

Agenda Item 8

NORTH AREA COMMITTEE

21ST MARCH 2013

Application Number	13/0035/FUL	Agenda Item	
Date Received	17th January 2013	Officer	Natalie Westgate
Target Date	14th March 2013		
Ward	Arbury		
Site	235 Victoria Road Cambridge Cambridgeshire CB4 3LF		
Proposal	Demolition of existing single storey rear extension and replace with smaller two storey rear extension and alterations.		
Applicant	Mr Willis And Ms Shand 235 Victoria Road Cambridge Cambridgeshire CB4 3LF		

SUMMARY	<p>The development does not accord with the Development Plan for the following reasons:</p> <ol style="list-style-type: none">1. The proposal will cause a loss of light to No. 233 Victoria Road.2. The proposal will cause a loss of outlook to No. 233 Victoria Road.
RECOMMENDATION	REFUSAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site is a mid-terrace two-storey dwelling situated on the south-western side of Victoria Road. The surrounding buildings are primarily residential in character. No. 233 to the north-east is a single dwelling; No. 237 to the south-west has a hairdressing salon on the ground floor, and a flat occupying the space above and to the rear of it.
- 1.2 The property is within the Castle and Victoria Road section of the City of Cambridge Conservation Area No.1 (Central). There are no protected trees on site. The site is outside the Controlled Parking Zone.

2.0 THE PROPOSAL

- 2.1 Permission is sought for the demolition of an existing single storey rear extension and replacement with a two-storey rear extension and alterations. The proposed ground floor extension has a width of 2.7 - 4.2m and a depth of 7m. The proposed ground floor extension would measure 2.6m in height to the eaves and 2.8m in height to where the extension adjoins the proposed first floor extension to the house. The proposed first floor extension has a width of 3.7 - 4.2m and a depth of 3m. The proposed first floor extension would measure 5m in height to the eaves and 6m to the ridge.

2.2 The application is accompanied by the following supporting information:

1. Plans

2.3 The application is brought before Committee by officers following concerns raised by both Councillor Todd-Jones and Councillor Ward, so that the issues of the merits of the scheme and its compliance with policy can be fully discussed.

3.0 SITE HISTORY

Reference	Description	Outcome
12/0034/FUL	Demolition of existing single storey rear extension and replace with two storey rear extension and alterations.	Withdrawn

4.0 PUBLICITY

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

5.0 POLICY

5.1 See Appendix 1 for full details of Central Government Guidance, Cambridgeshire and Peterborough Structure Plan 2003 policies, Cambridge Local Plan 2006 policies, Supplementary Planning Documents and Material Considerations.

5.2 Relevant Development Plan policies

PLAN	POLICY NUMBER
Cambridgeshire and Peterborough Structure Plan 2003	P6/1 P9/8
Cambridge Local Plan 2006	3/1 3/4 3/7 3/11 3/14 4/11 4/13 8/2 8/6 8/10

5.3 Relevant Central Government Guidance, Supplementary Planning Documents and Material Considerations

Central Government Guidance	National Planning Policy Framework March 2012 Circular 11/95
Supplementary Planning Documents	Sustainable Design and Construction
Material Considerations	<u>Area Guidelines:</u> Conservation Area Appraisal: Castle and Victoria Road

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

6.1 No comment.

Urban Design and Conservation Team

6.2 No comment.

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 The owner/occupier of No.233 Victoria Road has made representation.

7.2 The representations can be summarised as follows: There are objections that the site is too narrow and too small for the proposed development. It is recognised that there are other rear extensions in the locality but they have larger gardens than the proposed site. The first floor extension will be too deep and cause a loss of light to their bedroom and garden. There is support for straightening of the border between the properties.

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 representations received and from my inspection of the site and the surroundings, I consider that the main issues are:

1. Context of site, Conservation Area, design and external spaces
2. Residential amenity
3. Third party representation

Context of site, Conservation Area, design and external spaces

- 8.2 The proposed extensions would not be visible within the streetscene. There are other two-storey rear extensions in the locality. The ground floor extension would replace an existing extension. The two-storey extension would be prominent when seen from the neighbouring garden of No.237 Victoria Road, but I do not consider that it would have an unacceptable impact on the streetscene or the character of the conservation area.
- 8.3 In my opinion in design terms the proposal is in accordance with policy ENV7 and Cambridge Local Plan (2006) policies 3/4, 3/7, 3/14 and 4/11.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.4 The proposed extension does not raise issues of privacy. The first floor window proposed is not very different in position from the existing window, and offers no additional opportunities for over looking, and the ground floor side windows proposed are at high level.
- 8.5 The issue requiring assessment is whether the first floor element of the proposal would have an unacceptable impact on the occupiers of Nos. 233 and 237 in terms of light and outlook. The question is finely-balanced, because the proposed first floor extension is of modest dimensions (3m x 3.7m), but the grain of the area is very tight, with a concave elevation at the rear of this terrace, and narrow, tapering curtilages which exacerbate the impact of any extensions.
- 8.6 The proposed extension would have some impact on the outlook from the rear yard and the rear bedroom at No.237 and from the rear bedroom at No.233. The outlook from the rear of 237 is already very limited, and the main room affected by the proposal, the downstairs kitchen to the flat, has a second window facing down the garden, which would not suffer any impact. From the bedroom window at 233 however, the first-floor extension would be very prominent, and would significantly reduce the outlook. The terrace runs north east – south west, so there would be no impact on sunlight at the rear of No.237, but the proposed first floor element would have some impact on afternoon sunlight to both garden and bedroom at No.233. The impact on the flat at 237 would in my view be slight, and acceptable, but on balance, the impact on both sunlight and

