

<b>Application Number</b>	12/0674/FUL	<b>Agenda Item</b>	
<b>Date Received</b>	28th May 2012	<b>Officer</b>	Natalie Westgate
<b>Target Date</b>	23rd July 2012		
<b>Ward</b>	Arbury		
<b>Site</b>	74 Alex Wood Road Cambridge CB4 2EH		
<b>Proposal</b>	Erection of a PVCU White Conservatory with double glazed window sealed units		
<b>Applicant</b>	Mr & Mrs White 74 Alex Wood Road Cambridge CB4 2EH		

SUMMARY	The development accords with the Development Plan for the following reasons: Proximity to the neighbouring properties Good design
RECOMMENDATION	APPROVAL

**1.0 SITE DESCRIPTION/AREA CONTEXT**

- 1.1 The site comprises a two-storey semi-detached dwelling located on the northern side of Alex Wood Road. The area is residential in character containing a mixture of terraced and semi-detached dwellings. The application dwelling itself is finished in a mix of red/brown bricks and tiled roof.
- 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 conservatory would be 4m deep and 5m wide at the rear of the dwelling, leaving a gap of about 0.6m between the common boundary with No.76 Alex Wood Road.
- 2.2 The application is accompanied by the following supporting information:

1. Application form
2. Site location plan
3. Block plan
4. Existing ground floorplan, side and rear elevations and section
5. Proposed ground floorplan, side and rear elevations and section
6. Photograph of rear elevation

2.3 The application is brought before North Area Committee because both the applicants work at Cambridge City Council.

### 3.0 SITE HISTORY

Reference	Description	Outcome
None		

### 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	ENV7
Cambridge Local Plan	3/4, 3/14

2006	
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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 No comment.
- 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 single storey conservatory will be on the rear elevation, however given the gap between Nos.70 and 74 Alex Wood Road the conservatory will be partly visible in the street scene. There are other single storey extensions in the area. If

granted approval, the brick plinth for the conservatory will be conditioned to be constructed in matching bricks to the existing dwelling. There will be 10m of adequate rear garden space remaining.

- 8.3 In my view, the proposed conservatory is harmonious and this development does accord with the East of England Plan (2008) policy ENV7 and the Cambridge Local Plan (2006) policies 3/4 and 3/14.

### **Residential Amenity**

Impact on amenity of neighbouring occupiers

- 8.4 The conservatory would be situated away from No.76 Alex Wood Road by 0.6m. The single storey conservatory with a hipped roof design and situated off the common boundary, therefore the conservatory will have limited impact upon the amenity of the neighbouring property at No.76 Alex Wood Road.
- 8.5 The conservatory would be situated away from the dwelling of No.70 Alex Wood Road by 10.5m so the conservatory will have limited impact upon the amenity of the neighbouring property at No.70 Alex Wood Road.
- 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) policy ENV7 and Cambridge Local Plan (2006) policy 3/4.

### **9.0 CONCLUSION**

- 9.1 The proposals are considered to be acceptable and approval is recommended.

### **10.0 RECOMMENDATION**

**APPROVE** for the following reasons:

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 and 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.