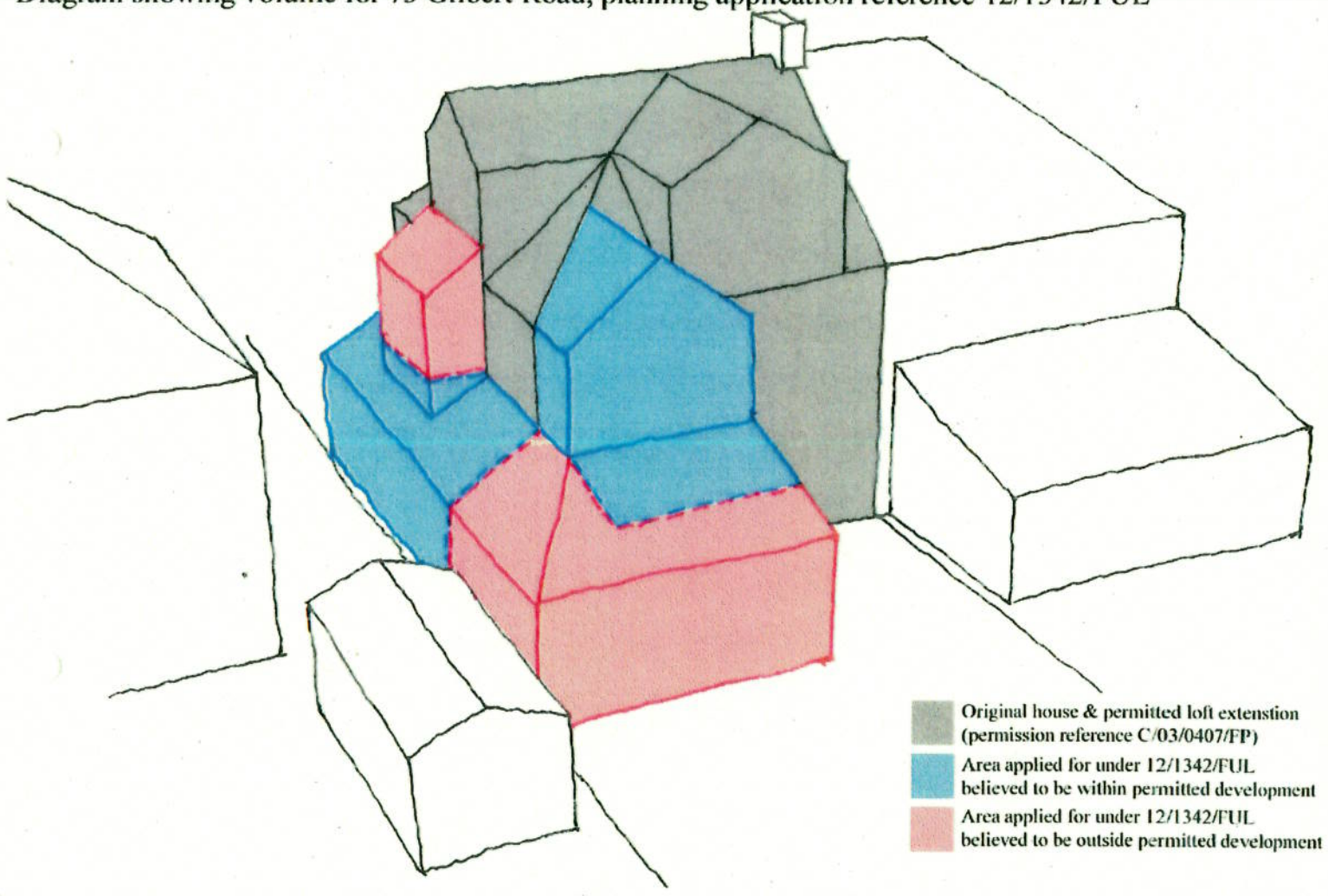


APPENDIX II:
PD Diagram submitted by
agent.

Diagram showing volume for 73 Gilbert Road, planning application reference 12/1342/FUL



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Planning Reference: 12/1342/FUL

Address: 73 Gilbert Road, Cambridge

Proposal: Single storey extension to side and rear of property replacing existing single storey side extension. First floor extension to side to enlarge bathroom. First floor extension to rear to enlarge bedroom.