outlook to No. 233 would be harmful, and would thus conflict with policies 3/4 and 3/14 of the Cambridge Local Plan 2006.

Third Party Representations

8.7 I have addressed this issue above.

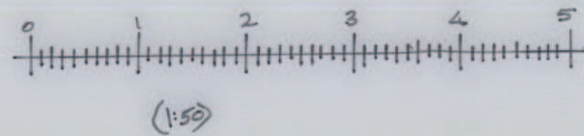
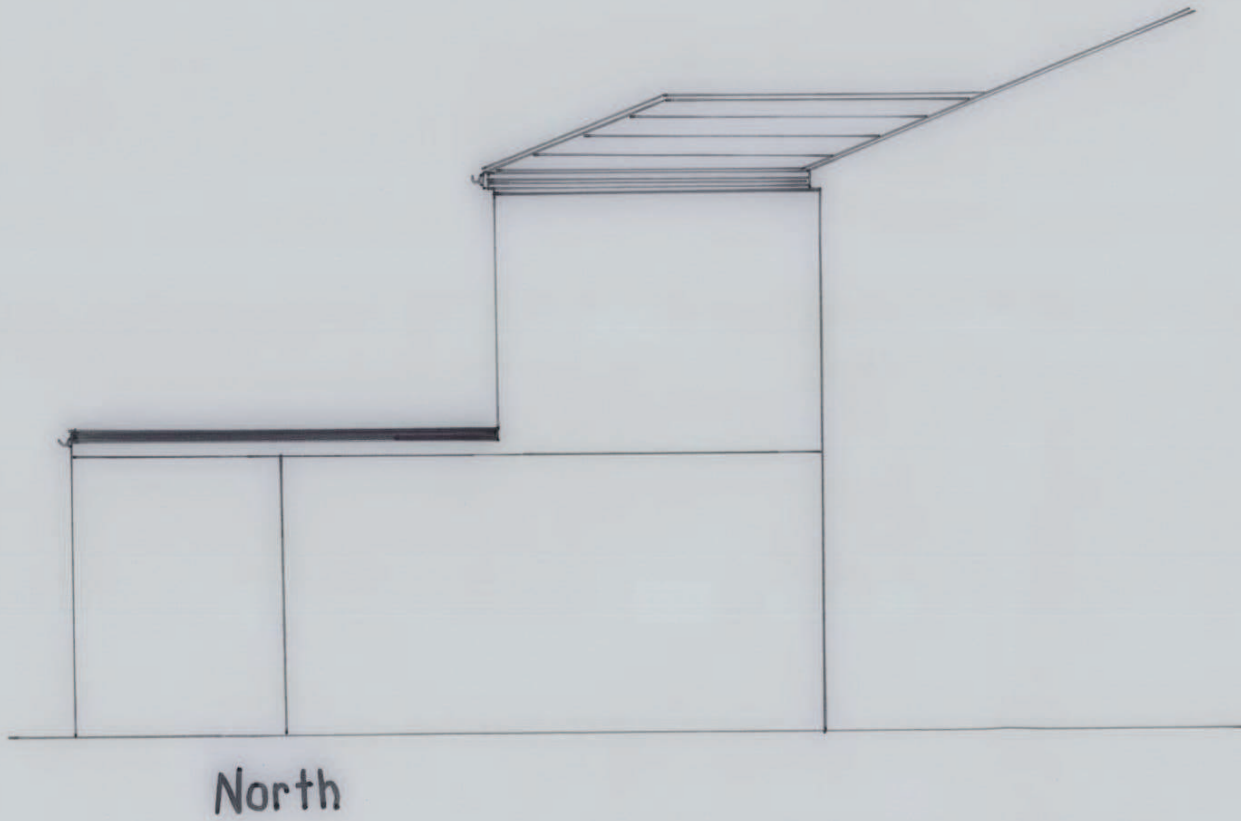
9.0 RECOMMENDATION: REFUSE for the following reason,

1. The first-floor element of the proposed rear extension, by virtue of its depth, its proximity to the boundary and its position in relation to the first-floor window of the neighbouring property at No.233 Victoria Road, would cause a loss of light and outlook to the neighbouring property, to the detriment of the level of amenity the occupiers should reasonably expect to enjoy. In so doing the development fails to respect the site context and constraints. The development is therefore contrary to policies 3/4, and 3/14 of the Cambridge Local Plan 2006 and to advice provided by National Planning Policy Framework (2012).

