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| Application Number | 12/0377/FUL | Agenda Item | |
| Date Received | 22nd March 2012 | Officer | Mr Amit Patel |
| Target Date | 17th May 2012 | | |
| Ward | Petersfield | | |
| Site | 23 Hooper Street Cambridge Cambridgeshire CB1 2NZ | | |
| Proposal Applicant | Rear extension at ground and first floor levels. Ms Marta Diaz Hurtado 23 Hooper Street Cambridge Cambridgeshire CB1 2NZ | | |

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|----------------|---|
| SUMMARY | <p>The development accords with the Development Plan for the following reasons:</p> <p>Extensions to ground floor, first floor and alteration to roof of existing dwelling house</p> <p>The proposal will not have a harmful impact on the Conservation Area as the design is similar to the neighbouring properties</p> <p>The proposal will not have a significant impact upon the neighbouring occupiers as the height and depth is not significantly different to the neighbouring properties</p> |
| RECOMMENDATION | APPROVAL |

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 23 Hooper Street is a end of terrace, two-storey dwelling and its rear garden, situated on the northern side of Hooper Street, close to the junction with Ainsworth Street. The area is largely residential in character containing predominantly terraced, two-

storey dwellings. The subject dwelling has been previously extended to the rear.

- 1.2 The site lies within the Mill Road section of the City of Cambridge Conservation Area No.1 (Central), and within the Controlled Parking Zone.

2.0 THE PROPOSAL

- 2.1 The proposal seeks approval for a rear ground floor and first floor extension as well as a change to the roof over the existing flat roof element to a pitched roof.
- 2.2 The application is accompanied by the following supporting information:
1. Design Statement
 2. Plans

3.0 SITE HISTORY

| Reference | Description | Outcome |
|------------------|--|----------------|
| 04/1220/FUL | Erection of replacement garage with 1st floor study and conservatory room above. | A/C |
| 04/1143/CAC | Demolition of garage. | WDN |
| C/02/0361 | Two storey side extension and conversion of roof space. | A/C |
| C/99/0790 | Single storey rear extension to existing dwellinghouse. | A/C |

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, 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 | SS1 ENV6 ENV7 |
| Cambridge Local Plan 2006 | 3/1 3/4 3/14 4/11 |

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>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) |
| | <u>Area Guidelines:</u> Conservation Area Appraisal: Mill Road Area |

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

6.1 No Comment to make on this application.

Historic Environment Manager

6.2 This is an unlisted building in the Conservation area. The proposal is acceptable as this will have little impact upon the character and appearance of the Conservation Area.

Additional Comments

6.3 The proposal will have limited views outside the site and subject to the use of materials the proposal will not detract from the character of the area. This is not a listed building and therefore there is no statutory protection and positive management of change is thought to be acceptable in this instance. There are other proposals within the immediate area that are similar to the ones being proposed here and therefore it is acceptable.

6.4 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

Objectors

7.1 Councillor Brown has commented with regards to the application having concerns relating to overlooking, residential amenity and the development in a Conservation Area and would like the application to be called in to Committee.

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

- 108 Ainsworth Street
- 106 Ainsworth Street

7.2 The representations can be summarised as follows:

- Raising of the main roof and first floor extension diminishes the day light and sunlight to garden of 106;
- The proposal will allow overlooking into the garden of 106;
- The amount of development erodes the character of the Conservation Area;
- Serial development of the site is not in keeping with the Conservation Area;
- The annexe and the development in total would be over development of the site and would give rise to overshadowing, sense of enclosure, loss of light, visual domination and loss of sky;
- Roof design does not follow the roof extension guide;
- The application drawings are inaccurate as it does not show the annexe;
- Lack of consultation with the neighbours by the applicant in line with the NPPF;
- Urban Design and Conservation comments are inaccurate as the two storey annexe has not been considered and the proposal will be seen from the Conservation Area and therefore will have an impact.

Applicants Comments

7.3 The applicant has made comments regarding the objections received. The applicant states that the objections received are on two grounds; harm to the Conservation Area and impact on residential amenity.

