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<b>Application Number</b>	08/0812/FUL	<b>Agenda Item</b>	9.2
<b>Date Received</b>	17th June 2008	<b>Officer</b>	Miss Catherine Linford
<b>Target Date</b>	12th August 2008		
<b>Ward</b>	Cherry Hinton		
<b>Site</b>	125 Church End Cambridge Cambridgeshire CB1 3LF		
<b>Proposal</b>	Part single storey part two storey side and rear extension.		
<b>Applicant</b>	Mr Matthew Polaine Mafeking Cottage 125 Church End Cambridge Cambridgeshire CB1 3LF		

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

- 1.1 No. 125 Church End is a detached, timber framed, thatched cottage, with a modern rear wing, set in a relatively large plot, which wraps around the house. The property is situated close to the entrance of a gravel cul-de-sac, which serves this property and others built in the 1960s and 1970s. This group of homes lies on the northern side of Church End.
- 1.2 The building is Grade II Listed, but does not lie within a Conservation Area. The site falls outside the Controlled Parking Zone.

## **2.0 THE PROPOSAL**

- 2.1 This application seeks listed building consent for part single-storey and part two-storey side and rear extensions. The works comprise a two-storey wing, siting at a 90 degree angle to the original house, parallel to the existing extension. This wing would project the same distance back from the house as the existing extension and would link back to it via a single-storey hallway.

This hallway link would form an enclosed courtyard area, which would have a frameless glazed wall to its western side. The extension would be clad in stained or painted timber boarding, to match the existing extension, and would have a pitched slate roof.

2.2 This application is a resubmission of an earlier application that was withdrawn (07/1369/FUL). This application differs from the previous application only in that it now includes a lighter, frameless glazed wall to the link hallway than was previously proposed.

2.3 The application is accompanied by the following supporting information:

1. Design and Access Statement

### 3.0 SITE HISTORY

Reference	Description	A/C, REF, W/D
07/1369/FUL	Erection of single storey and partially sunken two storey rear extension to existing dwellinghouse	W/D
07/1377/LBC	Erection of single storey and partially sunken two storey rear extension to existing dwellinghouse	W/D

### 4.0 PUBLICITY

4.1 Advertisement:	Yes
Adjoining Owners:	Yes
Site Notice Displayed:	Yes
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 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 East of England Plan 2008**

SS1 Achieving sustainable development

T9 Walking, cycling and other non-motorised transport

T14 Parking

ENV6 The historic environment

ENV7 Quality in the built environment

WM8 Waste management in development

**5.6 Cambridge Local Plan 2006**

3/1 Sustainable development

3/4 Responding to context

3/7 Creating successful places

3/11 The design of external spaces

3/14 Extending buildings

4/4 Trees

4/10 Listed buildings

8/6 Cycle parking

8/10 Off-street car parking

**6.0 CONSULTATIONS**

**Cambridgeshire County Council (Engineering)**

- 6.1 No Objection.
- 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 Councillor Newbold has requested that this application be determined by Committee.
- 7.2 The owners/occupiers of the following addresses have made representations:  
123 Church End  
127 Church End
- 7.3 The representations can be summarised as follows:  
The tree at the front of No. 125 Church End blocks light from 123 Church End and moisture from the ground, which could damage foundations.  
The owners of No. 123 Church End will not agree to any vents, flues, pipes or fans discharging through any wall that runs alongside the boundary with No. 123.  
The privacy of the garden of No. 123 Church End will be maintained.  
The design is interesting.  
The open-sided carport will overlook the front garden of No. 127 Church End, and the contents of the carport will be visible.  
The carport will be 10m from the front living room window of No. 127 Church End, impacting on privacy.
- 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. Refuse arrangements
4. Car and cycle parking
5. Third party representations

### **Context of site, design and external spaces**

- 8.2 Policy 3/14 of the Cambridge Local Plan (2006) states that the extension of existing buildings will only be permitted if they reflect or successfully contrast with their form, use of materials or architectural detailing; do not unreasonably overlook, overshadow or visually dominate neighbouring properties; retain sufficient amenity space, bin storage, vehicular access and car and cycle parking; and do not adversely affect listed building or their settings, the character or appearance of conservation areas, gardens of local interest, trees, or important wildlife features.
- 8.3 In my opinion, the criterion of this policy that is most relevant to this section of the report is that which tests whether the proposal will reflect or successfully contrast with the form, use of materials or architectural detailing of the original house; and whether the proposal will adversely affect listed buildings or their settings. The other criteria of this policy will be discussed later on in the report.
- 8.4 The proposed extensions would have relatively little impact on the front of the property, as only the edge of the extension and the carport would be visible. That visible projection, if it were all that was proposed, as an addition to the original cottage might, in visual terms, have been acceptable. However, at the rear, the appearance of the building would alter significantly. In addition to the existing rear wing, which stands on a northwest-southeast axis at the southern end of the rear wall of the cottage, occupying about half the width of the ground floor, the proposal promotes a substantial parallel rear wing at the north end of the rear wall with two levels of accommodation, and a single storey rear link between the two. The City Council's Conservation Officers are of the opinion that the extension proposed is just about acceptable in terms of its scale, but I do not share this view. The height of the extension is not of itself, the concern to me, as by 'sinking' and slightly detaching the new wing, the first floor windows and roof of the original thatched cottage would remain unaltered. However, what does concern me is the impact the extensions would have on the appearance of the building, as much of the original cottage would be screened by the extension.

