

Application Number	12/0018/FUL	Agenda Item	
Date Received	23rd January 2012	Officer	Miss Jenny Moor
Target Date	19th March 2012		
Ward	Romsey		
Site	109 Burnside Cambridge Cambridgeshire CB1 3PA		
Proposal	Single storey rear extension.		
Applicant	Mr Roddy James 109 Burnside Cambridge CB1 3PA		

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 Burnside is a cul-de-sac street and No. 109 Burnside is located on the western side of the street. The western side of Burnside is predominantly residential in character, comprising a mix of terraced, semi-detached and detached two-storey dwellings. Opposite the site, on the eastern side of Burnside, there is a large lake. At the end of the street, to the south-east, are allotments and open fields.
- 1.2 The subject dwelling is the southern half of a pair of 20th Century two-storey semi-detached houses, which have two-storey back additions. These properties have long, narrow gardens and are set back from the street. No. 109 is the southernmost property on Burnside and lies adjacent at a right angle to Nos. 9 and 11 Budleigh Close.
- 1.3 The subject dwelling is constructed of Cambridge gault brick, which is painted cream at the rear, and has a slate roof. The adjoining dwelling, No. 107 Burnside, has been significantly extended to the rear.
- 1.4 The site falls within the Central Conservation Area and the Mill Road Conservation Area Appraisal 2011 is relevant. The building is not listed and falls outside the controlled parking zone.

2.0 THE PROPOSAL

- 2.1 This application seeks planning permission for the erection of a single-storey extension to the rear of No. 109 Burnside. The proposed extension will extend the existing width of the main dwelling house by an additional 1m and then wrap around the property, extending a depth of 6.9m from the existing back addition. At its deepest point the proposed extension will measure 10.1m and at its widest point will measure 4.9m. The proposed extension incorporates a gable pitched roof which will measure 2.4m to the eaves, rising to a maximum ridge height of 3.6m.
- 2.2 The proposed extension will provide additional accommodation to the main dwelling house in the form of a large bedroom/living area and en-suite shower room. It is proposed that materials will be used to match the existing dwelling house.
- 2.3 The application is accompanied by the following supporting information:
1. Design Statement
 2. Plans

3.0 SITE HISTORY

Reference	Description	Outcome
C/04/0861	Erection of single storey rear extension.	Approved with conditions

4.0 PUBLICITY

- | | |
|------------------------|-----|
| 4.1 Advertisement: | No |
| Adjoining Owners: | Yes |
| Site Notice Displayed: | No |

5.0 POLICY

Central Government Advice

- 5.1 **National Planning Policy Framework (March 2012)**

The National Planning Policy Framework (NPPF) sets out the Government's economic, environmental and social planning policies for England. These policies articulate the Government's vision of sustainable development, which should be interpreted and applied locally to meet local aspirations.

- 5.2 **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.

5.3 **East of England Plan 2008**

SS1: Achieving Sustainable Development

ENV6: The Historic Environment

ENV7: Quality in the Built Environment

5.4 **Cambridge Local Plan 2006**

3/1 Sustainable development

3/4 Responding to context

3/14 Extending buildings

4/11 Conservation Areas

5.5 **Material Considerations**

Central Government Guidance

Letter from Secretary of State for Communities and Local Government (27 May 2010)

The coalition government is committed to rapidly abolish Regional Strategies and return decision making powers on housing and planning to local councils. Decisions on housing supply (including the provision of travellers sites) will rest with Local Planning Authorities without the framework of regional numbers and plans.

Written Ministerial Statement: Planning for Growth (23 March 2011)

Includes the following statement:

When deciding whether to grant planning permission, local planning authorities should support enterprise and facilitate housing, economic and other forms of sustainable development. Where relevant and consistent with their statutory obligations they should therefore:

(i) consider fully the importance of national planning policies aimed at fostering economic growth and employment, given the need to ensure a return to robust growth after the recent recession;

(ii) take into account the need to maintain a flexible and responsive supply of land for key sectors, including housing;

(iii) consider the range of likely economic, environmental and social benefits of proposals; including long term or indirect benefits such as increased consumer choice, more viable communities and more robust local economies (which may, where relevant, include matters such as job creation and business productivity);

(iv) be sensitive to the fact that local economies are subject to change and so take a positive approach to development where new economic data suggest that prior assessments of needs are no longer up-to-date;

(v) ensure that they do not impose unnecessary burdens on development.

