

<b>Application Number</b>	09/0616/FUL	<b>Agenda Item</b>	11.2
<b>Date Received</b>	16th July 2009	<b>Officer</b>	Mr Marcus Shingler
<b>Target Date</b>	10th September 2009		
<b>Ward</b>	Abbey		
<b>Site</b>	84 Beche Road Cambridge Cambridgeshire CB5 8HU		
<b>Proposal</b>	Single storey rear extension.		
<b>Applicant</b>	Mr S Read 84 Beche Road Cambridge Cambridgeshire CB5 8HU		

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## **A INTRODUCTION**

- A1. This application was reported to East Area Committee at its meeting of the 3 September, when it was deferred, because of concern about inaccuracies in the report placed before Committee, that the objections of neighbours had not been properly rehearsed in the report and whether, in the light of the original file having been lost as the result of a fire, enough time had been given for the principal parties to make their respective cases and for Members to be properly aware of what was proposed.
- A2 The report below is a variation of the Committee report brought forward previously, but with errors corrected and additional information included.

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

- 1.1 84 Beche Road is a mid terraced two-storey dwelling and its associated front and rear garden areas, situated on the south side of the street between Godestone Road and River Lane. The dwelling is finished in Cambridge stock brickwork under a slate roof and has an existing single storey rear wing with a pitch roof running at 90 degrees to the ridge of the main house, which projects about 4.5 metres from the rear of the two-storey element of the house; that rear wing is about 2.6 metres wide;

projecting out beyond it, deeper into the garden, is a pergola structure.

1.2 The area is largely residential in character containing mainly terraced two-storey dwellings, though a little to the south are the commercial properties in Newmarket Road, including Wests Garage. Neighbours to both sides have existing rear extensions:

- the neighbour to the east (86) is separated from the application dwelling at ground floor by a covered passageway; it has a lean-to rear extension which is almost the full width of the ground floor of the house and also projects about 4.6 metres from the two storey, main body, of the house. Along the west wall of the extension, facing 84 is a row of high level windows; the roof itself, at the lower levels (about a third of the total roofslope), is clear glass, with the higher areas of the roof slate finished. There are doors in the rear of the extension and a little outside the doors, a tree.
- to the rear of 82 is a two storey lean-to/cat-slide form, frequently found in houses of this period. Around that a lower structure projects, but not as far as the extensions at 84 and 86.

1.3 The site falls within Conservation Area No. 1 (Central) and within the controlled parking zone.

## 2.0 THE PROPOSAL

2.1 The application seeks planning permission for a single storey flat roof rear wing to wrap around the existing, pitch-roof rear wing. The extension will fill in the 1.76m wide gap between the existing rear wing and the passageway that separates, at ground floor level, this house from its neighbour, to the east; it will also project a further 2.4 metres beyond the existing extension to the south, across the full width of the plot. It will have solid brick walls 2.3m tall on the east and west boundaries and a very shallow glazed roof and a glazed wall facing south.

2.2 The application is accompanied by the following supporting information:

1. Design Statement

- 2.3 The application was brought to the last Area Committee meeting at the request of Councillor Wright.
- 2.4 Following the Committee consideration of the application in September the applicant has submitted a response to the objections made by the neighbour at 86 Beche Road. The applicant makes reference to the Building Research Establishment recommendations for sunlight and daylight. He is of the view that the proposal accords with these recommendations. He also notes that a tree in the neighbours garden also blocks light from their own extension and that consideration should have been given to the potential impact of a neighbouring extension on the secondary windows when installed in the neighbours extension. Overall the view of the applicant is that the extension has been designed so as to have limited impact on his neighbour. He has provided images of what the extension would look like.

### 3.0 SITE HISTORY

Reference	Description	A/C, REF, W/D
C/88/0553	SINGLE STOREY FRONT EXTENSION FIRST FLOOR REAR EXTENSION	REF

### PUBLICITY

- 4.1 Advertisement: Yes  
 Adjoining Owners: Yes  
 Site Notice Displayed: Yes

### 5.0 POLICY

#### 5.1 Central Government Advice

##### **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.

**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.

**PPG15 Planning and the Historic Environment (1994):** This guidance provides advice on the identification and protection of historic buildings, conservation areas and other elements of the historic environment.