- 8.5 The link hallway between the existing extension and the new wing would create an internal courtyard between the original house and extensions. While this would unquestionably be a pleasant feature for the users it yet further erodes and dilutes the character and appearance of the existing building. It is, together with what has already been approved and built, too much for what was originally a very small pair of cottages. In terms of the tests of policy 3/14, I do not consider that what is proposed successfully reflects or contrasts with the form of the existing building and it does have an adverse affect on the listed building and its setting.
- 8.6 Concerns were expressed about this impact at the time of the previous applications, and the architect has endeavoured to allay these concerns through the addition of a fully glazed wall, to create views in to the house and out of the courtyard into the garden beyond. While this is an improvement, I remain of the view that the scale of what is being proposed is unreasonably disproportionate to the building and would also have a significant and unacceptable detrimental impact on the special character of this Listed house.
- 8.7 In my opinion the proposal is not compliant with East of England Plan (2008) policies ENV6 and ENV7, and Cambridge Local Plan (2006) policies 3/4, 3/14 and 4/10.

### **Residential Amenity**

- 8.8 In my opinion, the extensions would have no real impact on the residential amenity of the occupiers of the adjoining properties, although in the representations received, concerns have been raised regarding the proposed carport, and its impact on the occupiers of No. 127 Church End, in terms of overlooking their front garden and that the contents of the carport will be visible.
- 8.9 The architect has confirmed that the side wall of the carport will be solid, and not open as is shown in the submitted plans. Therefore, the contents will not be visible from the rear or side. The carport itself will be visible from the front garden of No. 127, and would be relatively close to the front windows of the property. However, I do not believe that this will cause a loss of light to the property or impact on the amenities of the occupiers of No. 127 Church End to such an extent to warrant refusal of this application. The carport is not a habitable room, but would merely be a storage area for cars. Therefore, there would be no potential for

overlooking, in my opinion.

- 8.10 Concerns have also been raised regarding the possibility that vents or pipes may be situated on the side of the extension, on the boundary. This can be addressed by condition.
- 8.11 In my opinion the proposal adequately respects the residential amenity of its neighbours 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.

### **Refuse Arrangements**

- 8.12 No bin storage is shown on the submitted plans, but as the proposal is only for an extension I do not consider that a formal requirement can be made though a request could be made through an Informative.
- 8.13 In my opinion the proposal is compliant with East of England Plan (2008) policy WM8 and Cambridge Local Plan (2006) policy 3/12.

### **Car and Cycle Parking**

- 8.14 According to Appendix C (Car Parking Standards) of the Cambridge Local Plan (2006), a dwelling of three or more bedrooms outside the Controlled Parking Zone should have a maximum of 2 car parking spaces. The proposed carport would be 9.5m in length, and could therefore house 2 cars, parked in tandem. This is within the standards and is therefore acceptable.
- 8.15 Appendix D (Cycle Parking Standards) states that a minimum of 4 cycle parking spaces must be provided for a 5-bed house. No cycle parking spaces have been shown on the proposed plans, but as the proposal is only for an extension I do not consider that a formal requirement can be made though a request could be made through an Informative.
- 8.16 In my opinion the proposal is compliant with East of England Plan (2008) policies T9 and T14, and Cambridge Local Plan (2006) policies 8/6 and 8/10.

### **Third Party Representations**

8.17 In the representations received concerns have been raised concerning the existing tree in the front garden of No. 125 Church End; the existence of flues or vents on the boundary with neighbouring properties; and the impact of the car port on the privacy and outlook of No. 127 Church End. All of these concerns have been discussed under the headings above apart from the tree in the front garden of the subject property, which will be covered here.

8.18 The impact that this existing tree has on light entering No. 123 Church End and the impact it may have on moisture loss from the ground, cannot be considered as part of this application. This is a civil matter between the owners of Nos. 123 and 125 Church End.

## **9.0 CONCLUSION**

9.1 In my opinion, the proposed extensions are disproportionately large for the original building and are therefore out of context and would erode the setting, character and appearance of the existing listed building.