- The proposed would match the existing design in the area and therefore is more in keeping with the context of the area and Conservation design;
- Both 106 and 108 have added large extension to ground floor and dormers that alter the historic design of the Victorian dwellings;
- The outbuilding is not shown as there are no works being proposed to the building;
- Rebalancing the loss of amenity to 23 by adding an extension to ground floor which does not project forward than the existing extension to 108;
- The proposal is subservient to the existing built form and therefore will have minimal impact in terms of over shadowing;
- Ample light enters the ground floor extension at 108 as it has large Veluxes and full glass frontage;

- Due to ground level differences the proposal is slightly taller than the one next door and
- 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
2. Residential amenity
3. Third party representations

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

- 8.2 The proposal is for a ground and first floor extension to the rear and changing the flat roof at first floor to a pitched roof. There have been comments from third parties about the acceptability of the proposal in a Conservation Area. Having been on site, I note that number 106 and 108 Ainsworth Street have similar ground and first floor extensions and there are other examples in the area.
- 8.3 It has also been commented that the proposal is an over development of the site. I consider that this is a slightly different plot to the ones on Ainsworth Street. Although the depth may be the same as the ones on Ainsworth Street this plot is wider. I do not consider that the site to be overdeveloped as there is still room left for a reasonable garden and storage of bins and bikes which is similar to others in the area.
- 8.4 The proposed first and ground floor extension will be visible from oblique angles in Hooper Street. The Conservation Officer has commented that the proposal subject to the use of matching materials the proposal will not have a harmful impact upon the Conservation Area. The materials can be addressed by a condition.

- 8.5 Subject to condition, in my opinion the proposal is compliant 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

Ground Floor Extension

- 8.6 The ground floor element will be adjacent to the common boundary with number 108 and will replicate the depth the adjoining two extensions at 106 and 108 but not be full width. The proposed extension will be 30cm taller at the eaves than that at 108, with a pitched roof. I do not consider that this element will cause any over bearing or sense of enclosure as it will abut the neighbouring extension which is of a similar scale.
- 8.7 In relation to over shadowing and loss of light, I note that the ground floor element sits south of 108 and there will be some degree of loss of light and over shadowing but this impact will be from the existing built form of the building and I do not consider that this element will have an impact significant enough to warrant a refusal. There have been comments relating to windows allowing over looking into the garden of the adjoining property but there are no windows proposed in the side elevation and due to the existing boundary treatment and the single storey element there will be limited over looking views from this.
- 8.8 The proposed ground floor element would sit south of number 108, but its scale and position are such that it would create little, if any, additional overshadowing. I do not consider that any overlooking would be possible from the ground floor element.

First Floor Extension

- 8.9 The proposal is to extend the existing first floor in line with the first floor element to 108 Ainsworth Street and others along Ainsworth Street. The proposed extension will mirror the others and will have a pitched roof. Neighbour representations suggest that loss of outlook, loss of light, overbearing, loss of privacy and loss of light will result.

- 8.10 The proposal will sit south of the neighbours and I agree that there maybe some degree of loss of light late on in the day. Given the scale and position of the proposal relative to number 108, I do not consider the level of additional overshadowing would be unacceptable.
- 8.11 In relation to privacy the new window at first floor serves a bathroom and the window will be obscured glazed which will restrict direct over looking into the neighbouring gardens. I impose a condition to control this and that any opening shall be 1.7m above floor level and subject to this condition the proposal is acceptable.
- 8.12 In terms of outlook and over bearing and loss of light, I do not consider that the proposal will have an impact, as it does not project forward of the existing building line. The height is similar to the extension at 108. The existing dwelling at number 23 Hooper Street is significantly taller than the proposed extension. By comparison, the impact of the extension is likely to be of little significance.
- 8.13 Comments have also been received from number 106 Ainsworth Street but again I do not consider that the proposal will have a significant impact on the neighbour due to the distance and the constraints of the site mentioned above.

