

<b>Application Number</b>	13/0150/FUL	<b>Agenda Item</b>	
<b>Date Received</b>	5th February 2013	<b>Officer</b>	Mr John Evans
<b>Target Date</b>	2nd April 2013		
<b>Ward</b>	Market		
<b>Site</b>	6 John Street Cambridge CB1 1DT		
<b>Proposal</b>	Proposed two storey rear and single storey extensions.		
<b>Applicant</b>	Mr A Virdee Cherryfields Cambridge Road Oakington Cambs CB24 3BG		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ol style="list-style-type: none"> <li>1. The design of extension will not in my view detract from the character and appearance of the Conservation Area.</li> <li>2. I do not consider the visual impact of the extension to create significant harm to numbers 35, 36 and 37 Grafton Street to the north.</li> <li>3. The height of the proposed rear wing will not in my view create harmful overshadowing to justify refusal of the scheme.</li> </ol>
RECOMMENDATION	APPROVAL

## 1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site relates to a terraced residential property situated on the northern side of John Street. The property has been previously extended with a two storey rear extension.
- 1.2 The site falls within the Central Conservation Area, within the Kite Area.

## 2.0 THE PROPOSAL

- 2.1 Permission is sought for the erection of a part two storey, part single storey rear extension.
- 2.2 The two storey extension spans the full width of the property in line with the neighbouring two storey extension at number 5 John Street. The single storey extension projects a further 3.3m into the rear garden.
- 2.3 The extension will be constructed in buff brickwork with a natural slate roof.
- 2.4 The application is accompanied by the following supporting information:

1. Design and Access Statement

## 3.0 SITE HISTORY

- 3.1 No formal planning history on record.

## 4.0 PUBLICITY

- 4.1 Advertisement: Yes  
Adjoining Owners: Yes  
Site Notice Displayed: Yes

## 5.0 POLICY

- 5.1 See Appendix 1 for full details of Central Government Guidance, 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
Cambridge Local Plan 2006	3/4 3/7 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
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> Kite Area

## 6.0 CONSULTATIONS

### Cambridgeshire County Council (Engineering)

6.1 The Highway Authority has no comment to make on this application.

### Historic Environment Manager

6.2 The works will not have a negative impact on the character or appearance of the Conservation Area and are therefore supported. The success of this proposal will come down to the use of appropriate materials and well detailed finishes. Samples of the proposed materials must be submitted for written approval prior to commencement of works.

6.3 The proposed works will preserve the character and appearance of the Conservation Area, thus adhere to Cambridge local Plan Policy 4/11 and are therefore supported with conditions.

6.4 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 Councillor Reina has commented on this application. I have set out the planning issues that she considers the proposal raises:

- Loss of light;
- Overlooking; and
- Character and design with the surrounding area.

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

34 Grafton Street  
36 Grafton Street  
37 Grafton Street  
38 Grafton Street

7.3 The representations can be summarised as follows:

### *Objections in Principle*

- Occupancy of the building will be more than doubled.
- There will be more than five adults living at the property at any one time, potentially 10 if there are double rooms.
- This is a commercial development which benefits the builder without sufficient regard for the existing community.

### *Design issues*

- The extension is disproportionate in size.
- The design is not in keeping with the surrounding area.
- The rebuilding of the two storey full width is excessive and obtrusive.
- The extension will be a 164% increase on its original size which is excessive.
- The proposal would leave only 25 sq m of garden space which is an overdevelopment.

## *Amenity*

- Student occupants are already noisy, this will be increased.
- The redesign is clearly suited to student rental accommodation which is high density and high occupancy.
- Number 37 will be more overlooked.
- Contrary to policy BE9 of the Conservation Area Appraisal which states that neighbours should not be overlooked from extensions.
- The windows on the ground floor of number 36 Grafton Street will be overlooked.
- Overlooking and overshadowing of number 36 Grafton Street.
- Loss of conifer tree would increase overlooking.
- Loss of green space between dwellings.

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. 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 existing building and wider Conservation Area.

8.3 Extensions should reflect or successfully contrast with the host building's form, use of materials and architectural detailing, as required by Local Plan policy 3/14. The proposed two storey extension spans the full width of the rear of the property. This is an acceptable design approach because of the relationship of the existing flat roof extension at number 6 John Street and the neighbouring extension at number 5 John Street. The proposed two storey extension would link into these existing buildings in a logical fashion, providing an appropriate roof form.

