

<b>Application Number</b>	08/1364/FUL	<b>Agenda Item</b>	10.5
<b>Date Received</b>	1st October 2008	<b>Officer</b>	Mr Marcus Shingler
<b>Target Date</b>	26th November 2008		
<b>Ward</b>	Queen Ediths		
<b>Site</b>	73 Beaumont Road Cambridge Cambridgeshire CB1 8PX		
<b>Proposal</b>	Two storey front, side and rear extensions, single storey front and rear extension.		
<b>Applicant</b>	Mr Peter Swallowe 93 Hills Road Cambridge CB2 1PG		

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

- 1.1 73 Beaumont Road is a detached two-storey dwelling and its associated front and rear gardens, situated on the southern side of Beaumont Road. The area is residential in character containing a mixture of semi-detached and detached dwellings. The subject dwelling is finished in light brown brickwork and tiles. The unattached neighbouring dwelling to the east, No. 71, is set further back from the road than the No 73, whereas the house to the west, 75, is on roughly the same alignment.
- 1.2 No. 73 has a flat roofed garage and canopy over the front door which projects 2 metres forward of the two-storey front face of the house, which is about 1.3 metres from the common boundary with No. 71 at the closest front corner.
- 1.3 The site does not lie within a Conservation Area or the Controlled Parking Zone.

## **2.0 THE PROPOSAL**

- 2.1 The application follows the earlier refusal of planning permission for a two-storey front, side and rear extension and single storey front and rear extension (08/0917/FUL). The

current proposal again seeks permission for a two-storey front, side and rear extension and a single storey front and rear extension to the existing dwelling, but in an amended, smaller form. The proposed two storey extension has an overall depth of 18.1m at ground floor level - projecting approximately 2.2m to the front and 7m at ground floor and 5m at first floor, to the rear of the two storey element of the existing house); the extension is 5.5m wide at the front, with the ridge at 7.7 metres – about 300mm lower than the main ridge falling to 5.1m at eaves level. At the rear a single storey extension is also proposed measuring 2.1m deep by 8m wide with a mono-pitched roof over of maximum height 3.4m. It spans the width of the rear of the house, between the proposed two-storey extension and its western flank.

- 2.2 The application is brought to Committee for determination at the request of Councillor Baker, who considers that there are planning issues which the Area Committee needs to consider in assessing this application.

### 3.0 SITE HISTORY

Reference	Description	A/C,REF,W/D
08/0917/FUL	Two-storey front, side and rear extension and single storey front and rear extension. The previous application was refused for the following reason:	REF
	1. The proposal is unacceptable in that the scale of the two storey additions, their height and length, in such proximity to and in the particular relationship with the neighbouring property to the east, 71 Beaumont Road, which is set back further from the highway than 73, would unreasonably dominate the front and enclose the side of that property, causing its occupants to suffer a sense of enclosure and loss of outlook that would materially detract from the amenity that they would reasonably expect to enjoy. The proposed first floor window in the west elevation of bedroom 1 would allow overlooking of 75, to the detriment of the	

amenity of the occupiers of that neighbouring property. For these reasons the proposal is in conflict with policy 3/14 of the adopted Cambridge Local Plan (2006) and fails to respond to its context or to relate satisfactorily to the surroundings, contrary to policy ENV7 of the East of England Plan 2008, to policy 3/4 of the Cambridge Local Plan 2006, and to advice in Planning Policy Statement 1 - Delivering Sustainable Development (2005).

#### **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) No objections.

## **7.0 REPRESENTATIONS**

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

- 71 Beaumont Road

7.2 The representations can be summarised as follows:

- The development will cause loss of light and outlook to the front, side and rear of No. 71 and be unduly enclosing on it.

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

Context of site, design and external spaces

8.2 The proposed front and side element will be clearly visible in the street scene but will not, in my view, cause harm to its character and appearance. The front element, has been amended by reducing its depth and adopting a symmetrical form which although still large, is not radically different from a design approach adopted elsewhere in the locality. I consider that the front element would add some visual interest to the existing dwelling and not cause harm to the street scene.

