
Application Number	09/0190/FUL	Agenda Item	8.3
Date Received	2nd March 2009	Officer	Mr Marcus Shingler
Target Date	27th April 2009		
Ward	Queen Ediths		
Site	86 Queen Ediths Way Cambridge Cambridgeshire CB1 8PW		
Proposal	Two storey rear and single storey side and rear extension.		
Applicant	Mr And Mrs T Munnelly 32 Perne Avenue Cambridge		

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 86 Queen Edith's Way is a detached two-storey dwelling and its associated front and rear gardens, located on the southern side of this section of Queen Edith's Way, about 40 metres west of the junction with Almoners Avenue. Although an important local distributor road, the street is nonetheless residential with large detached two-storey in generous plots the predominant form. The subject dwelling has a two-storey front gabled wing and 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 single storey side and rear extension to the existing dwelling.
- i) The proposed two-storey extension is on the eastern side of the rear of the dwelling with the new eastern flank wall on the same alignment as the existing east wall of the house. It is shown as 4.5m long and 4.36m wide, under a hipped and pitched roof that rises to a maximum height of 7m.
 - ii) To the western side of the two storey extension, a proposed linked single storey side addition extends 6.3

metres (from the proposed two storey element) in a straight line across the full width of the house and the side garage (the garage does not extend as far back as the rear wall of the existing house). It is shown to project 3 metres from the back of the house, but is 4.6 metres deep at the rear of the garage; a hipped and pitched lean-to roof is proposed over the proposed single storey addition and the existing garage, rising to a maximum height of 3.4m.

- 2.2 The application is reported to Committee at the request of Councillor Baker who considers that there are issues in relation to policy 3/14 that need to be considered particularly in relation to the potential impact on No. 88 Queen Edith's Way.

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 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

5.6 Supplementary Planning Documents

5.7 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. 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:

88 Queen Edith's Way

7.2 The representations can be summarised as follows:

A response received suggests that there is an objection from the occupier of No. 88 Queen Edith's Way. Unfortunately, however, there is no attachment setting out the detail of the reasons for objecting. An attempt has been made to seek detail of the grounds for objecting and any response received will be reported in the amendment sheet or orally at Committee.

In the absence of any detail the application has been considered giving a full assessment of the likely impact of the proposal on this and other neighbouring property.

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

Context of site, design and external spaces

8.2 The proposed single storey side element will sit behind the existing side garage but incorporates a hipped and pitched roof that will also cover the side garage. This will result in a visual improvement over and above the existing flat roofed arrangement.

8.3 Neither the single storey rear extension or the two-storey extension will be readily visible in the street scene and, therefore, they will not cause material harm to the character or appearance of the street scene or local townscape. The single storey element is modest in scale and of a satisfactory design, which will integrate successfully with the existing dwelling. The two-storey extension is of greater scale, being 4.5m long, but I

nevertheless consider that it will visually be clearly subsidiary to the main dwelling. It is sympathetically designed with a hipped and pitched roof over and subject to the use of appropriate matching materials, I consider this too, visually, will harmonise successfully with the main dwelling.

- 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, 3/7, 3/11, 3/12.

Residential Amenity

- 8.5 The single storey side and rear extension sits to the west of the main dwelling and the two-storey rear extension and the only neighbouring dwelling likely to suffer any impact from the proposal is the house to the west, 84 Queen Edith's Way. However, given the relatively modest scale of the single storey elements, the hipped/lean-to roof and the aspect (pretty much due East of 84), any impact on light or outlook to this property will be of a limited nature that would not, in my view, merit refusal and nor will privacy to this dwelling be affected.
- 8.6 The two-storey rear extension will be circa 6.9m distant from the common boundary with 84 and any impact on light or outlook would not be of a significant nature; as no flank windows are proposed, privacy will be unaffected by this element of the development.
- 8.7 The impact of the two-storey rear extension on the unattached neighbouring dwelling to the east, 88 Queen Edith's Way, will be more significant. The extension will sit approximately 2 metres from and west of 88 and will therefore have some impact on light to and outlook from the rear facing ground and first floor windows. Those windows are set in, from the flank of 88 closest to 86, by a distance of about 1 metre. Having weighed the matter carefully, I consider that although the depth at 4.5m is at the limits of what is reasonable, the overall separation distance and slightly lower eaves height will prevent this aspect of the proposal from being too dominant. Any overshadowing would only occur at the end of the day. Again it is not considered that privacy to this property will be affected as a result of the proposals. Taken all together, while the proposal will clearly have a presence for the occupiers of 88, I do not consider that the proposal would have such an impact upon 88

as to justify refusal.

