

MAIN CASE

Reference No: 16/00334/FUL

Proposal: Two storey rear extension including associated internal alterations

Site Address: 36 The Row Sutton Cambridgeshire CB6 2PD

Applicant: Mr A Phillips

Case Officer: Oli Haydon, Planning Officer

Parish: Sutton

Ward: Sutton
 Ward Councillor/s: Councillor Lorna Dupré
 Councillor Lisa Stubbs

Date Received: 14 March 2016 **Expiry Date:** 9th May 2016

[Q260]

1.0 **RECOMMENDATION**

Members are requested to **approve** this application subject to the recommended conditions below. The conditions can be read in full on the attached appendix 1.

- 1 Approved Plans
- 2 Time Limit
- 3 Materials

2.0 **SUMMARY OF APPLICATION**

2.1 The full planning application, plans and documents submitted by the Applicant can be viewed online via East Cambridgeshire District Council's Public Access online service, via the following link <http://pa.eastcambs.gov.uk/online-applications/>. **Alternatively a paper copy is available to view at the East Cambridgeshire District Council offices, in the application file.**

2.2 Permission is being sought to erect a two storey extension to the rear of the property. The proposed extension measures 3.7m in length, 3.8m in width and 5.4m in height. The extension will provide a downstairs utility room with the upstairs element containing an additional bedroom. The proposed materials have been chosen to closely match that of the existing dwelling with Grantchester blend by

Traditional Brick and Stone Ltd with detailing to be Light Ampthill blend. The roof will be in natural grey slate.

- 2.3 The application is being decided through Planning Committee as the applicant is Senior Planning Officer, Andrew Phillips. In order to maintain an unbiased view of the application, it is considered that delegated powers would not be suitable in determination of the proposal.

3.0 PLANNING HISTORY

3.1

96/00918/FUL	Conversion and extension of existing cottage to form 2 dwellings	Approved	04.04.1997
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4.0 THE SITE AND ITS ENVIRONMENT

- 4.1 The site comprises a semi-detached dwelling on the Northern side of The Row, a residential street to the South of Sutton High Street. There is a variety of dwelling scales and styles in this area, with no particular style dominating the area. The applicant's dwelling is from the late 19th Century and has been constructed using a variety of bricks from light buffs to dark greys. The dwelling was divided into two properties as part of the 1997 permission (96/00918/FUL). The site is within 30m of a Grade II listed cottage on the opposite side of the street.

5.0 RESPONSES FROM CONSULTEES

- 5.1 Responses were received from Sutton Parish Council and these are summarised below. The full responses are available on the Council's web site.

Sutton Parish Council – The Parish Council advised that comments could not be submitted until the 26th April; the comments of Sutton Parish Council will be delivered orally during Planning Committee.

- 5.2 Neighbours – Six neighbouring properties were notified and a site notice was posted and the responses received are summarised below.

No comments were received.

6.0 The Planning Policy Context

- 6.1 East Cambridgeshire Local Plan 2015

ENV 2 Design
GROWTH 2 Locational strategy
ENV 12 Listed Buildings

- 6.2 Supplementary Planning Documents

Design Guide

6.3 National Planning Policy Framework 2012

7 Requiring good design

12 Conserving and enhancing the historic environment

7.0 PLANNING COMMENTS

7.1 The main considerations in the determination of this application are the impacts of the proposal on residential amenity, visual appearance and on the potential impact it may have on the nearby listed building.

7.1 **Residential Amenity**

7.2 The proposal has the potential to impact upon both the attached dwelling at 36A to the west and the neighbouring detached dwelling, 34, to the east.

Regarding the attached property, Number 36A; by virtue of the existing rear single storey extensions at these properties, only 1.6m of the proposed extension (above the ridge of the existing single storey extension) will be visible from the rear amenity space of Number 36A. The proposal will extend no further than the existing single storey extension belonging to both properties and thus will appear no more dominant to the occupier of 36A. The applicant has matched the pitch of the single storey extension to create a cohesive slope from the neighbouring extension to the proposed two-storey extension. This matching pitch will help prevent any loss of light into the neighbouring dwelling or rear garden. The applicant has designed this feature to ensure the roof slopes away from the rear bedroom window of 36A and will thus have a minimal impact on the view from this bedroom. Surrounding the garden of Number 36A is an access driveway, this helps maintain an open and unenclosed aesthetic to the garden and prevents overshadowing into the dwelling. Finally, no windows have been proposed by the applicant in the western elevation of the extension. It is considered that this proposal poses zero threat to the residential amenity of the attached property at 36A.