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ELEVATIONS

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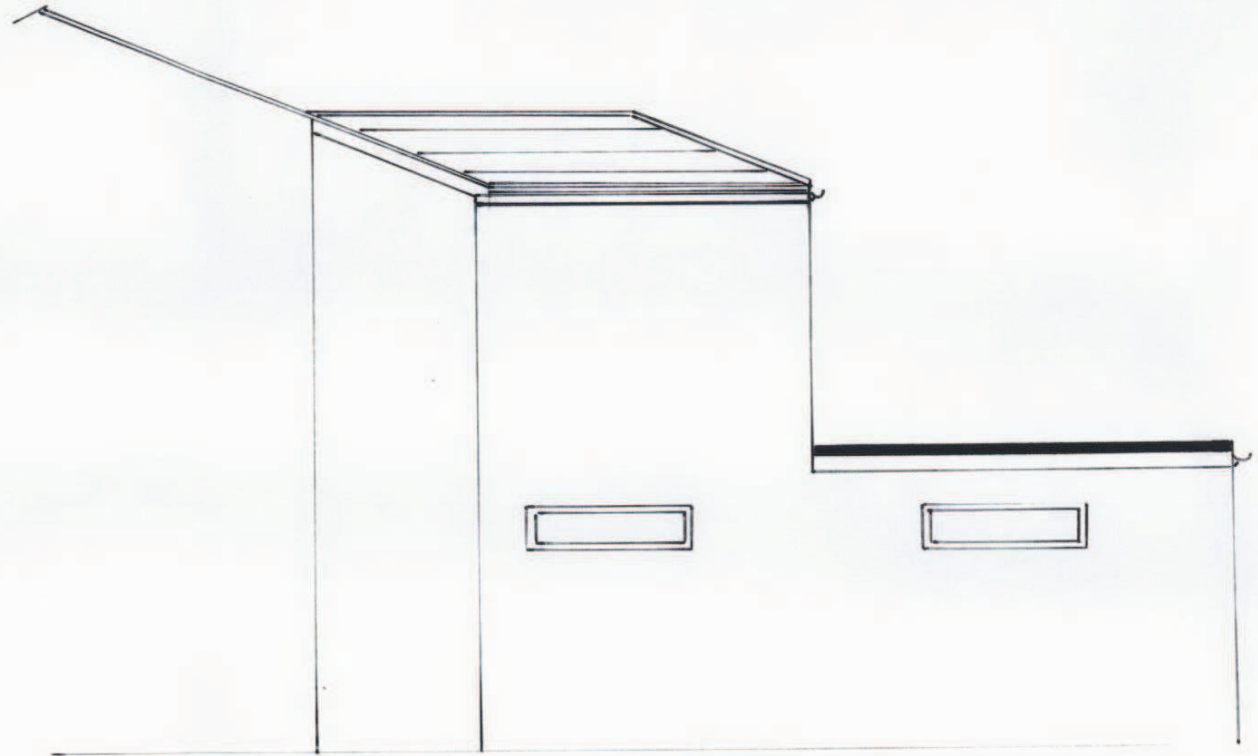
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ELEVATIONS