In determining planning applications, local planning authorities are obliged to have regard to all relevant considerations. They should ensure that they give appropriate weight to the need to support economic recovery, that applications that secure sustainable growth are treated favourably (consistent with policy in PPS4), and that they can give clear reasons for their decisions.

5.6 Area Guidance

Mill Road Area Conservation Area Appraisal (2011)

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

6.1 The highway authority has no comment to make on the application.

Historic Environment Manager

6.2 The Conservation Officer supports the application. The Conservation Officer states that the proposed rear extension will have little effect on the character and appearance of the Conservation Area and that it adheres to Cambridge Local Plan Policy 4/11.

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 resident occupier of 11 Budleigh Close has made a representation.

7.2 The representation can be summarised as follows:

- Concerns over the size of the proposed extension and proximity to the boundary with 11 Budleigh Close.
- Concerns over loss of light in kitchen and garden.

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. Impact on the Conservation Area
3. Residential amenity
4. Third party representations

Context of site, design and external spaces

- 8.2 The proposed extension is located to the rear of the building and is unlikely to be visible in the street scene of Burnside or Budleigh Close. Even if the extension were to be partially visible, the property is well set back from the street and is the end property on a no-through road and therefore it is not considered that the proposal would have a detrimental impact on street scene.
- 8.3 Whilst the proposed extension is deep at 10.1m, it projects to the same depth as an existing extension at the adjoining property 107 Burnside, which was granted planning permission under reference 09/0172/FUL. The proposed extension will have a height to the eaves of 2.4m and a height to the ridge of 3.6m, which is also in keeping with the extension on the adjacent property. In my opinion, provided materials are used which relate well with the existing building, the proposed extension will improve the relationship between 109 and 107 Burnside, improving the coordination of this pair of semi-detached dwellings.
- 8.4 The proposed extension will project 1m wider than the existing building line of the house, towards the boundary with Nos. 9 and 11 Budleigh Close. In terms of design this is considered acceptable because the extension is only single storey and there will be a separation distance of 1.5m between the extension and boundary line of these neighbouring properties.
- 8.5 In my opinion the proposed extension will be visually acceptable and is compliant with Cambridge Local Plan (2006) policies 3/4 and 3/14.

Impact on the Conservation Area

- 8.6 The proposal will not be prominent in the street scene and I concur with the Conservation Officer's comments that it will have little effect on the character and appearance of the Conservation Area. In my opinion the proposed extension is compliant with Cambridge Local Plan (2006) policy 4/11.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.7 The proposed extension is not considered to have any significant impact upon the adjoining property at No. 107 Burnside due to the existing extension of similar size and scale. Therefore, there will be no impact on the amenity of the occupiers at No. 107 Burnside as a direct result from this proposal.
- 8.8 The potential impact of the proposed extension on the neighbouring properties Nos. 9 and 11 Budleigh Close needs to be considered. The plots of these properties sit at right angles to No. 109 Burnside and the resident occupier of No. 11 Budleigh Close has raised concerns regarding the impact the proposed extension may have on her property.
- 8.9 Concerns were raised regarding the proximity of the proposed extension to the boundary with No. 11 Budleigh Close. The proposed extension will extend 1m beyond the existing external wall of the dwelling on the southern elevation, towards the boundary with No. 11 Budleigh Close. The height of the proposed extension at this point will be 2.4m, rising to 3.6m at the ridge. Whilst the extension will narrow the gap between the subject dwelling and Nos 9 and 11 Budleigh Close, the extension is single storey and whilst it will be visible from these adjacent properties, it is not considered that it will have overbearing impact or create a sense of enclosure that would be detrimental to the residential amenity of these neighbours.
- 8.10 Nos 9 and 11 Budleigh Close are situated to the south of 109 Burnside. Due to this orientation, it is not considered that the proposed extension will cause loss of light to the adjacent properties.
- 8.11 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 Cambridge Local Plan (2006) policy 3/4.

Third Party Representations

- 8.12 The concerns raised by the resident occupier of No. 11 Budleigh Close have been taken into consideration and it is not considered that the proposed extension will have a detrimental impact on the residential amenity of this neighbour.

9.0 CONCLUSION

- 9.1 In my opinion the proposed extension relates well to the context of the site and adequately respects the residential amenity of the neighbours and thus approval is recommended.

10.0 RECOMMENDATION

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. The extension hereby permitted shall be constructed in external materials to match the existing building in type, colour and texture.

