

Application Number	12/0883/FUL	Agenda Item	
Date Received	17th July 2012	Officer	Mrs Angela Briggs
Target Date	11th September 2012		
Ward	Abbey		
Site	47 Priory Road Cambridge CB5 8HT		
Proposal	Single storey rear extension		
Applicant	Mrs Joanna Anthony 47 Priory Road Cambridge CB5 8HT		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> <input type="checkbox"/> It respects the character and appearance of the Conservation Area; <input type="checkbox"/> It is in keeping with the character and scale of the host dwelling; <input type="checkbox"/> It does not have a significant impact on the amenities of neighbours.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

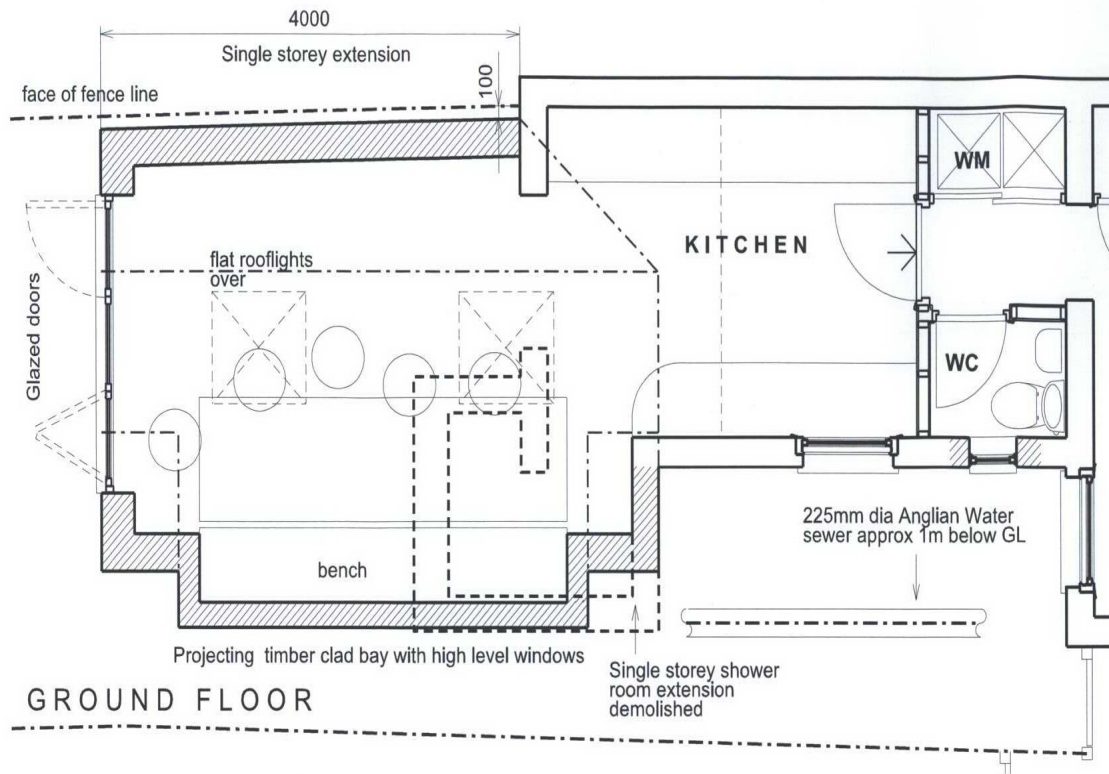
- 1.1 47 Priory Road is a detached late Victorian Cambridge stock brick and slate house orientated East-West, just south of the River Cam in the Riverside area. It is located within the Conservation Area No.1 (central). There are no Listed buildings or significant trees situated close to the property that would be affected by the proposals, however there is mature landscaping along the site boundaries to the rear and side. The property has a two-storey brick projection to the rear which has a mono-pitch type roof that slides across the rear facade from North to South. There is a further modest single storey lean-to extension to the rear, which is believed to have existed prior to

1948, and a small square extension projecting to the side which is currently a downstairs shower room.

