

<b>Application Number</b>	12/0357/FUL	<b>Agenda Item</b>	
<b>Date Received</b>	3rd April 2012	<b>Officer</b>	Mrs Sarah Dyer
<b>Target Date</b>	29th May 2012		
<b>Ward</b>	Cherry Hinton		
<b>Site</b>	23 March Lane Cambridge Cambridgeshire CB1 3LG		
<b>Proposal</b>	Single storey front extension to house.		
<b>Applicant</b>	Mr And Mrs Ashton 23 March Lane Cambridge Cambridgeshire CB1 3LG		

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SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <p>The proposed extension is of modest size and will not have a significant impact the appearance of the street.</p> <p>The extension will not have any significant impact on residential amenity.</p>
RECOMMENDATION	APPROVAL

## **1.0 SITE DESCRIPTION/AREA CONTEXT**

1.1 23 March Lane is a two storey semi-detached house on the south west side of March Lane. The surrounding area is characterised by similar residential development. Cambridge Airport lies to the north. The attached house is 25 March Lane.

1.2 The site falls outside the controlled parking zone.

## **2.0 THE PROPOSAL**

2.1 Full planning permission is sought for a single storey front extension. The extension will be the full width of the house and

on the boundary with no. 25 it projects 1.5 m. At the opposite end the extension projects between 1.9 m and 2.6 m from the front of the original house. It will have a pitched roof with a maximum height of 3.5 m.

- 2.5 The application is brought before Planning Committee because the applicant is a City Councillor.

### **3.0 SITE HISTORY**

- 3.1 None relevant.

### **4.0 PUBLICITY**

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

### **5.0 POLICY**

- 5.1 See Appendix 1 for full details of Central Government Guidance, East of England Plan 2008 policies, 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
East of England Plan 2008	ENV7
Cambridge Local Plan 2006	3/4 3/7 3/14

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

Central Government	National Planning Policy Framework March 2012
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Guidance	Circular 11/95
Material Considerations	<u>Central Government:</u> Letter from Secretary of State for Communities and Local Government (27 May 2010) Written Ministerial Statement: Planning for Growth (23 March 2011)

## 6.0 CONSULTATIONS

### Cambridgeshire County Council (Engineering)

6.1 No comments.

## 7.0 REPRESENTATIONS

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

141 Church End

7.2 The representations can be summarised as follows:

No objections.

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. Residential amenity

## **Context of site, design and external spaces**

- 8.2 The key design issue is the design and appearance of the extension in the streetscene. Front extensions are generally given greater scrutiny, because of their potential to detract from the character of the area. In this case the extension relates well to the proportions of the house. It is of a modest size and the house is set well back from the road frontage. Matching materials are to be used. In reaching my view that the development is acceptable I am mindful of similar extensions that have been approved in March Lane.
- 8.3 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7 and 3/14.

## **Residential Amenity**

Impact on amenity of neighbouring occupiers

- 8.4 The only neighbours that will be affected by the development are the occupiers of the adjoining dwelling 25 March Lane. The front window of this house is set off the boundary by approximately 500 mm. The extension will sit to the south east but given its limited depth it will not have an adverse impact in terms of outlook, overshadowing or enclosure. A representation has been received from the occupier of 141 Church End which is to the rear of the site and they have no objections.
- 8.5 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, 3/7 and 3/14.

## **9.0 CONCLUSION**

- 9.1 In my view the proposed extension will be an appropriate addition to the streetscene and will have very limited impact on residential amenity. Approval is recommended.

## 10.0 RECOMMENDATION

**APPROVE subject to the following conditions and reasons for approval:**

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: ENV7

Cambridge Local Plan (2006): 3/4, 3/7, 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 details on the decision please see the officer report online at [www.cambridge.gov.uk/planningpublicaccess](http://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.

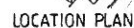
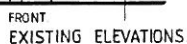
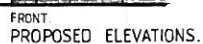
These papers may be inspected on the City Council website at:

[www.cambridge.gov.uk/planningpublicaccess](http://www.cambridge.gov.uk/planningpublicaccess)

or by visiting the Customer Service Centre at Mandela House.



**12/0357/FUL**  
**23 March Lane Cambridge**



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Review A Proposed sections added April 2012

DATE FEB 2012.	SCALE 1:50, 1:100, 1:200	DRAWING No. SF 11 083 . 1 . A.
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