Change in roof from flat to pitched over bedroom 4 and bathroom

- 8.14 The proposed change to the roof will no project forward of the existing eaves line at 108 Ainsworth Street and will be lower than the existing ridge line. Comments have been received that this element is likely to have an impact upon the amenity of the neighbouring occupiers but in my view, due to the position and the scale of the change this will not have a significant impact.
- 8.15 Subject to condition, 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 East of England Plan (2008) policy ENV7 and Cambridge Local Plan (2006) policies 3/4 and 3/14.

Third Party Representations

- 8.16 The objections raised in relation to the context, Conservation Area and residential amenity have been addressed in the report above.
- 8.17 The failure of the applicant to consult neighbours directly is not a reason to refuse permission.

9.0 CONCLUSION

The proposal will be of a similar scale and massing as other extensions in the area. I do not consider the proposal will have a detrimental impact upon the character and appearance of the Conservation Area or residential amenity and therefore I recommend APPROVAL.

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)

3. (The window identified as having obscured glass on drawing number 06 or (on the rear elevation at first floor level) shall be obscure glazed to a minimum level of obscurity to conform to Pilkington Glass level 3 or equivalent prior to commencement of use (of the extension) and shall have restrictors to ensure that the window cannot be opened more than 45 degrees beyond the plane of the adjacent wall and shall be retained as such thereafter.

Reason: In the interests of residential amenity (Cambridge Local Plan 2006 policies 3/4 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: SS1, ENV6 and ENV7

Cambridge Local Plan (2006): 3/1, 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

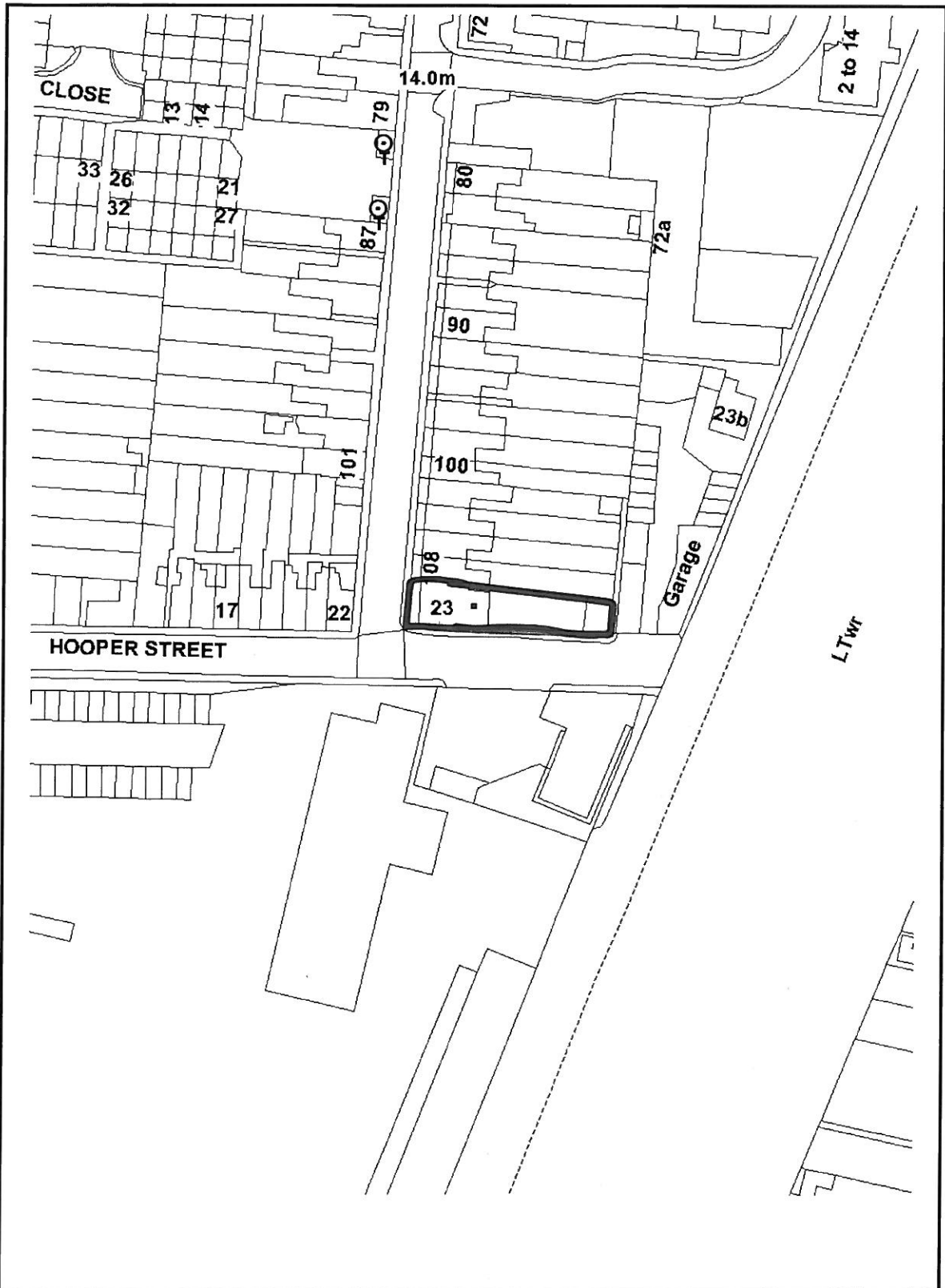
Under Section 100D of the Local Government Act 1972, the following are “background papers” for each report on a planning application:

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.

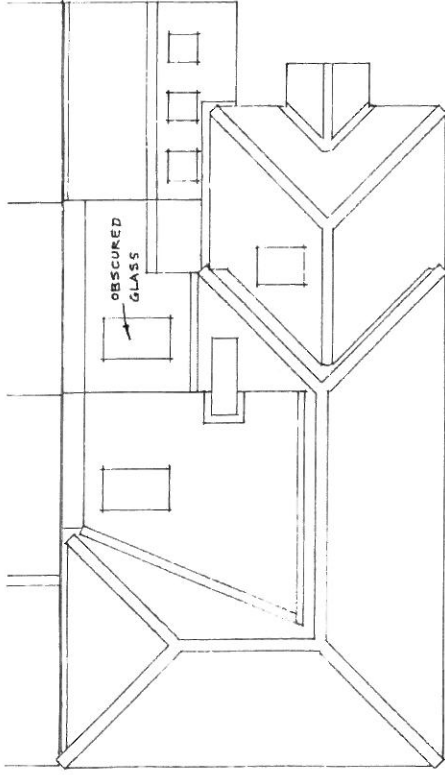
These papers may be inspected on the City Council website at:

www.cambridge.gov.uk/planningpublicaccess

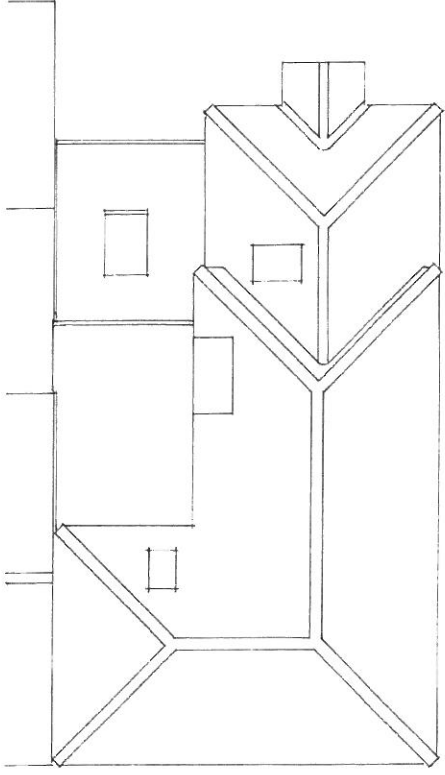
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12/0377/FUL
23 Hooper Street Cambridge