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

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

### **5.2 East of England Plan 2008**

ENV6 The historic environment  
ENV7 Quality in the built environment

### **5.3 Cambridge Local Plan 2006**

3/4 Responding to context  
3/14 Extending buildings  
4/4 Trees  
4/11 Conservation Areas  
4/12 Buildings of Local Interest

### **5.4 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.

## **5.5 Material Considerations**

**Cambridge Historic Core – Conservation Area Appraisal (2005):** Provides an appraisal of the Historic Core of Cambridge.

## **6.0 CONSULTATIONS**

### **Cambridgeshire County Council (Engineering)**

6.1 No objections.

#### **Conservation Officer**

6.2 No objection to rear extension.

#### **Environmental Health Officer**

6.3 Further comment sought

## **7.0 REPRESENTATIONS**

7.1 An objection has been received from an immediate neighbour concerned about the impact the proposal would have on their property.

A more detailed report on the objections will be reported on the amendment sheet;

7.2 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 extension wraps around the existing rear wing of the dwelling and will not be visible in the street scene and will cause no harm to the character and appearance of the locality in this Conservation Area. I consider the extension reasonably modest in terms of its scale and though its flat roof is not typical of the dwelling and the immediate area (though there are large areas of flat roof at Wests) it is a distinct modern solution to providing an extension, which is trying to minimise the implications for neighbours. In my opinion the design is satisfactory and will successfully contrast with the existing building, creating a harmonious addition to it, subject to the use of appropriate materials.

8.3 It is noted that an objection has been received to the development from the visual perspective, concerned that it will be inappropriate. ,but I do not consider the extension would alter or unduly harm the appearance of the dwelling or the rear garden environment. Additionally, this view is supported by the Conservation Officer, who raises no objections to the development.

8.4 In my opinion and from the visual perspective only, the proposal is compliant with East of England Plan (2008) policies ENV6 and ENV7, and Cambridge Local Plan (2006) policies 3/4, 3/14, 4/11 and 4/12.

### **Residential Amenity**

8.5 The proposed extension will abut the common boundary with the attached neighbour at 82, but that property already has a roof extension along the common boundary (albeit not as deep as what exists at 84). Given that and the intention here to add a

single storey extension only, projecting 2.4 metres in a position that is north of east, where it will have little impact other than very early in the day, I am of the opinion that the impact on 84 in terms of loss of light to or outlook from, dominance or overshadowing is not such as to warrant refusal. There will be no impact on privacy. It is noted that there are flank windows to the rear extension of No. 86 and indeed I have inspected this property both inside and from the rear garden. This extension takes most of its light from windows to the rear and to the roof of the extension and although there will inevitably be some impact on the flank windows, the overall impact on light will be of a very minor degree and would not merit refusal.

- 8.6 There is a much longer new wall facing towards no.80, but again that property does have a rear extension (and planting) and again I do not think that there is an adverse impact such as to justify refusal.
- 8.7 In my opinion the proposal is not in conflict with East of England Plan (2008) policy ENV7, or Cambridge Local Plan (2006) policies 3/4 and 3/14.

### **Third Party Representations**

- 8.8 The issues raised in third party correspondence have not been fully reported because of the file having been lost in a fire. The broad reasoning for the objection has been rehearsed in the report but will be added to in the amendment sheet, if possible and elaborated upon at Committee.

### **9.0 CONCLUSION**

- 9.1 For the reasons set out above, the proposals are considered to be acceptable and approval is recommended.

### **10.0 RECOMMENDATION**

#### **Approve subject to :**

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. 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. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4, 3/12 and 3/14)

### **Reasons for Approval**

1. This development has been approved, conditionally, because subject to those requirements it is considered to generally conform to the Development Plan, particularly the following policies:

East of England Plan 2008 - ENV7 Quality in the Built Environment.

Cambridge Local Plan (2006) Policies 3/4, 3/14

2. The decision has been made having had regard to all other material planning considerations, none of which was considered to have been of such significance as to justify doing other than grant planning permission.