PREVIOUS APPLICATION:

This application follows the refusal of planning application (reference 10/0795/FUL) which was recommended for approval by the planning officers but was refused at North Area Committee on the grounds of the size of the two-storey rear extension and the impact this would have on the adjacent property, no. 71 Gilbert Road.

PERMITTED DEVELOPMENT RIGHTS:

We have checked the permitted development rights and have confirmation from the Planning Officers that our clients can build a two-storey extension to the rear of the existing property up to 3m out from the back wall of the property without needing planning permission (figure 1).

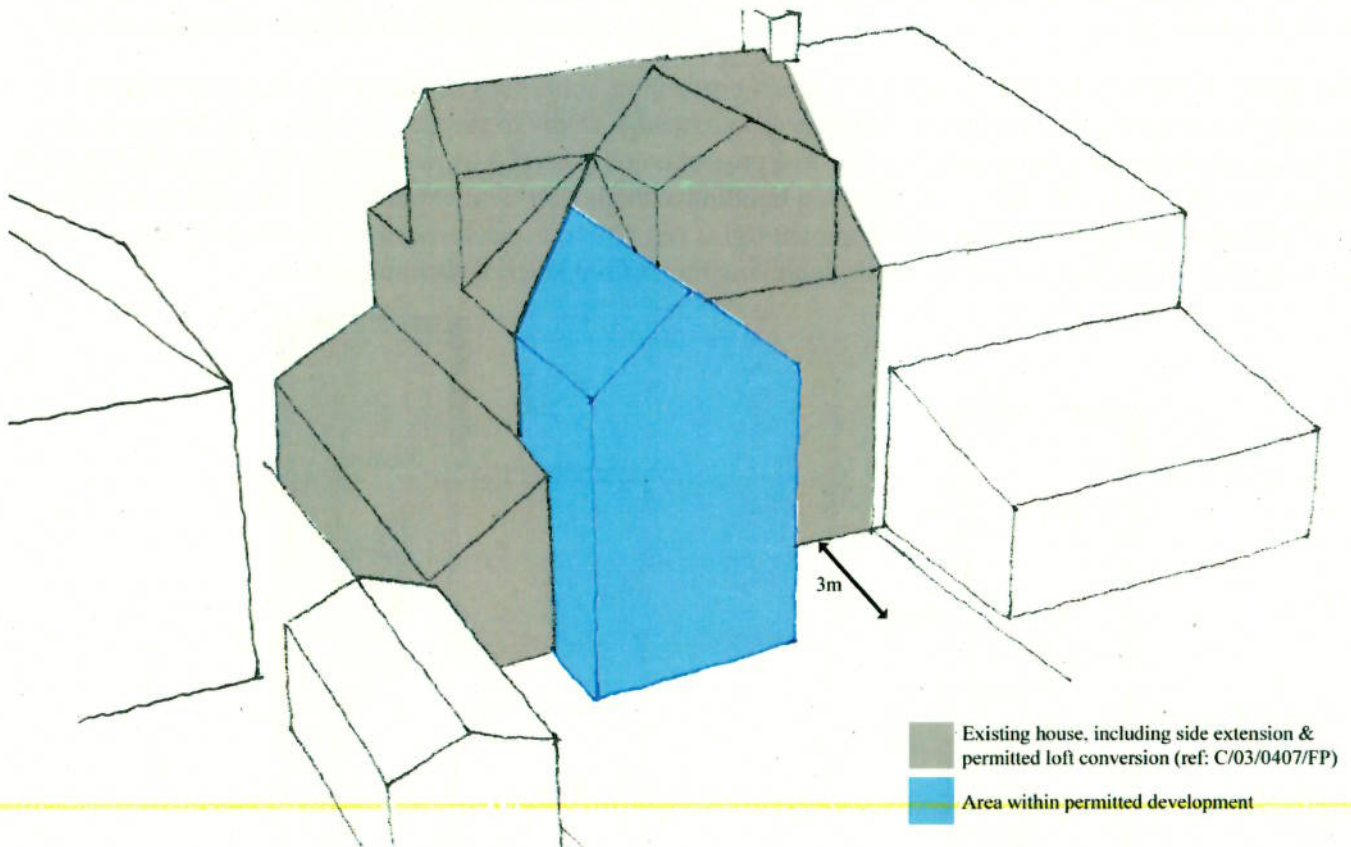


Fig. 1: Diagram showing what can be built under permitted development rights

RESPONSE TO PREVIOUS REFUSAL: Our clients have taken on board the Committees comments and feedback following the refusal of application 10/0795/FUL, have commissioned us to design a scheme which meets their brief whilst minimising any two-storey element to the rear.