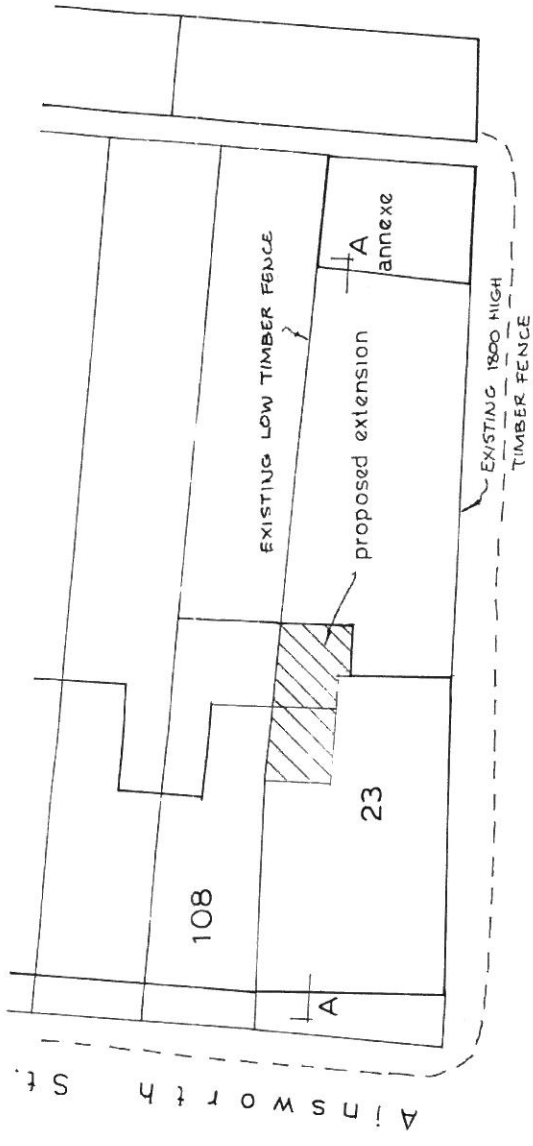


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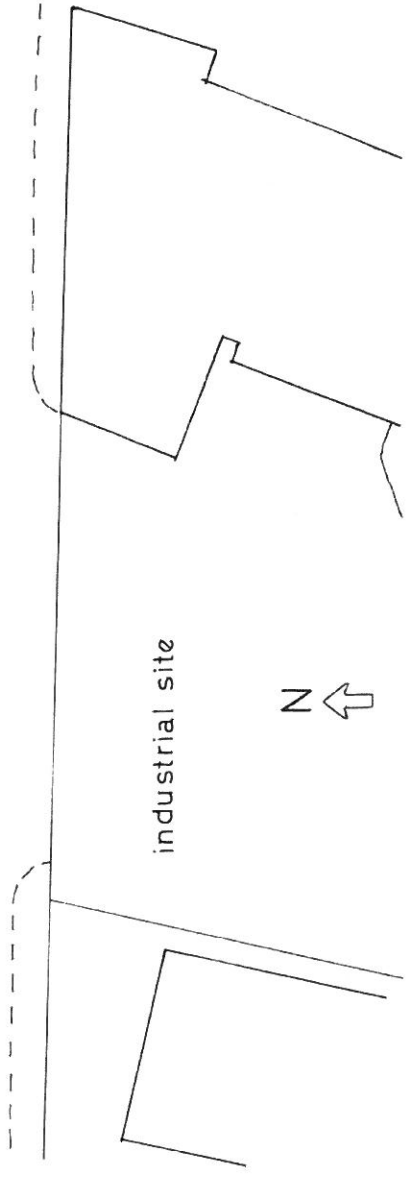