8.3 The side extension flanks the eastern wall of the existing house and projects out well beyond to form a substantial rear wing. It is however, substantially shorter, the ridge of the two storey element extending about 8.6 metres behind the line of the existing ridge, compared with 11 metres in the previous scheme. The combination of front, side and rear extension add a substantial amount of new build to the dwelling, but I do not think it will have an undue or inappropriate impact on the street scene and I do not consider that the bulk alone, would cause

harm to the street and local townscape.

- 8.4 The rear lean-to extension is very modest in comparison and I do not think that there will be any harm to the character and appearance of the locality as a result of this element of the development.
- 8.5 I have considered also whether the proposals are sufficiently subsidiary to the existing dwelling, or would represent an overdevelopment of the plot. Despite the size of the extension, I consider it still to be clearly subsidiary to the main dwelling. I have considered also whether the projection of the front wing out into the street, so that it is 2.2 metres forward of the main front wall, makes the proposal too intrusive in the street scene; I have taken the view that it is not.
- 8.6 That a significant proportion of the bulk is set to the side and rear of the existing property and will not be publicly visible means, in my view, that the integrity of the main property is not unduly compromised and does not mean the proposal constitutes overdevelopment.
- 8.7 In reaching this conclusion, I am mindful of the fact that the extension is of reduced scale in comparison to the previously refused scheme (albeit much of the reduction being to the rear at first floor level) and that Officers raised no objections to the earlier scheme from the visual perspective.
- 8.8 The proposals are considered to be acceptable from the visual perspective and are not, in that context in conflict with adopted policy.

### **Residential Amenity**

- 8.9 The proposed single storey lean to rear extension across the rear of the existing building is modest in scale and will not have an undue impact on 75 to the west. It is shielded from 71 by other elements of the proposal.
- 8.10 The side/front/rear additions to the east of the existing house, towards No. 71, are however a very different matter. The very presence of this 18 metre long extension is undoubtedly going to have a significant impact on No. 71. At the front, the pushing forward an additional 2.2 metres (at two storey height with a

pitch over) beyond the front elevation of the existing dwelling will, in my view unreasonably dominate the front of No. 71 and cause the occupiers to experience an unreasonable sense of enclosure. This is compounded by the front of No. 71 being set back approximately 4 metres behind the front of No. 73. Although the forward projection has been reduced from 3.5 metres in the previous scheme to 2.2 metres here, I still feel, the impact upon 71 to be unreasonable.

8.11 No. 71 also has windows in its western flank and despite the distance between the two properties, these will also feel much more enclosed. In my view 71, to the western front and side, will be presented with a wall of development that will be unneighbourly and as well as unreasonably dominating and enclosing; it will also lead to a significant loss of outlook from the front and side windows of 71. Although the depth of the extension has been reduced at first floor level, in comparison with the earlier refused scheme, the vast majority of the reduction is to the rear and does not address the key issue identified in the earlier decision to refuse planning permission. The distance that the proposal projects beyond the rear of 71 is relatively small and I do not therefore consider the impact on the rear of the house and the garden to be so material in terms of the impact and loss of outlook as to warrant refusal on that basis.

8.12 In conclusion, I consider that the proposals, whilst representing an improvement in comparison with the earlier refused scheme, remain unneighbourly and are thus still in conflict with policy ENV7 of the East Of England Plan and policies 3/4 and 3/14 of the Cambridge Local Plan 2006.

### **Third Party Representations**

8.13 The issues raised in third party correspondence, are considered above.

## **9.0 CONCLUSION**

9.1 For the reasons set out above the development is considered to be unacceptable and refusal is thus recommended.

## **10.0 RECOMMENDATION**

**REFUSE** for the following reason/s:

1. The proposal is unacceptable in that the scale of the two storey additions, their height and length, in such proximity to and in the particular relationship with the neighbouring property to the east, 71 Beaumont Road, which is set back further from the highway than 73, would unreasonably dominate the front and enclose the side of that property, causing its occupants to suffer a sense of enclosure and loss of outlook that would materially detract from the amenity that they would reasonably expect to enjoy. For these reasons the proposal is in conflict with policy 3/14 of the adopted Cambridge Local Plan (2006) and fails to respond to its context or to relate satisfactorily to the surroundings, contrary to policy ENV7 of the East of England Plan 2008, to policy 3/4 of the Cambridge Local Plan 2006, and to advice in Planning Policy Statement 1 - Delivering Sustainable Development (2005).

