

Application Number	09/0822/FUL	Agenda Item	
Date Received	3rd September 2009	Officer	Mr Marcus Shingler
Target Date	29th October 2009		
Ward	Queen Ediths		
Site	42 Hartington Grove Cambridge Cambridgeshire CB1 7UE		
Proposal	Two storey rear extension.		
Applicant	Mr Alistair Pask 42 Hartington Grove Cambridge Cambridgeshire CB1 4UE		

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 42 Hartington Grove is a mid-terrace, two-storey dwelling and its associated front and rear gardens, situated on the southern side of the street. Hartington Grove itself is predominantly residential in character comprising mainly two-storey, terraced dwellings. The subject dwelling has a characteristic part single and part two-storey rear wing and is finished in Cambridge Stock brickwork under a slate 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 follows the earlier refusal of permission of a first floor rear extension to the existing property (09/0208/FUL), with a mono-pitch roof. The current proposal again seeks permission for a first floor rear extension to the property, which is shown as 3.94m deep by 3.01m wide, with a pitched roof rising to a maximum height of 5.62m.
- 2.2 The application is brought to Area Committee for determination

at the request of Councillor Baker, who considers that there are issues in respect of policies 3/4 and 3/14 of the Cambridge Local Plan that need Committee consideration.

3.0 SITE HISTORY

Reference	Description	A/C,REF,W/D
09/0208/FUL	First floor rear extension	REFUSED

The application was refused for the following reason:

The proposed extension would, by reason of its scale, bulk, height, depth and location abutting and close to the neighbouring properties either side at No's 40 and 44 Hartington Grove, give rise to a loss of light and outlook and would dominate these properties and lead to the creation of an undue sense of enclosure to the detriment of residential amenity and contrary to policy 3/14 of the Cambridge Local Plan 2006. For these reasons the proposals also fail to respond to their context or to relate satisfactorily to their surroundings and are thus also contrary to policy ENV7 of the East of England Plan 2008, to policy 3/4 of the Cambridge Local Plan 2006 and to advice provided by PPS1 Delivering Sustainable Development.

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 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.

- 5.4 East of England Plan 2008

ENV7 Quality in the built environment

- 5.5 Cambridge Local Plan 2006

3/4 Responding to context

3/14 Extending buildings

Supplementary Planning Documents

- 5.6 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 Objection

- 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 None received.

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

Context of site, design and external spaces

8.2 The proposed extension will not be visible in the street scene and will have no impact therefore upon the character and appearance of the street scene of the locality. The extension is of significant scale and bulk but of a satisfactory design with a pitched roof over and although large, I consider that it would still integrate satisfactorily as a harmonious and subsidiary addition to the existing dwelling, subject to the use of appropriate matching materials. Given the proposed depth of 3.94m, I have considered whether the proposed extension would impact adversely upon the rear garden environment but inspection of the plans reveals that the rear garden measures some 15m overall and there is no additional footprint created. In these circumstances I do not consider that the development would cause harm to the rear garden scene.

8.3 In my opinion and from the visual perspective only, the proposal is compliant with East of England Plan 2008 policy ENV7 and Cambridge Local Plan (2006) policies 3/4 and 3/14. Of greater concern however, is the potential impact on neighbouring amenity and these issues are considered below.

Residential Amenity

8.4 The impact on neighbouring amenity was the reason that the earlier application (09/0208/FUL) was refused permission. The current scheme retains the depth and width of the earlier proposals, but the roof has been altered from a mono-pitch (rising to the common boundary with the neighbour) to a pitched roof with a subsequent reduction in height from 6.3m to 5.62m.

- 8.5 The proposed extension will still abut the common boundary with the attached neighbouring property to the east, No. 44 Hartington Grove. This property has a rear wing that currently mirrors that of the subject dwelling and thus the impact on the ground floor element will be limited.
- 8.6 However the first floor extension will project 3.94m deeper than the first floor rear wing of No. 44 and this has a window in the rear elevation. There is also a velux window to the single storey rear wing of No. 44 and despite the reduction in height, I consider that both of these windows will be impacted upon in terms of loss of light and outlook and given the location. **, I also consider that the extension would unreasonably dominate this property and lead to the creation of an undue sense of enclosure.**
- 8.7 The combination of the existing rear wing of No. 42 and the proposed extension gives an overall depth of 7.1m from the main body of the dwelling. The extension will sit only 1.45m distant from the common boundary with the attached neighbouring dwelling to the west, no. 40 Hartington Grove and there are windows at ground and first floor level to this dwelling that despite the reduction in height, will still be impacted upon in terms of loss of light and outlook and, again, I consider that the extension, although an improvement on the earlier proposal, will still unduly dominate this property and lead to the creation of an undue sense of enclosure to the detriment of residential amenity. In my opinion therefore, the proposal is clearly in conflict with policy ENV7 of the East of England Plan 2008 and Cambridge Local Plan (2006) policies 3/4, and 3/14.
- 8.8 In reaching these conclusions, I am mindful of a number of large rear extensions that have been carried out in the locality, but in my view, none are directly comparable, and the existence of other extensions, does not lead me to conclude that the development in this instance, is acceptable.

9.0 CONCLUSION

- 9.1 For the reasons set out above, I consider the proposals to be unacceptable and refusal is thus recommended.

10.0 RECOMMENDATION

REFUSE for the following reason/s:

1. The proposed extension because of its scale and depth, and its location abutting and close to the neighbouring properties to either side, No's 44 and 40 Hartington Grove, would give rise to a loss of light and outlook and would dominate these properties and lead to the creation of an undue sense of enclosure to the detriment of residential amenity and contrary to policy 3/14 of the Cambridge Local Plan 2006. For these reasons the proposals also fail to respond to their context or to relate satisfactorily to their surroundings and are thus also contrary to policy ENV7 of the East of England Plan 2008, to policy 3/4 of the Cambridge Local Plan 2006 and to advice provided by PPS1 Delivering Sustainable Development.

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.



09/0822/FUL

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