

## 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/0516/05/F - Eltisley Extension at 56 Caxton End for C Brignell**

**Recommendation: Approval  
Date for Decision: 11<sup>th</sup> May 2005**

#### **Site and Proposal**

1. The site comprises of a two storey detached dwelling with lean-to side kitchen and flat-roof rear lounge situated on the southern side of Caxton End. The site is adjacent to the grounds of a listed building to the west, with a timber-boarded shed located between the two buildings. A mature hedgerow forms the front boundary of the land serving the listed building.
2. The application, received 16<sup>th</sup> March 2005, seeks the erection of a two-storey side and rear extension above and beyond the existing single storey flat roof extension to the rear of the dwelling.

#### **Planning History**

3. **S/0437/04/F** – Application approved for a first floor extension over existing flat roof extension to the rear of the dwelling.

#### **Planning Policy**

4. The site is located within the Eltisley village development framework and adjacent to a listed building.
5. Policy **HG12** of the **South Cambridgeshire Local Plan 2004** states that planning permission for the extension and alteration of dwellings will not be permitted where the proposal would harm seriously the amenities of neighbours through being unduly overbearing in terms of its mass; and there would be an unacceptable impact upon the street scene.
6. Policy **EN28** of the **South Cambridgeshire Local Plan 2004** states that where it appears that proposals would affect the curtilage or wider setting of a Listed Building, the District Council will require the submission of sufficient illustrative and technical material to allow its impact to be clearly established. The District Council will resist and refuse applications which would damage the setting of a Listed Building.

#### **Consultation**

7. **Eltisley Parish Council** – recommends that the application is refused and states: “The proposed extension will be over a main drain – the 1991 Land Drainage Act should be noted (an inspection chamber should perhaps be considered). The extension is overbearing and appears to be far larger than the existing footprint (this is not clear from the plans as the existing marked in dotted line is very difficult to see).

8. **SCDC Conservation Manager** – recommends no objection and states:  
“The property is some distance outside the boundaries of the Conservation Area, and the proposal will have no impact on the Conservation Area. However, the property adjoins the site of a Grade II listed building (No.52). The listed building is some distance from April Cottage (No.56), with a free-standing timber boarded shed located between the two buildings. I am therefore satisfied that the proposed extension will have no impact on the setting of the adjacent listed building.  
In 2004 I commented on an application for a first floor extension over an existing flat roof extension at the rear. The current proposal would create a two storey extension to the rear. I have some concerns over the proportions of the resulting elevations, but given that it will not impact unduly on the setting of the nearby listed building, nor impact on the setting of the Conservation Area, I do not wish to pass any comment.”

### **Representations**

9. None received.

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

10. The key issues in relation to this application are:
- Impact on adjoining properties
  - Impact on the street scene
11. The presence of the main drain referred to by the Parish Council is not a material planning consideration for this application. As such the methods for addressing the issue are not a matter which would have a bearing on the decision making process.

### **Impact on adjoining properties**

12. The proposed extensions are located to the rear of the existing dwelling. Although they would represent a significant extension beyond those permitted by application **S/0437/04/F** the impact on the neighbouring properties is minimal. The neighbouring dwelling to the west of the application site, which is a Grade II listed building, is located some distance from the proposed extension, with a free-standing timber shed located between the two. The road frontage of this property also consists of a mature hedgerow which obscures direct line of sight to the rear of 56 Caxton End. By virtue of the design of the proposal and the distance between the two properties there will be no impact on the amenities of this neighbour.
13. The land to the rear of the existing house rises towards the dwelling, which is set back to the east of the application site. As such the neighbouring dwelling at no. 58 is elevated to a degree above the proposed extension. The boundary between the two dwellings comprises of a 2 metre high close-boarded fence and the dwelling at 58 does not feature any windows in the side elevation facing the proposal. Furthermore, as a result of the extent of the rear projection of the resulting dwelling at 56 and its relationship with the front elevation of the neighbouring property there would be no opportunity afforded for overlooking from the proposed first floor bedroom window by virtue of the oblique angle between the two.

### **Impact on the street scene**

14. As outlined previously the proposed extensions are to the rear of the existing dwelling and the previously consented extensions. The plans illustrate a two-storey side

extension which was included in the consented application ref. **S/0437/04/F**. At the time of the officer's site visit it appeared that the previous consent has been partially implemented. The two-storey side element can therefore be erected regardless of the outcome of the current application and as such the merits of this element of the application on its own are not up for consideration. Although the current proposal would result in a further rear extension of the two-storey range of the dwelling by a depth of some 4.3 metres and width of 4.1 metres, this would be set back some distance from the road. The extensions have been designed to feature a ridge height below that of the existing dwelling and as such would not be visible when viewed from directly in front of the site. The presence of the mature hedgerow to the west of the application site and an existing garage, located close to the road frontage serving the neighbour to the east, further restrict views of the side elevations of the proposed extensions when viewed from further along the street scene.

15. The comments of the Conservation Officer are noted.

### **Recommendation**

16. Approval

1. SCA – RCA
2. SC19 – RC19 – matching external materials.

### **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;**
  - **South Cambridgeshire Local Plan 2004: HG12** (Extensions and Alterations to Dwellings within Frameworks), and **EN28** (Development within the Curtilage or Setting of a Listed Building)
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 overbearing impact
  - Visual impact on the street scene
  - Impact upon setting of adjacent Listed Building

**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 files Refs: S/0516/05/F, S/0437/04/F

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