CLIENTS BRIEF: No. 73 Gilbert Road still has the original area of kitchen, bathroom and first floor bedrooms from when it was built in the 1930's (figs. 2 & 3). The client's brief is to enlarge the kitchen area, increase the bathroom size so that it is large enough for a full size bath and create a reasonable size 3rd bedroom on the first floor to accommodate a family of 4. The house was built as a family home in the 1930's and these improvements will bring it up to modern standards.

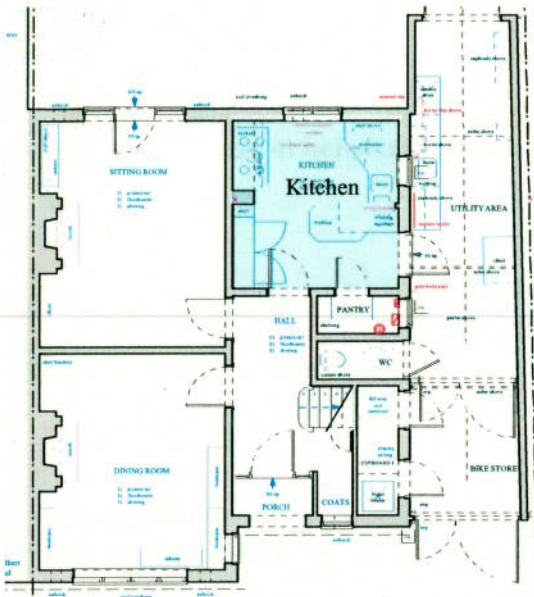


Fig. 2: Existing ground floor plan showing small original kitchen size

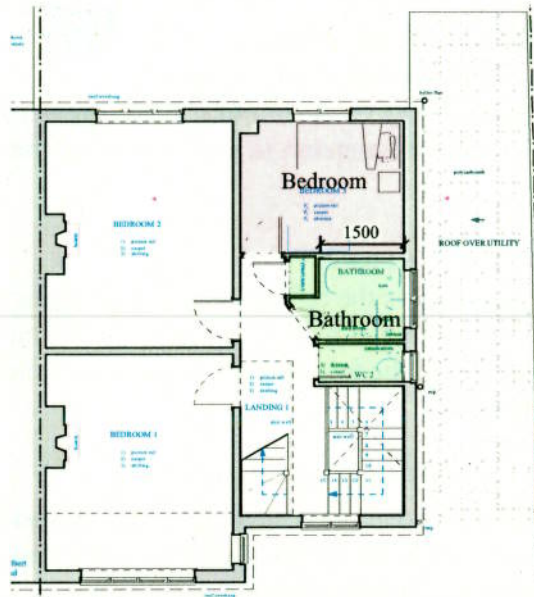


Fig. 3: Existing small first floor bathroom (not able to fit a full size bath) & small 3rd bedroom at 1st floor

PROPOSAL-FIRST FLOOR: In order to take on board the Committees concerns regarding the impact of a two-storey extension the proposal at first floor is to extend partially to the side to enlarge the bathroom thus reducing the bedroom extension to the rear to a projection of 1.3m (fig.4), well within permitted development rights. This is a more expensive solution than building a single first floor extension of 3.0m depth to fulfil the brief and remain within permitted development rights (fig.5) and is put forward by our client to try and take on board the Committees concerns whilst achieving the desired level of accommodation.

