
Application Number	09/0112/FUL	Agenda Item	10.1
Date Received	10th February 2009	Officer	Mr Marcus Shingler
Target Date	7th April 2009		
Ward	Queen Ediths		
Site	39 Long Road Cambridge Cambridgeshire CB2 8PP		
Proposal	Two storey rear extension, first floor side extension and front porch.		
Applicant	Mr And Mrs Page 39 Long Road Cambridge Cambridgeshire CB2 8PP		

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The subject site comprises a detached, two-storey dwelling and its associated front and rear gardens, situated on the northern side of Long Road, close to its junction with Sedley Taylor Road. The property is finished in light brown brickwork under a tiled roof. The neighbouring dwelling to the east at No. 37 Long Road contains a lime and silver birch tree to the rear garden and relatively close to the boundary with the subject dwelling.
- 1.2 The northern side of this section of Long Road contains a number of detached properties, while opposite, on the southern side is the Long Road 6th Form College and to the east and south of that and Robinson Way is Addenbrooke's Hospital and its associated activities is the dominant land use.
- 1.3 The site does not lie within a Conservation Area.

2.0 THE PROPOSAL

- 2.1 The application follows the earlier refusal of an application seeking permission for a two-storey side and rear extension with glass link and replacement porch to the front; the current proposal again seeks permission for these constituent elements. They comprise the following (the figures in brackets

are those for the earlier refused development): -

1. A replacement front porch measuring 3m deep (3.4m) by 3.5m wide (3.8m) and with a flat roof 2.6m in height (2.6m);
2. A two-storey side/rear extension sited towards the eastern boundary and measuring 8.2m deep (8.8m) and a maximum width of 4.7m, stepping in to 3.8m (4.2m) and with a pitched roof over with a maximum height of 6.1m (6.1m);
3. A single storey rear extension measuring 1.8m deep (1.8m) by 3m wide (4m) under a glazed roof with a maximum height of 4.4m (4.4m);
4. A rear box dormer measuring 1.5m high by 1.7m wide (as before).

2.2 The application is accompanied by the following supporting information:

1. Landscape/Tree Statement

2.3 The application is being reported to Committee at the request of Councillor Baker. A copy of the request is attached

3.0 SITE HISTORY

Reference	Description	A/C,REF,W/D
08/0978/FUL	Two-storey side and rear extension with glass link and replacement porch to the front.	REF

The reasons for refusing the previous application were:

1. The proposed rear extension would, by reason of its scale, bulk, height and location close to the boundary and south of the neighbouring property at No. 37 Long Road, give rise to a loss of light and outlook to the dwelling and rear garden area of this property, dominating it from the west side and leading to the creation of an undue sense of enclosure, to the detriment of the level of amenity that occupiers of that dwelling would expect to enjoy. The development is therefore contrary to policy 3/14 of the Cambridge Local Plan 2006. For these reasons the proposals also fail to respond to their context or to relate satisfactorily to their surroundings and are thus also contrary to policy 3/4 of the Cambridge Local Plan 2006, to policy ENV7 of the East of England Plan (2008) and to advice provided by PPS1 Delivering Sustainable Development.
2. The proposed development would, by reason of its proximity to mature trees to the rear garden of No. 37 Long Road, be likely to impact adversely on a significant proportion of the root zones to those trees and require significant pruning of the crowns, to the detriment of the health of these trees and contrary to policy 4/4 of the Cambridge Local Plan 2006. For these reasons the proposals again fail to respond to their context or to relate satisfactorily to their surroundings and are thus also contrary to policy 3/4 of the Cambridge Local Plan 2006, to policy ENV7 of the East of England Plan (2008) and to advice provided by PPS1 Delivering Sustainable Development.

4.0 PUBLICITY

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

5.0 POLICY

5.1 Central Government Advice

- 5.2 **PPS1 Delivering Sustainable Development (2005):**
Paragraphs 7 and 8 state that national policies and regional and local development plans (regional spatial strategies and local development frameworks) provide the framework for planning for sustainable development and for development to be managed effectively. This plan-led system, and the certainty and predictability it aims to provide, is central to planning and

plays the key role in integrating sustainable development objectives. Where the development plan contains relevant policies, applications for planning permission should be determined in line with the plan, unless material considerations indicate otherwise.

