
Application Number	12/1020/FUL	Agenda Item	
Date Received	6th August 2012	Officer	Mr John Evans
Target Date	1st October 2012		
Ward	Queen Ediths		
Site	167 Queen Ediths Way Cambridge Cambridgeshire CB1 8NJ		
Proposal Applicant	Single storey rear extension. Mr C Wang 66 Regent Street Cambridge		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ol style="list-style-type: none"> 1. The depth of the extension is in proportion with the main house. 2. There will not be significant visual impact or overshadowing for number 167a Queen Ediths Way. 3. No adverse impact for number 165 Queen Ediths Way.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site relates to a semi detached dwelling situated on the northern side of Queen Ediths Way. There is a slight fall in level to the west of the property from the rear elevation.
- 1.2 The area is characterised by residential properties set in deep rectangular plots.
- 1.3 The site is not within a Conservation Area.

2.0 THE PROPOSAL

- 2.1 Permission is sought for the erection of a single storey rear extension.
- 2.2 The extension projects 5m in depth and will be constructed in matching materials.

3.0 SITE HISTORY

No relevant history.

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	ENV7
Cambridge Local Plan 2006	3/4 3/14

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

- 6.1 No comments.

7.0 REPRESENTATIONS

7.1 Councillor Swanson has commented on this application. I have set out her comments below:

Following our discussion earlier I am writing to request that if you are minded to approve this application it be referred to South Area Committee. At 5m depth this is a large extension for the size of this semi-detached house. The adjoining neighbours feel that it would overshadow the upper part of their garden and dominate their patio area. Policy 3/14 applies.

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

167a Queen Ediths Way

7.2 The representations can be summarised as follows:

- The extension will dominate the outside patio of number 167a.
- Unacceptable visual intrusion.
- The extension is proportionally too big and high.
- The proposed extension is excessive for single family occupation.
- The removal of the chimney breast would compromise the stability of number 167a.

7.3 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

- 8.2 The key design issue is the design and appearance of the extension in relation to the main house.
- 8.3 The overall depth of the extension at 5m is not in my view excessive. The extension is in proportion with the plan form of the existing property, which has not been previously extended. I recognise the ground level will need to be raised slightly to form the foundations of the extension, but this will not result in it being overly prominent.
- 8.4 Number 167 Queen Ediths Way will retain the majority of its deep rectangular garden, which demonstrates that the extension is not an overdevelopment of the site.
- 8.5 Materials are to match the existing building which will ensure a satisfactory visually appearance.
- 8.6 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4 and 3/14.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.7 The proposed extension will have some visual impact on number 167a Queen Ediths Way to the east. Given the relatively low eaves level at 2.3m, I do not consider the extension to be significantly intrusive. Number 167a may experience some overshadowing during late afternoon, but this will in my opinion create a marginal impact. The garden of number 167a is approximately 7m in width, which combined with its significant depth, will mean the extension will not create a harmful sense of enclosure.
- 8.8 The extension will be visible for number 165 Queen Ediths Way to the south. Number 165 is sited deeper into its plot, which combined with the 1m gap from the extension to the common boundary, will significantly reduce any visual impact.
- 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 3/4.

Third Party Representations

- *The removal of the chimney breast would compromise the stability of number 167a.*

This is a matter controlled by the Building Regulations and is not grounds to withhold planning permission.

9.0 CONCLUSION

- 9.1 The proposed extension is in proportion with the existing terraced property and will not adversely affect the amenities currently enjoyed by number 167a Queen Ediths Way. APPROVAL is recommended.

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)

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:

Cambridge Local Plan (2006): 3/4, 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 on the City Council website at:

www.cambridge.gov.uk/planningpublicaccess

or by visiting the Customer Service Centre at Mandela House.