

Application Number	09/0541/FUL	Agenda Item	
Date Received	17th June 2009	Officer	Mr Marcus Shingler
Target Date	12th August 2009		
Ward	Castle		
Site	5 Sherlock Road Cambridge Cambridgeshire CB3 0HR		
Proposal	Two storey rear extension, roof extension and alterations to driveway/front garden.		
Applicant	Mr David Summerfield And Emma Court 5 Sherlock Road Cambridge Cambridgeshire CB3 0HR		

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 5 Sherlock Road is a detached two-storey dwelling and its associated front and rear gardens, situated to the south western side of this section of Sherlock Road. The area is residential in character containing a mixture of detached and semi-detached properties. The existing dwelling has a single storey flat roofed garage to the north-western side of the plot and the property itself is finished in red brickwork under a tiled roof.
- 1.2 The site does not lie within a conservation area or the Controlled Parking Zone.

2.0 THE PROPOSAL

- 2.1 The application seeks planning permission for the construction of a two-storey rear extension and a loft conversion involving the insertion of a rear dormer window. The proposed rear extension will measure 6m deep at ground floor level reducing to 4m at first floor level, by width of 8.9m and with a mono-pitched roof of maximum height at ground floor of 3.6m and a hipped and pitched roof over the first floor to match the main ridge at 8.3m. It is also proposed to insert a rear box dormer measuring 3.8m wide by 2.7m high into the rear roof slope above the proposed first floor extension. The plans show the existing front drive being widened to accommodate 2no.

vehicles.

- 2.2 The application is reported to Committee at the request of Councillor Kightley.

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): No comments.
- 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:

7 Sherlock Road

7.2 The representations can be summarised as follows:

- The proposed two-storey extension and dormer would cause loss of light to the rear ground floor kitchen window and first floor landing and bathroom windows to No. 7;
- The first floor rear doors could lead to a loss of privacy to No. 7
- The extensions are out of keeping with the area and are larger than those proposed at No. 9 Sherlock Road that were refused permission (09/0351/FUL).

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 two-storey rear extension is of significant scale, being of maximum overall depth of 6m but reduced to 4m at first floor. Whilst large, the impact on the street scene will be limited by the fact that it is to the rear and thus views afforded of it will be relatively oblique. Although large, I still consider that it will be clearly subsidiary to the main dwelling and is satisfactorily designed with a hipped and pitched roof over the extended elements. Subject to the use of appropriate matching materials, I consider that the rear extension will harmonise successfully with the main dwelling.

8.3 The proposed rear dormer is somewhat box like in appearance and not particularly attractive in design terms. However, more

positively, it will be set into the roof slope of the rear extension and will not be prominent in the street scene and given that it does not fill the extended roof slope, I consider, on balance, that a decision to refuse permission on design grounds would not be justifiable.

- 8.4 In my opinion and from the 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.

Residential Amenity

- 8.5 In respect of residential amenity, I consider that the neighbouring properties either side at No's 3 and 7 Sherlock Road are the potentially most impacted properties as a result of the development. The proposed rear extension will sit to the north west of No. 3 and given the separating gap to the flank of this dwelling of circa 5m any impact on light or outlook would not be significant and nor would privacy to this dwelling be affected.
- 8.6 The impact on the unattached neighbouring dwelling to the north west at No. 7 will be more marked. I have visited this property and observed that what was formerly a garage towards the south eastern flank has been converted and a new kitchen created with a rear facing window being circa 1m from the common boundary and a door adjacent to it. This property is however, staggered slightly rearwards of the subject dwelling. The proposed extension is reduced at first floor level and has a hipped roof, which further reduces the impact. I would estimate that at ground floor level the extension will extend about 4 metres beyond the end elevation of the neighbours converted garage and about 2 metres beyond this point at first floor level. I do not consider that permission could be withheld on the grounds of loss of light to the neighbour's kitchen window, particularly given that light is also obtained through the rear door. I have considered also the impact on the first floor landing and bathroom windows to No. 7 but given that these serve non-habitable rooms, I again do not consider that permission could be withheld for this reason.
- 8.7 There will be a degree of enclosure to 7 Sherlock Road, which does not exist at present, however I am of the view that this would not be so significant as to justify a recommendation of

refusal.

- 8.8 The proposed extension incorporates first floor rear facing French doors and I have considered whether these would give rise to a loss of privacy. There is no balcony shown on the plans but the means by which sitting out on the flat roof above the ground floor is to be prevented is not shown on the plans. I have recommended a condition to secure the provision of a 'juliet balcony' or similar feature to prevent the use of the flat roof as sitting out space.
- 8.9 The proposed rear dormer will afford views over the rear garden of not only the subject dwelling, but also the rear gardens of neighbouring properties, most notably at No's 3 and 7 Sherlock Road and I have considered therefore whether this would impact adversely on privacy. However, the subject dwelling has existing first floor rear facing windows that already afford similar views and in these circumstances, I do not consider that permission could reasonably be refused for this reason.
- 8.10 In my opinion, subject to the imposition of planning conditions, the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and I consider that it is compliant with East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4 and 3/14.

Third Party Representations

- 8.11 I have addressed the concerns raised by the neighbour with regard to loss of light and privacy and the design of the extensions in my assessment. With regard to the application at 9 Sherlock Road, this application was refused on the grounds that the design of the proposed part single part two storey side extension and first floor rear extension did not relate well to the existing dwelling and would be intrusive in the streetscene. I do not consider that the two schemes are so similar that the determination of the application at 9 Sherlock Road represents a material consideration that outweighs my assessment of this application against Development Plan policies.

9.0 CONCLUSION

- 9.1 The proposals are considered to be acceptable and it is recommended that permission be granted.

10.0 RECOMMENDATION

APPROVE subject to the following 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 extension hereby permitted shall be constructed in external materials to match the existing building in type, colour and texture.

Reason: To ensure that the extension is in keeping with the existing building. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4, 3/12 and 3/14)

3. Prior to the commencement of development, full details of a Juliet balcony or similar means by which access, except in an emergency or for maintenance, will be prevented onto the flat roof of the ground floor extension from the first floor French doors serving Bed 1 shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

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

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.



09/0541/FUL

5 Sherlock Road Cambridge Cambridgeshire CB3 0HR