These reasons for approval can be a summary of the reasons for grant of planning permission only. For further detail on the decision please see the officer report by visiting the Council Planning Department

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

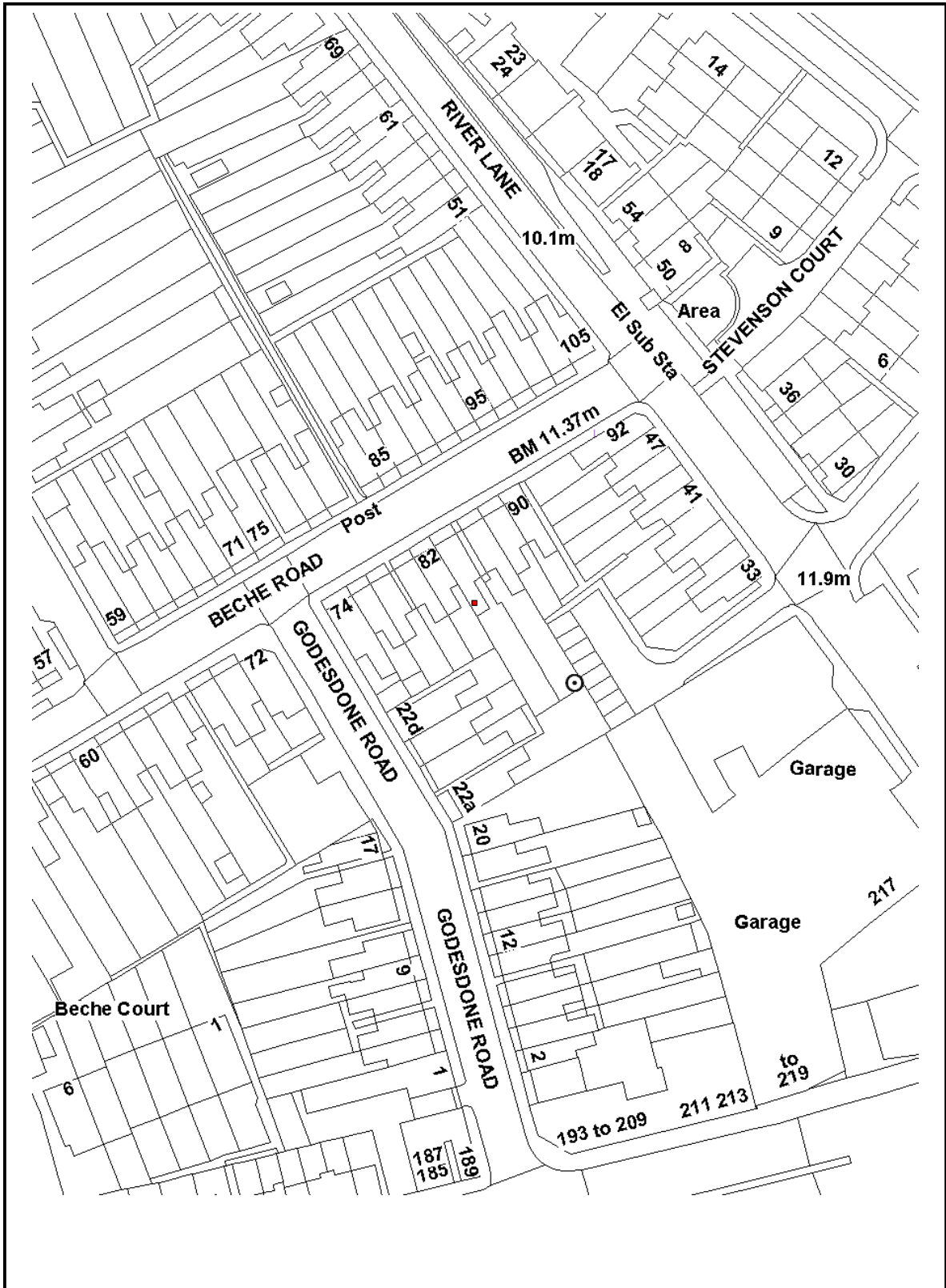
Under Section 100D of the Local Government Act 1972, the following are background papers\_ for each report on a planning application:

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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