
Application Number	12/0368/FUL	Agenda Item	
Date Received	19th March 2012	Officer	Natalie Westgate
Target Date	14th May 2012		
Ward	Arbury		
Site	49 St Albans Road Cambridge Cambridgeshire CB4 2HF		
Proposal Applicant	Two storey side extension. Mr And Mrs M Donnelly 49 St Albans Road Cambridge Cambridgeshire CB4 2HF		

SUMMARY	The development does not accord with the Development Plan for the following reasons: Proximity of the extension to the boundary causing a terracing effect to the detriment of the streetscene Forward projection Poor design
RECOMMENDATION	REFUSAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The site comprises a detached two-storey dwelling located on the north-western side of St Albans Road. The area is residential in character containing a mixture of detached and semi-detached dwellings. The application dwelling itself has a pyramidal roof and is finished in a mix of red/brown bricks and plain clay tiles. It has been extended at single storey level to the rear using permitted development rights.
- 1.2 The site does not fall within a conservation area, is not a listed building and there are no tree preservation orders on the site. The site falls outside the controlled parking zone.

2.0 THE PROPOSAL

2.1 The extension would be 3.96m wide at the front, and 3.65m wide at the rear, leaving a gap of about 0.35m between the extension and the common boundary with No.47. It would be 7m long. The extension would project forward of the existing house by 1.5m. The main part of the extension will incorporate a smaller hipped roof. The development will be finished in matching materials. The proposals will provide additional accommodation in the form of a new utility room on the ground floor with a new bedroom and 2 bathrooms above.

2.2 The application is accompanied by the following supporting information:

1. Application form
2. Site location plan
3. Block plan
4. Existing floorplans
5. Proposed floorplans and roof plan
6. Existing elevations
7. Proposed elevations
8. Proposed section

2.3 The application is brought before North Area Committee because the applicant works at Cambridge City Council.

3.0 SITE HISTORY

Reference	Description	Outcome
07/0957/FUL	Erection of a part two-storey, part single storey side extension and single storey rear extension.	Approved with conditions
07/0033/FUL	Part single part two storey side extension	Approved with conditions

4.0 PUBLICITY

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

Public Meeting/Exhibition (meeting of): No
 DC Forum (meeting of): No

5.0 POLICY

5.1 See Appendix 1 for full details of Central Government Guidance, East of England Plan 2008 policies, Cambridge Local Plan 2006 policies and Supplementary Planning Documents.

5.2 Relevant Development Plan policies

PLAN	POLICY NUMBER
East of England Plan 2008	SS1 ENV7
Cambridge Local Plan 2006	3/1 3/4 3/7 3/14

5.3 Relevant Central Government Guidance and Supplementary Planning Documents

Central Government Guidance	National Planning Policy Framework March 2012 Circular 11/95
Supplementary Planning Documents	Sustainable Design and Construction

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

6.1 The applicant states no change in parking provision within the site but removes an existing garage.

- 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 No representations have been 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 two-storey side extension will be highly visible in the street scene and will project forward of the existing dwelling making it prominent, especially from the south-west. There are no two-storey side extensions with a such a forward projection in the immediate vicinity so the proposal would have a significant, and in my view harmful impact upon the character and appearance of the locality jarring awkwardly with the consistent building line of houses on the west side of the street. In addition, the character of this street is one of detached and semi-detached houses, with clearly defined spaces between them above ground-floor level. By extending the first floor to within 35mm of the common boundary with No.47 this proposal would erode this character and create the potential for a terracing effect to emerge, undermining the distinct visual rhythm of the street.
- 8.3 The site has previously gained planning permission for the erection of a part two-storey, part single storey side extension and single storey rear extension (07/0957/FUL) and part single part two storey side extension (07/0033/FUL). Both permissions achieved a significant gain of floorspace, but neither brought the side of the extended building into close proximity with the common boundary with No.47, and neither involved a forward projection beyond the prevailing building line.

- 8.4 In my view, the proposed side extension is not harmonious and this development does not accord with the East of England Plan (2008) policies SS1 and ENV7 and the Cambridge Local Plan (2006) policies 3/4, 3/7 and 3/14.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.5 The side extension would be situated away from No.47 by about 0.35m but given the garage of No.47 is situated on the boundary the extension will not have any impact upon the amenity of the neighbouring property at No.47. The extension is situated away from No.51 so there will not be any impact upon the amenity of No.51.
- 8.6 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 the East of England Plan (2008) policies SS1 and ENV7 and Cambridge Local Plan (2006) policy 3/4.

9.0 CONCLUSION

- 9.1 The proposals are considered to be unacceptable and refusal is recommended.

10.0 RECOMMENDATION

REFUSE for the following reason:

1. The forward projection of the proposed extension beyond the prevailing building line would be a discordant and intrusive feature in the streetscene. In addition, the close proximity of the extension to the common boundary with No.47 would create the potential for a terracing effect to emerge thereby undermining the distinct visual rhythm of the street to the detriment of its character. For these reasons the proposal constitutes poor design, detrimental to the local townscape and does not provide for good interrelationships between buildings, routes and spaces. In so doing the development fails to respect the site context and constraints. The development is therefore contrary to policy ENV7 of the East of England Plan 2008 and policies 3/4 and 3/14 of the Cambridge Local Plan 2006.

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.