Reason: To ensure that the extension is in keeping with the existing building. (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 conform to the Development Plan as a whole, particularly the following policies:

East of England plan 2008: ENV6 and ENV7

Cambridge Local Plan (2006): 3/4, 3/14 and 4/11

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 details on the decision please see the officer report online at www.cambridge.gov.uk/planningpublicaccess or visit our Customer Service Centre, Mandela House, 4 Regent Street, Cambridge, CB2 1BY between 8am to 6pm Monday to Friday.

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

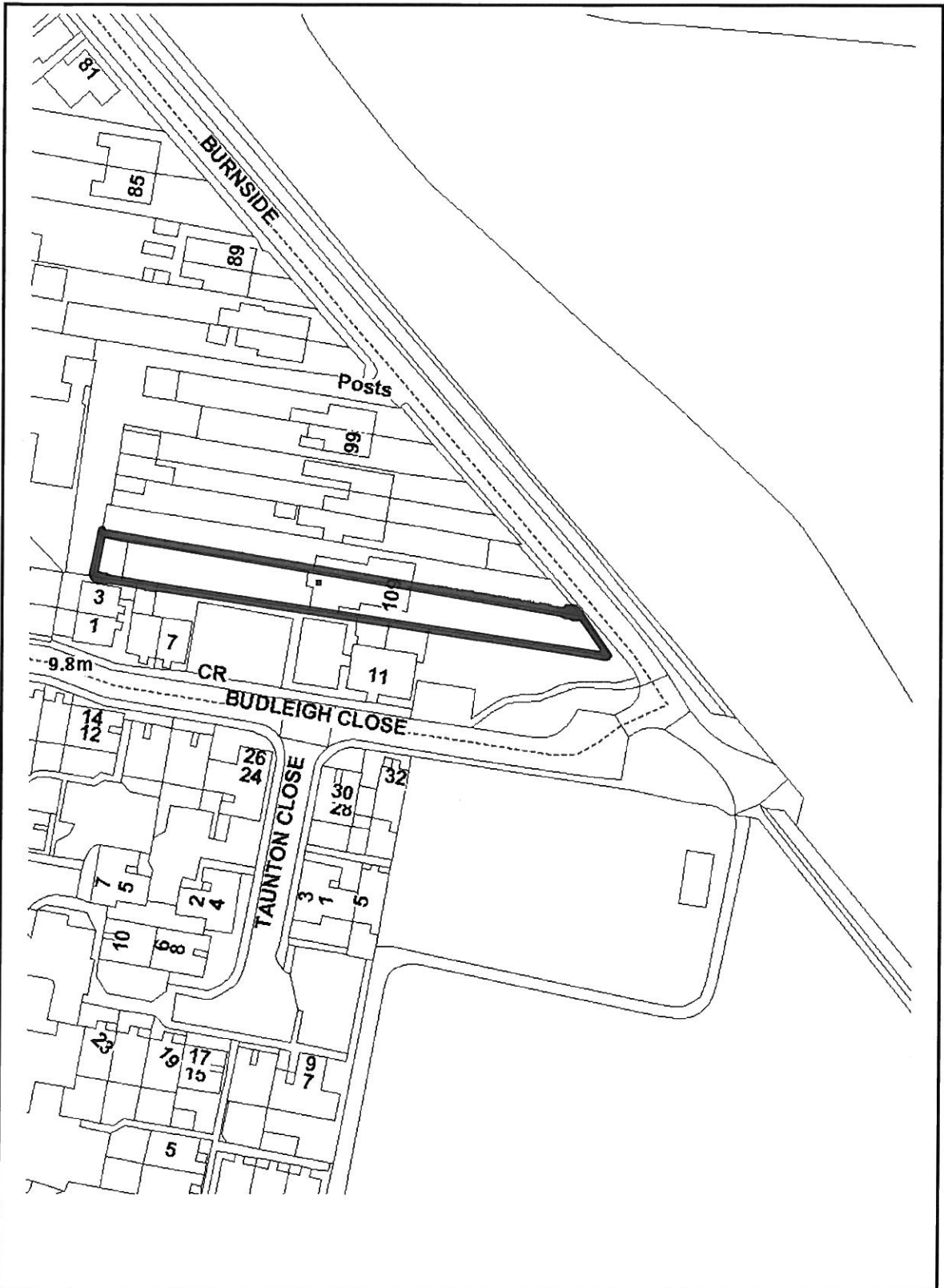
Under Section 100D of the Local Government Act 1972, the following are “background papers” for each report on a planning application:

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 on the City Council website at:

www.cambridge.gov.uk/planningpublicaccess

or by visiting the Customer Service Centre at Mandela House.



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