Regarding the property to the east, Number 34; the proposed extension will form 3.5m of built form along the boundary of the applicant's property; albeit set in by 0.3m. The neighbouring dwelling at Number 34 is approximately 7m from the boundary with the application site and is separated by a boundary fence, access drive and side garden. It is considered that the extension will not appear overbearing to the neighbouring residents at Number 34. On the subject of privacy, the applicant has proposed three new windows as part of the proposed, an obscurely glazed upstairs window serving the bathroom and two rooflights in the extension. These rooflights will be set 1.7m above the floor level to the sill and will serve the new bedroom. These rooflights are considered to be for natural lighting purposes only and it is unlikely the applicant will be able to view the neighbouring property through these openings.

There is a property to the rear of 36 The Row, a single-storey dwelling separated by an access road and front garden. It is considered that since these properties are 25m apart that there will be a negligible impact on the residential amenity of this

property. Furthermore, as no windows have been proposed on the rear elevation of the extension, there will be no harmful impact on the privacy of the occupiers of this neighbouring dwelling.

It is concluded that the proposal will cause no harm to the residential amenity of the neighbouring properties surrounding the site and will not impinge upon the privacy of these neighbouring residents. The proposal is deemed compliant with Local Plan Policy ENV2 which seeks to, amongst other things; ensure there is no significantly detrimental effect on the residential amenity of nearby occupiers.

7.3 Visual Amenity

7.4 In accordance with the East Cambridgeshire SPD Design Guide, the proposed rear extension has been set down from the parent ridge by 0.7m and in from the existing side elevation by 0.3m. This will give the extension a clearly subservient appearance in relation to the existing dwelling at 36 The Row. The extension will be visible from both Western and Eastern approaches to the application site, although the design of the extension with the sloped roof element will ensure a level of cohesiveness within the street-scene. In other words, it will not be immediately clear that the extension is of a recent construction. Regarding the proposed materials, the applicant will use Grantchester blend with a Light Ampthill blend for the brickwork and natural grey slate for the roof. The Grantchester blend is a light shade similar in appearance to the parent dwelling and the grey slate roof will give the extension a sympathetic appearance in relation to the dwelling at 36 and 36A The Row.

7.5 Impact on the Listed Building

7.6 33 The Row is a Grade II listed, 18th Century red-brick cottage and is situated approximately 30m from the application site, on the opposite side of the road. It is considered that by virtue of this distance when considered alongside the proposal itself, that the rear extension at 36 The Row is unlikely to impact upon the character or setting of this historic listed building.

7.7 Summary

7.8 The applicant is seeking planning consent for the construction of a two-storey rear extension at 36 The Row, Sutton. There is no clear design or scale trend within the building typologies along The Row and a two-storey extension to the rear is seen as an acceptable level of development within the area.

The proposal has been designed in such a way that it will minimise the impact upon the attached neighbour at 36A through design features of a pitched roof and set-down ridge height. The windows proposed in the elevation facing the neighbour to the East, Number 34, have been either obscurely glazed for the non-habitable area, or designed with a high sill-level to ensure no risk of overlooking and subsequent impinging of the neighbour's privacy. The proposal will cause no harm to the residential amenity of the nearby occupiers, in accordance with Local and National Planning Policy.

It's considered that the proposal is in keeping with the surrounding area and will not be overly visible from the street-scene, the extension is subservient in appearance and the materials proposed will act sympathetically to the parent dwelling.

Finally, by virtue of a 30m separation and obscured appearance, the proposal is considered to have a minimal impact on the setting and character of the Grade II listed cottage at 33 The Row.

The proposal is considered to comply with the policies of the East Cambridgeshire Local Plan 2015 shown above and the Design Guide SPD and the application is recommended for approval.

8.0 APPENDICES

8.1 Appendix 1 - Conditions

<u>Background Documents</u>	<u>Location</u>	<u>Contact Officer(s)</u>
16/00334/FUL	Oli Haydon Room No. 011 The Grange Ely	Oli Haydon Planning Officer 01353 616360 oli.haydon@eastca mbs.gov.uk

National Planning Policy Framework -

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

East Cambridgeshire Local Plan 2015 -

<http://www.eastcamb.gov.uk/sites/default/files/Local%20Plan%20April%202015%20-%20front%20cover%20and%20inside%20front%20cover.pdf>

APPENDIX 1 - 16/00334/FUL Conditions

- 1 Development shall be carried out in accordance with the drawings and documents listed below

Plan Reference	Version No	Date Received
S/TB/16/01		14th March 2016

- 1 Reason: To define the scope and extent of this permission.
- 2 The development hereby permitted shall be commenced within 3 years of the date of this permission.
- 2 Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended.
- 3 The materials to be used in the construction of the external surfaces, shall be as stated by the Applicant on the Correspondence dated 12th April 2016. They will be as follows:

Brickwork - Grantchester Blend by Traditional Brick and Stone Ltd
Brick Detailing - Light Ampthill Blend by Traditional Brick and Stone Ltd
Roof - Natural Grey Slate.
- 3 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.