

Application Number	08/0366/FUL	Agenda Item	8.5
Date Received	13th March 2008	Officer	Mr Marcus Shingler
Target Date	8th May 2008		
Ward	Market		
Site	31 John Street Cambridge Cambridgeshire CB1 1DT		
Proposal Applicant	First floor extension to house. Mr And Mrs Howard Jones 31 John Street Cambridge Cambridgeshire CB1 1DT		

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 31 John Street is a two-storey dwelling situated at the western end of John Street, where it fills the space between John Street on its northern side and Brandon Place on its southern side; City Road is immediately to the west. The main house is linked to the western flank of 31 John Street, to the east, by a single-storey, pitch roof link on the John Street frontage behind which is a garden. The dwelling is finished in cream render and slate.
- 1.2 The area is residential in character containing a mixture of terraced and semi-detached dwellings punctuated by occasional gaps between the buildings such as that between the subject dwelling and No. 30.
- 1.3 The site lies within City of Cambridge Conservation Area No. 1 (Central).

2.0 THE PROPOSAL

- 2.1 The application follows the earlier refusal of an application for a first floor side extension that was refused permission under Officers delegated powers (07/1197/FUL) and again seeks consent for a first floor side extension to the existing property above the existing single storey side wing. The proposed

extension is 5.3m wide by 3m deep and with a pitched roof above, which would rise to a maximum height of 5.7m.

2.2 The application is accompanied by the following supporting information:

1. Design & Access Statement

2.3 The application is brought to Committee at the request of Councillor Joye Rosenstiel, who considers there are matters in respect of policies 3/4, 3/14 and 4/11 of the Cambridge Local Plan that need to be considered by Members before the application is determined.

3.0 SITE HISTORY

Reference	Description	A/C, REF, W/D
07/1197/FUL	First floor side extension.	REF

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

4/11 Conservation Areas

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.

5.15 Material Considerations

Cambridge Historic Core – Conservation Area Appraisal (2005): Provides an appraisal of the Historic Core of Cambridge.

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

- 6.1 Comments are awaited. These will be reported on the amendment sheet or verbally 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 A letter has been received on behalf of the owner of No. 30 John Street raising the following issues: -

The extension closes the gap and will lead to loss of sunlight.

The proposal will be an incongruous feature that would harm the appearance of the Conservation Area.

The gap is an important one in the built form of the locality.

The development is in conflict with policies P1/3 of the Cambridgeshire & Peterborough Structure Plan and Local Plan policies 3/4, 3/14 and 4/11.

- 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 side extension is located to the eastern side of the two-storey element of the existing dwelling and as it will be clearly visible in the street scene, a careful assessment of its impact upon the street and this part of the Conservation Area is therefore required.
- 8.3 The design of the extension is of itself satisfactory, with the eaves and ridge line of it being set down significantly below the eaves and ridge lines of either of the adjacent houses and lower than the previously refused development by 750mm. It would therefore be 'well-mannered', in that it would be clearly subsidiary to the main dwelling. However, what is of greater concern to Officers is the fact that it closes the gap, at first floor level, between the subject dwelling and the neighbouring property at No. 30 John Street.
- 8.4 While terraced dwellings are a significant element in the locality and the extension would in effect create a further terrace of dwellings, more importantly it would also close off at first floor level what is an important gap in the built form, a gap that helps identify 31 as being at the end of the street, a building as a stop which has streets on three sides. It will also result in the loss of pleasing detailing in both the adjacent houses where the limited height of the existing building allows views of both the arched window in the eastern side of 31 and the detailed red-brick string courses of 30. For these reasons I consider the 'gap' to contribute significantly to the character and appearance of the local townscape and City of Cambridge Conservation Area 1 and that the development which would result in the loss of that gap to be in conflict with policy P1/3 of the Cambridgeshire and Peterborough Structure Plan (2003) and with policies 3/4, 3/14 and 4/11 of the Cambridge Local Plan (2006).

Residential Amenity

- 8.5 The proposed extension will not impact significantly upon neighbouring amenity. The extension sits to the eastern flank of the dwelling and the only potentially impacted property is that to the east at No. 30 John Street. This property has no flank windows that will be impacted by the proposals and the

extension does not project rearwards of the neighbouring property and I do not consider that light, outlook or privacy to this dwelling will be impacted to any significant degree. No other neighbouring properties are adversely affected by the proposals.

- 8.6 In my opinion the proposal adequately respects the residential amenity of its neighbours.

Third Party Representations

- 8.18 The issues raised in third party correspondence are considered above.

9.0 CONCLUSION

- 9.1 For the reasons set out above the proposals are considered to be unacceptable and refusal is thus recommended.