EXISTING

ROOF PLANS 1:100



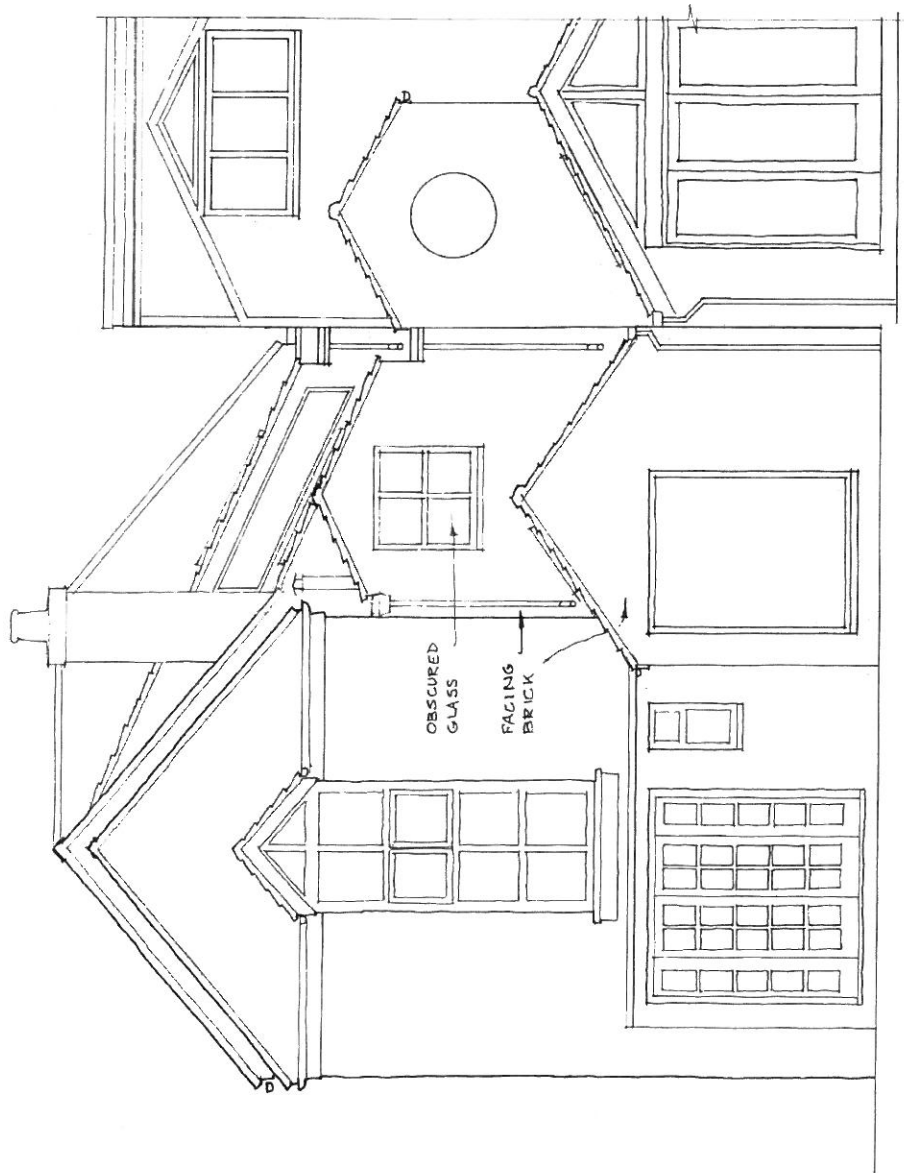
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SITE PLAN 1:200

No 23 Hooper Street Cambridge Job 11.456/
Site and Roof Plans 01
 Scale: as shown Date 03/12 Graham Waterhouse ARCHITECT
 Tel 01638 743095 122 Silver Street Burwell Cambridge CB25 0EF
 Any query arising from this drawing should be referred to the Architect



No 23 Hooper Street Cambridge Job 11.456
Rear Elevation - proposed 06
Scale: 1:50 Date 03/12 Graham Waterhouse ARCHITECT
Tel 01638 743095 122 Silver Street Burwell Cambridge CB25 0EF
Any query arising from this drawing should be referred to the Architect