

Application Number	09/1008/FUL	Agenda Item 9.5	
Date Received	28th October 2009	Officer	Mr Marcus Shingler
Target Date	23rd December 2009		
Ward	Abbey		
Site	36 Priory Road Cambridge Cambridgeshire CB5 8HT		
Proposal	Rear roof extension and part two/part single storey rear extensions.		
Applicant	Mr _ Mrs Bishop 36 Priory Road Cambridge Cambridgeshire CB5 8HT		

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 36 Priory Road is a mid terraced, two-storey dwelling and its associated rear garden, situated on the east side of Priory Road, south of its junction with Riverside. The house, the middle dwelling in a block of three, has an original two-storey rear wing, characteristic of many of the properties in the locality; it is finished in Cambridge stock brickwork under a slate roof. Between the original rear wing and the neighbour to the south is a side, single storey lean-to extension; to the rear of the rear wing is another single storey, lean-to, rear extension.
- 1.2 The neighbour to the south, 34, which looks as if it may have been added to what was originally a pair of dwellings, has a one-and-a half storey lean-to projecting out of the rear eaves line, due south of and hard on the boundary with the 36. The dwelling to the north has a mono-pitch, two-storey rear extension.
- 1.3 The area is largely residential in character comprising predominantly terraced, two-storey dwellings. The site falls within Conservation Area No.1 (Central) and the controlled

parking zone.

2.0 THE PROPOSAL

2.1 The application seeks permission for the following elements: -

An L-shaped single storey rear extension, wrapping around the original two-storey rear wing. This is a maximum 8.92m long along the common boundary with the neighbour to the south(34), and a maximum 4.1m long along the common boundary with the neighbour to the north(38); it is 1.9m wide alongside the original two-storey rear wing, widening out to 4.65m (the full width of the plot) to the rear of the wing, with a pitched roof of rising to a maximum height of 3.7m. This replaces and provides substantially more accommodation than the two existing single storey ground floor extensions, projecting 2m further out into the garden than what currently exists.

A first floor rear extension to the side of the original rear wing and of the same depth (3.16m) by 1.9m wide.

A roof extension, again "L-shaped", comprising a box dormer that fills in the existing rear roofslope with a rear projecting 'spur' seated above the proposed ground and first floor side extensions to be built between the original rear wing and the common boundary with the property to the south (34). The dormer has an overall width of 4.7m reducing to 2.2m in the rear 'spur' and is 2.7m high. The rear projecting element has a shallow pitch.

2.2 The application is accompanied by the following supporting information:

1. Design and Access Statement

2.3 The application is reported to Committee for determination as the applicant is an officer of the Council.

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: N

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 PPG13 Transport (2001): This guidance seeks three main objectives: to promote more sustainable transport choices, to promote accessibility to jobs, shopping, leisure facilities and services, by public transport, walking and cycling, and to reduce the need to travel, especially by car. Paragraph 28 advises that new development should help to create places that connect with each other in a sustainable manner and provide the right conditions to encourage walking, cycling and the use of public transport.

5.4 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.

5.5 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
- 5.7 ENV6 The historic environment
ENV7 Quality in the built environment

5.8 Cambridge Local Plan 2006

- 3/4 Responding to context
- 3/14 Extending buildings
- 4/11 Conservation Areas

5.9 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.

5.10 Material Considerations

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

6.0 CONSULTATIONS

- 6.1 Cambridgeshire County Council (Engineering): Comments awaited and will be reported on the Amendment Sheet or orally at the meeting.
- 6.2 Conservation Officer: While the dormer is undoubtedly “box-like”, the proposed extensions and alterations are not publicly visible and will thus not affect the character and appearance of

the Conservation Area. No objections are therefore raised to the proposals.

- 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 None received.

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

Context of site, design and external spaces

- 8.2 The proposed ground floor extension will sit to the side and rear of the existing two storey rear wing, replacing the two existing single storey elements; it is modestly proportioned, the main rear element being a maximum depth of 4.1m and of a satisfactory design with a pitched roof over. Subject to the use of appropriate matching materials, I consider that it will integrate well with the existing property as a harmonious addition to the existing dwelling.
- 8.3 The proposed first floor extension adds a relatively small sideways addition to the existing rear wing, abutting up to and projecting only about 200mm deeper into the garden than the neighbours' (34) lean-to rear projection. It is relatively modest in scale and again will integrate satisfactorily as a harmonious addition to the main dwelling.
- 8.4 The proposed loft conversion incorporating a rear box dormer and an additional dormer above the rear wing is a substantial structure that in many instances would be considered unduly dominant and intrusive, particularly in a conservation area. However, in this instance, the dormers will not be publicly visible and the existing rear projections of existing houses and

the proposed pitched rear 'spur' will help to assimilate the proposed additions into the local roofscape in a way which means, in my opinion, that no harm will accrue to the character and appearance of the conservation area as a result of the development. The pitched roof over the rear wing helps create an element of subsidiarity and in such circumstances, I am swayed to the view that a refusal of permission could not be justified. In reaching this opinion, I have had particular regard to the comments received from the Conservation Officer, who has raised no objections to the proposals.

- 8.5 In my opinion, but on balance, the proposal is considered to be compliant with East of England Plan (2008) policies ENV6 and ENV7, and Cambridge Local Plan (2006) policies 3/4, 3/14 and 4/11.