- 1.2 The area is characterised by residential dwellings of a similar architecture. To the north of the site is a row of three cottages, 22-24 Riverside which all have very small courtyard gardens to the rear and disproportionate to the size of the dwellings, and those plots to the south at Priory Road and to the west along Riverside. Their courtyard areas are further eroded by additions to the houses at both single storey and two-storey levels. No.45 Priory Road, to the south has been significantly extended at two-storey and single storey, to the rear, although this is towards the southern boundary. The site falls within the Controlled Parking Zone.

2.0 THE PROPOSAL

- 2.1 Planning permission is sought for the erection of a single storey rear extension. This would involve the demolition of the small shower room extension but retaining the single storey kitchen extension. No alterations are proposed to the front of the property. The design of the extension is considered to be contemporary whilst seeking to respect the historic character of the property and the Conservation Area in which it sits. The extension measures 4m in depth from the end of the existing lean-to extension, 3.5m in width and 2.9m in height. The proposal includes two raised lanterns on the flat part of the extension. These lanterns would rise up by approximately 300mm above the flat roof element. The roof of the extension would be hipped at both ends. It would also include a projecting timber clad bay with high-level windows along the south side of the extension. The extension would be built within the boundary fence line which runs along the in side of the actual building line (see snippet of the proposed ground floor level below)



2.2 The application is accompanied by the following supporting information:

1. Design and Access Statement

2.3 The application is brought before Committee at the request of Councillor Johnson for the following reasons:

The application is brought before Planning Committee because the neighbours have expressed concerns relating to loss of amenity (sun and light) and therefore Councillor Johnson feels that extra scrutiny is required.

3.0 SITE HISTORY

Reference	Description	Outcome
11/0641/FUL	Single storey rear extension. Increase in roof height with front and rear dormers and detached garden studio.	Refused.

3.1 The decision notice for the previously refused application 11/0641/FUL is attached to this report as Appendix A.

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, 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	ENV6 ENV7
Cambridgeshire and Peterborough Structure Plan 2003	N/A
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 Community Infrastructure Levy Regulations 2010
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: Cambridge Historic Core

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

6.1 No comment.

Conservation Officer

No comment.

7.0 REPRESENTATIONS

7.1 Councillor Johnson has commented on this application. His comments are as follows:

To request the application to be referred to the East Area Committee for further scrutiny due to concerns from the neighbours regarding loss of amenity.

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

- o 22 and 23 Riverside

7.3 The representations can be summarised as follows:

- o The extension is too big and would dominate views from our rear gardens;
- o It would affect our residential amenity by blocking out sun and natural light into our living rooms and kitchens. Even worse impact during winter months when the sun is very low; Over-shadowing impact;
- o The development would result in an over-development within the Conservation Area, contrary to Policy 4/11 of the Local Plan;
- o The proposed extension would leave very little space to carry out any maintenance and therefore may impact upon my boundary fence (No.22 Riverside);
- o The information contained within the Design and Access Statement is misleading.
- o Land on 47 Priory Road is slightly higher than properties on Riverside so height of extension will have an impact and would create a sense of enclosure.

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. Impact on the character and appearance of the Conservation Area
3. Residential amenity
4. Third party representations

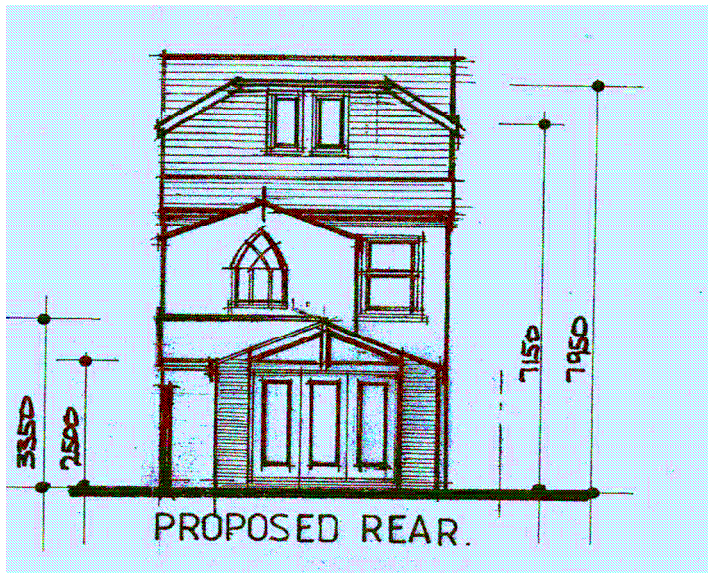
Context of site, design and external spaces

