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<b>Application Number</b>	12/0742/FUL	<b>Agenda Item</b>	
<b>Date Received</b>	7th June 2012	<b>Officer</b>	Mr Amit Patel
<b>Target Date</b>	2nd August 2012		
<b>Ward</b>	Coleridge		
<b>Site</b>	233 Lichfield Road Cambridge Cambridgeshire CB1 3SH		
<b>Proposal</b>	New first floor extension over existing garage to provide study/bedroom.		
<b>Applicant</b>	Mr Paul Welbourn 233 Lichfield Road Cambridge Cambridgeshire CB1 3SH		

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SUMMARY	<p>The development does not accord with the Development Plan for the following reasons:</p> <p>The proposed extension at first floor is out of context with the terrace and wider estate</p> <p>The depth and height adjacent to the common boundary with number 235 will have a detrimental impact upon the neighbouring occupier</p>
RECOMMENDATION	REFUSAL

## 1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site is located towards the south of the City Centre on the eastern side of Lichfield Road. Number 233 is at the end of a terrace which contains a mixture of single and flatted dwellings. The area is residential in character, with two and three storey buildings.
- 1.2 The site is not allocated nor within a Conservation Area. There are no listed buildings and it is not within a Controlled Parking Zone.

## 2.0 THE PROPOSAL

2.1 The application seeks approval for a first floor extension over the existing garage and porch. The proposed extension measures 7m in depth and 4.7m wide at the widest point and 4.5m to the eaves. The roof ridge would be 5.6m above the ground closest to the house, but drops to 5.3m in its rear section.

2.2 The application is accompanied by the following supporting information:

1. Plans

2.3 The application is brought before Committee at the request of Councillor Benstead. The application is within the remit of local plan policy 3/14 Extending Buildings and Councillor Benstead would like area committee to take a view on this.

## 3.0 SITE HISTORY

Reference	Description	Outcome
C/76/0032	Erection of interview room	A/C

## 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	SS1 ENV7
Cambridge Local Plan 2006	3/1 3/4 3/14

## 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)

## 6.0 CONSULTATIONS

### Cambridgeshire County Council (Engineering)

6.1 The local highway authority have no comment to make on this application.

## 7.0 REPRESENTATIONS

7.1 Councillor Benstead has commented on this application. His comments are as follows: The application is within the remit of

local plan policy 3/14 Extending Buildings and I would like area committee to take a view on this.

- 7.2 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. Principle of development
2. Context of site, design and external spaces
3. Residential amenity

### **Principle of Development**

- 8.2 The proposal is for an extension to a existing building. Local Plan policy 3/14 is therefore relevant. Policy 3/14 states:

#### **3/14 Extending Buildings**

**The extension of existing buildings will be permitted if they:**

- a - reflect or successfully contrast with its form, use of materials and architectural detailing;**
- b - do not unreasonably overlook, overshadow or visually dominate neighbouring properties;**
- c - retain sufficient amenity space, bin storage, vehicular access and car and cycle parking; and**
- d - do not adversely affect listed buildings or their settings, the character or appearance of conservation areas, gardens of local interest, trees or important wildlife features.**

- 8.3 Although the general principle is acceptable the impact of such an extension needs to be considered. Part a and b are discussed more in detail below and as there are no changes being proposed to the bin storage, vehicle access, car and cycle parking or the amenity space part c and d do not apply in this instance.

- 8.4 Subject to further assessment below, the broad principle of extending the building is acceptable and in accordance with policy 3/14.

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

- 8.5 The area is residential in character. The application site is an end of row terrace house. The terrace lies between two blocks of flats which stand forward of the main building line of this terrace. The houses in this terrace have single storey garages, located within the front garden which are accessed off Lichfield Road. Other terraced dwellings on the estate have the same configuration and, so far as I can see, none has been extended in this way. The extension would be very prominent in Lichfield Road, and in my view would stand out as an anomaly, adversely affecting the appearance and character of this terrace and the area as a whole.
- 8.6 In my opinion the proposal is contrary to East of England Plan (2008) policy ENV7 and Cambridge Local Plan (2006) policies 3/4 and 3/14 part (a).

### **Residential Amenity**

Impact on amenity of neighbouring occupiers

- 8.7 The proposal will have a large expanse of wall hard up against the boundary with number 235 at first floor level. The proposal sits north of number 235 and therefore I do not consider that there will be a significant impact in terms of loss of sunlight. There are no new windows being proposed in this elevation and therefore I do not consider that there will be any impact in terms of loss of privacy to number 235.
- 8.8 However, I do consider that due to the depth and height of the proposed extension hard up against this boundary. The large expanse of brick work will lead to a loss of outlook and have an overbearing impact on that property which would significantly harm the residential amenity of the occupiers.
- 8.9 Number 231 sits forward of the application building and has the side wall running along the length of this common boundary and

as there are no windows in this side wall I do not consider that the proposal will have any significant impact upon this property.

- 8.10 In my opinion, due to the scale of the proposed extension and its relationship with number 235 it would have a harmful impact in terms of outlook and visual dominance on the residential amenity of its neighbour at number 235 and therefore responded poorly to the constraints of the site and I consider that it is contrary with East of England Plan (2008) policy ENV7 and Cambridge Local Plan (2006) policies 3/4 and 3/14 part (b).

## **9.0 CONCLUSION**

The proposal is for a first floor extension to the front of the house. The proposal will be highly visible and would be the first of its kind and therefore create an anomaly in the street where there is a strong character within the terrace and wider estate. In addition there would be a significant impact upon the neighbouring occupier due to the positioning and scale of the development. I therefore recommend REFUSAL.

## **10.0 RECOMMENDATION**

### **REFUSE for the following reason/s:**

1. The proposed front extension is unacceptable in that it would project forward of the street elevation of this terrace and would be an intrusive and visually dominant feature in the street scene that would be harmful to the quality of the local townscape, the character of the immediate area and the original design and layout of the estate. Thus the development does not respond to the site context and constraints and does not draw inspiration from key characteristics of the surroundings. It is poor design, which is detrimental to the local townscape and does not provide for good interrelationships between buildings, routes and spaces. The development is therefore contrary to policy ENV7 of the East of England Plan 2008, to policies 3/4 and 3/14 of the Cambridge Local Plan 2006 and to advice provided by National Planning Policy Framework (March 2011).

2. The proposed first floor rear extension because of its scale (its length and its height), and its siting, hard up to the common boundary with the neighbouring property, 235 Lichfield Road, would cause loss of outlook from that dwelling and its front garden area. It would furthermore unreasonably dominate 235, causing the occupiers of that dwelling to suffer an undue sense of enclosure, to the detriment of the level of amenity they should reasonably expect to enjoy. The development is therefore contrary to policy ENV7 of the East of England Plan 2008, to policies 3/4 and 314 of the Cambridge Local Plan 2006 and to advice provided by NPPF.

## **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.