

<b>Application Number</b>	13/1280/FUL	<b>Agenda Item</b>	
<b>Date Received</b>	10th September 2013	<b>Officer</b>	Mr Sav Patel
<b>Target Date</b>	5th November 2013		
<b>Ward</b>	Newnham		
<b>Site</b>	50 Gough Way Cambridge CB3 9LN		
<b>Proposal</b>	Works to include erection of a two storey front extension, part two storey and part single storey side and rear extension. A separate cycle/bin store is also proposed within the design, located at the front of the dwelling. The cycle/bin store will also propose a new footpath to/from the existing public footpath.		
<b>Applicant</b>	Mr Christopher Tomkinson 117 Grantchester Meadows Cambridge Cambridgeshire CB3 9JN England		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <p>The design and scale of proposed extensions are in proportion with the existing property and would not appear overly dominant.</p> <p>The proposed extensions would improve the appearance of the host property and in turn the property would make a positive contribution to the character of the area.</p> <p>The proposed extensions would not have any significant adverse impact on the residential amenity of the adjoining neighbours in terms of overlooking or overshadowing.</p>
RECOMMENDATION	APPROVAL

## **1.0 SITE DESCRIPTION/AREA CONTEXT**

- 1.1 No.50 Gough Way is a two storey pitched roof detached property with an attached flat roof double garage and front driveway. The property is set back (18 metres) from the adjoining highway. The property benefits from a front lawn. There is a concreted driveway that runs parallel with the western boundary and in front of the garage. The property also benefits from a generous rear garden which is approximately 46 metres deep. The front boundary of the site is defined by a low level hedge. The side boundaries are defined by hedgerows at the front and timber panel fence and shrubs to the rear.
- 1.2 The site is located within a low density residential suburb located south-west of the city centre. The built form of the area is characterised by two storey detached properties that are set back from the adjoining highway.
- 1.3 The property is located close to the beginning of a curve in the road where the property to the west is set further forward and the property to the east is set further back. This shows as a staggered layout which is not mirrored to the same level on the opposite side of the road.

## **2.0 THE PROPOSAL**

- 2.1 The application seeks planning permission for extensions to the existing property including a detached enclosed BBQ area in the rear garden and a detached bin/cycle store at the front.
- 2.2 The extensions are to the front, rear and side of the property.
- 2.3 To the front, the proposal is to rebuild the existing garage and build over it with a pitched roof extension to provide two additional bedrooms. The proposal also includes a single storey lean-to extension in front of the new garage block, which continues across the frontage of the property.
- 2.4 To the rear, the proposal is to build a two storey gable to accommodate a large kitchen/dining area and main bedroom at first floor. The gable element would project 3.8 metres off the centre of the rear elevation. To the east of the central gable, adjacent to the side boundary with no.48, the proposal is to

extend the rear at two storey level by 2.3 metres and would include a pitched roof dormer window.

2.5 To the west of the central gable, the proposal is to create a single storey lean-to wrap around extension. This extension would wrap around the rear and side of the property above which would be two modest first floor extensions providing additional bathroom space.

2.6 The proposal also includes solar panels on the front roofscape and on the roof of the pitched roof element above the garage.

2.7 The application is accompanied by the following supporting information:

1. Plans
2. Environment Agency Flood Risk Assessment (Householder and other minor extensions)

2.8 Amended plans have been received which show the following revisions:

2.9 A smaller bin/cycle store, which has been relocated to be closer to the eastern boundary.

2.10 The application is brought before Committee at the request of Councillor Cantrill for the following reasons:

- Overall mass of the property as a result of the extensions;
- Impact on the character of the area;
- Impact on the potential flood risk as a result of the extensions.

### **3.0 SITE HISTORY**

<b>Reference</b>	<b>Description</b>	<b>Outcome</b>
	No planning history	

### **4.0 PUBLICITY**

4.1	Advertisement:	No
	Adjoining Owners:	Yes
	Site Notice Displayed:	No

## 5.0 POLICY

5.1 See Appendix 1 for full details of Central Government Guidance, Cambridge Local Plan 2006 policies, Supplementary Planning Documents and Material Considerations.

