

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Planning Committee

2 December 2015

**AUTHOR/S:** Planning and New Communities Director

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**Application Number:** S/2383/15/FL

**Parish:** Elsworth

**Proposal:** Erection of a single storey rear extension

**Site address:** 10 Smith Street, Elsworth

**Applicant(s):** Mr Jason Clarke

**Recommendation:** Delegated Approval

**Key material considerations:** Local character, residential amenity

**Committee Site Visit:** No

**Departure Application:** No

**Presenting Officer:** Alison Twyford, Senior Planning Officer

**Application brought to Committee because:** The applicant is employed by South Cambridgeshire District Council.

**Date by which decision due:** 15 December 2015

### **Relevant Planning History**

1. No planning history

### **Planning Policies**

2. *National Planning Policy Framework (NPPF) 2012*  
*National Planning Practice Guidance*
3. *South Cambridgeshire LDF Development Control Policies, adopted July 2007*  
DP/1 Sustainable Development  
DP/2 Design of New Development  
DP/3 Development Criteria  
DP/7 Development Frameworks  
CH/5 Conservation Areas
4. *South Cambridgeshire LDF Supplementary Planning Documents (SPD):*  
District Design Guide SPD – Adopted March 2010  
Development Affecting Conservation Areas SPD – Adopted 2009

## **Consultation**

5. **Elsworth Parish Council** - recommends approval

## **Representations**

6. No representations were received in relation to this application.

## **Site and Proposal**

7. The site is located within the village framework of Elsworth and is within the conservation area. The proposal seeks to erect a single storey rear extension to the existing terrace dwelling which will be 5.2m in depth, 5.2m in width (with a reduction at an angle to the north elevation) and 2.8m in height with a flat roof.

## **Planning Appraisal**

8. The main issues to consider in this instance are impact on the character and appearance of the area, and neighbour amenity impact.

### **Impact on character of the area**

9. As the property lies within the village conservation area, special attention should be paid to the desirability of preserving or enhancing the character and appearance of that area.
10. It is considered that the proposed development will not have an adverse impact upon the character and appearance of the dwelling or the area.
11. The proposal consists of adding single storey rear extension to the existing property, which is similar in size and design to an extension at the neighbouring property. The extension will be constructed using matching materials to the existing dwelling. Officers do not consider that the proposal will have a detrimental impact on the character of the existing property.
12. The proposal has been assessed against, Policy DP/2 ( criterion F ) which requires that all new development be compatible with its location and appropriate in terms of scale, mass, form, siting, design, proportions, materials texture and colour in relation to the surrounding area and is considered acceptable.
13. The extension is considered to appear subservient to the host dwelling.
14. There is a mix of housing types within the areas, some of which have had extensions and vary in style. The extension proposed is not considered to be out of character with the locality.

### **Residential Amenity**

15. Officers do not consider that the proposed development will have a detrimental impact upon the amenity of the neighbouring properties or the visual amenity of the local area.
16. Officers do not consider that the proposal will create any significant issues of overshadowing or loss of light.

### **Recommendation**

17. Officers recommend that the Committee approve the application, subject to:

### **Conditions**

18. (a) Time Limit (3 years) (SC1)  
(b) Drawing numbers (SC95)

### **Background Papers:**

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- South Cambridgeshire Local Development Framework Development Control Policies DPD (adopted July 2007)
- Planning File Ref: S/2383/15/FL

### **Report Author:**

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