
Appeal Decision

Site visit made on 17 January 2017

by Simon Warder MA BSc(Hons) DipUD(Dist) MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 7 March 2017

Appeal Ref: APP/W0530/W/16/3158347
8 West Street, Comberton CB23 7DS

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for planning permission.
 - The appeal is made by Mr David Coulson against South Cambridgeshire District Council.
 - The application, Ref S/0900/16/FL, is dated 1 April 2016.
 - The development proposed is the erection of a single-storey front extension.
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Decision

1. The appeal is allowed and planning permission granted for the erection of a single-storey front extension at 8 West Street, Comberton CB23 7DS in accordance with the terms of the application, Ref S/900/16/FL, is dated 1 April 2016, subject to the conditions set out below:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 515/16/01 and untitled floor plan annotated with 'Proposed Extension 4.3 x 4.3'.
 - 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
 - 4) The high level window in the west elevation of the proposed extension shall be fitted with obscured glazing and shall be kept as such in perpetuity.

Background and Main Issue

2. The appeal follows the failure of the Council to determine the application within the statutory time limit. The Council has not provided a statement of case and there were no substantive comments from statutory consultees or neighbouring occupiers at the application or appeal stages. Nevertheless, the appeal site is within the Comberton Conservation Area. Therefore, having regard to my site visit, I consider the main issue to be whether the proposal would preserve or enhance the Conservation Area.

Reasons

3. The appeal property is a detached dwelling which is set back from West Street behind fairly substantial front boundary planting. Whilst the majority of buildings in this part of the Conservation Area are domestic in scale, there is
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significant variation in their form, appearance and relationship with West Street. The appeal building contributes positively to this variety and to the character and appearance of the heritage asset.

4. The proposed extension would be located at the front of the building. However, it would sit within an internal corner and would not extend the existing footprint further forwards or sideways. The ridge of the shallow pitched roof would fall below an existing first floor window. The overall scale and massing of the extension would, therefore, fit comfortably into the composition of the host building. Nor would the extension be prominent in the street scene.
5. The narrowly sub-divided deep glazing on the front elevation would reflect the fenestration of the existing building. The details of the wall and roof finishes could be conditioned to ensure that they also match the existing building. As such, the appearance of the extension would be in keeping.
6. Consequently, I find that the proposal would preserve the character and appearance of the Conservation Area. It would, therefore, comply with Policies CH/5 and DP/2 of the Council's Development Control Policies 2007 which require development to preserve or enhance the character of the local area and be compatible with its location in terms of scale, mass, siting, and materials, amongst other things. It would also accord with paragraph 131 of the National Planning Policy Framework (the Framework) which requires the desirability of sustaining and enhancing the significance of heritage assets to be taken into account and with the statutory duty set out in Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Conditions

7. In addition to the normal time limit for commencement of the development, I will impose a condition specifying the approved drawings as this provides certainty. A condition requiring the external materials to be used in the extension to match those of the existing building is necessary to safeguard the character and appearance of the area. In view of the proximity of the extension to the boundary with 10 West Street, a condition requiring the high level window in the side elevation to be fitted with obscured glazing is necessary to ensure the privacy of the occupiers of the neighbouring property.

Conclusion

8. For the reasons set out above, the appeal should be allowed and planning permission should be granted.

Simon Warder

INSPECTOR