5.2 Relevant Development Plan policies

PLAN	POLICY NUMBER
Cambridge Local Plan 2006	3/1 3/2 3/4 3/12 3/14 8/6

5.3 Relevant Central Government Guidance, Supplementary Planning Documents and Material Considerations

Central Government Guidance	National Planning Policy Framework March 2012 Circular 11/95
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## 6.0 CONSULTATIONS

### Cambridgeshire County Council (Highway Engineering)

6.1 No comments to make on this application.

## 7.0 REPRESENTATIONS

7.1 The owners/occupiers of the following addresses have made representations:

7 Gough Way  
23 Gough Way  
25 Gough Way  
27 Gough Way  
29 Gough Way (x3)  
48 Gough Way  
52 Gough Way  
63 Gough Way  
4 Pernarth Way

7.2 The representations can be summarised as follows:

- Detrimental impact on the character of Gough Way
- Out of keeping with the houses in Gough Way
- Doubling the size of the property
- The extension would create a terracing effect and closing of the space between neighbouring properties
- Location of bin/cycle store is intrusive and bbq area is over the top
- Loss of light on neighbouring properties
- The extensions would increase the risk of flooding from Bin Brook
- Set a dangerous precedent for the future

7.3 Gough Way Residents' Association has made a representation, which is summarised as follows:

-It is recognised that many of the houses in Gough Way have been adopted and enlarged over time but here it is a matter of scale and we urge the planning committee to consider carefully. There are a number of objections to this application from immediate neighbours who consider this proposal representing doubling the foot print of the property and out of keeping with the Estate.

7.4 The above representations are a summary of the comments that have been received. Full details of the representations can be inspected on the application file.

## **8.0 ASSESSMENT**

8.1 From the consultation response and representations received and from my inspection of the site and the surroundings, I consider that the main issues are:

1. Context of site, design and external spaces
2. Residential amenity
3. Third party representations

### **Context of site, design and external spaces**

8.2 Gough Way is a residential suburb to the south-west of the city centre. The properties are all set back from the adjoining

highway with landscaped front boundaries. The properties are mainly two storey and detached with car parking in front.

- 8.3 No.50 Gough Way is a traditional two-storey detached property with an attached double garage which projects beyond the front elevation.
- 8.4 The proposed front elevation would contain a pitched roof element above a garage with a single storey lean-to element in front. This element of the extension would shift the footprint of the property nearer to the side boundary with no.52 and result in a gap of 1.1 metres between the two side elevations. The front projection at ground level would be in line with no.52, with the first floor element set back by 2.5 metres. In my view, therefore, whilst the extension would reduce the spacing between no.52 and bring it forward, I do not consider this would have any adverse impact on the character of the area or impact on the residential amenity of the residents in no.52. The proportions of the proposed extension above the garage and lean-to element are in keeping and would appear subservient to the scale of the host property. The enclosing of the gap would reduce oblique views between the properties of trees in the rear gardens. However, there are many examples of where properties have been extended enclosing such gaps. I therefore do not consider the reduction in the gap between the two properties to be materially significant such that it have a detrimental impact on the character of the area. A gap, albeit lesser, would be retained and would, in my view, still provide a distinction between the two properties without causing a terracing effect. A similar front extension has been built a few houses (west) along at no.56. An image of this is contained in Appendix 3. As you can see this is a very similar extension which also reduces the gap between with neighbouring property.
- 8.5 The existing rear elevation of the property is flat. The proposal is to install a centralised gable end projecting off the rear elevation for a new master bed room. To the east of this is a pitched roof dormer window which breaks through the eaves line. The roof pitches of both elements are in keeping with the scale and proportion of the property and would improve the appearance of the rear elevation. The central gable element would project 3.8 metres off the rear elevation and the section closest to the boundary with no.48 would project 2.6 metres.

The single storey glazed roof wrap around lean-to element would also project 3.8 metres and give the extension a lightweight appearance, providing additional dining room, family area and study space. The scale of the rear extensions have been designed to sympathetically respect and integrate into the proportions of the existing property. The extensions would not unduly dominate the host property.

