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<b>Application Number</b>	08/0860/FUL	<b>Agenda Item</b>	9.4
<b>Date Received</b>	17th June 2008	<b>Officer</b>	Miss Catherine Linford
<b>Target Date</b>	12th August 2008		
<b>Ward</b>	Trumpington		
<b>Site</b>	6 Belvoir Terrace Trumpington Road Cambridge Cambridgeshire CB4 1JJ		
<b>Proposal</b>	Refurbishment and alterations to house with two storey rear extensions and covered parking/garaging at side.		
<b>Applicant</b>	Mr And Mrs Daniel Hart Rectory Farm Main Street Hardwick Cambridge CB23 7QS		

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

- 1.1 6 Belvoir Terrace is an end of terrace, three-storey dwelling with basement, situated to the western side of Trumpington Road. It is an L-shaped house the original part of which stands at 90 degrees to the road; it was extended later in the 19<sup>th</sup> century by a larger front addition which has a double gable with ridges running parallel to the road. The house is built of local gault brick under a slate roof.
- 1.2 The property forms one of a group of six terraced dwellings, known as Belvoir Terrace, which are all Grade II Listed, apart from No. 6, which is not listed but is recognised as a Building of Local Interest. Immediately north of the house is an access archway to the rear of the terrace where there are garages that serve the other 5 houses; the access road has recently been upgraded which has also raised the level of the road slightly. Beyond (west) of the house along the access road a brick wall marks the northern boundary of the site. Planning permission has been

granted for a house to the rear of the terrace, but it has not yet been built.

- 1.3 North of the site, beyond the terrace of houses, is the Leys School; to the south and west is New Bit, part of Coe Fen, an area of Common Land, where a footpath/cyclepath runs parallel with southern boundary of the site.
- 1.4 The site falls within City of Cambridge Conservation Area No.1 (Central). The building is a Building of Local Interest. There is a Tree Preservation Order on the site, protecting the trees to the front and southern side of the property. The site falls outside the controlled parking zone.

## **2.0 THE PROPOSAL**

- 2.1 This application seeks planning permission for two storey rear extensions and covered parking and garaging to the side of No. 6 Belvoir Terrace. The works proposed by the application are extensive and are best broken down into three distinct elements; though there are linkages;
  - Pool room extension;
  - Family room extension;
  - Garage and carport

### Pool room extension

- 2.2 This extension would sit at a 90 degree angle to the main element of the existing building, along the northern boundary, behind the earliest part of the house, and will measure approximately 16.1m x 8m x 5.3m in height. The extension would consist of a basement which would house plant; a ground floor which would accommodate a swimming pool and a first floor which would hold a bathroom on the first floor.
- 2.3 The roof proposed is a mansard roof form where the flat roof would be flanked, on the northern (boundary) elevation by a first floor of the sloping back from the boundary at a 65 degree angle, clad in slate, to give the impression of a conventional slate roof; on the southern (garden) side, three first floor windows would be set into a similar roof slope with the upper level again clad in slate, though solar panels would also be used, connected to plant room in the basement. At ground floor there will be a brick wall on the northern elevation and to the south a heavily glazed ground floor

to the pool, with brise soleil helping filter sunlight.

### Family room extension

- 2.4 This extension would be a single storey, lean-to structure, with a gallery over, measuring approximately 7.4m x 7.6m x 6.5m in height, at its tallest point, tapering down to 3.4m in height. The extension would consist of a family living room at ground floor level with a gallery above, to be accessed from the first floor landing. The family room would have glass sliding doors, giving access to the garden through a timber loggia. The design has been fashioned to try and ensure that elements of the rear of the existing building remain visible.

### Garage and carport

- 2.5 In order to provide two secure car parking spaces, it is proposed that a single garage be provided along the southern side of the property, with a covered parking space in front, secured by a lockable gate.
- 2.6 Cycle and bin storage would be provided at the front of the property, within a flat-roofed enclosure. This would provide space for 8 bicycles and 6 wheelie bins with recycling boxes above.
- 2.7 The application is accompanied by the following supporting information:
1. Design and Access Statement
  2. Structural Inspection Report
  3. Review of Investigations into Structural Damage
  4. Arboricultural Implication Assessment

## **3.0 SITE HISTORY**

None

## **4.0 PUBLICITY**

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|---|-----|
| 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 PPS22 Renewable Energy (2004):** Provides policy advice to promote and encourage the development of renewable energy sources. Local planning authorities should recognise the full range of renewable energy sources, their differing characteristics, location requirements and the potential for exploiting them subject to appropriate environmental safeguards.