5.3 **Circular 11/95 – The Use of Conditions in Planning**

Permissions: Advises that conditions should be necessary, relevant to planning, relevant to the development permitted, enforceable, precise and reasonable in all other respects.

5.4 **East of England Plan 2008**

ENV7 Quality in the built environment

5.5 **Cambridge Local Plan 2006**

3/4 Responding to context

3/14 Extending buildings

4/4 Trees

5.6 **Supplementary Planning Documents**

Cambridge City Council (May 2007) – Sustainable Design and Construction: Sets out essential and recommended design considerations of relevance to sustainable design and construction. Applicants for major developments are required to submit a sustainability checklist along with a corresponding sustainability statement that should set out information indicated in the checklist. Essential design considerations relate directly to specific policies in the Cambridge Local Plan 2006.

Recommended considerations are ones that the council would like to see in major developments. Essential design considerations are urban design, transport, movement and accessibility, sustainable drainage (urban extensions), energy, recycling and waste facilities, biodiversity and pollution.

Recommended design considerations are climate change adaptation, water, materials and construction waste and historic environment.

6.0 **CONSULTATIONS**

Cambridgeshire County Council (Engineering)

- 6.1 Comments are awaited. These will be reported on the amendment sheet or orally at the meeting.
- 6.2 The above responses are a summary of the comments that have been received. Full details of the consultation responses can be inspected on the application file.

7.0 REPRESENTATIONS

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

37 Long Road

- 7.2 The representations can be summarised as follows:

The revised proposals do not address previous concerns expressed, namely that the extension would be disproportionately large and would overshadow their property and may impact on mature trees to their rear garden;

- 7.3 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 responses 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

1. Context of site, design and external spaces

- 8.2 The proposed front porch will be visible in the street scene, but partially screened by the existing front boundary hedging. Given that and that the existing dwelling is set well back from Long Road itself, I do not consider that the porch would be intrusive in the local street scene and townscape, despite it being 3.4m deep and not of a particularly attractive design.

- 8.3 The proposed rear extension will be distantly visible in the street scene, but I do not consider that it would impact adversely upon the character and appearance of the locality. The extension as revised is still large and I have given consideration as to whether it is disproportionately so; however, I consider that given that the rear garden of the property is very deep with an overall depth of about 35m and the design is of itself acceptable, I consider the two storey side/rear extension would integrate appropriately as a harmonious and subsidiary addition to the existing dwelling, subject to the use of appropriate materials. Both the single storey rear extension and the rear box dormer are of a much more modest scale and I consider that both of these elements will integrate satisfactorily with the existing dwelling. Additionally, it is the case that no objections were raised to the earlier larger scheme on visual grounds and this scheme is reduced in scale, albeit by a modest amount.
- 8.4 It is my opinion that from a visual perspective, the proposal is compliant with East of England Plan (2008) policy ENV7, and Cambridge Local Plan (2006) policies 3/4 and 3/14.

2. Residential Amenity

- 8.5 It is the potential impact on neighbouring amenity that is the greater concern in this instance and indeed the impact on the neighbouring property at No. 37 Long Road formed one of the reasons for refusal of the previous scheme.
- 8.6 The proposed front porch is quite deep at 3.4m but is set well away from both neighbouring boundaries and given that it is single storey only, I do not consider that light, outlook or privacy would be impacted upon as a result of this element of the proposals. The single storey rear extension and rear box dormer are also considered to be modest alterations that will not impact on light or outlook to neighbouring properties.
- 8.7 The proposed two-storey side/rear extension has been reduced in scale from that proposed in the earlier, refused scheme. The overall depth has been reduced by 600mm and the extension in part pulled away from the common boundary with the unattached neighbouring dwelling to the east at No. 37, by 1m. I have considered whether these alterations are sufficient to lead me to conclude that the proposals are now acceptable in terms of their impact on outlook from and enclosure of that

property. It is the case that there has been an improvement in this respect, but the extension remains substantial, being greater than 8m in length; I consider that the changes are not adequate to overcome the previous objections because even this reduced proposal would still cause harm to the amenity of the neighbour at 37 in terms of loss of outlook and the creation of an undue sense of enclosure. In my opinion a considerably greater reduction in scale is required and I still consider the development to be in conflict with policies 3/4 and 3/14 of the Cambridge Local Plan.

