

Application Number	12/0269/FUL	Agenda Item	
Date Received	29th February 2012	Officer	Mr Amit Patel
Target Date	25th April 2012		
Ward	Petersfield		
Site	17 Ainsworth Street Cambridge CB1 2PF		
Proposal	Loft conversion and rear roof extension		
Applicant	Dr Jane Clare Murphy 17 Ainsworth Street Cambridge Cambridgeshire CB1 2PF United Kingdom		

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 17 Ainsworth Street is an end of terrace two-storey dwelling and its garden, situated on the west side of the roadway approximately 50 metres south of the junction with Sleaford Street. The area is predominantly residential in character containing mainly terraced two-storey late Victorian dwellings. The house has a 4m deep, substantial two-storey, flat-roof, rear wing. The subject dwelling is finished in Cambridge Stock brickwork under a slate roof.
- 1.2 At the end of the rear garden is a short cul-de-sac, Rivar Place. The site lies within City of Cambridge Conservation Area No. 1 (Central).

2.0 THE PROPOSAL

- 2.1 The application follows the earlier refusal of planning permission and dismissed appeal for a loft conversion, a decision made under East Area Committee; the Council reference was 10/1190/FUL. The current application again seeks planning permission for a loft conversion involving the raising of the existing main ridge and the insertion of a rear dormer. The ridgeline is to be raised by about 300mm and a rear 'box dormer' fills the rear roof slope and also straddles the rear wing of the property giving the dormer an overall depth of 5m. It is proposed to insert 2 rooflights window to the front roof

slope. The only difference between this application and the earlier refused development and dismissed appeal development is that it is slightly deeper and creating a new rear roof slope which is 4m depth from the original roof slope, face of the box dormer (which looks towards Rivar Place), meaning instead of having a steep pitch either side of the box dormer in the refused application, slopes match the existing pitch at either side of the roof with a central protruding box window.

2.2 The application is reported to Committee for decision at the request of Councillor Blencowe on the grounds that this is a Conservation Area and there are many policy implications which should be discussed at committee.

2.3 The application is accompanied by the following supporting information:

1. Design Statement
2. Plans

3.0 SITE HISTORY

Reference	Description	Outcome
09/1044/FUL	Loft conversion and rear roof extension including raising of roof ridge height.	REF
10/1190/FUL	Loft conversion and rear roof extension including raising of roof ridge height.	REF/ Appeal Dismissed

A copy of the Inspectors Decision (APP/Q0505/D/11/2152309) and previous refused application report (10/1190/FUL) is attached in the appendix.

4.0 PUBLICITY

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

5.0 POLICY

5.1 Central Government Guidance

National Planning Policy Framework (March 2012)

The National Planning Policy Framework 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.

The NPPF includes a set of core land use planning principles that should underpin both plan making and development management (precised form):

1. planning should be genuinely plan-led
2. planning should proactively drive and support the development and the default answer to development proposals should be “yes” , except where this would compromise the key sustainable development principles set out in the NPPF
3. planning decisions should take into account local circumstances and market signals such as land prices, commercial rents and housing affordability and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business community
4. planning decisions for future use of land should take account of its environmental quality or potential quality regardless of its previous or existing use
5. planning decisions should seek to protect and enhance environmental and heritage assets and allocations of land for development should prefer land of lesser environmental value
6. mixed use developments that create more vibrant places, and encourage multiple benefits from the use of land should be promoted
7. the reuse of existing resources, such as through the conversion of existing buildings, and the use of renewable resources should be encouraged
8. planning decisions should actively manage patterns of growth to make the fullest use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable
9. planning decisions should take account of and support local strategies to improve health and wellbeing for all

10. planning decisions should always seek to secure a good standard of amenity for existing and future occupants of land and buildings.

The NPPF states that the primary objective of development management is to foster the delivery of sustainable development, not to hinder or prevent development.

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 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.

5.6 **Material Considerations**

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.