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East

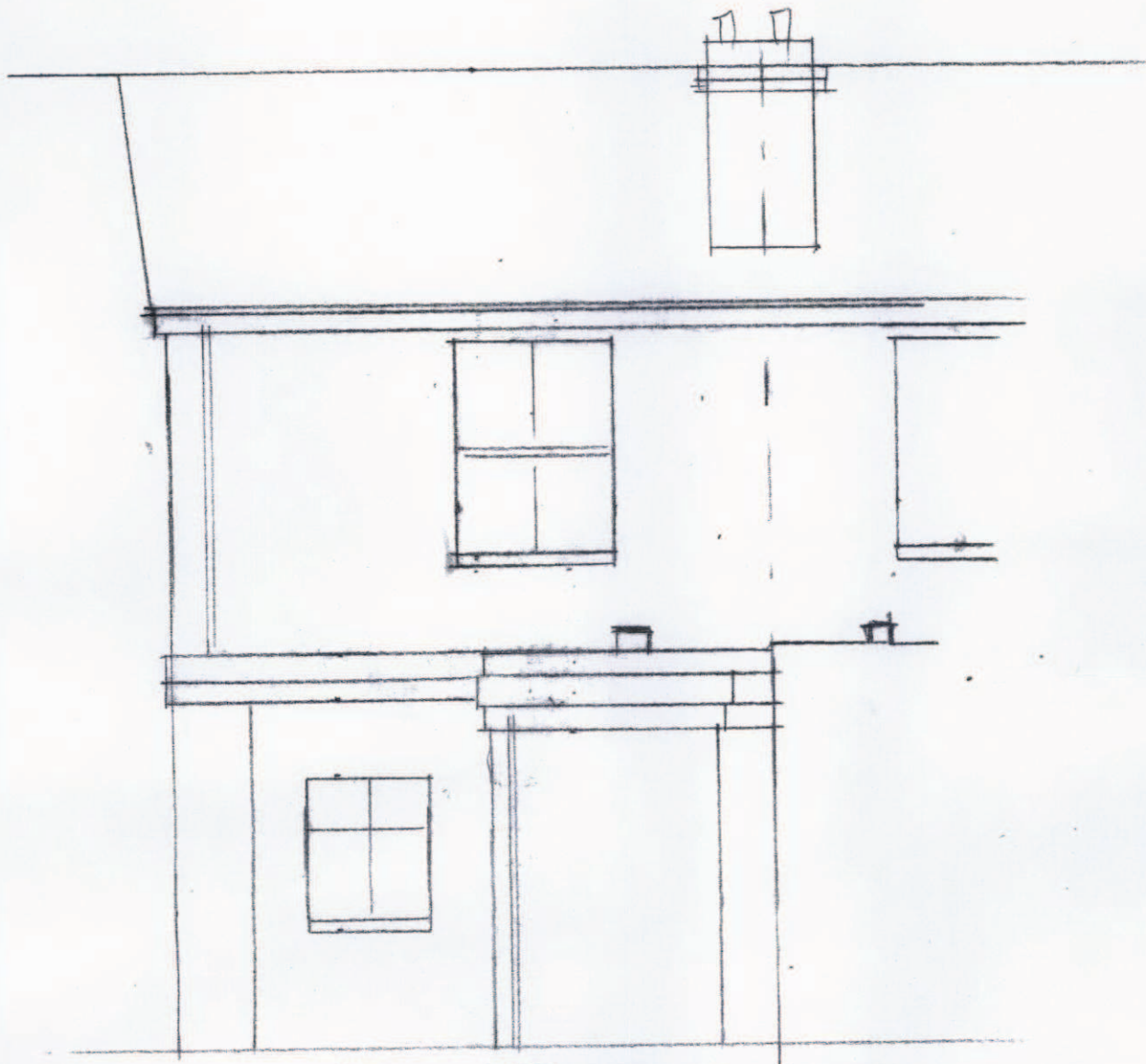


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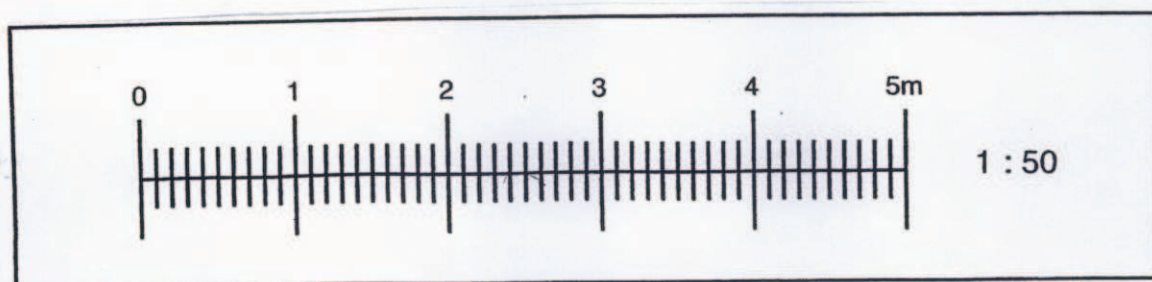