8.2 In terms of context, the site is constrained by the very nature of the development around it. Historical maps show that the properties 22-24 Riverside existed in 1903 and therefore the relationship between these dwellings and the application site have been rather intimate for over 100 years. This map obviously does not take into account the extensions/additions that have been made to the Riverside properties in more recent years. Nonetheless, it demonstrates a unique closeness between property boundaries which is important when considering any application for extensions to either the application site or to nos.22-24 Riverside. I am of the view that the proposed extension seeks to minimise the visual dominance of the extension from neighbouring properties. I do not consider that the proposal would introduce a built form that would detract from the character of the area, nor would be it be visually intrusive, in my opinion.

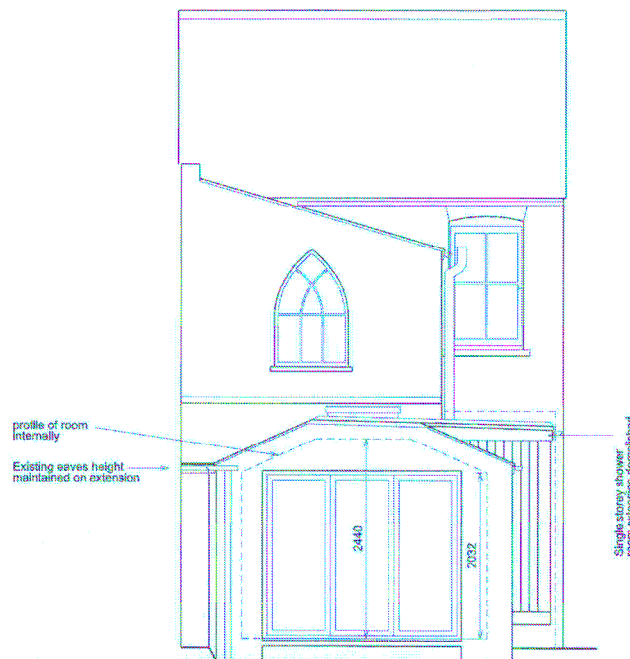
8.3 The decision on the previous application is a material consideration (Ref:11/0641/FUL). A single storey element formed part of that application, among other elements. The application was for a loft conversion(with a raised ridge and front/rear dormers), a single storey rear extension and a separate garden studio. The application was refused under delegated powers (see Appendix A for copy of decision notice). In the Planning Officer's delegated report, however, it is stated that the rear single storey extension as proposed would not result in amenity harm that would warrant a refusal of permission in its own right. The proposed single storey extension element of that application differs slightly in design

terms from what is proposed under this application as can be seen from the two elevations below:

Ref: 11/0641/FUL



Ref:12/0883/FUL



Garden / Rear Elevation (West)

- 8.4 The previous scheme shows a single storey extension to be higher and than the current proposal (Previous = 3.35m in height, proposed = 2.9m) and stepped away from the northern

boundary. The current proposal brings the flank wall of the extension closer to the northern boundary because there are practicality issues with building over an existing shallow sewer which runs down the southern side of the site and the water authority will not allow any development to be built above it. However, the design of the roof together with the height of the building at 2.9m means that the bulk of the building is stepped away from the boundary and would project 900mm higher than the existing boundary fence. The building would project into the garden by 4m from the end of the existing lean-to extension, which would, in my view, leave ample garden space beyond. In my view, the design and massing of the building is acceptable and relates well with the existing dwelling, the adjoining residential properties and the amenity space around the property.

- 8.5 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, and 3/14.

Impact on the character and appearance of the Conservation Area:

- 8.6 The application is supported by a Design and Access Statement which acknowledges the historic character in which the site sits. No comments from the Conservation Officer have been received.

Policy 4/11 of the Local Plan is relevant. Part b of the policy is particularly relevant as it seeks all designs of any new buildings to preserve or enhance the character or appearance of the Conservation Area by faithfully reflecting its context or providing a successful contrast with it. In my view, the proposed extension would not detract from the character or appearance of the Conservation Area because I consider that the extension is in keeping with the historic context of the site and its surroundings and respects the character of the host dwelling. The relatively modest scale of the proposed extension does not, in my opinion, protrude unnecessarily or compete with the historic essence of the area.