- 8.8 The first floor of the proposed rear extension includes west facing flank windows and I have given consideration to whether this would lead to a loss of privacy to the neighbouring property to the west at No. 41; given that there is substantial boundary screening in the form of existing trees, I do not consider that privacy to this property would be significantly affected.
- 8.9 The plans also show a balcony at first floor at the rear and I have also given consideration to whether this would lead to overlooking, but as there is a screen to the end of the balcony that will sufficiently protect privacy to neighbouring properties, I do not consider this to have an impact that would justify an additional reason for refusal.
- 8.10 The second reason for refusal in the earlier application related to the potential adverse impact of the development on the mature lime and silver birch trees to the rear garden of 37 Long Road. These trees undoubtedly contribute positively to the character of the area. The revised development has been the subject of discussions with Council Arboricultural Officers and it is considered that should Members be minded to grant permission, this issue could be adequately addressed by use of appropriate conditions.

Third Party Representations

- 8.11 The issues raised in third party correspondence, where pertinent to the determination of this application, are addressed above.

9.0 CONCLUSION

9.1 In conclusion the development is considered to be unacceptable for the reasons set out above and refusal is accordingly recommended.

10.0 RECOMMENDATION REFUSE for the following reason:

1. The proposed rear extension would, by reason of its scale, bulk, height and location close to the boundary and south of the neighbouring property at No. 37 Long Road, give rise to a loss of light and outlook to the dwelling and rear garden area of this property, dominating it from the west side and leading to the creation of an undue sense of enclosure, to the detriment of the level of amenity that occupiers of that dwelling would expect to enjoy. The development is therefore contrary to policy 3/14 of the Cambridge Local Plan 2006. For these reasons the proposals also fail to respond to their context or to relate satisfactorily to their surroundings and are thus also contrary to policy 3/4 of the Cambridge Local Plan 2006, to policy ENV7 of the East of England Plan (2008) and to advice provided by PPS1 Delivering Sustainable Development.

