

<b>Application Number</b>	08/0286/FUL	<b>Agenda Item</b>	8.4
<b>Date Received</b>	28th February 2008	<b>Officer</b>	Mr Marcus Shingler
<b>Target Date</b>	24th April 2008		
<b>Ward</b>	Castle		
<b>Site</b>	7 Marion Close Cambridge Cambridgeshire CB3 0HN		
<b>Proposal</b>	Two storey rear extension and single storey studio to house.		
<b>Applicant</b>	Mike & Jo Sheldon 7 Marion Close Cambridge Cambridgeshire CB3 0HN		

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## **1.0 SITE DESCRIPTION/AREA CONTEXT**

- 1.1 No. 7 Marion Close is a detached two-storey dwelling that is situate to the south east side of Marion Close, a small residential development that runs north east from Huntingdon Road. The dwelling is finished in grey render and tiles and benefits from front and rear gardens and a flat roofed single storey side extension to its south western flank. Marion Close itself is residential in character containing a mixture of terraced and detached dwellings with the latter being the predominant form to the south east side. To the rear of the subject dwelling are neighbouring gardens to properties on Oxford Road, with the dwellings themselves being circa 28-30m distant from the subject dwelling.
- 1.2 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 following elements: -

A new timber clad porch to the front elevation that infills the existing canopy over the front entrance;

A two-storey rear extension that measures 1.7m deep by 9.3m wide. The extension is of modern design that incorporates significant elements of glazing at ground and first floor level and has a flat roof of height 5.5m.

A single storey rear extension that sits rearwards of the existing side extension and measures 5.6m deep by 4.1m wide and with a flat roof of height 2.9m

2.2 The application is accompanied by the following supporting information:

1. Design & Access Statement

2.3 The application has been brought to Committee at the request of Councillor Kightley, who considers there to be issues in respect of policies 3/4 and 3/14 of the Cambridge Local Plan that need to be considered by Members prior to decision.

### 3.0 SITE HISTORY

Reference	Description	A/C, REF, W/D
	None.	

### 4.0 PUBLICITY

4.1	Advertisement:	Yes	
	Adjoining Owners:		Yes
	Site Notice Displayed:	Yes	

### 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 **PPG15 Planning and the Historic Environment (1994):** This guidance provides advice on the identification and protection of historic buildings, conservation areas and other elements of the historic environment.

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 **Cambridgeshire and Peterborough Structure Plan 2003**

P1/3 Sustainable development in built development

5.6 **Cambridge Local Plan 2006**

3/4 Responding to context

3/14 Extending buildings

5.7 **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 Comments are awaited. These will be reported on the amendment sheet or orally at the meeting.
- 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 Two letters of representation have been received from the occupiers of the neighbouring properties to the rear at No's 41 and 43 Oxford Road. The issues raised relate principally to the following: -

Loss of privacy to No's 41 and 43 Oxford Road;  
Light pollution from the extension particularly during winter months  
The extension may prevent No's 41 and 43 Oxford Road being extended in the future.  
The extension is out of character with the locality, particularly the large elements of glazing.  
Concern that there is no intention to prune existing silver birch trees to the rear garden or replace an existing fence that is in a poor state of repair.

- 7.2 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. The issues raised, where pertinent to planning, 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 The proposed front infill porch will be visible in the street scene but will not in my view, impact adversely upon its character and appearance. The porch infills under the existing canopy and is modest in nature and I do not consider that any harm would arise as a result of its development.
- 8.3 The proposed two-storey and single storey rear extensions will not be visible in the street scene and again no harm would accrue in this respect. The extensions will however, be visible from the rear garden itself and from neighbouring properties and gardens in both Marion Close and to the rear of the properties on Oxford Road. I have given careful consideration as to whether any harm would accrue to the rear garden environment as a result of the development.
- 8.4 In this respect, the existing dwelling is a somewhat unappealing detached dwelling finished in grey render and tiles. The proposed rear extension is of an unashamedly modern design and incorporates much use of glazing and a flat roof, in both the single and two-storey elements. Design is inevitably a somewhat subjective matter but I am of the view that the proposed extension would result in a visual improvement over and above the existing situation and the rear extension will provide some visual interest in comparison with as exists. I do not consider that permission could justifiably be withheld on the grounds of the visual impact of the proposals.
- 8.5 In my opinion the proposal is compliant with Cambridgeshire and Peterborough Structure Plan (2003) policies P1/2 and P1/3, Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11, 3/12.

## **Residential Amenity**

- 8.6 The proposed front porch will have no impact on amenity as it merely infills an existing canopy and would not result in any loss of light, outlook or privacy to neighbouring properties. The proposals for the rear raise greater concerns that need to be considered.
- 8.7 The single storey extension sits to the rear of the existing single storey side extension and is relatively deep at 5.6m. The property is however, detached and the extension will sit to the

north east of the nearest neighbouring dwelling at No. 6 Marion and this property has a similar rear wing lying close to the boundary of the subject dwelling and thus there will be no significant impact on this property by way of loss of light or outlook and nor would privacy be impacted as a result of this element of the proposals.

8.8 The proposed two-storey rear extension is relatively shallow at 1.7m deep and given that the dwelling is detached, there will be little impact on light or outlook to neighbouring properties. The proposed extension incorporates significant use of glazing both as ground and first floor and I have considered the potential impact on privacy to neighbouring properties. In this respect, I consider the neighbouring dwellings to the rear at No's 41 and 43 Oxford Road to be potentially the most significantly affected.

8.9 I have taken the opportunity of visiting both the site itself and the neighbouring properties at No. 41 and 43 Oxford Road and viewed the proposals from the rear garden of these properties and inside. I consider that although the extension will impact to some degree on these properties, this would not be to an extent that would merit refusal. The use of a wide window detail at first floor may increase a perceived sense of loss of privacy to these dwellings, but in my view the actual impact on privacy is not harmful. In reaching this conclusion I am mindful of the fact that even if the extension is built, the gap between the extension and the rear wings of these dwellings will exceed 25m. The minimum back to back distance that is generally considered to be acceptable in new development is 20m. Given that the gap between the subject dwelling and No's 41 and 43 Oxford Road exceeds this by some distance, I do not consider that refusal on the grounds of loss of privacy could be justified.

8.10 I have considered also the issue raised in respect of light pollution as a result of the glazing but do not consider that the development would be likely to give rise to significant levels of light pollution, over and above the existing situation and certainly not to a degree that could be used to justify refusal.

8.11 In my opinion the proposal adequately respects the residential amenity of its neighbours and constraints of the site and as such consider that it is compliant with Cambridge Local Plan (2006) policies 3/4 and 3/7.

### **Third Party Representations**

8.12 The issues raised in third party correspondence, where pertinent to planning, are considered above. The issues raised in respect of trees and fencing are not material to the consideration of this application.

## **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. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the external surfaces is appropriate. (Cambridgeshire and Peterborough Structure Plan 2003 policy P1/3 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:

Cambridgeshire and Peterborough Structure Plan 2003: P1/3

Cambridge Local Plan (2006): 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.