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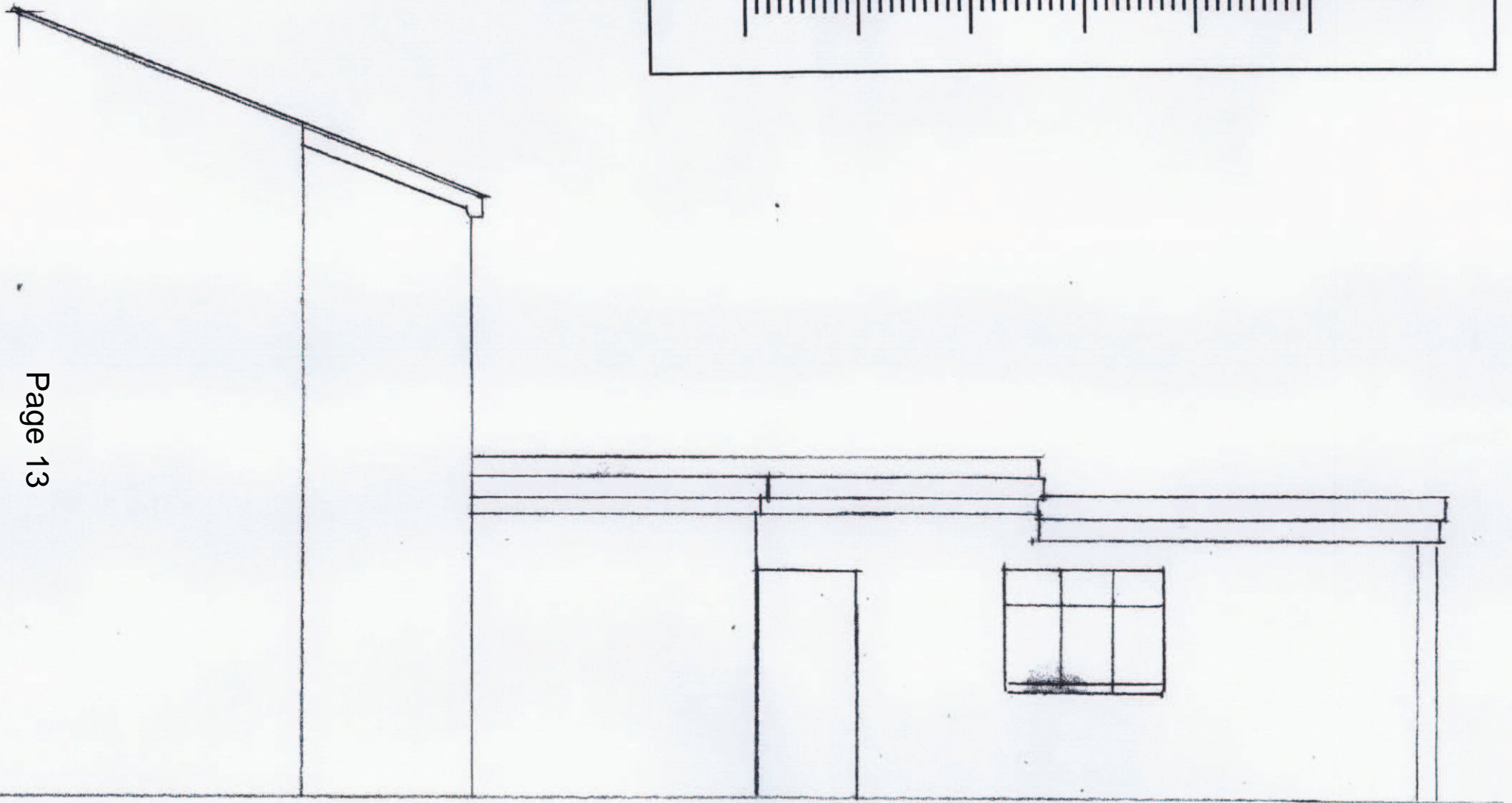
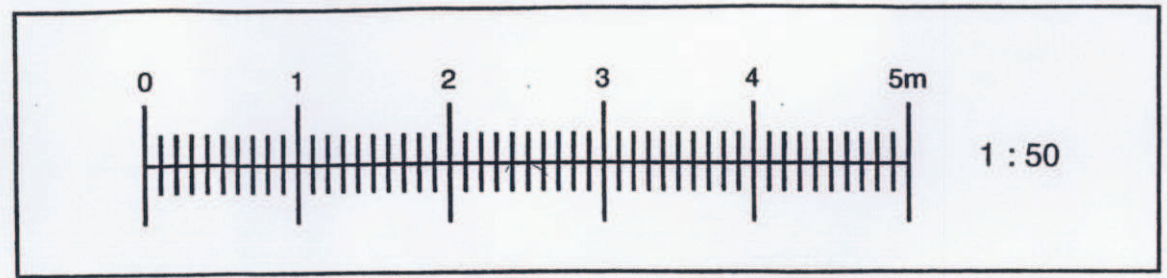