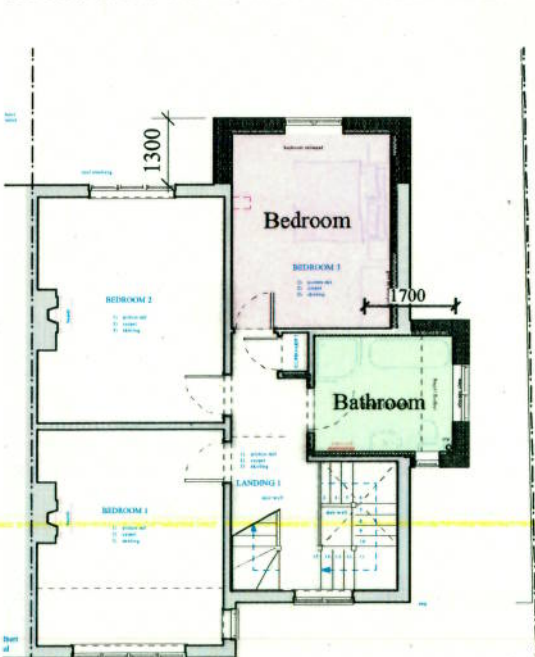


Fig. 4: Proposed first floor plan showing how a combination of side and rear extension reduces overall size of the two-storey rear extension. The side extension requires planning permission, the rear extension is within permitted development rights

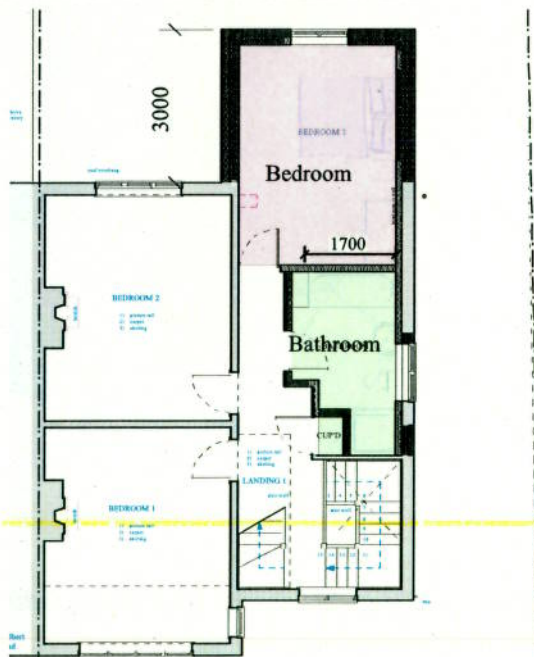


Fig. 5: Alternative first floor plan with a larger two-storey extension showing how the first floor could be extended within permitted development rights

PROPOSAL-GROUND FLOOR: At ground floor the proposal is to partially replace an existing structure and partially extend to create a single storey wrap around extension to provide an enlarged kitchen, separate utility and bike storage area. Much of this is replacing an existing side extension built some years ago to poor standards. We would further note that the orientation of the properties means that the proposed extensions are to the north west of No.71.

SCOPE OF THE APPLICATION: Figure 7 illustrates the elements of the application which require planning permission and those which could be built under permitted development rights.