City Wide Guidance

Roof Extensions Design Guide (2003)

Area Guidelines

Mill Road Area Conservation Area Appraisal (2011)

6.0 CONSULTATIONS

Conservation Officer

- 6.1 Objects to the application on the grounds that the rear box dormer is overly large and does not relate well to the existing roof slope and dwelling. No objection is raised to the ridge height being increased
- 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 Blencowe has requested that the application be called in to East Area Committee if minded to refuse and on grounds that the previous application was considered at East Area Committee and there are multiple planning issues that arise especially design in Conservation Area.

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

- Agent taking care of 19, 21 and 23 Ainsworth Street;
- 13 Ainsworth Street;
- 15 Ainsworth Street.
- 19 Ainsworth Street;

7.3 The representations can be summarised as follows:

- Out of keeping and character of the area;
- Loss of light and overbearing impact to adjoining occupiers;
- Misrepresentations on the submitted plans;
- Concerns over noise, dirt and parking problems in relation to the construction;
- Affect the value of the property;
- Overlooking and privacy to adjoining occupiers will be significantly harmed;

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

Context of site, design and external spaces and Impact on the Conservation Area

8.2 The proposed front roof lights do not require permission. It is proposed to raise the main ridgeline of the dwelling by 300mm. Given that the ridge of the subject dwelling is already higher than its neighbour and the ridgeline is mixed in height in the locality, I do not consider that objection can reasonably be

raised to this element of the proposals. The Conservation Officer has raised no objections to the raising of the ridgeline.

- 8.3 The proposed rear dormer is of greater concern. The dormer will not be visible in Ainsworth Street but will be visible from Rivar Place to the rear. The previously refused application which was dismissed at appeal measured 5m in depth, 2.5m in height and is full width with a projecting box that is inset from the sides by 1m either side. The proposal as submitted is 5m in depth, 2.5m in height and full width of the roof with a projecting box 3.1m wide and set in from the sides by 1m either side. The only difference from the refused application and the one being proposed now is that the roof slope either side of the box is similar to the existing roof slope and part of the existing two storey extension will be incorporated into the new roof slope. The roof slope projects forward of the existing roof slope by between 3m and 4m.
- 8.4 The site lies within a conservation area and care should be taken to ensure that such extensions relate well to the existing dwelling and do not harm the conservation area. In this respect, I consider the rear dormer to remain fundamentally flawed. The size and design has remained the same as the proposal previously refused. It remains substantial in nature and still projects out a significant distance over the flat roof two storey rear wing. The dormer effectively creates a three-storey property at the rear and will in my view, have an extremely large and box like appearance that will appear completely alien in the rear garden environment; it will be both visually intrusive and incongruous in the locality. While I accept that the same could be said of the existing extension that is two-storey height only, this cannot constitute a justification for a much taller and more intrusive form. I consider that the dormer will fail to integrate well with either the existing property or its surroundings and would cause demonstrable harm to the character and appearance of the conservation area.
- 8.5 The Planning Inspector also concluded that the previous proposal would create an impression of a third storey extension and being full width and extending over the existing two storey element will completely alter and unbalance the appearance of the existing roof form. The size, design and prominence would appear unsympathetic addition to the existing dwelling and immediate surrounding. The revised proposal has not altered

materially in design; it is still a box dormer that extends over the existing two-storey building. The design has altered the pitch of the slope to reflect the current pitch but the proposal has not addressed the concerns relating to size and significant amount of the design is still the same as the previously refused scheme, in this prominent location, which is visible in the street, albeit from oblique angles, will, in my opinion still be an intrusive and unsympathetic addition.

- 8.6 The proposal is therefore considered to be in conflict 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

Impact on amenity of neighbouring occupiers

- 8.7 Third party comments have been raised in respect of the impact the proposal will have on adjoining occupiers. The previous case officer and the Planning Inspectorate both took the view that there would be no significant impact upon the living conditions of the adjoining occupiers through loss of light, overbearing or loss of privacy. In my view the same is true of this proposal. The Inspector also concluded that noise and dust during construction are not directly relevant to planning merits of this case.
- 8.8 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) policies 3/4 and 3/7.

Third Party Representations

- 8.9 Third party comments have been addressed above in the main body of the report. The issue relating to construction traffic and skips is in my opinion for the highway authority to control.