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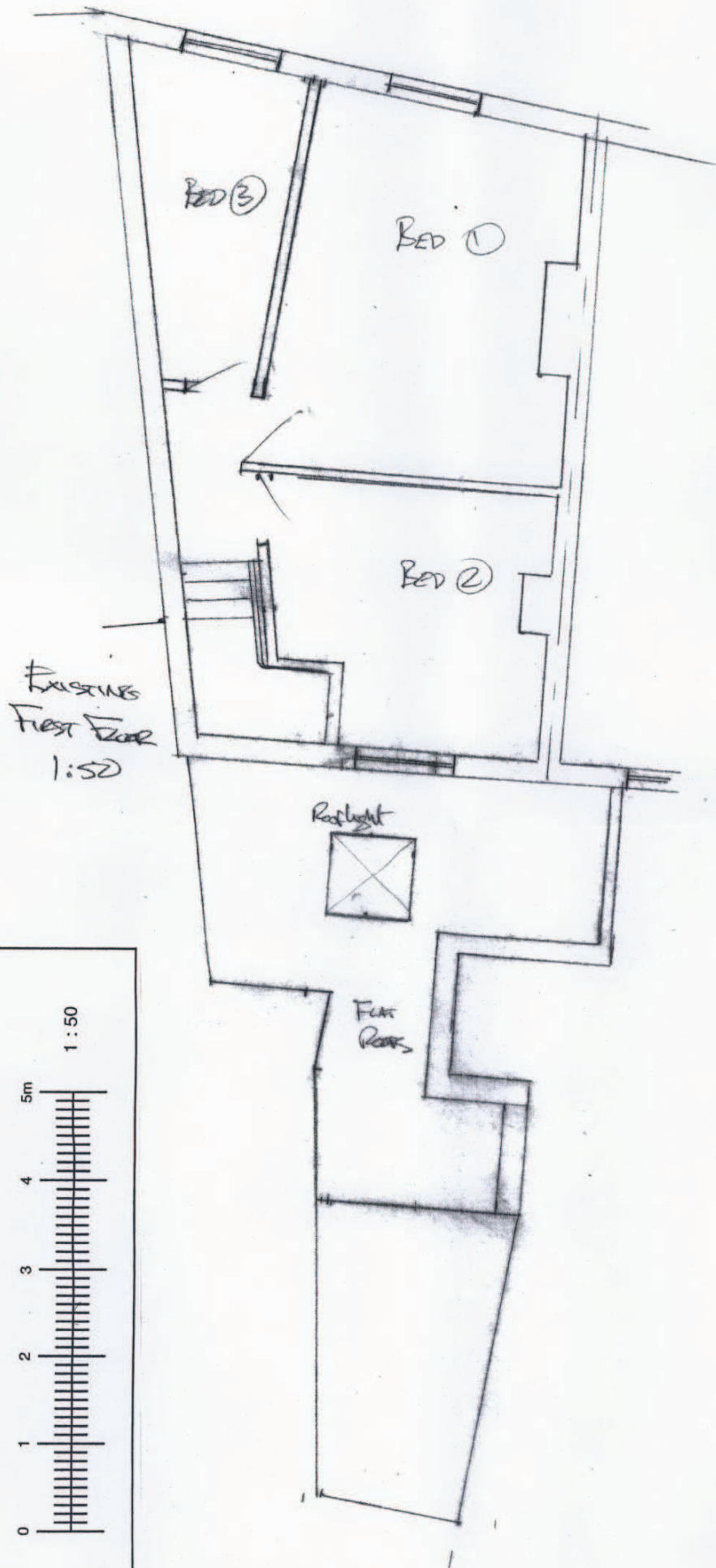