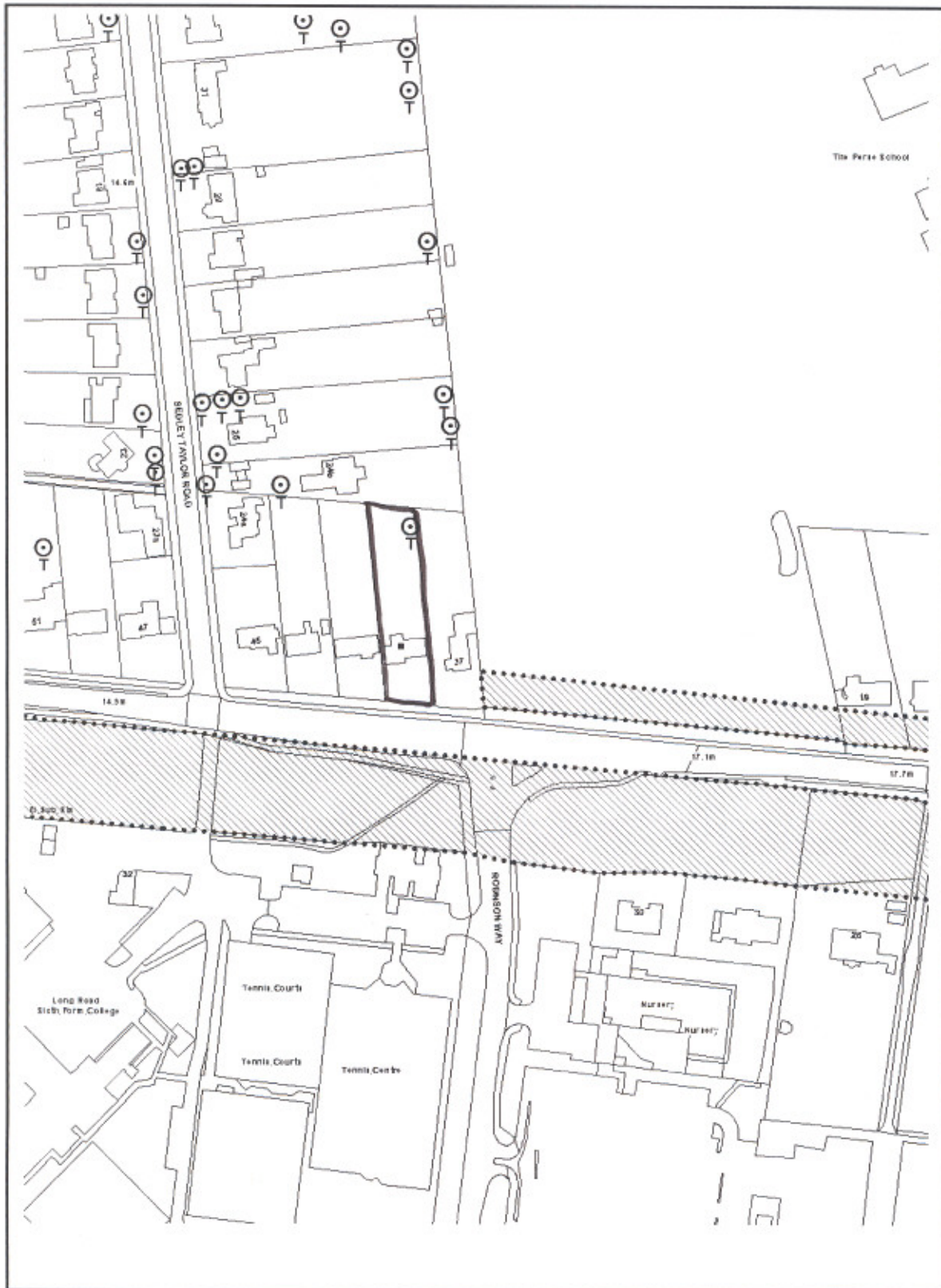
LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

Under Section 100D of the Local Government Act 1972, the following are “background papers” for each report on a planning application:

1. The planning application and plans;
2. Any explanatory or accompanying letter or document from the applicant;
3. Comments of Council departments on the application;
4. Comments or representations by third parties on the application as referred to in the report plus any additional comments received before the meeting at which the application is considered; unless (in each case) the document discloses “exempt or confidential information”
5. Any Structure Plan, Local Plan or Council Policy Document referred to in individual reports.

These papers may be inspected by contacting John Summers (Ext.7103) in the Planning Department.

10.1



09/0112/FUL
39 Long Road Cambridge Cambridgeshire CB2 8PP



Marcus Shingler <shingler.marcus@googlemail.com>

09/0112/FUL re 39 Long Road, Cambridge

2 messages

arb1000@cam.ac.uk <arb1000@cam.ac.uk>
To: Marcus Shingler <netteswell@yahoo.co.uk>

18 February 2009 10:48

Dear Marcus,

Unless, in due course, you intend under your delegated powers to approve this application, I would like to request that the application be brought to Committee for determination.

I make this request on the grounds that there are planning issues which I would wish the Planning or Area Committee to consider in assessing this application if you are minded to refuse it.

There would, I think, need to be some discussion of the application especially in relation to Local Plan Policy 3/14 (Extending Buildings). A key issue is the impact this development might have on neighbouring properties.

Please note that I am writing this letter in order to raise questions about the application, not objections to it or support for it. As a member of the Planning and Area Committees, I will reserve my own judgment of the application at this stage and will retain an open mind about it while awaiting your report and any subsequent discussion in committee.

Yours sincerely,

Cllr Alan Baker

Marcus Shingler <shingler.marcus@googlemail.com>

18 February 2009 12:35

To: "arb1000@cam.ac.uk" <arb1000@cam.ac.uk>

Cc: Peter Carter <peter.carter@cambridge.gov.uk>, Sarah Dyer <sarah.dyer@cambridge.gov.uk>

Dear Councillor Baker,

Thank you for your correspondence, the contents of which are noted.

Regards,

Marcus Shingler

Sent from my iPhone

[Quoted text hidden]