

Application Number	09/1089/FUL	Agenda Item	
Date Received	24th November 2009	Officer	Mrs Angela Briggs
Target Date	19th January 2010		
Ward	West Chesterton		
Site	21 Belvoir Road Cambridge Cambridgeshire CB4 1JH		
Proposal Applicant	Loft conversion with roof extension. Ian Jolley And J Petrie-Symes 21 Belvoir Road Cambridge Cambridgeshire CB4 1JH		

1.0 Site Description and Area Context

- 1.1 21 Belvoir Road is located on the west side of Belvoir Road to the south of its junction with Aylestone Road. Prior to the commencement of development, 21 Belvoir Road was the southern half of a pair of semi detached hipped roof bungalows.
- 1.2 The area is characterised by a variety of residential properties including terraced, semi detached and detached houses and bungalows.
- 1.3 The application site falls within the De Freville Conservation Area. It is not within the controlled parking zone and there are no trees affected by the development.

2.0 Description of Development

- 2.1 Planning permission is sought for the erection of a loft conversion with roof extensions. The works have been completed and therefore the application is retrospective.
- 2.2 The works to the roof comprise a change in the roof shape from hipped to gable end and the insertion of three velux rooflights to the front elevation. To the rear a large box like dormer extension has been built. This takes the form of a box dormer adjacent to the boundary with 19 Belvoir Road which projects 3.6 m from the ridge of the roof and 3 m in depth, i.e. it is set up 0.3 m from the

eaves. A further box dormer is positioned above the single storey rear outshot. This projects 7 m from the ridge and 3.3 m deep incorporating the monopitch roof of the outshot.

- 2.3 Tiles have been used on the hip to gable element and the box dormers are finished in painted timber. To the rear is a casement window serving the study and French doors to the upstairs bedroom. There is no guardrail to the French doors and access onto the conservatory roof is not practical.

3.0 Site History

Reference	Description	Outcome
08/0625/FUL	Addition of new first floor accommodation. Rooms in new roof with dormers to side and rear.	Refused
09/0798	Loft conversion with roof extension	Withdrawn

- 3.1 In addition to the above a report was also brought before the North Area Committee in November 2009 to recommend that enforcement action be taken to secure the removal of the unauthorised works. This recommendation was supported.

4.0 Planning Policy

Central Government Guidance

PPS1 Delivering Sustainable Development (2005)
PPG15 Planning and the Historic Environment (1994)

Development Plan Policy

East of England Plan 2008

SS1 Achieving sustainable development
ENV6 The historic environment
ENV7 Quality in the built environment

Cambridge Local Plan 2006

3/1 Sustainable development

3/4 Responding to context

3/14 Extending buildings

4/11 Conservation areas

Supplementary Planning Documents

Sustainable Design and Construction (2007)

Material Considerations

De Freville Conservation Area Appraisal (March 2009)

Roof Extensions Guide (2003)

5.0 Consultations

5.1 Cambridgeshire County Council (Engineering): No comments

5.2 Historic Environment Manager:

The Conservation Officer has not altered her view from those expressed in relation to the earlier withdrawn application:

The De Freville Conservation Area was designated in March 2009, and the draft Appraisal applies to this application. The character of Belvoir Road is one of a mixture of dwellings, which adds interest to the area. Despite this range of styles, there is a uniformity of materials; buff brick with red brick dressings

The style of the extension is not in keeping with the character of the conservation area. It is over development of the site in that the former bungalow has been subsumed by the extension, and from the rear it has lost its single storey nature.

The extensions introduce a new material to the conservation area, the painted timber cladding, and, the design is very angular making the extensions look as if they have been plonked onto the roof and extension of the bungalow rather than considering the design of the building as a whole. It has changed its relationship with the adjoining property completely. (The first reason for refusal on the previous application for this property (08/0652/FUL) is also applicable to this application, at

least for the rear.)

From Belvoir Road, there are limited views of the extension. The front roof has changed its profile, and three rooflights have been added, but the clay and ridge tiles are appropriate for this building in this area. There are views of the side of the extension which is green painted timber which bears no relationship to anything else in the street, but these views are limited and therefore have little or no impact on the street scene.

The Design and Access Statement (D & A Statement) says that the rear of the property is not visible from the public domain, however from Aylestone Road, there are views across to the rear of the property. The large extensions are uncharacteristic of the conservation area and are clearly visible which is detrimental to the character and appearance of the conservation area. I agree with the D & A Statement under 4. Evaluation, that the 'visual design of a roof extension would be required to make a positive contribution to the area and overall street scene'. However I do not agree that the design submitted, and built, meets this criteria.

The D & A Statement also says that there are many converted lofts with full box dormers in the area, however this property has more than just a box dormer. In order for it to be less imposing. I would suggest that it is reduced to a full box dormer on the rear of the property, and that the extension over the rear extension is removed. Despite the timber cladding being a new material in the area, I feel that it would be appropriate to retain it on the rear elevation of the box dormer. However the sides of the dormer should be changed to a brick to match the existing.

The existing loft conversion and roof extension are detrimental to the character and appearance of the conservation area.

