

Application Number	09/0142/FUL	Agenda Item	8.4
Date Received	4th March 2009	Officer	Mr Marcus Shingler
Target Date	29th April 2009		
Ward	Queen Ediths		
Site	55 Beaumont Road Cambridge Cambridgeshire CB1 8PX		
Proposal	Single storey extension to front entrance porch, first floor rear extension and single storey rear extension.		
Applicant	Mr Keith Blundy 55 Beaumont Road Cambridge Cambridgeshire CB1 8PX		

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 55 Beaumont Road is a detached two-storey dwelling and its associated front and rear gardens, situated on the south eastern side of this section of Beaumont Road. The area is residential in character, containing predominantly detached and semi-detached two-storey dwellings. The existing dwelling has been extended previously by the addition of a front porch and a single-storey, flat roofed, rear extension. The property is finished in light brown brickwork under a tiled roof.
- 1.2 The site is not within a conservation area or the controlled parking zone.

2.0 THE PROPOSAL

- 2.1 The application seeks full planning permission for the construction of a single storey extension to the front porch, a first floor rear extension and a single storey rear extension to the existing property.
- i) The proposed front extension will give the front porch an overall width of 4.5m by depth of 1.7m under a lean-to roof rising to a maximum height of 3.6m.
 - ii) The first floor rear extension will rise above the existing rear extension, which is at the northeast end of the dwelling close

to the common boundary with 53 Beaumont Road. The extension will be of 3.9m deep and 4m wide, with a pitched roof rising to a maximum height of 6.8m.

- iii) To the southwest of the existing rear wing it is proposed to construct a further single storey rear extension 3.9m deep by 2.5m wide under a lean-to, which will be a maximum height of 3.5m.

2.2 The application is reported to Area 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. 53 Beaumont Road.

3.0 SITE HISTORY

Reference	Description	A/C,REF,W/D
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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.

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:

53 Beaumont Road

7.2 The representations can be summarised as follows:

- The proposed first floor rear extension will lead to a loss of light to living room, bedroom and rear patio of No. 53;
- The rear extension would be overbearing and oppressive on No. 53.

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
3. Third party representations

Context of site, design and external spaces

8.2 The proposed front extension will be clearly visible in the street scene on Beaumont Road, but I do not consider that it would impact adversely upon the character and appearance of the street scene of the locality. The extension widens the existing porch by 1.6m but it will still be less than half the width of the front elevation and given its modest depth, I do not consider that it would be an intrusive feature in the street scene. Subject to the use of appropriate matching materials, I consider that it will integrate satisfactorily with the existing dwelling as a harmonious addition to it.

8.3 Both the first floor and single storey rear extensions will not be visible in the street scene and, therefore, will have no impact upon the character and appearance of the street. The first floor extension is to sit above the existing flat roof rear extension and is of an appropriate design, with a pitched roof that is set down about 400 mm below the main ridge and will read as a subsidiary rear wing to the existing property. The single storey element is shown to the side of the existing rear extension and is modest in scale and of appropriate design that will integrate well with the main property, subject again to the use of appropriate matching materials.

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 front porch extension does not project forward of the

existing front projecting gable of the property and thus the only potentially impacted neighbour in this instance is that to the south west at No. 57 Beaumont Road. However, given the modest scale of what is proposed and the fact that this element will sit to the north east of this property, I do not consider that light or outlook would be affected and nor would the privacy to 57 be impacted upon.

- 8.6 The single storey rear extension will sit to the south western flank of the existing rear extension and will not project beyond it and thus again the only potentially impacted property is that to the south west, 57. However, for reasons similar to those stated regarding the porch addition, I do not think that there is a material impact upon that property and certainly not one that would warrant refusal of the application.
- 8.7 Of more significance in this application is the potential impact of the proposed first floor rear extension. This element will sit to the north east of 57 and be about 9m from the common boundary and will not therefore have a material impact on light to or outlook from that property and nor will privacy to this dwelling be adversely affected.
- 8.8 The first floor extension is 3.9m in length and would be south west of the unattached neighbouring property at No. 53 Beaumont Road. The extension is set off the tapering common boundary by between 1.4 and 1.6m. The flank wall of 53 is a metre away from the boundary and the nearest windows, which serve a living room on the ground floor and a first floor bedroom above, are set approximately 1m in from the flank of the dwelling. The proposed first floor rear extension has been considered following an inspection which included visiting the interior and the rear garden of 53. My view is that the proposed first floor extension to 55 will inevitably have a presence and some impact on 53, in terms of loss of direct sunlight/daylight to and outlook from that dwelling. However, given the length of what is proposed and the distance of the extension off the common boundary, and away from the windows to 53, I do not consider that the 'presence' of the proposal would be excessive or unduly overbearing, or that the impact of some loss of light or outlook, unreasonable. On balance, I am of the view that what impact will occur is not so acute as to justify refusal of the application. In my view, no other neighbouring properties will be adversely affected by the proposals.

- 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, East of England Plan (2008) policy ENV7, Cambridge Local Plan (2006) policies 3/4 and 3/7.

Third Party Representations

- 8.10 The issues raised in third party correspondence are addressed above.

9.0 CONCLUSION

- 9.1 For the reasons set out above, the proposals are considered to be acceptable and approval is accordingly 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 paper 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 \s 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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