

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation Control Committee 5th October 2005
AUTHOR/S: Director of Development Services

S/1415/05/F - Bar Hill
Extension at 180 The Spinney, for Mr and Mrs Hayden-Smith

Recommendation: Refusal
Date for Determination: 12th September 2005

Members to visit this site on 3rd October 2005

Site and Proposal

1. The irregular shaped site is situated at the end of a cul-de-sac, and contains a detached two-storey brick dwelling with detached brick garage. The width of the site increases to the rear. The site is surrounded by residential properties, with a public footpath separating the rear gardens of Nos. 179-181 The Spinney from No. 184 The Spinney. The side and rear garden of the site is enclosed by a closed-board fence approximately 1.8m in height, with a section of hedging measuring approximately 3m adjacent the south-western and south-eastern property boundaries.
2. The full application received 18th July 2005 and amended by drawing SF 05 025.1.A proposes the erection of a single storey lean-to side extension on the south east elevation and a two-storey rear extension to the south west. The rear extension measures 4.2m in width, 3.25m in depth, with a ridge height of 6.6m. The proposal is intended to be used as a utility room and lounge room at ground level and bedroom at first floor.

Planning History

3. No relevant planning history

Planning Policy

4. **Policy P1/3** of the Cambridgeshire and Peterborough Structure Plan 2003 ("The County Structure Plan") requires a high standard of design for all new development that responds to the local character of the built environment.
5. **Policy HG12** of the South Cambridgeshire Local Plan 2004 ("The Local Plan") 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. This policy states that proposals which would seriously harm the amenities of neighbours through undue loss of light or privacy, being unduly overbearing in terms of its mass, or would adversely affect surrounding properties by virtue of its design, layout, location or materials will not be permitted.

Consultation

6. **Bar Hill Parish Council** - In response to original application, recommended the approval of the application. No additional comments are made.

7. No response received to amendment at the time of preparing agenda report. Response to be verbally reported at Committee.

Representations

8. Objection to both original and amended application received from the occupants of the adjacent dwelling, 179 The Spinney on the grounds of loss of privacy to garden from side elevation window.

Planning Comments - Key Issues

9. The key issues in the assessment of this application is whether the design of the extension is appropriate for this location and impacts on the residential amenity of adjacent properties.

Design of Extension

10. No objection is raised by any party to the design of the side or rear extension. I am of the view that the proposal has an acceptable visual impact when viewed from the front elevation (The Spinney) and from the public footpath to the rear.

Impact on Residential Amenity of Adjacent Properties

11. No objection is raised to the single storey side extension.
12. It is noted that the insertion of a first floor window in the existing south-east elevation of the dwelling does not require planning permission.
13. The two-storey rear extension is setback approximately 9.4m from the side property boundary with No. 179, 9.2m from the rear garden of No. 184 and 7.8m from the side property boundary with No. 181. The proposal avoids a loss of privacy to No. 184 by the use of the high-level window at first floor level on the rear elevation of the extension, and a loss of privacy to 181 by the absence of windows at first floor level on the north-west elevation.
14. I am of the view that the proposal by virtue of the position of the first floor bedroom window on the south-east elevation of the proposed extension would result in an undue loss of privacy to the garden of 179 The Spinney. From this proposed bedroom window views would be obtained of the enclosed side garden of No. 179 and the main part of the rear garden to the rear of the dwelling (some 14.5m distant). I am of the view that existing windows in adjacent properties do not substantially overlook this section of the garden.

Recommendation

15. Refuse as amended by Drawing No. SF 05 025.1.A for the following reason:

The proposal, by virtue of the proposed first floor bedroom window in the south-east elevation of the two storey extension, would result in an undue loss of privacy to the side and rear garden of No. 179 The Spinney, contrary to Policy HG12 of the South Cambridgeshire Local Plan 2004, which requires planning applications for alterations and extensions to dwellings not to harm seriously the amenities of neighbours.

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

- Cambridgeshire and Peterborough Local Plan 2003
- South Cambridgeshire Local Plan 2004
- Planning File Ref: S/1415/05/F

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