- 8.6 The proposed covered BBQ area to the rear would be 4.5 metres wide by 4.5 metres in depth. The BBQ area would also be set off the boundary with no.48 by 1 metre. In my view, this element is unlikely to have any significant impact on the residential amenity of the adjoining neighbour. The covered bin and cycle store at the front was considered to be excessive in scale for the purpose it served. Also, being at the front, it would have been visible from the public realm. I therefore requested the architect to scale down the enclosure and locate it nearer to the side boundary. The amended plans are attached at appendix 2.
- 8.7 In my view, the proposed extensions would give the host property an enhanced appearance and make a positive contribution to the street scene and character of the area. The extensions would significantly increase the size of the property. However, in my view, the design, proportions and scale of the development are cohesive and in work harmony with each other without making the property appear unduly dominant. Furthermore, the property sits within a large plot of land where the extension would be seen as subservient. In these terms, I consider the proposed extensions to be acceptable additions to the property.
- 8.8 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11, 3/14.

### **Residential Amenity**

Impact on amenity of neighbouring occupiers

- 8.9 The proposed development is unlikely to cause any significantly adverse residential amenity issues on the adjoining neighbours. Due to the way in which the properties on this side of Gough Way are staggered and the manner in which the extensions have been designed, the proposed extensions would not unduly

affect any of the main habitable windows in the adjoining properties. The extension to the front would not project beyond the front elevation of no.52. However, there is a ground floor window in the side (east) elevation of no.52 which would be affected by the proposed garage. However, during my site visit, I noticed that the side boundary with no.52 is defined by a 1.8 metre high fence, which has vegetation extending above it. The side window is therefore partially blocked by the boundary treatment. Therefore, whilst light entering this window will be affected, I do not consider this should warrant the refusal of this application.

8.10 No.48 is set back from the rear elevation of no.50. The proposed rear extension is unlikely to affect the residential amenity of no.48. I do not consider the free standing structure for the barbecue to be harmful in terms of its scale.

8.11 In my opinion the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and I consider that it is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7 and 3/14

Amenity for future occupiers of the site

8.12 The proposed extensions would provide the future occupiers of the property with a high quality living accommodation.

8.13 In my opinion the proposal provides a high-quality living environment and an appropriate standard of residential amenity for future occupiers, and I consider that in this respect it is compliant with Cambridge Local Plan (2006) policies 3/7 and 3/14.

### **Third Party Representations**

8.14 I have addressed most of the concerns raised in the third party representations received in the previous section. However, I have not addressed the flood risk and 'precedent' issue.

Flood risk

8.15 It would seem the area has an existing problem with flooding. I do not consider the proposed extensions to be significant in the

context of this current problem and to refuse the application on this basis would be unreasonable.

Precedent

- 8.16 Each planning application should be considered on its own merits.

## **9.0 CONCLUSION**

- 9.1 The proposed extensions to no.50, which is a two storey detached property, would enhance its appearance from the street scene and make a positive contribution to the character of the area. The proposal does not raise any significantly adverse residential amenity issues. As such the proposed extensions should be approved.

## **10.0 RECOMMENDATION**

### **1. APPROVE subject to conditions**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with the requirements of section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

3. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the external surfaces is appropriate. (Cambridge Local Plan 2006 policies 3/4, 3/12 and 3/14)

4. Except with the prior written agreement of the local planning authority no construction work or demolition shall be carried out or plant operated other than between the following hours: 0800 hours to 1800 hours Monday to Friday, 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2006 policy 4/13)

5. The first floor window in the western elevation of the rear gable extension, which serves the master bedroom shall be obscurely glazed to a minimum level of obscurity to conform to Pilkington Glass level 3 or equivalent prior to commencement of use (of the extension) and shall have restrictors to ensure that the window cannot be opened more than 45 degrees beyond the plane of the adjacent wall and shall be retained as such thereafter.

Reason: In the interests of residential amenity (Cambridge Local Plan 2006 policies 3/4 and 3/12 or 3/14).