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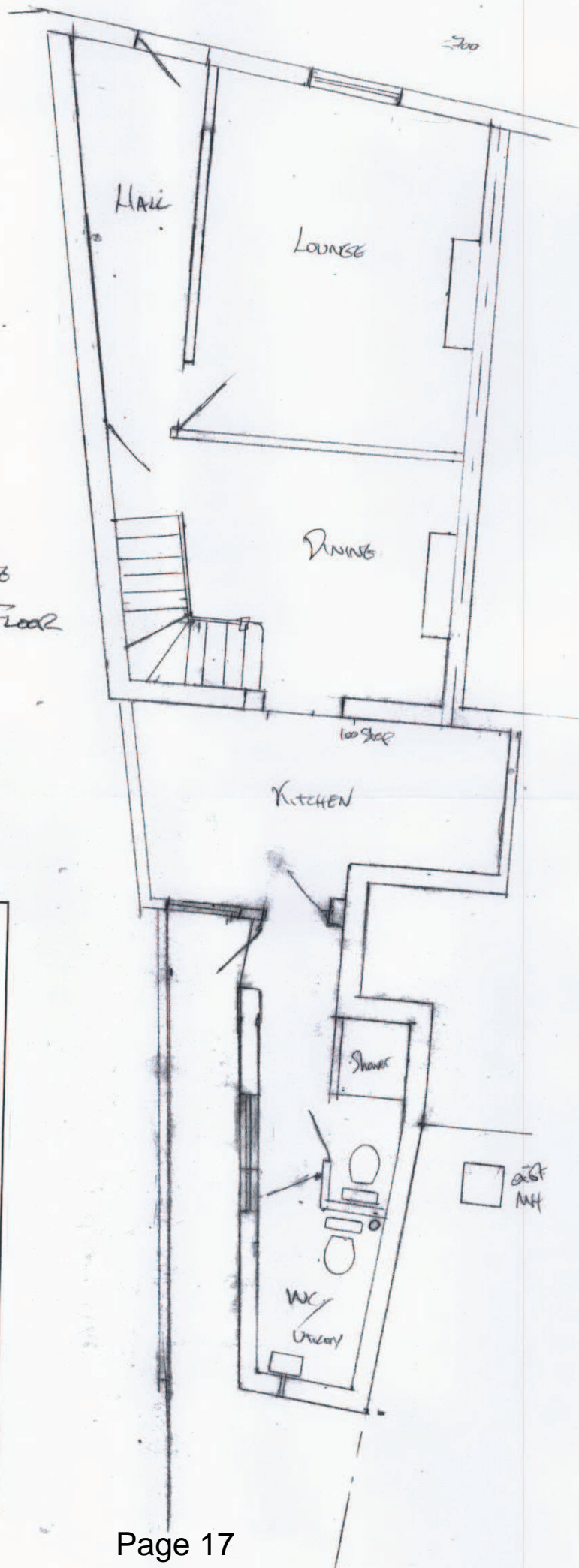
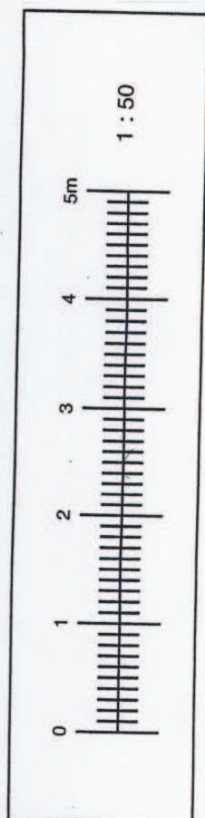
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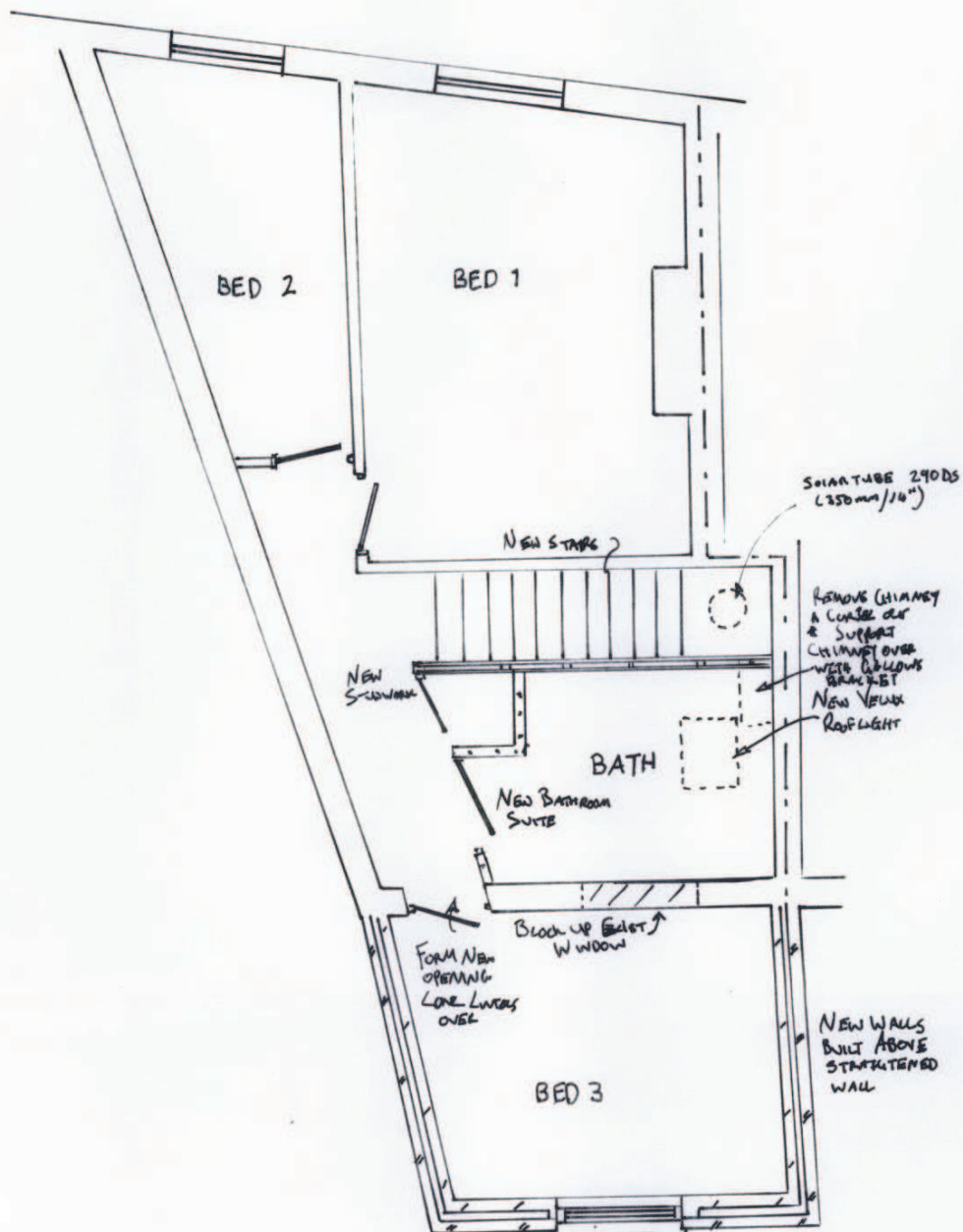