9.0 CONCLUSION

The revised scheme has not altered significantly from the scheme submitted under 10/1190/FUL, which was refused and subsequently dismissed at appeal. I do not consider that changing the roof slope and the materials to the side of the

projecting box has overcome the concerns of the previous scheme and therefore recommend REFUSAL.

10.0 FOR RECOMMENDATIONS OF REFUSAL

1. REFUSE for the following reason/s:

1. The proposed rear box dormer would, by reason of its excessive scale, bulk, height and poor design, represent an overly dominant and visually intrusive and incongruous feature that would fail to integrate satisfactorily with the existing dwelling or relate satisfactorily with its surroundings. The development would therefore cause demonstrable harm to the character and appearance of the Conservation Area, of which this dwelling forms a part. For these reasons the proposals are contrary to policies ENV6 and ENV7 of the East of England Plan (2008), to policies 3/4, 3/14 and 4/11 of the Cambridge Local Plan 2006 and to advice provided by PPS1 Delivering Sustainable Development and PPS5 Planning for the Historic Environment.

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

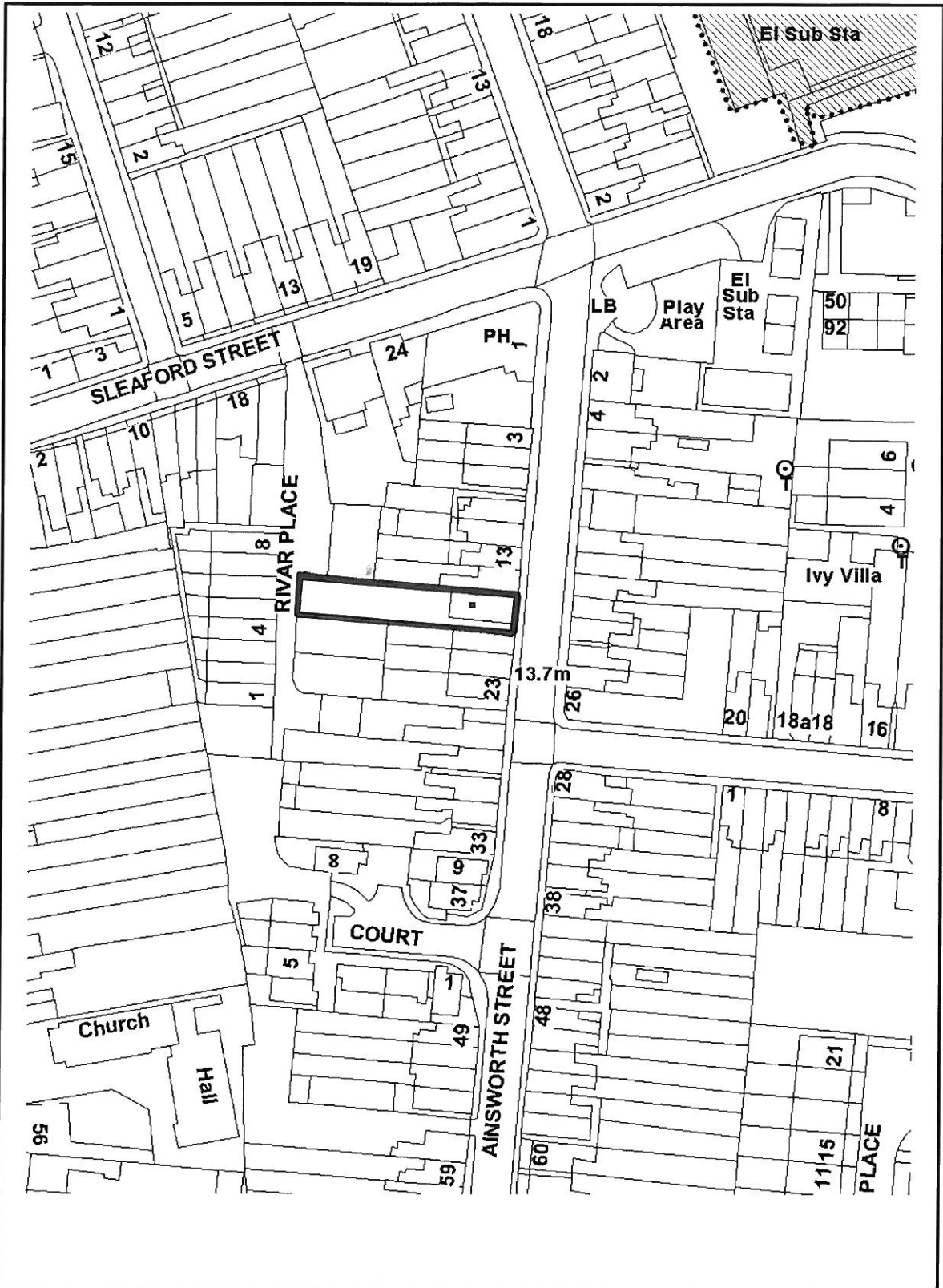
Under Section 100D of the Local Government Act 1972, the following are “background papers” for each report on a planning application:

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.

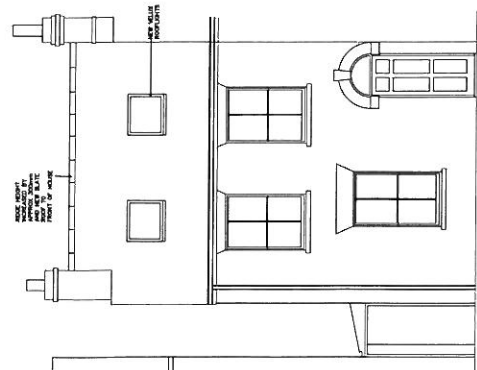
These papers may be inspected on the City Council website at:

www.cambridge.gov.uk/planningpublicaccess

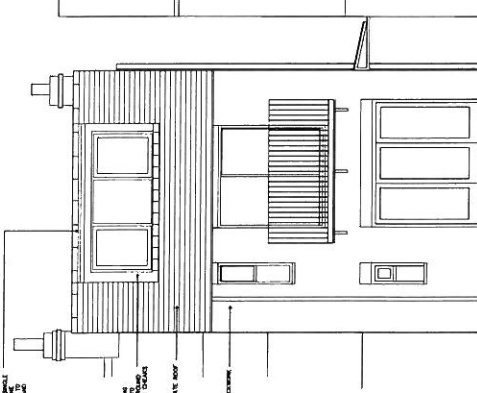
or by visiting the Customer Service Centre at Mandela House.



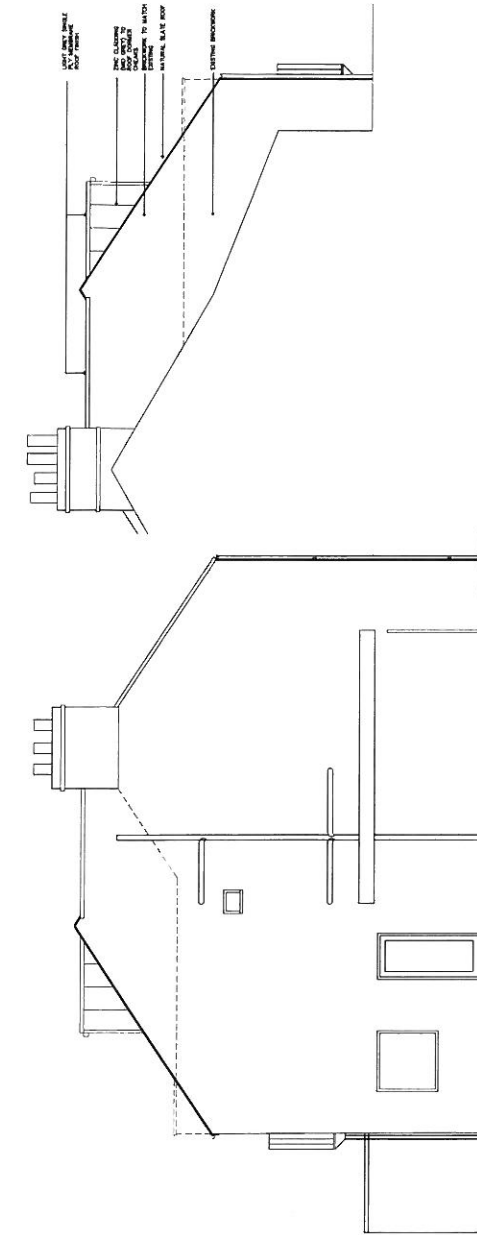
12/0269/FUL
17 Ainsworth Street Cambridge



