

Application Number	09/0397/FUL	Agenda Item	10.5
Date Received	5th May 2009	Officer	Mr Marcus Shingler
Target Date	30th June 2009		
Ward	Queen Ediths		
Site	6 Almoners Avenue Cambridge Cambridgeshire CB1 8PA		
Proposal Applicant	Single storey front and side extensions. Mr & Mrs Nightingale 6 Almoners Avenue Cambridge Cambridgeshire CB1 8PA		

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 6 Almoners Avenue is a detached two-storey dwelling and its associated front and rear gardens, which are situated on the western side of Almoners Avenue, a little north of the junction with Topcliffe Way. The area is residential in character containing predominantly detached and linked dwellings. The subject dwelling is finished in light brown brickwork under a tiled roof and has a flat roofed single storey garage to the northern flank.
- 1.2 The house to the south, 29 Topcliffe Way, is the corner dwelling and has been the subject of extensions including a single storey garage addition which projects forward towards Almoners Avenue so that the front aligns with the front of 6 Almoners Avenue.
- 1.3 The site does not lie within a conservation area or the Controlled Parking Zone.

2.0 THE PROPOSAL

- 2.1 The application proposes additions to the side and the front of the existing dwelling.
- 2.2 The proposed side extension will introduce a lean-to roof form to the northern flank, over where the garage and passage currently are to provide a kitchen/dining area, utility room and downstairs toilet. The space will measure 9.9m deep (the

depth of the house) and be 5.8m wide; the lean to roof will rise from about 2.2m on the northern boundary to a maximum height of 3.6m against the flank wall of the existing house.

- 2.3 The proposed front extension will be sited forward of the house, between it and its southern side garden and the highway, effectively forming a new front wing just back from the highway and abutting the southern boundary. It will create a new garage and a new front entrance to the house and will project 5.9 m forward of the house, occupying 6.6m of the (14.8m wide) frontage, with a pitched roof presenting a gable to the street with a maximum height of 4.5m.
- 2.4 The application is reported to Area Committee at the request of Councillor Baker.

3.0 SITE HISTORY

Reference	Description	A/C,REF,W/D
None		

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 PPG13 Transport (2001): This guidance seeks three main objectives: to promote more sustainable transport choices, to promote accessibility to jobs, shopping, leisure facilities and services, by public transport, walking and cycling, and to reduce the need to travel, especially by car. Paragraph 28 advises that new development should help to create places that connect with each other in a sustainable manner and provide the right conditions to encourage walking, cycling and the use of public transport.

5.4 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.

5.5 East of England Plan 2008

ENV7 Quality in the built environment

5.6 Cambridge Local Plan 2006

3/4 Responding to context

3/14 Extending buildings

5.7 Supplementary Planning Documents

5.8 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

6.1 Cambridgeshire County Council (Engineering):

Comments are awaited. These will be reported on the amendment sheet or verbally 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:

29 Topcliffe Way

7.2 The representations can be summarised as follows:

- The occupiers do not object to the application but request that the rear wall of the proposed garage should be at a sufficient distance from the common boundary so as to fully accommodate all its parts including the guttering, within the plot of 6 Almoners Avenue.
- 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

Context of site, design and external spaces

8.2 Both the proposed side and front extensions will be clearly visible in the street scene and consideration has therefore been given to the potential impact upon the character and

appearance of the locality. In this respect, the proposed side extension visually replaces an existing flat roofed side garage which, although characteristic of many houses in the area and of this period of architecture, I nevertheless consider will result in a visual improvement over the existing garage. The extension sits entirely to the flank and is of a satisfactory design with a mono-pitched roof over and I consider that this element will integrate satisfactorily with the existing dwelling, subject to the use of appropriate materials.

- 8.3 The proposed front extension will also be clearly visible in the street scene. With a width of 6.6m, the new gable, set just back from the footpath and rising to a ridge height of 4.5m, the extension will effectively create a substantial front wing, that will be very prominent in the street. There is some hedging to the front boundary but this will not provide much screening of the forward extension. The street as a whole is one with a fairly regular building line with all houses set back some way from the common boundary with the highway; this extension will project very substantially forward of any of the other house or their ancillary buildings. The intrusiveness of the form proposed is made more apparent by the proximity to the junction with Topcliffe Way, and will be accentuated by the forward projection of 29 Topcliffe Way, which does not project closer to Almoners Avenue than the existing house at number 6. I consider that the proposed front extension is a very bulky form that, because of its height, scale and the extent by which it projects towards the street, would appear very intrusive in and would detract from the local townscape and the character of the area. The extension is therefore considered to be in conflict with East of England Plan (2008) policy ENV7, and Cambridge Local Plan (2006) policies 3/4 and 3/14.

Residential Amenity

- 8.4 The proposed side extension is sited entirely to the northern flank and thus I consider the only potentially impacted neighbouring property is that to the north, 4 Almoner's Avenue. Given that the extension replaces an existing garage in a similar position however, and that considerable efforts have been gone to keep the height of the eaves and the new roof as low as possible, I do not consider that light to or outlook from this property will be significantly affected; similarly, I do not consider privacy to 4 will be materially adversely affected. No other

neighbouring properties are adversely affected by this element of the development.