- 8.4 I note concerns regarding the overall size of the extension and potential overdevelopment of the property. In my opinion, the size of the extension is not excessive. The two storey extension projects 3.6m, which combined with the 3.3m single storey rear extension, is in proportion with the plan form of the main house. This is broadly consistent with the depth of other extensions to the rear of the John Street and Grafton Street properties.
- 8.5 The extension is secluded from the street, so there will be no impact on the character and appearance of the public domain within the Conservation Area. A range of domestic extensions characterise the immediate gardenscape, which contributes to my view that the extension is appropriately designed in its context.
- 8.6 In my opinion an appropriate amount of rear garden space for refuse and bicycle storage will be retained, in accordance with part C of Local Plan policy 3/14.
- 8.7 The extension will be constructed in buff brickwork and a matching slate roof. This is ensure that the extension integrates successfully with the main house.
- 8.8 The existing conifer is not of such quality as to constrain development.
- 8.9 In my opinion the extension would not be harmful to the character and appearance of the Conservation Area and is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/14 and 4/11.

## **Residential Amenity**

### Impact on amenity of neighbouring occupiers

- 8.10 The proposed two storey extension effectively infills the recessed area to the flank wall of number 5 John Street. There would therefore be no harmful impact on the adjoining numbers 5 John Street or 7 John Street. The limited depth and relatively low eaves height of the single storey extension would not create a harmful sense of enclosure for number 7 John Street.

- 8.11 To the north, the proposed extensions will be relatively prominent for numbers 35, 36 and 37 Grafton Street. The development will result in a distance of 14.5m between the proposed two storey extension at 6 John Street and the rear of number 36 Grafton Street. This distance is approximately 11m from the proposed single storey rear extension. Given the relative density of the Victoria terrace layout, I do not consider this relationship unneighbourly. A shadow sketch has been submitted by the occupants of number 36, to illustrate a loss of sunlight to their property. I recognise the two storey extension will have a presence from the kitchen and upper floor windows of number 36. The proposed extension in my view is unlikely to result in a significant loss of sunlight because the height of the main existing roof ridge is greater than the two storey extension.
- 8.12 The proposed extension will contain two upper floor bedroom windows which face north. The existing two storey extension already has a bedroom window with an outlook northwards, so the proposed development will not result in a significant increase in overlooking. In a relatively dense terraced urban neighbourhood an element of overlooking is inevitable and cannot be completely eliminated. In my opinion the proposal accords with Local Plan policy 3/14 and the extensions criteria contained within the Kite Conservation Area Appraisal.
- 8.13 The use of the premises as a shared occupancy dwellinghouse within use class C4 does not require planning permission. The impact of such a use is very similar to a single household within use class use C3. The potential comings and goings and general disturbance from the use of the property will not in my view significantly increase as a result of the extensions and shared use of the property.
- 8.14 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, 3/7 and 3/14.

### **Third Party Representations**

- 8.15 The comments raised in the representations received have been considered in the above report and are set out in the table below:

<b>Issue</b>	<b>Report Section</b>
Size and scale of the extension	Paragraphs 8.3, 8.4, 8.5
Loss of light	Paragraph 8.11
Garden size left over	Paragraph 8.6
Potential HMO use	Paragraph 8.12 and please see below

8.16 The following issues have also been raised:

*Occupancy of the building will be more than doubled.*

*There will be more than five adults living at the property at any one time, potentially 10 if there are double rooms.*

*This is a commercial development which benefits the builder without sufficient regard for the existing community.*

The extension is a householder development. Whether or not this is a 'commercial development' is not a material planning consideration. The use of the property as a small scale shared dwellinghouse (use class C4) does not require planning permission. Should the premises be used as a large scale HMO (more than 6 people) this would require planning permission and would also be controlled by Housing Standards legislation.

## **9.0 CONCLUSION**

9.1 The proposed part two storey, part single storey extensions are of a similar design and scale to other extensions to rear of John Street and Grafton Street. There will be no harm to the character and appearance of the Conservation Area. The proposed extensions will have some visual impact on the residential properties to the north at Grafton Street, but I do not consider the impact sufficient to justify refusal. 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. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the external surfaces is appropriate. (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, 4/13, 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.

3. In reaching this decision the local planning authority has acted on guidance provided by the National Planning Policy Framework, specifically paragraphs 186 and 187. The local planning authority has worked proactively with the applicant to bring forward a high quality development that will improve the economic, social and environmental conditions of the area.

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](http://www.cambridge.gov.uk/planningpublicaccess) or visit our Customer Service Centre, Mandela House, 4 Regent Street, Cambridge, CB2 1BY between Mon 8am - 5:15pm, Tues, Thurs & Fri 9am - 5:15pm, Weds 9am - 6pm.