

Application Number	08/1571/FUL	Agenda Item	7.2
Date Received	26th November 2008	Officer	Mr Eze Ekeledo
Target Date	21st January 2009		
Ward	Queen Ediths		
Site	255 Hills Road Cambridge Cambridgeshire CB2 8RP		
Proposal	Extension to rear of dwelling, porch, front and rear dormer windows.		
Applicant	Ms Michelle Pearl 5 Fendon Road Cambridge Cambridgeshire CB1 7RS		

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 255 Hills Road site is situated on the east side of Hills Road, immediately north of its junction with Glebe Road. It is a two-storey, semi-detached Edwardian dwelling, with some further space in the roof, which has several gables and strong presence on the corner. The forecourt of 255 is used for parking which is screened from the road by a 2m- dark brown stained timber fence, which runs along the west and south boundaries which abut respectively Hills Road and Glebe Road.
- 1.2 The majority of the buildings in the immediate locality are big two storey semi-detached or detached houses, but vary widely in architectural style and benefit from good sized gardens. That said, behind the Hills Road frontage, on either side of Glebe Road, there are single storey dwellings
- 1.3 The property is not identified as a Building of Local Interest (BLI) and is not listed.
- 1.4 The site is located outside the Controlled Parking Zone (CPZ) and is not within the Conservation area.

2.0 THE PROPOSAL

2.1 The application is seeking consent for the expansion of the loft and a single storey side extension. The proposals comprise the following distinct components:

- i) Four front facing “velux” windows: one enlarged, one enlarged and repositioned and two new additions. Three rear facing “velux” windows: one removed, one enlarged and two new additions – *these do not require planning permission*;
- ii) The extension of the front porch in matching design and materials with original dwelling roof, gable and gable fascia cladding.
- iii) A loft expansion involving the insertion of a front facing dormer window and two rear facing dormers. The front dormer window (which will allow a bathroom and toilet in the roof) sit just below the main ridge of the house, and midway between the original half gabling that connects the property to 253 Hills Road and the original hipped gable over the master bedroom and drawing room measures 1.75m wide x 2.4m tall. (*Since submission this dormer has been amended and reduced to 1.75x2.4 so that it is only two panes wide, to match better the window and door below*). The first of the rear-facing dormers is aligned in position with the front facing dormer and projects from the main ridge of the house to accommodate the new stairs and landing and measures 2.4m wide x 1.8m tall; the second dormer will sit a little below the main ridge of the house between the first rear dormer and the party wall with No. 253 and measures 1.8m wide and x 2.25 tall. The design of the roof, proportions and size of the dormers are to match the original dwelling roof, gable and gable fascia cladding.
- iv) The repositioning of the front facing external chimneystack and the removal of the rear external chimneystack, which is above the bedroom and kitchen. *This work too does not need planning permission*
- v) A flat roof single storey side/rear extension, to be built immediately to the rear of the dwelling (and on the common boundary with 253); when originally submitted this was 4.65m deep x a maximum 6.3m wide and 3.9 metres in height to the top of the surrounding parapet wall; a glazed lantern roof light, which measures about

4.5m long x 3m wide rises a further 1m above the roof in the centre of this extension, which has French doors opening from the sun lounge out to the patio and the garden. *This element of the proposal has been amended since the submission was first made and is now only 4 metres deep and 3.0 metres in height (above ground level at 255) along the north elevation which abuts the boundary with 253, though the parapet wall on the west elevation(to the garden) is at 3.4m.*

2.2 The development is to be finished in matching materials and will provide additional accommodation in the form of a bathroom, stairwell and a new sun lounge.

2.3 The application is accompanied by the following supporting information:

1. Design Statement

3.0 SITE HISTORY

Reference	Description	A/C, REF, W/D
08/1717/FUL	Demolition of existing outbuilding and existing extension to dwelling house and construction of 2 annexes for use in conjunction with the occupancy of the main house and associated hard surfaced areas.	Pending
08/1462/FUL	The erection of a single storey garden shed and store at the bottom of the rear garden	A/C
C/85/0195	Provision of vehicular access to existing dwelling house.	A/C

4.0 PUBLICITY

- 4.1 Advertisement: **No**
Adjoining Owners: **Yes**
Site Notice Displayed: **No**
Public Meeting/Exhibition (meeting of): **No**
DC Forum (meeting of): **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

SS1 Achieving sustainable development
ENV7 Quality in the built environment

5.5 Cambridge Local Plan 2006

3/1 Sustainable development
3/4 Responding to context
3/14 Extending buildings

5.6 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.

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

6.1 No significant adverse effect upon the public highway should result from this proposal should it gain the benefit of planning permission.

Head of Environmental Services

6.2 No comment

6.3 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.

7.0 REPRESENTATIONS

7.1 Councillor Alan Baker has requested that this application is considered by Committee. The request is attached to this report.