Residential Amenity

- 8.6 The ground floor extension will project a further 2m beyond the existing rear wing on the common boundary with the attached neighbouring dwelling to the north, 38 Priory Road (3.3m in all), and thus any impact on light to and outlook from that dwelling would be modest and nor will privacy to this property be unreasonably affected. The first floor extension and loft conversion will be largely screened from No. 38 by its own existing two-storey mono-pitch rear extension and the additional first and second floor elements will not give rise to significant amenity issues.
- 8.7 The ground floor extension will abut the common boundary with the attached neighbouring dwelling 34 Priory Road, and project about 4.3 m beyond its own rear walls. This addition will however stand north of 34 and any impact on light to or outlook from 34 as a result of this single storey rear addition would not be significantly greater than at present. The first and second floor extensions are only 200mm deeper than the 1 1/2 storey rear wing of 34 and thus there will be no impact on light or outlook as a result of this element and nor will privacy be affected. The rear dormers will impact to some degree on light and outlook to the rear of 34, but I do not consider that it would be of a degree to merit refusal. The dormers will afford views into the rear garden of both the subject dwelling and nearby neighbouring gardens, but given the presence of existing first floor rear windows, I do not consider that privacy would be

impacted to a significantly greater degree than is presently the case.

- 8.8 No other neighbouring properties will be adversely affected by the development and 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 and Cambridge Local Plan (2006) policies 3/4 and 3/14.

9.0 CONCLUSION

- 9.1 The proposals are, on balance, considered to be acceptable and it is recommended that permission be granted.

10.0 RECOMMENDATION

1. 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. (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.

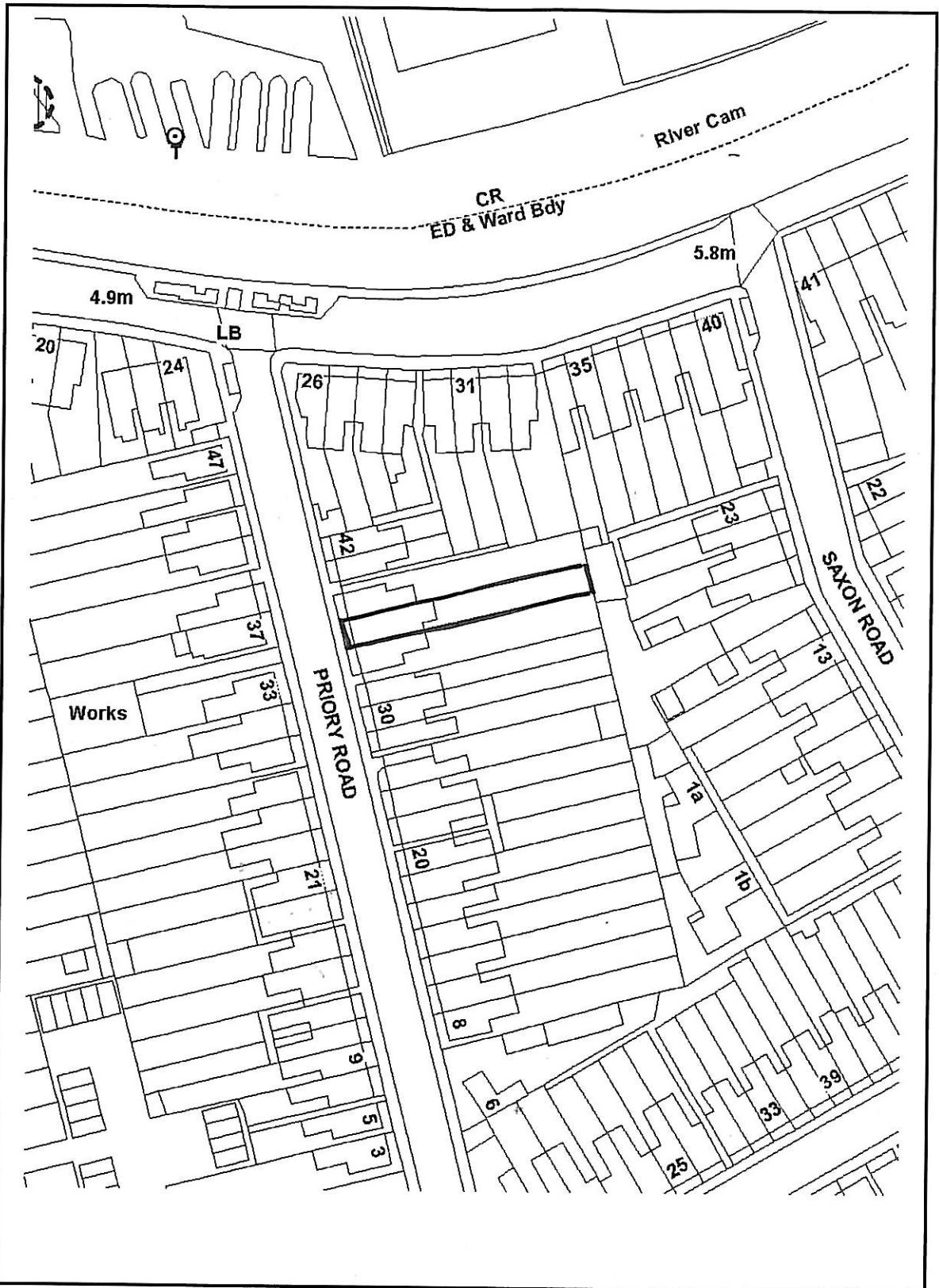
These reasons for approval can be a summary of the reasons for grant of planning permission only. For further detail on the decision please see the officer report by visiting the Council Planning Department

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

Under Section 100D of the Local Government Act 1972, the following are “background 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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