### **LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985**

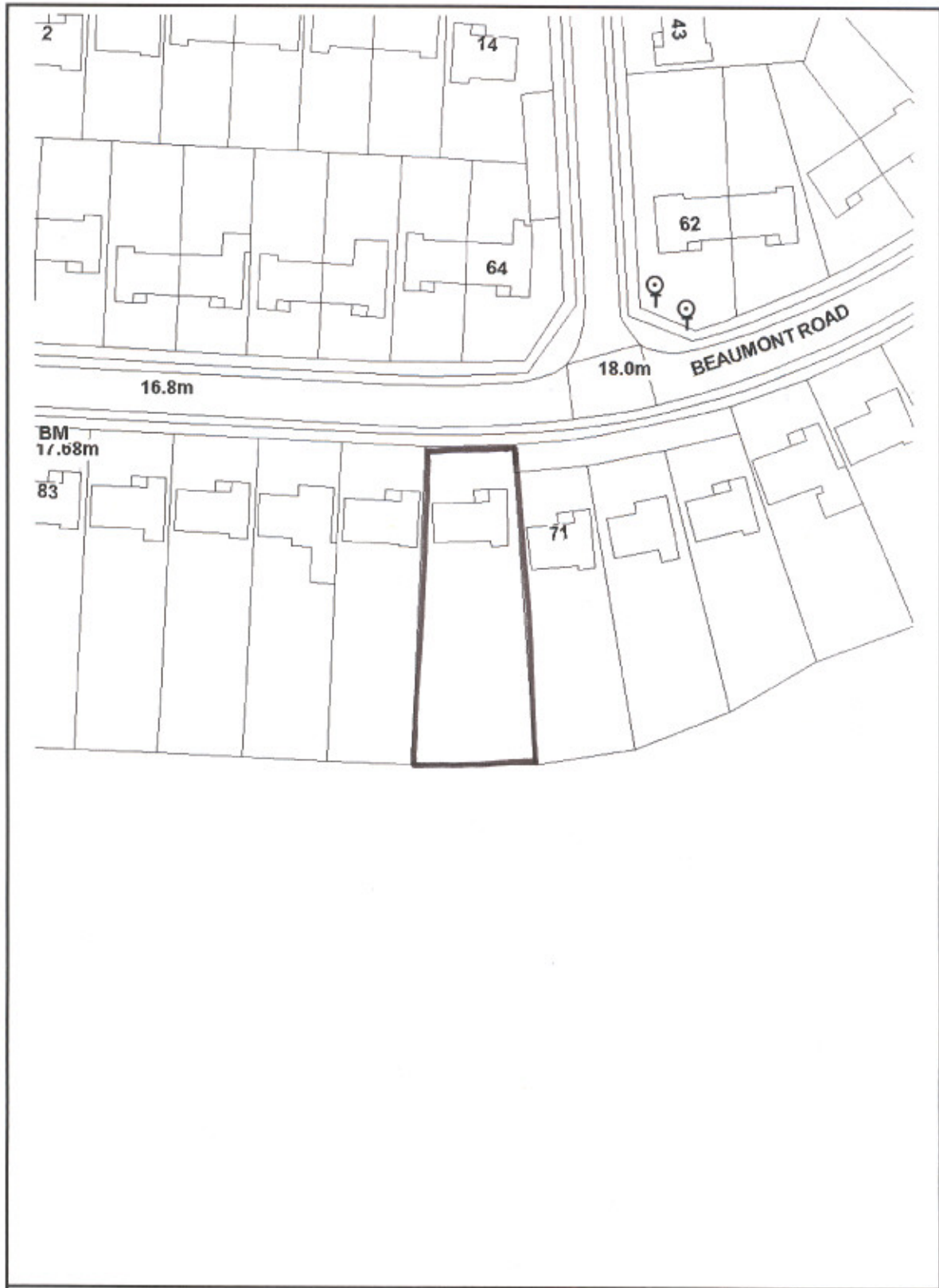
Under Section 100D of the Local Government Act 1972, the following are “background papers” for each report on a planning application:

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.



10.5



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73 Beaumont Road Cambridge Cambridgeshire CB1 8PX