**5.5 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.

### **5.6 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

## **5.7 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
- 4/11 Conservation Areas
- 4/12 Buildings of Local Interest
- 8/6 Cycle parking
- 8/10 Off-street car parking

## **5.8 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 No Objection.

### **Arboriculture**

6.2 This is ongoing. Comments will be reported on the amendment sheet or orally at the meeting.

6.3 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 Stuart considers the design interesting has requested that this application be determined by Committee, if Officers are minded to recommend refusal. Her representation is attached to this report.

7.2 The owners/occupiers of the following addresses have made representations:

## 5 Belvoir Terrace

- 7.3 The representations can be summarised as follows:  
The height and blandness of the extension to the northern boundary would impact on the use and enjoyment of the garden of No. 5 Belvoir Terrace;  
Construction hours should be restricted;  
The private access road between No. 5 and No. 6 Belvoir Terrace should not be used;  
There should be no external plant;  
No windows should be permitted facing onto the private access road between No. 5 and No. 6 Belvoir Terrace;  
Dust should be kept to a minimum;  
Burning on site should be prohibited and waste disposal must be controlled.
- 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. Trees
  5. Car and cycle parking
  6. 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 buildings 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 most relevant to this section of the report is 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 setting. The other criteria of this policy will be discussed later on in the report.
- 8.4 No. 6 Belvoir Terrace is a Building of Local Interest, situated within City of Cambridge Conservation Area 1 (Central). The property adjoins a row of Grade II Listed, terraced houses, but is separated from them at ground floor level by a private access road. This proposal includes substantial extensions to the property to the rear, which would increase the footprint of the building by approximately 90%. That said, it has to be recognised that outside the site the extensions would not always be very visible, as they would be substantially screened by trees from the south and west, and from the north would appear only as a roof above an existing boundary wall. However, when the leaves are off the trees the additions would be more apparent, albeit that from most angles they would 'read' against the background of the existing buildings. Despite that limitation on how apparent the additions might be, the scale of the proposed extensions must nevertheless be properly considered and assessed. Although it is not disputed that the proposals constitute an interesting and well conceived design, I do nevertheless have concerns that the scale of the works proposed are disproportionate, are too large for the existing house, and that the mansard roof form, though carefully thought through and promoted as the best way of minimising the impact, will nonetheless look too big and unsympathetic when seen from the north and the northwest, the rear of the rest of the terrace. I am of the view that the scale is too much for the house and the forms, the rear (swimming pool) addition because of its massing and the family room addition because of its erosion of the developed L-shape would not be in character or context with the existing house..
- 8.5 The City Council's Conservation Officer has no objection to the 'family room' extension, but I am apprehensive about this addition. The existing house is 'L' shaped, creating two sides of a courtyard area, the other sides of which are the brick garden walls on the southern and west boundaries. The proposed extension would go a long way to closing this courtyard, totally altering the rear of the

house, which I believe would be a loss to its character and charm. Although alterations have been made to the design of the extension, in order to reduce its bulk and visual impact, I remain concerned that the extension is too large and would have too great an impact on the character and appearance of the rear of the house to be acceptable.

- 8.6 The pool-room extension would, in my view, have less of an impact on the character and appearance of the building, as it would not affect the shape of the house, merely extending the 'arm' to the rear; it could even be argued that this re-creates a courtyard. The roof of the extension would have an impact on the setting of the adjoining listed buildings, but as the mansard roof of the extension would be lower than the existing building, would be angled away from the listed building and would be clad in a material deemed suitable for the area, the City Council's Conservation Officers believe that on balance this extension would not have an undue impact on the setting of the listed buildings. I recognise this view but am not entirely sympathetic to it, because I am not convinced that the much steeper roof slope will read as being very like existing roof forms and because of the scale of what is proposed.
- 8.7 It is proposed that a garage with a covered carport to the front be located to the southern side of the property. This would not be visible from the street. The properties that constitute Belvoir Terrace all have open frontages, and this is important to the character of these properties and the Conservation Area. I am satisfied that this solution to the provision of secure car parking respects this feature and, therefore, I consider it to be acceptable. There are, however, trees issues that need to be finally resolved and may affect this aspect of the proposal.
- 8.8 Cycle parking and bin storage would be situated to the front of the property. The bin and cycle store is long, but the height of the structure would only be marginally above the height of the boundary wall, and therefore, in my opinion, the structure would have no detrimental impact on the character of the Conservation Area.
- 8.9 In my opinion the proposal does not comply with East of England Plan (2008) policy ENV7, and Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11, 3/12.