- 5.3 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.

6.0 Publicity

Advertisement:	No
Site notice:	No
Adjoining occupiers:	Yes

7.0 Representations

- 7.1 Councillor Nimmo-Smith has requested that this application be brought to NAC for the following reason:

I think this application should come to North Area Committee in view of the committee's earlier consideration of a planning enforcement report relating to the existing loft extension and the likelihood of an amended scheme being considered in the event of an appeal.

- 7.2 One letter of objection has been received from the daughter of the occupant of 19 Belvoir Road. She reiterates her previous concerns about the scheme. The occupier of 19 Belvoir Road has also raised strong objections.

- 7.3 Letters of objection have also been received from the occupiers of the following addresses, who generally reiterate earlier objections:

17 Belvoir Road
30a Belvoir Road
34 Belvoir Road

- 7.4 The grounds of objection are as follows:

The roof extension is too big and visually intrusive.
The design of the extension is incongruous.
The roof extension is constructed in inappropriate materials.
The roof extension has an adverse impact on privacy.

- 7.5 At the time of writing this report the period available for public comment on the application has not expired (18 December 2009). Any further comments will be referred to on the Amendment Sheet or orally at the Meeting.

- 7.6 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. Impact on the Conservation Area
3. Residential amenity

Context of site, design and external spaces

8.2 The alterations to the front elevation of the dwelling, principally the change from hip to gable end is prominent in the Belvoir Road streetscene because the pair of bungalows is set forward of its neighbours. However given the range of styles of building in the street and the roof shapes that are associated with them I do not consider that this alteration is objectionable. The velux rooflights do not need planning permission.

8.3 The design of the rear elements of the development are not acceptable. There are limited views of the rear roof extensions from Belvoir Road but the most significant impact is when viewed from Aylestone Road and from the gardens and houses in the surrounding area. The scale of the extensions dominate the views from these locations and the contrasting materials only serve to intensify this visual impact.

8.4 Although the Roof Extensions Guide has lost some of its weight since the adoption of the 2006 Local Plan it does still contain some useful information which can assist in the assessment of the design impact of roof extensions. In my view the design of the roof extension is entirely at odds with the advice provided by the Roof Extensions Guide. It is large and box-like and has not been designed as a harmonious and natural addition to the bungalow.

8.5 I accept that in some circumstances roof extensions of a significant scale can be erected as 'permitted development'. In this case this appears to have been the original intention of the applicant. However the extension was constructed above the permitted development limits that prevailed at the time and planning permission was required. Since the creation of the Conservation Area, permitted development rights have been

reduced and roof extensions cannot be carried out without planning permission.

- 8.6 In my view the roof extensions are not acceptable by virtue of their scale and the materials of their construction and are contrary to policies ENV7 of the East of England Plan 2008 and 3/4 and 3/14 of the Cambridge Local Plan 2006 and to guidance provided by PPS1.

Impact on the Conservation Area

- 8.7 I agree with the comments of the Conservation Officer that the roof extensions do not make a positive contribution to the Conservation Area. There are other roof extensions on adjacent dwellings which contribute to the character of the Conservation Area and therefore I agree that the principle of some form of roof extension is acceptable, however the application has to be assessed on the basis of the submission.
- 8.8 For the reasons set out above and expressed by the Conservation Officer it is my opinion that the roof extensions are contrary to policies ENV6 of the East of England Plan 2008 and policy 4/11 of the Cambridge Local Plan 2006 and to guidance provided by PPS1 and PPG 15.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.9 The roof extensions are highly visible from a large number of houses and their associated gardens. In most cases the impact on outlook is not so severe as to merit the refusal of planning permission, however the nearest properties are potentially more severely affected.
- 8.10 23 Belvoir Road lies to the south of the application site. This orientation and the presence of a part two storey and part single storey extension on the boundary reduce the impact of the roof extension. There is a window in the rear elevation of the roof extension that will afford views over the garden of 23 Belvoir Road but this situation is not unlike similar arrangements elsewhere in the area.
- 8.11 19 Belvoir Road lies to the north of the application site. This

property has a single storey conservatory to the rear of a depth which matches that on the application site. The orientation of the dwellings means that the roof extension will cause loss of light to number 19 but this is limited by the presence of the conservatory. The presence of a first floor window close to the boundary with number 19 also has the potential to result in overlooking. This again is reduced by the presence of the conservatory but in my view, given the style of the French doors, results in a loss of privacy in the garden to number 19. In my opinion the greatest impact of the roof extension is the loss of outlook and enclosing impact it has in the garden area.

- 8.12 In my opinion the roof extension does not respect the residential amenity of its neighbour, 19 Belvoir Road 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 and to guidance provided by PPS1.

Third party representations

- 8.13 I have dealt with the issues that have been raised in correspondence above and will add further comments to the Amendment Sheet if necessary.

9.0 Conclusion

- 9.1 In my opinion the roof extension that has already been completed does not accord with Development Plan policy in terms of its visual impact and the affect that it has on residential amenity and I have recommended refusal.

