

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation Control Committee 7th September 2005
AUTHOR/S: Director of Development Services

**S/1410/05/F - Little Wilbraham
Extensions at 55 High Street, Little Wilbraham
For Mr and Mrs Tebbit**

**Recommendation: Refusal
Date for determination: 12th September 2005
Conservation Area
Members will visit the site on Monday 5th September 2005**

Site and Proposal

1. No.55 High Street, Little Wilbraham is a semi-detached 2-bed cottage located within the Village Framework and within the Conservation Area. The garden extends some 80m at the rear within which is a detached double garage that is accessed to the side of the attached cottage, No.51. (there is no No.53)
2. This application received on 18th July 2005 seeks full planning permission for a two-storey rear extension and the relocation of the porch to the front of the building inserting a replacement window in its place. The new rear extension would provide a ground floor kitchen/diner, projecting 4m on the back of an existing 3.3m rear extension. This will allow the removal of the old kitchen with other alterations for the new stairs and hall leading to the proposed front porch. At first floor there would be a new bedroom with en-suite projecting 5m from the back of the building.

Planning History

3. **S/1496/78/F** – Erection of double garage was approved on 4th October 1978
4. **S/0913/00/F** – Extension was approved on 15th June 2000
5. This application S/1410/05/F was discussed at The Chairman's Delegation Meeting of 22nd August 2005. Chairman and Vice Chairman were both present and it was agreed, following a request from the Local Member, Cllr Turner, that a decision should be made with the benefit of a site visit involving Members and discussion at the full Committee meeting of 7th September 2005.

Planning Policy

6. **Policy P1/3 'Sustainable Design in Built Development'** of the Cambridgeshire and Peterborough Structure Plan 2003 requires a high standard of design and sustainability for all new development
7. **Policy P7/6 'Historic Built Environment'** of the Structure Plan 2003 states Local Planning Authorities will protect and enhance the quality and distinctiveness of the historic built environment.

8. **Policy EN30 'Development in Conservation Areas'** of the Local Plan 2004 sets out the requirements for development within Conservation Areas
9. **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.

Consultation

10. **Little Wilbraham Parish Council** – Approves, stating
 - 1) Use of UPVC windows in conservation Area
 - 2) Possible relocation of French windows to avoid overlooking neighbour
11. **Conservation Manager**

The application includes provision of an additional window on the ground floor which will improve this elevation (front). In my previous comments I expressed my concerns over the loss of symmetry with the adjoining dwelling. However the relocation of the front door could be carried out under P.D rights and it does make logical internal arrangements. No objection. The velux rooflight to the bathroom on the west elevation should be a Conservation type since this will be visible from the street.

Representations

12. Cllr Turner has expressed support for the application commenting that “the scheme is well suited and in proportion with the cottage”, a site visit has been requested.

Planning Comments – Key Issues

13. The key issues to consider in respect of this application are the impact on the character and appearance of the Conservation Area and neighbour amenity.
14. Regarding the merits of the Conservation Area, Policy EN30 of the South Cambridgeshire Local Plan 2004 seeks to ensure development either preserves or enhances to character of the Conservation Area. The Conservation Manager has no objection to the scheme subject conditions regarding materials and the velux rooflight type.
15. Turning to neighbour amenity Members should consider two key issues held in Policy HG12 of South Cambridgeshire Local Plan 2004. These being undue loss of light and whether the scheme is overbearing in terms of mass.
16. There is currently a staggered single storey rear extension to No.55 that projects by 2m and 3.3m respectively. The proposal site is due east of the attached cottage, No.51, with a slight southerly angled relationship. These gardens benefit from being south facing resulting in significant levels of sunlight throughout the day. The key assessment is the impact on No.51; the proposal will result in a loss of light in late afternoon to early evening, however this may be difficult to justify given the loss to No.51 may be considered marginal in comparison to that received throughout the rest of the day, therefore Members should consider, on site, if such a loss could be substantiated given the south facing aspect.
17. The second issue is the impact on No.51 from the mass of the proposed extension. The scheme would result in a 7.3m ground floor rear projection and a 5m first floor rear projection; this cumulative mass, although sited 4.5m from the shared boundary

with No.51 is considered to be overbearing when viewed from the neighbouring garden area of the attached cottage. Members should consider whether such a projection is reasonable in terms of its scale and mass and whether, in particular the first floor element would be intrusive when viewed from No.51.

18. In its current form the proposal is recommended for refusal

Recommendation

19. Refusal on the following grounds:

- 1) The proposal by reason of its overall projection of 7.3m at ground floor and 5m at first floor would result in an intrusive and overbearing form of built development to the detriment of the residents at No.51 High Street. The application is considered to be contrary to policy HG12 of South Cambridgeshire Local Plan 2004 which states that planning permission for the extension and alteration of dwellings will not be permitted where, amongst others, being unduly overbearing in terms of its mass.
- 2) The proposal by reason of its overall projection of 7.3m at ground floor and 5m at first floor would result in an unreasonable loss of late afternoon and early evening sunlight to those residents at No.51 High Street, beyond a level that they may reasonably expect to receive. The application is considered to be contrary to Policy HG12 of South Cambridgeshire Plan 2004 which states that planning permission for the extension and alteration of dwellings will not be permitted where, amongst others, the proposal would harm seriously the amenities of neighbours through undue loss of light.

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

Application file Ref S/1410/05/F, S/0913/00/F & S/1496/78/F
South Cambridgeshire Local Plan 2004
Cambridgeshire and Peterborough Structure Plan 2003

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