- Planning File Ref: S/0543/05/F
- Planning File Ref: S/1394/90/F

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