Recommendation: REFUSAL for the following reasons:

1. The roof extension by virtue of its scale and the materials of its construction fails to reflect or successfully contrast with the form of the original dwelling and appears as an incongruous form of development when viewed from Aylestone Road and the houses and gardens in the surrounding area which forms part of the De Freville Conservation Area. In so doing the development fails to respect the site context and the characteristics of the surrounding area. The development is contrary to policies ENV6 and ENV7 of the East of England Plan 2008 and policies 3/4, 3/14 and 4/11 of the Cambridge Local Plan 2006 and to guidance provided by PPS1 and PPG15.

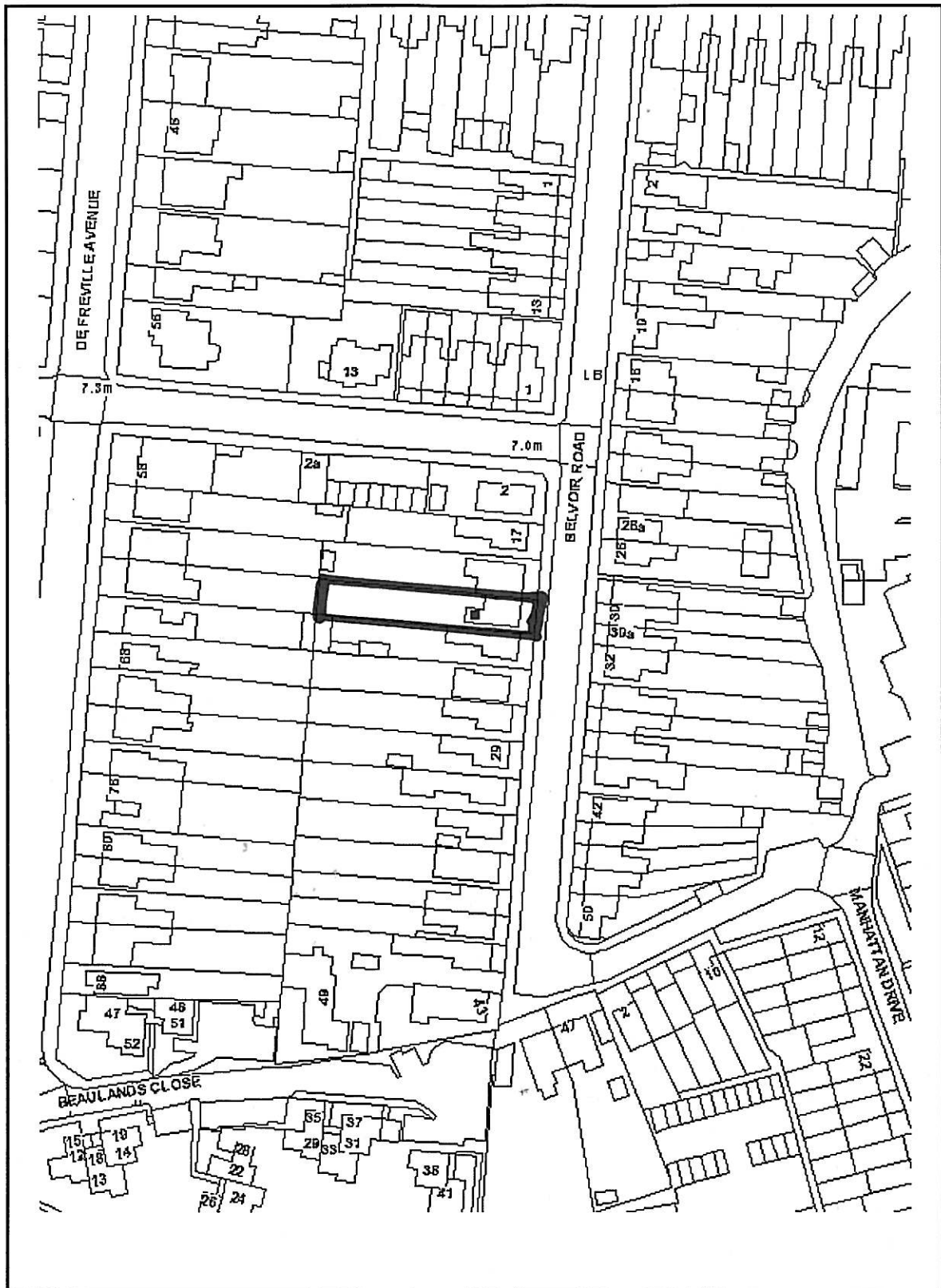
2. The roof extension by virtue of its scale, proximity to the boundary with 19 Belvoir Road and the presence of French doors at first floor level, has an overbearing and enclosing impact on 19 Belvoir Road and leads to overlooking and loss of privacy to the detriment of the residential amenities which the occupier of 19 Belvoir Road could reasonably expect to enjoy. In so doing the development fails to respect the site context and constraints. The development is contrary to policies ENV7 of the East of England Plan 2008 and policies 3/4 and 3/14 of the Cambridge Local Plan 2006 and to guidance provided by PPS1.

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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