## **Residential Amenity**

- 8.10 In my opinion, only the 'pool room' extension has the potential to impact on the residential amenity of neighbouring properties, namely 5 Belvoir Terrace. The 'pool room' extension would have no windows on the first floor of the north elevation, resulting in no potential for overlooking either the private access road between No. 6 and No.5, or No. 5 itself. In the representation received it has been explained that it is felt that no windows should be permitted facing north out onto the private access road, and this can be secured by condition.
- 8.11 The representation received has also raised concerns about the height and blandness of the extension, which, it is argued, would impact adversely on the use and enjoyment of the garden of 5 Belvoir Terrace. I accept and agree with this viewpoint in part, but I do not believe the perceived blandness of this elevation to be something that would, of itself, warrant refusal. It is true that this elevation would be relatively bland, but this is due to the fact that it is blank, and screened by the boundary wall. If windows were added they would overlook the private access road between No. 5 and No. 6 (which was also a concern raised in the representation received), so on balance this is a more acceptable situation. The first floor of this extension would slope away from the boundary, reading as roof and, I believe, reducing its bulk. As discussed in the heading above, I am concerned about the scale of what is proposed, but given the access road and the walling to 5, I do not believe it would so overshadow or unreasonably enclose the garden of No. 5, as to warrant refusal.
- 8.12 In my opinion the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and I consider that in this regard it is compliant with East of England Plan (2008) policy ENV7 and Cambridge Local Plan (2006) policies 3/4 and 3/7.

## **Refuse Arrangements**

- 8.13 Bin storage would be situated to the front of the property, and subject to details this is acceptable.
- 8.14 In my opinion the proposal is compliant with East of England Plan

(2008) policy WM8 and Cambridge Local Plan (2006) policy 3/12.

## **Trees**

- 8.15 The impact the proposals will have on the trees on the site is a significant issue and one that is still being discussed. This will be reported on the amendment sheet, or orally at the meeting.

## **Car and Cycle Parking**

- 8.16 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 garage would house 1 car, with space for another car to be parked in front, under the carport. There is also space to the front of the property, which could be used for car parking. This would mean that car-parking provision would be above the maximum recommended in the Local Plan. However, given the existing potential for parking, and the size of the dwelling, I do not consider that overprovision on an individual basis for a substantial existing dwelling, would constitute a reason for refusal.
- 8.17 Cycle parking storage would be situated to the front of the property alongside the bin storage. Appendix D (Cycle Parking Standards) of the Cambridge Local Plan (2006) explains that a minimum of 7 cycle parking spaces must be provided for an 8-bedroom house. The proposed cycle shed would provide space for 8 bicycles and therefore it is acceptable in principle.
- 8.18 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**

- 8.19 Some of the concerns raised in the representation received are discussed under the headings above. Those not yet covered are construction hours, external plant, dust suppression, prohibition of burning on site and control of waste disposal, and the use of the private access road.
- 8.20 Construction hours, dust suppression, external plant, burning on site and waste disposal can all be controlled by conditions on any

planning permission.

- 8.21 As I understand it, the owners of No. 6 Belvoir Terrace are not permitted to use the private access road between their property and No. 5 Belvoir Terrace. Therefore, although this is not a planning matter, use of this access road would not be legally allowed without the express permission of the owners.

## **9.0 CONCLUSION**

- 9.1 Although it is not disputed that these proposals constitute an interesting design and one that has been very carefully thought through to minimise the impact of what is a substantial proposal, I am of the opinion that the scale of the works would have a significant detrimental impact on the character and charm of this Building of Local Interest and I am therefore unable to support this application.

## **10.0 RECOMMENDATION**

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

1. The proposed extensions would by reason of their scale have a significant detrimental impact on the character, appearance and setting of the Building of Local Interest. The failure to adequately reflect the design and form of the existing house means that they would also be out of context with their surroundings. For these reasons the proposal is contrary to policies 4/12, 3/4 and 3/14 of the Cambridge Local Plan (2006) and policy ENV7 of the East England Plan 2008.