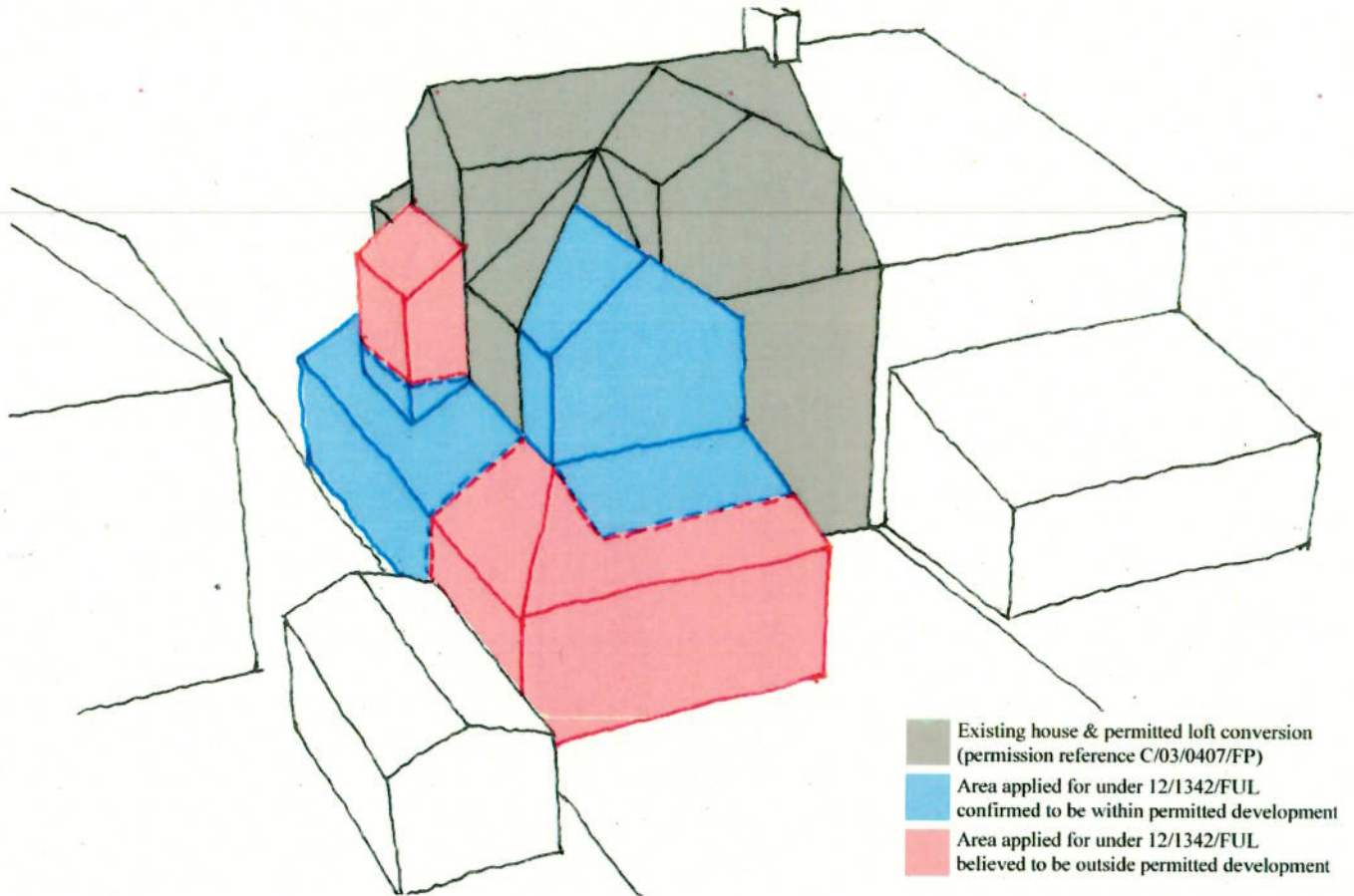


Fig. 6: Diagram showing what extent of permitted development rights and extent of work requiring planning permission

CONCLUSION: We feel that the proposal is a good solution taking on board the planning committees previous concerns whilst meeting the clients brief. The application significantly reduces the two-storey extension to the rear, both from the refused application and from what is permissible under permitted development (see fig. 7) thereby minimising the impact on the neighbours at no.71 Gilbert Road. The proposal will provide a comfortable family home, to modern standards.

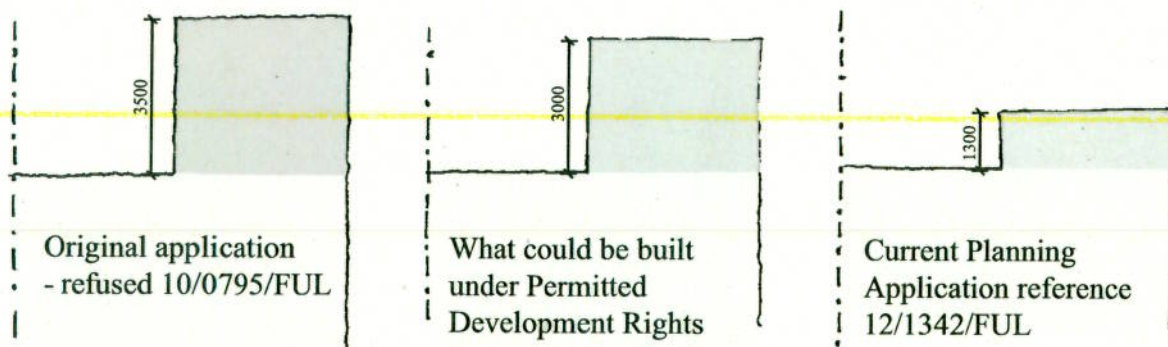


Fig. 7: Diagram showing first floor size of previous refused application, what could be built within permitted development rights and what is applied for under this application

