

Our Ref: 22/50504/PREAPP
Your Ref: HSPPGRMP

23 November 2022



Beech Boulton
casa design
9 High Street
Oakington
CAMBRIDGE

South Cambridgeshire Hall
Cambourne Business Park
Cambourne
Cambridge
CB23 6EA

CB24 3AG

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Dear Sir/Madam

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL
Application for Pre-application advice

Site address: Benevenagh 26 Home Close Histon Cambridgeshire

Your client:

Overall Response: **The application requires amendment, further information, or a site visit**

Proposed development

Roof extension.

Site constraints

Advertisement Control Advertisement Restriction Zone
Cambridge Airport Safeguarding Zones Height for Referral: Any structure greater than 90m above ground level
Mineral Safeguarding Area Constraint Name: CS26
Constraint Description: Mineral Safeguarding Area - Sand and Gravel
SCDC APM2018 Development Framework Development Framework

Actions

Pre-application Planning advice

I have assessed your pre-application proposal against relevant policies, the site history and from my understanding of the site constraints and its opportunities. I summarise my response to the key issues in the table below:

Issue	Summary response	RAG
Principle	<p>Acceptable to add a first floor to the existing bungalow to create a two-storey dwelling, given the surrounding two storey scale to the south and noting other examples of this development along Home Close. The application site falls within a grouping of bungalows, yet officers are satisfied that the proposed extension would not adversely impact upon this grouping.</p>	G
Context, design and external spaces	<p>Home Close is relatively mixed in architectural character given the mix of architectural styles, yet a common theme is that all dwellings are sited back from the street.</p> <p>The proposed extension would create a mansard roof form which is present in the surrounding context (no. 28, 30, 39 & 40). Yet the application site falls within a grouping of bungalows all with hipped roofs and this would interrupt this grouping. That being said, officers, while preferring a less complex roof form, do not consider that it would be out of character with Home Close given the presence of others in the street and the mixture of styles.</p> <p>The mansard roof form was adopted to decrease the massing at either boundary and roof level. Perhaps this can be achieved with a more contemporary design.</p>	G
Residential amenity	<p>No. 28 Home Close is a two-storey dwelling located to the south and has two windows on the side elevation. The window closest to the boundary is the only window serving the living room and the window sited further away is the only window serving the galley kitchen.</p> <p>Upon request, the agent has provided plans with the BRE 45 and 25 degree line on the proposed plans. The proposal would interrupt the 25 degree line from the kitchen window of no. 28. The existing hipped roof dwelling does not intercept this 25 degree plane from the midpoint of the window. This window may well be impacted by the proposed development, in terms of light. A daylight sunlight assessment would need to be submitted to demonstrate that adequate light levels would be maintained to the kitchen.</p> <p>In terms of outlook, officers are less concerned, given the existing situation.</p> <p>The sitting room has two windows which</p>	R FI

	<p>serve it, one on the rear return and one (which is obscure glazed) on the side elevation sited forward of no. 26. The proposal would not impact upon the 25-degree plane as it is set forward of no. 26. Taking a 45-degree line horizontally, the existing and proposed breach this rule. Taking this into account, alongside the orientation and that the side window is obscure glazed, officers may have less concerns regarding light to this window.</p> <p>In terms of the rear window serving this living room, the proposed development would not interrupt the vertical 45-degree plane here. As such, officers would likely conclude that this window / rooms light level would not be significantly impacted by the development. Outlook from this habitable room would be retained to the rear</p> <p>In terms of overlooking, the rear elevation contains an obscure glazed window and a high-level window to prevent overlooking / loss of privacy to the bungalow to the north.</p>	
Environmental impacts (noise/flooding)	No specialist advice was sought regarding drainage. However, given the proposal would utilise the existing footprint and hardstanding, it may not lead to additional surface water discharge.	A
Disabled access	The proposal would rationalise the existing internal configurations and increase accessibility.	G
Refuse	Consideration of refuse arrangements required. Bins should be in a convenient and functional position.	A
Highway safety	No specialist advice was sought regarding highway safety, however, officers consider that highway safety issues are unlikely to result from the development.	G
Car and cycle parking	The existing car parking would not be compromised by the proposed extensions.	G

Green: Acceptable

Amber: Requires amendment, further information and/or site visit

Red: Unacceptable in principle or lacks essential information to make an assessment.

Additional Information

Occupiers of neighbouring properties have not been formally consulted. Any advice provided in relation to residential amenity impact is therefore subject to change following a consideration of any consultation responses received as part of any planning application.

Where a site visit has not taken place the comments provided may not address all relevant planning issues. As part of the consideration of any planning application, the case officer will visit the site.

It is strongly advised that you discuss the proposal with any adjacent neighbours to resolve any issues that they may have prior to an application being made. This is good practice and can avoid unnecessary delay in processing a planning application.

This pre-application advice is given for purposes relating to the Town and Country Planning Acts and for no other Council function and is given without reference to statutory or other consultees, except where stated. The Local Planning Authority will not be responsible for any errors resulting from inaccuracies in that information. The advice relates to the policy framework at the time the advice is given which may subsequently be affected by external factors (e.g. new government guidance, local appeal decisions, policy review). The Local Planning Authority seeks to provide the best advice possible on any enquiry received, however, the advice is without prejudice and does not bind the authority to any particular decision on any planning application that may subsequently be submitted which will be the subject of publicity and consultation.

Further advice

If you require further advice please contact me using the details above. The pre-application charging scheme allows for additional advice including from specialist officers to be provided on an hourly rate basis as a follow-up to this pre-application response. We would normally expect you to provide a written commitment to meet these costs in advance and then invoice you for the necessary payment after any subsequent advice is given. Any significant change to the proposal may require a further pre-application submission.

Yours faithfully

Alice Young
Senior Planning Officer

Email: Alice.Young@greatercambridgeplanning.org
Direct dial: 07704018434