10.0 RECOMMENDATION

REFUSE for the following reason/s:

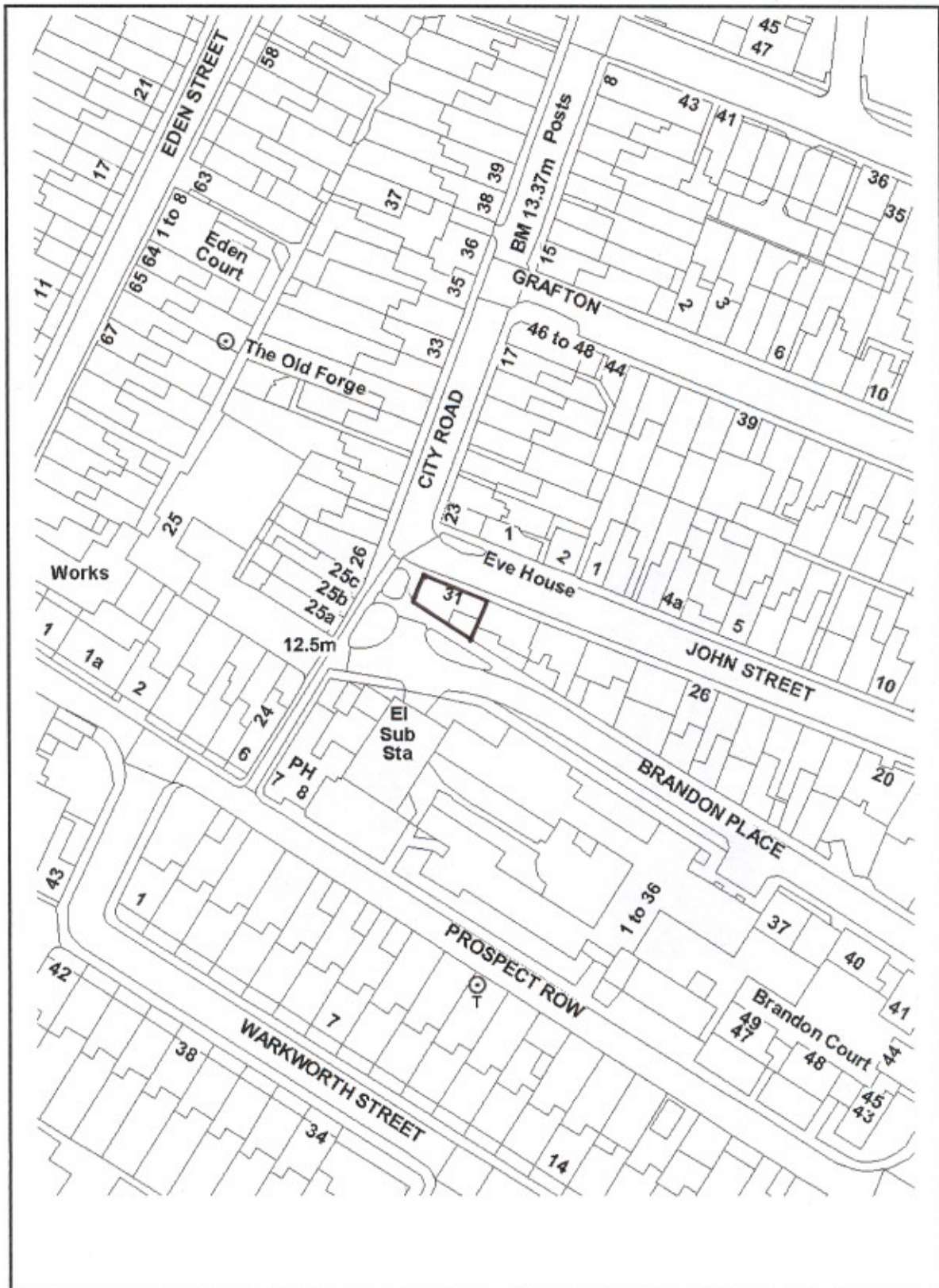
1. The proposed extension would, by reason of its height, width and location abutting the common boundary with the neighbouring property at No. 30 John Street, result in the loss of the existing 'gap' between the properties at first floor level. This space between the dwellings at first floor level provides an element of visual relief in what is a tight-knit urban environment; it is an important 'gap' in the built form, a gap that helps identify 31 as being at the end of the street, a stop at the junction of three streets. The gap at first floor level is considered to contribute positively to the character and appearance of the Conservation Area and its loss is considered to be unacceptable and detrimental to the character and appearance of the local townscape and City of Cambridge Conservation Area 1. The loss of the gap will also erode or remove pleasing detailing in both the adjacent houses. For these reasons the proposal is considered to conflict with policy P1/3 of the Cambridgeshire and Peterborough Structure Plan (2003) and policies 3/14 and 4/11 of the Cambridge Local Plan (2006) and, in the failure to identify and respond to the local character, is also considered contrary to policy 3/4 of the Cambridge Local Plan (2006).

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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