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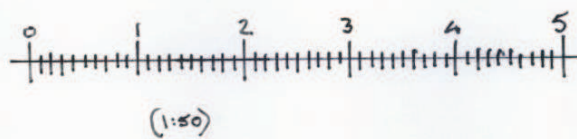
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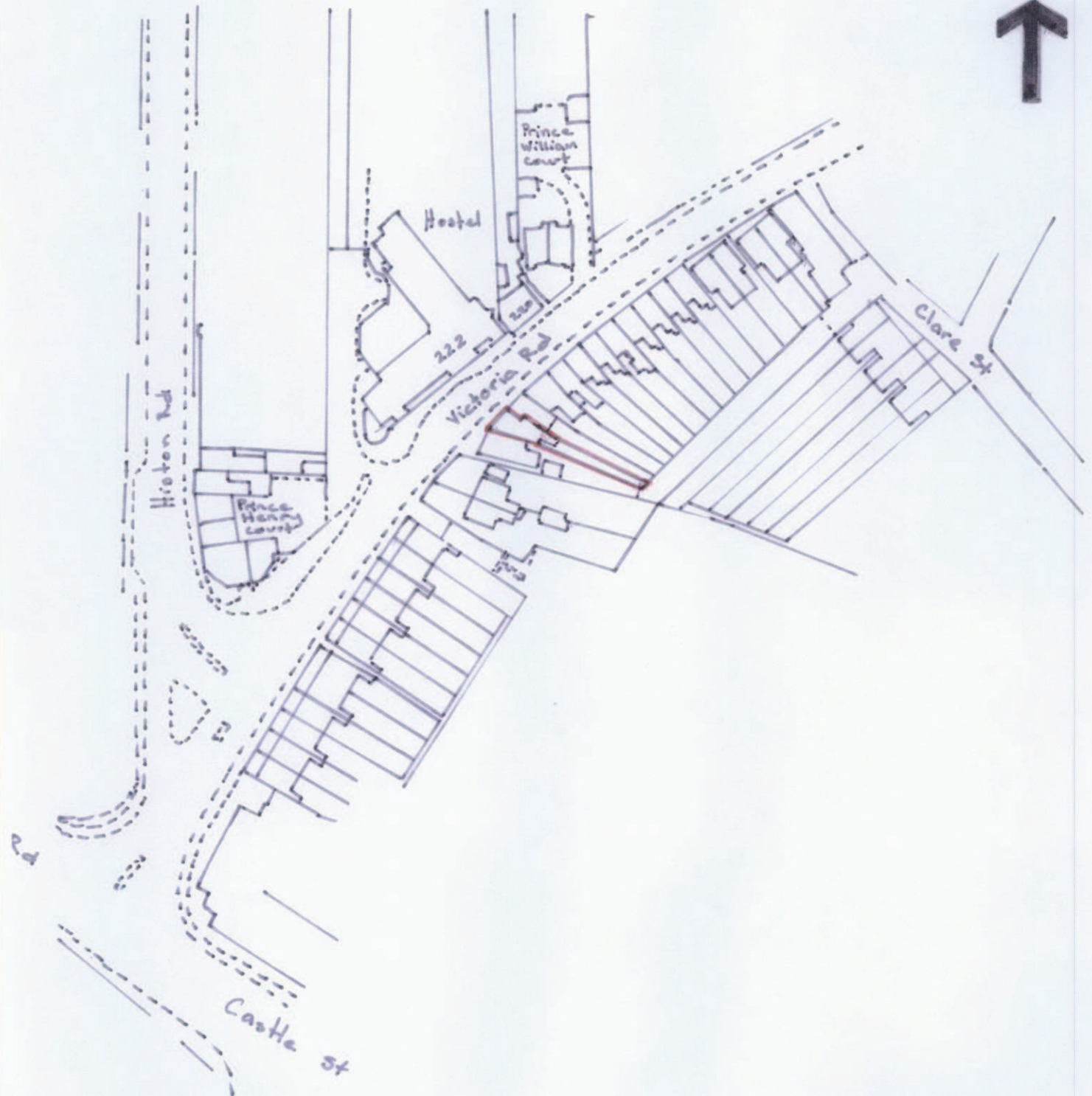
First Floor Plan



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Location Plan

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