## **10 RECOMMENDATION**

### **1. REFUSE for the following reason/s:**

1. The proposed extensions, by reason of their scale and positioning, would, together with earlier additions to the building, unduly dominate the original building and have a significant, detrimental impact on the character, appearance and setting of the Listed building. The failure to reflect and recognise and have a scale that is in sympathy with the original building makes the proposal one that is not in context with the existing Listed building. For these reasons the proposal is contrary to policies 3/4, 3/14 and 4/10 of the Cambridge Local Plan (2006) and advice in Planning Policy Statement 1 - Delivering Sustainable Development (2005) and Planning Policy Guidance 15 - Planning and the Historic Environment (1994).

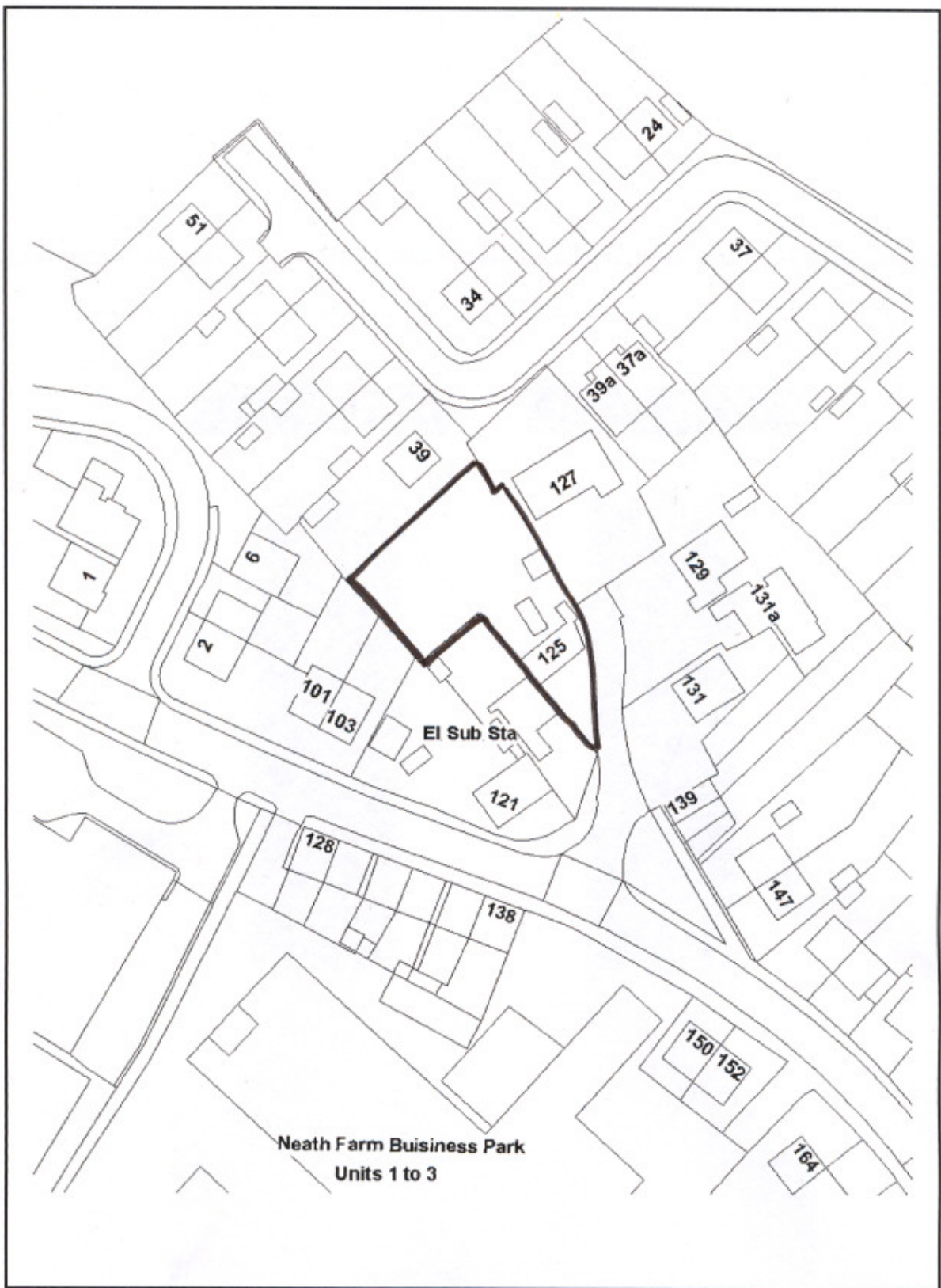


## **LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985**

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.



**08/0812/FUL**

**125 Church End Cambridge Cambridgeshire CB1 3LF**