

Application Number	09/0582/FUL	Agenda Item	
Date Received	30th June 2009	Officer	Mr Marcus Shingler
Target Date	25th August 2009		
Ward	Trumpington		
Site	55 Alpha Terrace Cambridge Cambridgeshire CB2 9HS		
Proposal	Two storey side and single storey front and rear extensions.		
Applicant	Mr F Lindsay 55 Alpha Terrace Cambridge Cambridgeshire CB2 9HS		

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 55 Alpha Terrace is a two-storey detached dwelling and its associated front and rear garden areas, which is situated on the northern side of the street about 100 metres east of the junction with Scotsdowne Road. The area is residential in character, but one where there is a mix of terraced, semi-detached and detached dwellings. 55 Alpha Terrace is a one of a group of what were, but no longer all are, detached houses set back a little from the highway behind their own front gardens; the building is finished in Cambridge stock brickwork under a slate roof and has been extended by the addition of a part-width rear extension, a small side extension, and a small (2m wide, 1.5m deep, 3.15m tall) front porch.
- 1.2 A little to the west (about 20 metres), beyond another two houses set back a little from the street, is the eastern end of a series of blocks of housing that are more terraced in character, built hard up against the back of the pavement. Opposite, on the south side of the street, there is again a mix, with blocks of 4 houses in a short terrace interspersed with semi-detached and detached houses; most, but not all stand on the back of the

pavement.

1.3 To the east is a much-extended house, 57, that has been converted into flats. To the west is another much extended property, with a rear projection stretching a long way back into the garden.

1.4 The site is not within a Conservation Area or the Controlled Parking Zone.

2.0 THE PROPOSAL

2.1 The application seeks permission for the erection of a two-storey side and single storey front and rear extensions to the existing dwelling. The proposed front extension adds to the size of the porch, adding 1.12m to its width so that its overall dimensions would be 3.1m wide by 1.5m deep by 3.15m to the top of the lean-to roof. The proposed side extension will measure 7.9m deep by 3m wide, under a pitched roof to match the existing roof in shape and height, with the ridge at 7m above ground level. The proposed rear extension will sit to the flank of the existing rear extension, replacing the utility room, and measures 3m deep by 5.2m wide and with a lean-to roof to match that of the earlier extension, with a maximum height of 3.4m.

3.0 SITE HISTORY

Reference	Description	A/C,REF,W/D
06/0120/FUL	Change of use from 2no. flats to single dwelling.	A/C

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
 - ENV6 The historic environment
 - 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.

6.2 The above responses are a summary of the comments that have been received.

7.0 REPRESENTATIONS

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

42, 44 Alpha Terrace

7.2 The representations can be summarised as follows:

*The development will lead to flats and further compound the problems created by the new flats at No. 57 Alpha Terrace;
The extensions will result in an overdominant property that will overwhelm surrounding houses, particularly No. 53;
Existing parking problems will be worsened;
Multi-occupation houses will change the character of the area;
The front extension will break the building line and be out of character and context;
Overshadowing, overlooking and loss of privacy, particularly to No. 53;
Additional noise and disturbance and disruption during development;
There are vans parked to the site frontage already and the site resembles a builder's yard, further destroying the character of the area.*

7.3 The above representations are a summary of the comments that have been received. The issues raised, where pertinent to the determination of this application are considered below.

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 front and side extensions proposed will be clearly visible in the street scene on Alpha Terrace but I do not consider that either element would cause harm to the character and appearance of the locality. The proposed front extension is very minor in nature and merely adds a small element to the existing front porch. This element is designed to reflect the existing front extension, incorporating a lean-to roof, and I consider it will integrate satisfactorily with the main dwelling. The extension sits to the side of the existing porch and therefore does not change the building line; as the property is set well back from the road itself and the building line in the locality is varied, with many properties built hard on the back of the pavement, I do not consider that this would be detrimental to the local townscape.

8.3 The proposed two-storey side extension sits wholly to the western flank of the dwelling, being flush with the original front and rear walls elevations and the same height as the existing main ridge. I consider therefore that it will read as a continuation of the main dwelling. The extension is 3m wide about 50% again of the width of the original dwelling, which is 6.1m wide; I consider that it will be clearly subsidiary to the main dwelling and not overly dominant in the street scene. The side extension is set off the common boundary with the unattached neighbouring dwelling to the west, 53 Alpha Terrace, by 1.1m and thus there is no possibility of the creation of a terracing effect in these circumstances. Subject to the use

of matching materials, I consider the side extension to be visually acceptable and a proposal that would not cause harm to the character and appearance of the locality.

- 8.4 The proposed rear extension will not be visible in the street scene and will thus cause no harm to the character and appearance of the locality. The extension will sit to the side of the existing rear extension, matching its depth at 3m and I consider that it will also integrate satisfactorily with the existing property. The rear garden to the property measures circa 42m overall and I do not consider that the rear garden environment would be harmed in these circumstances.
- 8.5 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

- 8.6 The proposed extensions are all sited towards the western side of the property and thus I consider the most significantly potentially impacted neighbouring property is that to the west, 53 Alpha Terrace. However, the proposed front extension is single storey only, of very limited depth (1.5m) and 3.8m from the common boundary; in these circumstances any impact on light or outlook to this property would be very minor in nature and there will be no impact on privacy to this dwelling.
- 8.7 The proposed side extension is a more substantial extension that will inevitably impact to some degree on No. 53. However, given that the extension is set off the common boundary by 1.1m and does not project either frontwards or rearwards of the existing property, any impact on light or outlook would not be of a degree to merit refusal. The extension incorporates a flank first floor window but this is to serve a WC and is small in size and any impact on privacy would be very minor in nature. The side extension incorporates a rear facing first floor window but the existing property has first floor rear facing windows and I do not consider that the additional window would significantly worsen privacy to No. 53.
- 8.8 The proposed rear extension is single storey only, of modest depth at 3m and 1.1m from the common boundary; any impact on light to or outlook from 53 would be very modest and not

harmful and nor would this element impact on privacy to this dwelling. No other neighbouring properties are adversely affected by the development

- 8.9 In my opinion 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, Cambridge Local Plan (2006) policies 3/4 and 3/14.

Third Party Representations

- 8.10 The issues raised in third party correspondence are largely considered above. The issue raised in respect of multiple occupation has not been addressed as the application does not propose to change of use of the property. It must also be remembered that planning permission is *not* required for occupation of the dwelling by up to 6no. individuals living as a single household. Conversion to separate flats would require permission, but that is not proposed here.
- 8.11 In respect of parking, I do not consider that the proposals would generate a level of additional traffic that would be harmful to the locality. On street parking in Alpha Terrace is not restricted and the Highways Officer has raised no objections to the proposals and thus I do not consider that permission could be reasonably withheld on the grounds of insufficient parking or highway and traffic safety. In respect of noise and disturbance during development, this is not a planning consideration and construction hours are covered by other legislation. I do not consider that the extensions per se would be likely to generate significant additional noise and disturbance to the locality once completed. The comments relating to the type of vehicles parked to the site frontage is not a planning consideration.

9.0 CONCLUSION

- 9.1 The proposals are considered to be acceptable and approval is thus recommended.

10.0 RECOMMENDATION

1. 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)

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



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