- 8.5 The proposed front extension will sit south of 4 but will be distant from the boundary (8.1m) and given that it is single storey only, any impact on light or outlook would not be of a significant degree and again privacy to this dwelling will not be affected. The extension will sit to the north east of the neighbouring dwelling at No. 29 Topcliffe Way but will sit adjacent to but forward of the garage serving that property and any impact on light or outlook would not be significant, and nor will privacy be affected. No other neighbouring properties are adversely affected by the development.

Third Party Representations

- 8.6 The issues raised in third party correspondence are civil matters between the parties and are not material in considering the merits of this development, but it would be in the interest of all parties to ensure that there is no encroachment.

9.0 CONCLUSION

- 9.1 For the reasons set out above, the proposals are considered to be unacceptable and refusal is thus recommended.

10.0 RECOMMENDATION: REFUSE for the following reason/s:

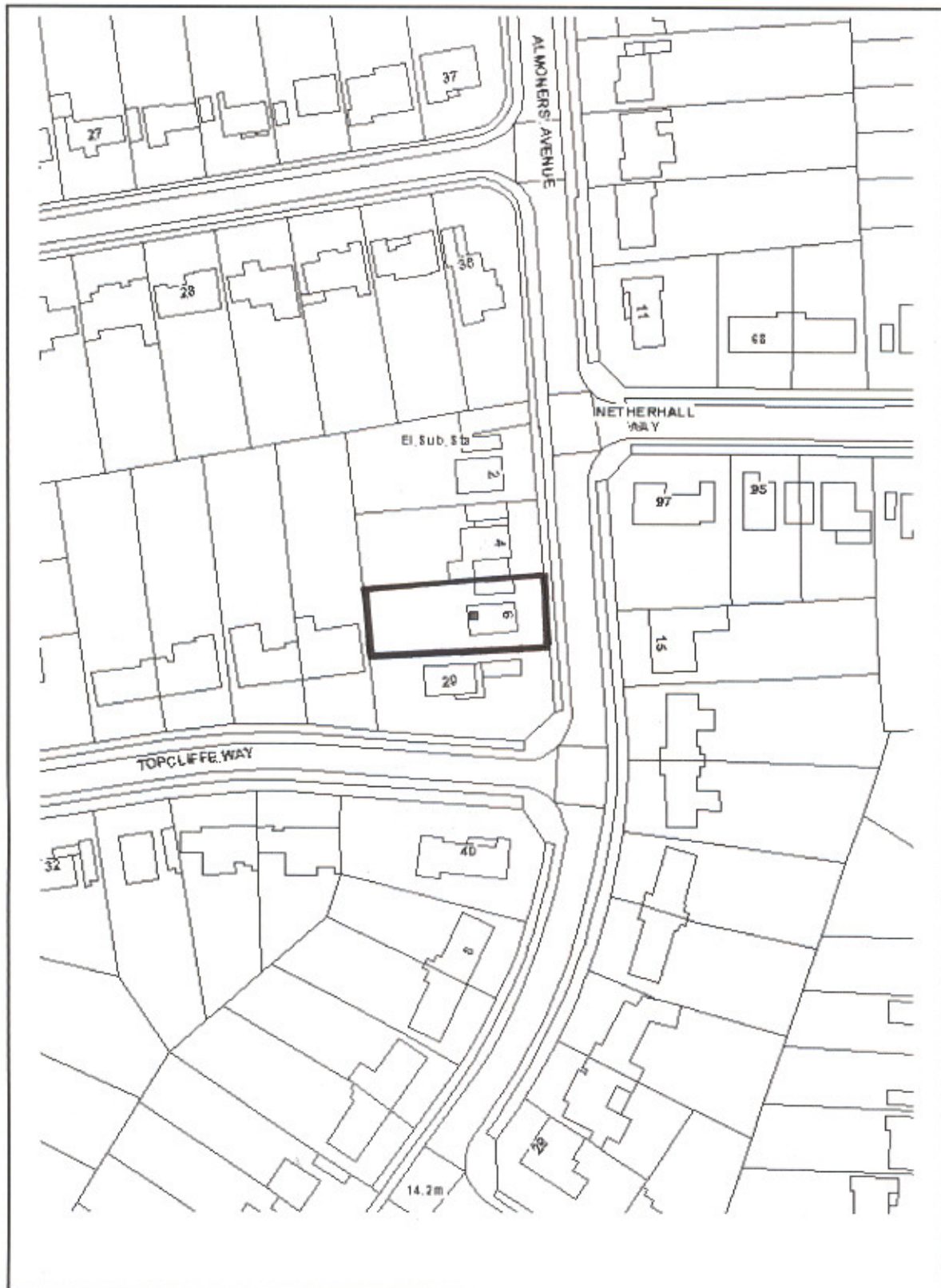
The proposed front extension because of its height, scale and the extent by which it projects forwards into the street, and its proximity to the junction with Topcliffe Way, would create an unduly intrusive and atypical form in the street scene, which would as a consequence detract from the local townscape and be harmful to the character of the area. The development is therefore contrary to policy 3/14 of the Cambridge Local Plan 2006, and in failing to respond to its context or to relate satisfactorily to its surroundings is also contrary to policy ENV7 of the East of England Plan (2008), to policy 3/4 of the Cambridge Local Plan 2006 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.



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