7.2 The owners/occupiers of the following addresses have made representations: 253 Hills Road

7.3 The representations can be summarised as follows:

- The development will cause overshadowing and loss of light.
- The depth and bulk of the extension is excessive.
- An alternative location, on the south side of the kitchen would reduce the impact of the development
- Concerns that the site would be developed into a three-family dwelling, as evidenced in the correspondence between the agent and the Development Control Manager.

- The front facing dormer window would distort the symmetry of the two semi-detached Edwardian houses.

7.4 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 porch outside of the main entrance door, by virtue of its matching design and materials with the original dwelling roof, gable and gable fascia cladding, would have little impact upon the street scene, is in sympathy with the visual character of the house and is therefore an appropriate and acceptable addition.

8.3 The front and rear dormers, will be visible in the street scene and local townscape because of the position of the house on the corner of the two streets. There are however a large number of pronounced gables and dormers elsewhere in Hills Road so it is difficult to say that they would be out of context in themselves. The front dormer as originally submitted, with the two gables to either side was too large; the reduced proposal, with the windows aligning through with the windows and front door below, is in my opinion much more proportionate and although it does, as the objector suggests, disrupt the current symmetry of the pair of houses 253 and 255, I do not consider the impact on the local townscape or the pair of houses themselves to be such as to justify refusal of the application.

8.4 In similar vein I do not consider the two dormers in the rear roof to adversely impact the context and characteristics of its surroundings to a degree that is unacceptable. They have been designed to reflect the character of the house and will rest

comfortably in what is a large area of roof. In my opinion, the proposed alterations to the roof would not detract from the prevailing character and appearance of the area.

- 8.5 The proposed single storey flat roof extension with a smaller, central hipped roof lantern proposed for the area on the side/rear of the existing property, between the kitchen and the common boundary with 253, will not be publicly visible in either Hills Road or Glebe Road and thus no harm will accrue to the character and appearance of the street scene of the locality as a result of the development. The extension will project 0.75m beyond the line of the rear exterior wall of the kitchen and into the existing patio area. Given the scale of the house and its garden I do not consider the proposal to be out of proportion with the house or the design inappropriate and I do not consider that the rear garden environment would be adversely harmed by the proposal. The development is thus considered to be acceptable from the visual perspective.
- 8.6 In my opinion 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

- 8.7 I do not consider that the front porch or the front dormer will have any impact upon the residential amenity of others.
- 8.8 The rear roof dormers will increase slightly the potential for overlooking of neighbouring property, particularly the rear garden of 253. However, given the existing first floor windows and the existing rooflights in the rear roof, and the inevitability of there being some degree of overlooking of adjacent gardens in urban locations, I do not consider that the additional impact would be sufficient to justify refusal.
- 8.9 I consider the impact upon neighbouring property of the rear extension to be the most sensitive issue in this case. The sun lounge is proposed to the rear (east) of the dining room and side (north) of the kitchen, with its northern flank on the common boundary with the attached neighbour, 253 Hills Road. The application was submitted as a larger form, which officers considered unacceptable. At that stage the proposal had a parapet wall to all its exterior faces which rose to a height of 3.9

metres above ground level in the garden of 255. Following advice that the extension as submitted would be refused, the height of the building has been lowered and the parapet wall removed from the north elevation. The wall on the boundary is now shown as 3 metres. At the same time the depth of the sun room extension has been reduced, so that it now only projects 4 metres out from the dining room, rather than the 4.6 metres originally proposed. 253 stands almost due north of 255 and its ground level to the rear of the house is somewhat lower than that at 255. There is a wall approximately 1.8 metres high along the common boundary at present and some planting. What is proposed will undoubtedly have some impact on 253, both in terms of its presence and the loss of sunlight in the morning. However, in the reduced form proposed, I am of the opinion that the extension will not be so dominant or overbearing in its relationship with 253 or result in such a sense of enclosure for the occupiers of 253 as to justify refusal of the application.

- 8.10 In my opinion the proposal 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, East of England Plan (2008) policy ENV7, Cambridge Local Plan (2006) policies 3/4, 3/7 and 3/14.

Third Party Representations

- 8.11 Most of the raised matters have been addressed above. An alternative location is not an option under consideration. The future use of the dwelling as it is or in any extended form would have to be the subject of future applications.

9.0 CONCLUSION

- 9.1 In terms of their physical appearance, the proposals are considered to be in context and would work appropriately with the existing building. While the rear extension will have some impact upon the neighbour to the north at 253, that impact is not considered to be such as to warrant refusal of the proposed development and approval is recommended.

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. Before the development/use hereby permitted is commenced, a scheme for the insulation of the building(s) and/or plant in order to minimise the level of noise emanating from the said building(s) and/or plant shall be submitted to and approved in writing by the local planning authority and the scheme as approved shall be fully implemented before the use hereby permitted is commenced.

Reason: To protect the amenity of nearby properties (Cambridge Local Plan 2006 policy 4/13)

4. The development hereby permitted shall be used solely in conjunction with and ancillary to 255 Hills Road; and shall not be separately used, occupied or let.

Reason: To protect the amenity of the adjoining residential properties and to avoid the creation of a separate planning unit. (Cambridge Local Plan 2006 policies 3/4 and 4/13)

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extensions, or additions or garages shall be erected other than those expressly authorised by this permission.

