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| Application Number | 10/0153/FUL | Agenda Item | |
| Date Received | 25th February 2010 | Officer | Mr Marcus Shingler |
| Target Date | 22nd April 2010 | | |
| Ward | West Chesterton | | |
| Site | 2 Primrose Street Cambridge Cambridgeshire CB4 3EH | | |
| Proposal | Two storey rear extension (following demolition of existing 1 and 2 storey extension) | | |
| Applicant | Mr And Mrs R Godfrey 2 Primrose Street Cambridge Cambridgeshire CB4 3EH | | |

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 2 Primrose Street is a mid terraced two-storey dwelling sited on the west side of the Primrose Street, north of its junction with Victoria Road. The area is residential in character containing a mixture of terraced, semi-detached, detached dwellings and flats. The dwelling has an existing part single and part two-storey rear wing and is finished in Cambridge stock brickwork under a slate roof. Both neighbouring dwellings have two-storey rear wings abutting the common boundary with the subject dwelling.
- 1.2 The site is not within a Conservation Area but is within the Controlled Parking Zone

2.0 THE PROPOSAL

- 2.1 The application seeks planning permission to replace the existing rear wing with a part single and part two-storey rear extension. The two-storey element will abut the common boundary with No. 3 to the north and will measure 4m deep by

width of 3.5m and with a pitched roof of maximum height 5.6m. The single storey element will sit to the flank of the two-storey extension and will measure 4m deep by 1m wide and with a lantern roof of maximum height 3m.

- 2.2 The application is reported for Area Committee as the applicant is an Officer of the Council and therefore the application cannot be dealt with under delegated powers.

3.0 **SITE HISTORY**

None

4.0 **PUBLICITY**

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

5.0 **POLICY**

- 5.1 Central Government Advice

5.2 PPS1 Delivering Sustainable Development (2005): Paragraphs 7 and 8 state that national policies and regional and local development plans (regional spatial strategies and local development frameworks) provide the framework for planning for sustainable development and for development to be managed effectively. This plan-led system, and the certainty and predictability it aims to provide, is central to planning and plays the key role in integrating sustainable development objectives. Where the development plan contains relevant policies, applications for planning permission should be determined in line with the plan, unless material considerations indicate otherwise.

- 5.3 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.

- 5.4 East of England Plan 2008

ENV6 The historic environment

ENV7 Quality in the built environment

5.5 Cambridge Local Plan 2006

3/4 Responding to context
3/14 Extending buildings

5.6 Supplementary Planning Documents

5.7 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.

6.0 **CONSULTATIONS**

Cambridgeshire County Council (Engineering)

6.1 No objections.

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 extension is sited to the rear of the existing dwelling, in part replacing the existing rear wing and will not be publicly visible in Primrose Street or elsewhere in the locality and there will thus be no impact on the character and appearance of the area. The proposed extension is of significant scale but is not dissimilar in scale to the rear wings to the neighbouring properties either side at No's 1 and 3 Primrose Street and is satisfactorily designed, incorporating a pitched roof over the two-storey element and a lantern roof light above the ground floor element and I consider that subject to the use of appropriate matching materials it will integrate well with the main dwelling as a harmonious addition to it.

8.3 In my opinion the proposal is compliant with East of England Plan 2008 policy ENV7, and Cambridge Local Plan 2006 policies 3/4 and 3/14.

Residential Amenity

8.4 The proposed two-storey element will abut the common boundary with the attached neighbouring dwelling to the north at No. 3 Primrose Street. This property does however, have its own two-storey rear wing that abuts the common boundary with the subject dwelling and is of the same depth as the extension proposed and there will thus be no impact on light, outlook or privacy to this dwelling. The extension will sit north of the attached neighbouring dwelling at No. 1 and this property also has its own two-storey rear wing abutting the boundary of a similar depth and there will be no significant impact on light or outlook and nor will privacy be affected. The single storey extension will be circa 500mm deeper than the rear wing to No. 1 but any impact as a result of this element would be very minor

and not harmful. No other neighbouring properties will be adversely affected by the development.

- 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 East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4 and 3/14.

9.0 **CONCLUSION**

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

10.0 **RECOMMENDATION**

1. **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)

Reasons for Approval

1. This development has been approved, conditionally, because subject to those requirements it is considered to generally conform to the Development Plan, 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 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 by contacting John Summers (Ext.7103) in the Planning Department.

