

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation Control Committee

6th July 2005

AUTHOR/S: Director of Development Services

S/1993/02/F - Sawston

Dwelling - Proposed Amendment to Approved Scheme - Land r/o 2 & 4 Westmoor Avenue (Fronting Martindale Way) for Mr & Mrs Freeman and Mr & Mrs Aylward

Recommendation: Approval

Site, Proposal and Background

1. The site lies to the rear of Nos. 2 & 4 Westmoor Avenue. In February 2004, an application to erect a 6.5 metre high chalet-style dwelling on the site was allowed at appeal (Ref: S/1993/02/F).
2. The approved dwelling had two dormers in its front/south elevation together with two dormers and a rooflight in its rear/north facing roofslope. The amendment, received on 12th May 2005, seeks to substitute the previously approved dormers in the rear elevation for rooflights. In addition, the rooflight that was approved in this rear roofslope would increase in size from 650mm x 800mm to 900mm x 1000mm. Alterations are also proposed to the ground floor fenestration in the rear elevation.

Consultation

3. **Sawston Parish Council** recommends refusal of the proposed amendment stating:
 - “Overdevelopment of site
 - Overlooking neighbouring houses
 - Out of keeping with the area”

Representations

4. No.2 Westmoor Avenue has objected stating that they will not agree to any alterations in design that may affect relations with neighbouring properties.

Planning Comments

5. The Parish Council’s objection on the grounds of overdevelopment of the site relates to the principle of the development rather than specifically to the amendment applied for.
6. The key issues in the consideration of this amendment are:
 - Whether the substitution of dormers for rooflights would result in greater overlooking of neighbouring properties; and
 - Whether the development would result in a design of development that would be out of keeping with the character of the area.
7. The rooflights would not overlook neighbouring properties to a greater degree than the previously approved dormers/rooflight. Although an objection has been received

from No.2 Westmoor Avenue, these comments specifically related to an amendment to substitute the approved rooflight in the rear elevation of the dwelling for a dormer (hence resulting in three dormers in the rear elevation). This proposal was received around 2 weeks before the amendment being considered here and I can confirm that the applicants no longer intend to do this.

8. No.2 Westmoor Avenue was consulted on the later amendment that is being considered in this report but raised no further objections.
9. The area is not characterised by dwellings with dormers and removing the rear dormers would not result in a form of development that would be out of keeping with the character of the area.

Recommendation

10. Approve the amendment

Background Papers:

- Planning application ref: S/1993/02/F

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