Reason: To protect the amenity of adjoining properties, and to prevent overdevelopment of the site. (Cambridge Local Plan 2006 policies 3/4 and 3/14)

6. Except with the prior written agreement of the local planning authority in writing no construction work or demolition shall be carried out or plant operated other than between the following hours: 0800 hours to 1800 hours Monday to Friday, 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2006 policy 4/13)

7. Except with the prior agreement of the local planning authority in writing, there should be no collection or deliveries to the site during the demolition and construction stages outside the hours of 0700 hrs and 1900 hrs on Monday - Saturday and there should be no collections or deliveries on Sundays or Bank and public holidays.

Reason: Due to the proximity of residential properties to this premises and that extensive refurbishment will be required, the above conditions are recommended to protect the amenity of these residential properties throughout the redevelopment in accordance with policies 4/13 and 6/10 of the Cambridge Local Plan (2006)

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: SS1 and ENV7;

Cambridge Local Plan (2006): 3/1, 3/4 and 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.

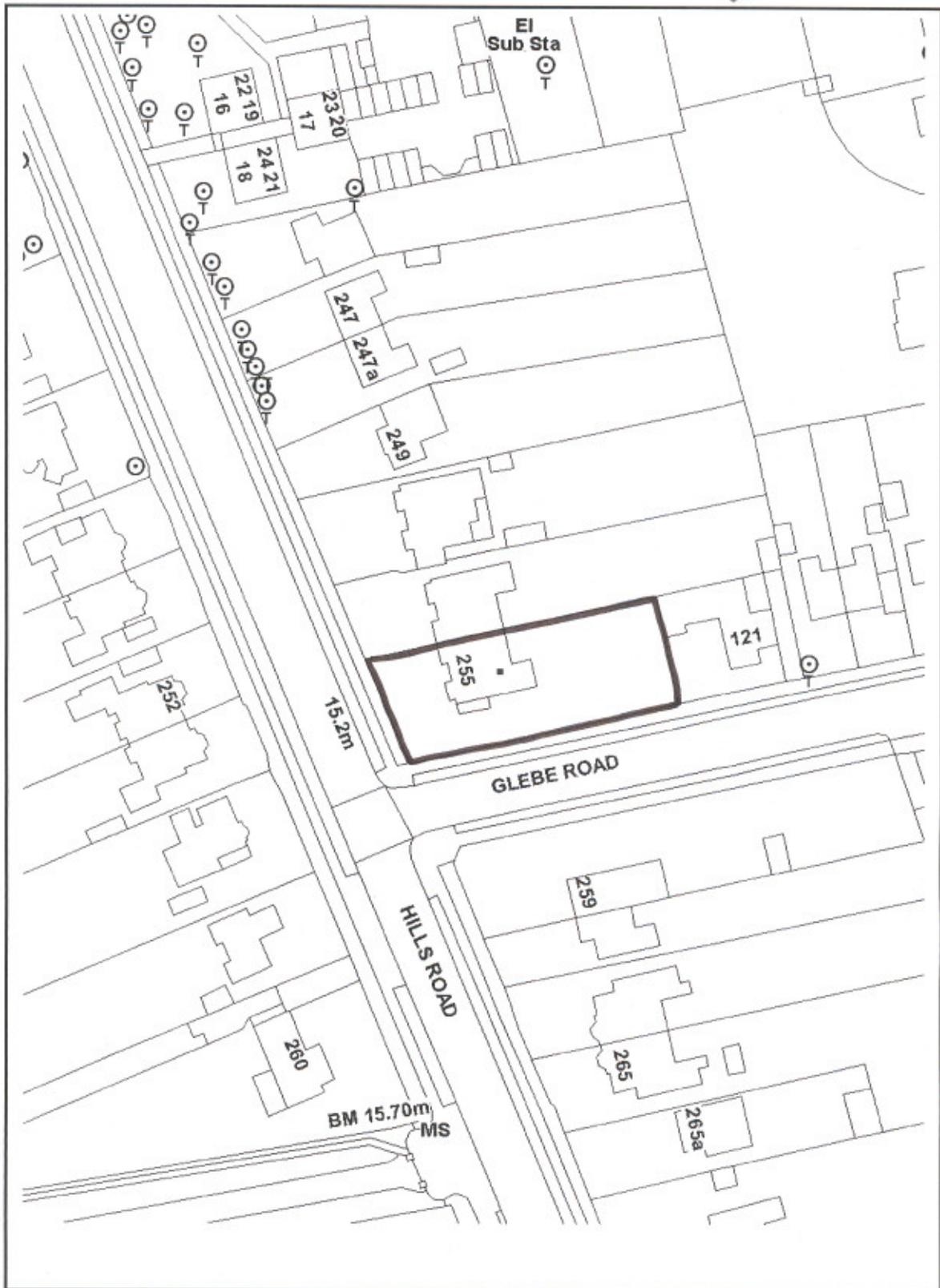
LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

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.

7.2



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