The neighbours are concerned that the proposal does not accord with Policy 4/11 of the Local Plan in that it does not enhance or preserve the character and appearance of the Conservation Area, and specifically state that it would be 'over-

development in a Conservation Area'. I do not agree with this view and consider that it does not harm the historic character of the Conservation Area and the building would not result in over-development of the Conservation Area. This is because it is not a building of great presence when viewing from any public vantages, where there is greater potential for a development to affect the historic asset. The building would be surrounded by other prominent buildings, such as the dwelling houses around it and by the various boundary treatments that separate buildings from the street and street furniture within the locality.

- 8.7 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 4/11.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.8 The proposal has attracted two objections from the neighbours at nos. 22 and 23 Riverside, who are located to the north of the site. I have assessed the site from these two properties. I visited early morning on a sunny day when the sun was still rising, so not at its highest point in the day. I assessed the site from the living areas to the rear and then from the courtyard gardens. The courtyard gardens measured just 4m in depth and both are mainly hard landscaped with some soft planting around the edges.

I accept that the gardens of these properties are relatively small compared with the gardens of the properties along Priory Road and Riverside, and the existing buildings around them do already, to some degree, create a sense of enclosure. However as the historical maps show, this relationship has been in existence for quite some time and I do not consider that this character has altered too significantly. I also accept that the extension to No.24 Riverside has contributed somewhat to the sense of enclosure, particularly to no.23s' garden area.

The neighbours have objected on the grounds that the extension would adversely affect their residential amenity due to the bulk and massing of the building. I agree that there will be some impact because of the close proximity of the proposal to nos. 22 and 23 Riverside. However, the extension will be only 900mm above the height of the existing boundary wall and the

design of the roof would mean that the bulk is stepped away from the neighbours.

Part B, Class A of The Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 is relevant to my argument in this respect and stipulates that for the enlargement, improvement or other alteration to a (detached) dwelling house, within a Conservation Area, planning permission will not be required provided that:

- It is not a side extension;
- Rear extensions are not of more than one storey;
- The maximum depth of a single-storey rear extension does not exceed 4m in depth (for a detached house);
- The maximum height of a single-storey rear extension does not exceed 4m;
- The maximum eaves height of an extension within 2m of the boundary does not exceed 3m.

Based on the above limitations, I consider that the proposed extension falls within all of the above limits, except for the fact that it is considered to be a side extension to the dwelling. If the applicant decided to reduce the width of the extension so that it does not project from the existing lean-to, the extension would become permitted development under these regulations and would not need planning permission.

The neighbours have raised a concern relating to loss of light. I accept that the gardens of nos.22 and 23 do not currently enjoy much sunlight, particularly during the winter months, however, I am not convinced that the proposed extension, if approved, will significantly reduce the level of light that is currently received because the height of it is not in itself significant and the bulk of the building is stepped away from the boundary with the neighbours who have objected.

- 8.9 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 and 3/7.

Third Party Representations

- 8.10 There are a few other issues that have been raised by nos. 22 and 23 Riverside which I shall explore in more detail here.

The neighbours have raised a concern relating to potential maintenance issues as the extension would be built so close to the boundary wall. Whilst I do not dispute that this might happen, if maintenance works are needed that required the applicant to access it via a third party, special permission would need to be granted by the third party and it is not within the planning remit to mediate how this should occur.

The neighbours raise concerns about some of the details contained within the Design and Access Statement and refers to the previous case officer's report and pre-application advice received. Whilst I have empathy with the concerns raised, they do not change my view that the proposal should be approved. The Design and Access Statement is an accompanying document which is helpful in assessing a proposal, however I consider that I have made a thorough assessment based upon the plans submitted and the extensive site visits that I made, not only to the site, but also from neighbouring properties.

9.0 CONCLUSION

- 9.1 In conclusion I consider that the proposed extension is acceptable and recommend that the application is approved.

10.0 RECOMMENDATION

1. 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.

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: ENV6 and ENV7

Cambridge Local Plan (2006): 3/1, 3/4, 3/14, 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

or by visiting the Customer Service Centre at Mandela House.