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

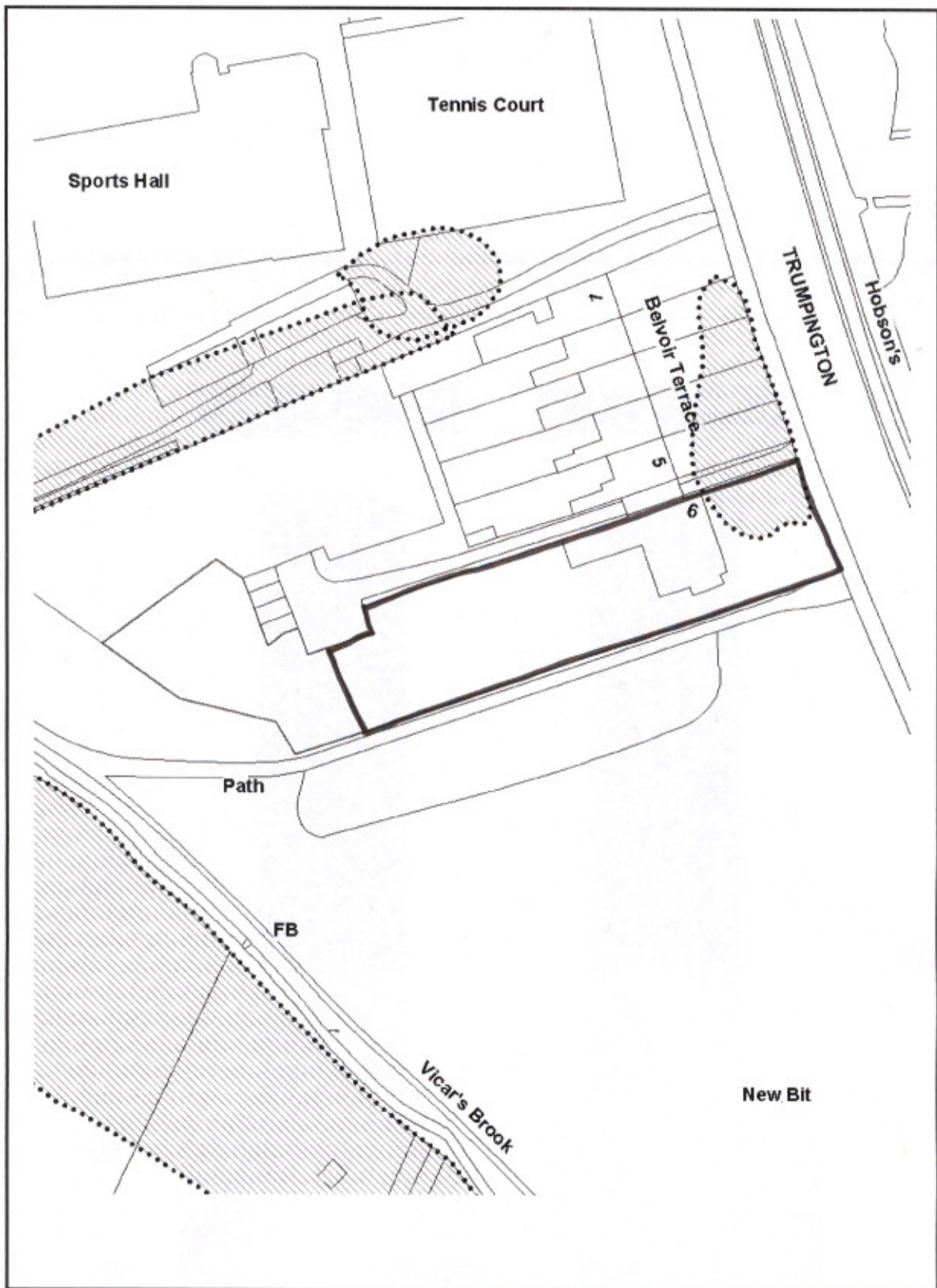
Under Section 100D of the Local Government Act 1972, the following are “background papers” for each report on a planning application:

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.



**08/0860/FUL**  
**6 Belvoir Terrace Trumpington Road Cambridge**  
**Cambridgeshire**