East Elevation - to Ainsworth Street



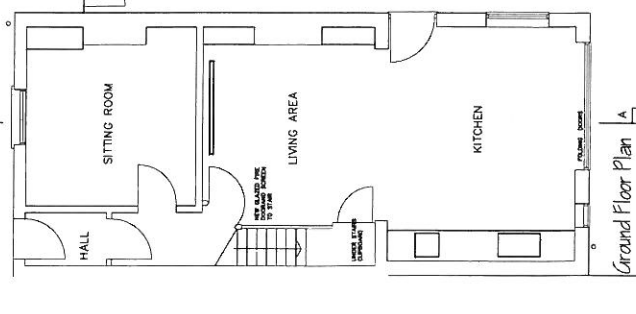
West Elevation - to garden



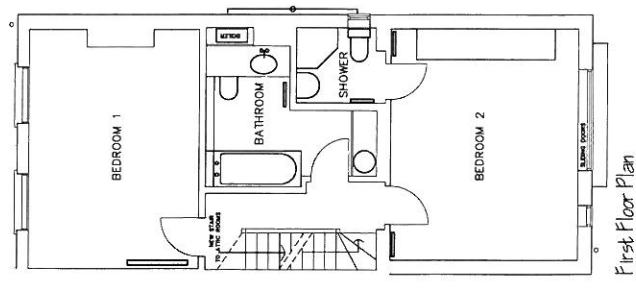
South Elevation - to side passage

North Elevation - through neighbours boundary

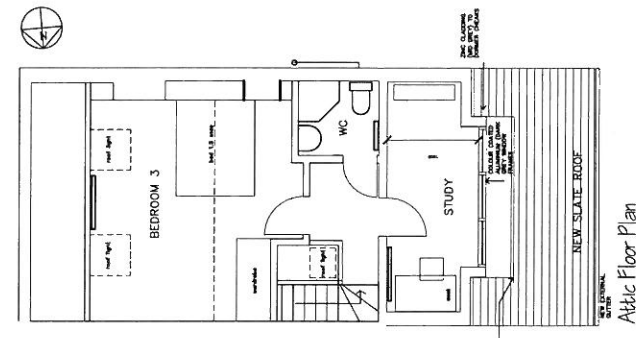
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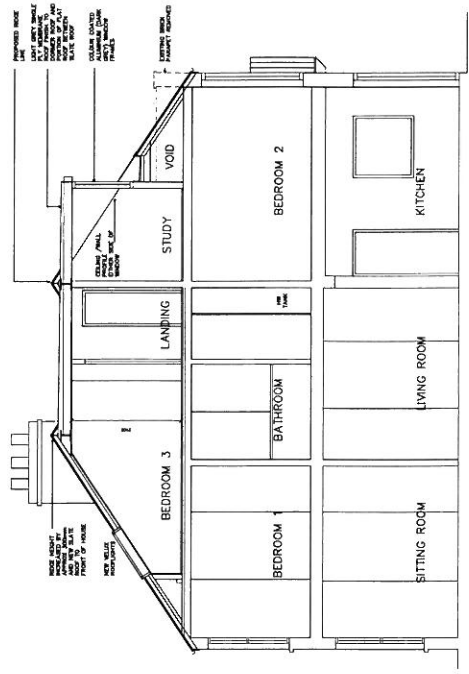
Ground Floor Plan



First Floor Plan



Attic Floor Plan



Section A-A

PLANNING

Proposed Plans, Elevations and Section
 Scale 1:50@A1
 Drawing 002
 February 2012

Malcolm Hunter & Jane Murphy
 17 Ainsworth Street, Cambridge