

Application Number	10/0426/FUL	Agenda Item	
Date Received	12th May 2010	Officer	Miss Catherine Linford
Target Date	7th July 2010		
Ward	Coleridge		
Site	35 Corrie Road Cambridge Cambridgeshire CB1 3QP		
Proposal	Part two and part single storey rear extension.		
Applicant	Mrs Melanie Mynott 35 Corrie Road Cambridge Cambridgeshire CB1 3QP		

This application has been brought to Committee for determination because the applicant is an employee of Cambridge City Council.

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 No. 35 Corrie Road is one of a pair of dwellings standing on the outside of the 90-degree bend on the street. The houses are on the north west side of the street and have, with the pair to either side, been set back behind the line of most of the other houses in the street, to allow this pair to be built. The front of the houses 33 and 35 are at 45 degrees to the front of the houses to either side, 31 and 37, both of which are on larger triangular plots, which help the development 'take the corner'. The surrounding area is exclusively residential in character. The property is the northeastern half of a pair of two-storey semi-detached houses.

1.2 The site does not fall within a Conservation Area.

2.0 THE PROPOSAL

- 2.1 This application seeks planning permission for a part single-storey, part two-storey rear extension to the property. The extension would be single-storey adjacent to the adjoining property, and would then step up to two-storeys close to the boundary with No. 37 Corrie Road. The extension would be built in materials to match the existing house. The extension would provide a larger kitchen on the ground floor, and an additional bedroom with ensuite bathroom on the first floor.
- 2.2 The application is accompanied by the following supporting information:

1. Design and Access Statement

3.0 SITE HISTORY

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 Central Government Advice

- 5.2 **Planning Policy Statement 1: 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**

SS1 Achieving sustainable development
ENV7 Quality in the built environment

5.5 **Cambridge Local Plan 2006**

3/1 Sustainable development
3/4 Responding to context
3/7 Creating successful places
3/14 Extending buildings

6.0 **CONSULTATIONS**

Cambridgeshire County Council (Engineering)

6.1 No Objection.

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
3. Refuse storage
4. Car and cycle parking

Context of site, design and external spaces

- 8.2 Policy 3/14 of the Cambridge Local Plan (2006) maintains that the extension of existing buildings will be permitted if they:
- a) Reflect or successfully contrast with their 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 In my opinion, part d) of this policy is not relevant to this application as the subject property is not a listed building, or adjacent to one; the property is not close to gardens of local interest, or important wildlife features; no trees will be affected by the proposal; and the property does not lie within a Conservation Area. Parts a)-c) of policy 3/14 are relevant to the application. Part a) will be discussed here, and parts b) and c) will be discussed under the relevant headings.
- 8.4 The existing property is a two-storey, semi-detached, rendered property, with a regular square footprint. The extension would result in the footprint of the property becoming almost a rectangle, with a two-storey wing adjacent to the boundary with No. 37 extending out 4.6m from the rear of the existing house, but the single storey element being only 3.5m deep, adjacent to the adjoining neighbour (No.33). The height of the two-storey element is about 6.3m to the ridge, which is significantly lower than the main house. The lean-to single storey rises to about 3.2m against the rear walls of the dwelling. In my opinion, the design of the extension is in keeping with, and properly subsidiary to, the existing house, and would have no detrimental impact on its character, if appropriate materials are used.
- 8.5 In my opinion the proposal is compliant with East of England Plan (2008) policy ENV7, and Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11, 3/12.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.6 Part b) of Policy 3/14 of the Cambridge Local Plan (2006) relates to the impact a proposal may have on the residential amenity of neighbouring occupiers. The proposed extension does not have any windows in the side elevations, and it would not therefore be possible for direct overlooking of neighbours to occur. The two-storey element of the extension would include a window at ground and first floor level, but as the neighbouring property (No. 37) sits on a right angled triangular plot, with the house situated on the narrowest end, this would mean that only oblique views to the rear of the neighbouring garden would be possible. Only oblique angles would be possible into the rear garden of the adjoining property (No. 33).
- 8.7 Due to the orientation of the dwellings on their plots, the two-storey element would not unreasonably dominate, enclose, or overshadow the garden of No. 37. On the boundary with the adjoining neighbour (No. 33) the extension is shown as single storey only, though the two-storey element is only 2.32m distant. Given the orientation of the buildings with 35 northeast of 33, I do not believe that this part of the extension would overshadow or overdominate the garden of No.33.
- 8.8 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 3/7.

Amenity for future occupiers of the site

- 8.9 Part c) of policy 3/14 of the Cambridge Local Plan (2006) states that extensions to buildings will be permitted if (amongst other things) sufficient amenity space is retained. The subject property has a large garden, and this would not be jeopardised by the extension. The proposal will enhance rather than erode the amenity of future occupiers.
- 8.10 In my opinion the proposal provides a high-quality living environment and an appropriate standard of residential amenity for future occupiers, and I consider that in this respect it is

compliant with East of England Plan (2008) policy ENV7, and Cambridge Local Plan (2006) policies 3/7 and 3/12 (or 3/14).

Refuse Arrangements

- 8.11 The proposal would not impact on the provision of bin storage, and is therefore acceptable.
- 8.12 In my opinion the proposal is compliant with East of England Plan (2008) policy WM6 and Cambridge Local Plan (2006) policy 3/12.

Car and Cycle Parking

- 8.13 The proposal would not impact on the provision of cycle storage or off-street car parking, and is therefore acceptable.
- 8.14 In my opinion the proposal is compliant with East of England Plan (2008) policies T9 and T14, and Cambridge Local Plan (2006) policies 8/6 and 8/10.

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. Except with the prior written agreement of the local planning authority in writing no construction work or demolition shall be carried out or plant operated other than between the following hours: 0800 hours to 1800 hours Monday to Friday, 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2006 policy 4/13)

3. Except with the prior agreement of the local planning authority in writing, there should be no collection or deliveries to the site during the demolition and construction stages outside the hours of 0700 hrs and 1900 hrs on Monday - Saturday and there should be no collections or deliveries on Sundays or Bank and public holidays.

Reason: Due to the proximity of residential properties to this premises and that extensive refurbishment will be required, the above conditions are recommended to protect the amenity of these residential properties throughout the redevelopment in accordance with policies 4/13 and 6/10 of the Cambridge Local Plan (2006)

4. 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, 3/7, 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.