8.8 I do not consider that any other neighbouring properties will be adversely affected by the development.

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

9.0 CONCLUSION

9.1 For the reasons set out above the proposals are considered to be acceptable and approval is thus 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)

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

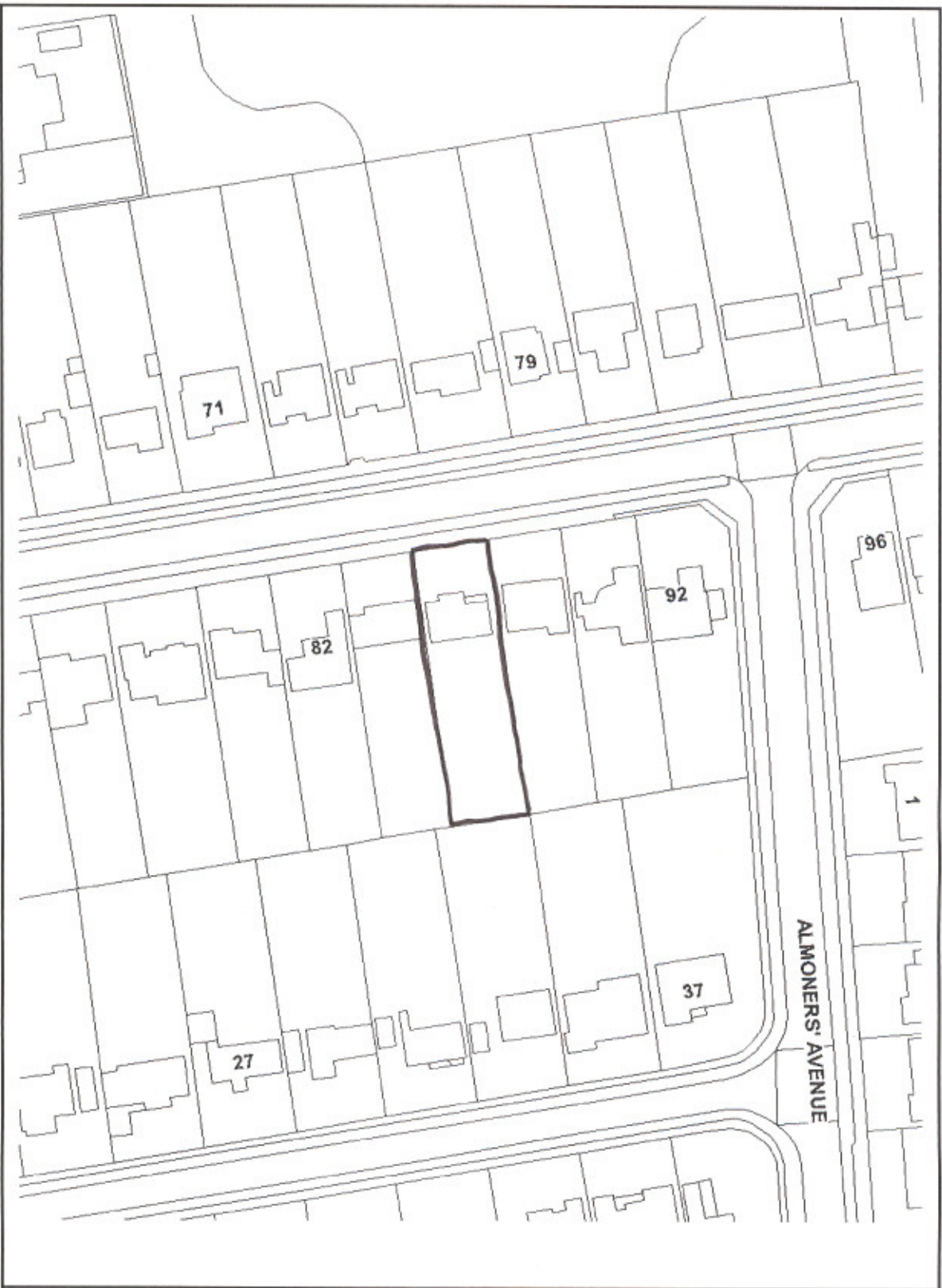
LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

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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