

Application Number	13/0147/FUL	Agenda Item	
Date Received	11th February 2013	Officer	Mr John Evans
Target Date	8th April 2013		
Ward	Newnham		
Site	5 Chedworth Street Cambridge CB3 9JF		
Proposal	Single storey side/rear extension and installation of dormers to rear roofs.		
Applicant	Professor Kenichi Soga 5 Chedworth Street Cambridge CB3 9JF		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ol style="list-style-type: none"> 1. The proposed dormer window is secluded from the public domain and will not detract from the character and appearance of the Conservation Area. 2. The proposed dormer is attractive and well designed, with contrasting modern materials. 3. There will be no significant increase in overlooking for adjoining neighbouring gardens.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 The application site is a terraced residential property situated on the northern side of Chedworth Street.

1.2 The site falls within Newnham Croft Conservation Area.

2.0 THE PROPOSAL

- 2.1 Permission is sought for the erection of a rear roof extension. The roof extension is L shaped and projects onto the rear wing to a depth of 2m.
- 2.2 The roof extension is to be finished with Sarnafil cladding and has a curved roof profile.
- 2.3 The application also seeks consent for a single storey rear extension which infills the existing recess, adjacent to the main two storey rear wing.
- 2.4 The application is accompanied by the following supporting information:

- 1 . Design and Access Statement

3.0 SITE HISTORY

Reference	Description	Outcome
12/1426/FUL	Single storey rear extension and installation of dormers to rear roofs.	Withdrawn

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 3/14 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>Citywide:</u> Roof Extensions Design Guide
	<u>Area Guidelines:</u> Newnham Croft Conservation Area Appraisal

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 application is partly supported.
- 6.3 The proposed ground floor extension is supported as it will successfully preserve the character and appearance of the Conservation Area, thus adheres to Cambridge Local Plan Policy 4/11. Please see suggested conditions below.
- 6.4 The proposed rear dormers are not supported because they are contrary to the Cambridge Roof Extension Design Guide and do not adhere to Cambridge Local Plan Policy 4/11.
- 6.5 Although the applicant has altered the previous scheme to address some of the Conservation Team's concerns the proposed roof extension will still have a negative impact on the character and appearance of the Conservation Area. Great weight should be given to the heritage asset's conservation as outlined in the NPPF, because they are irreplaceable. The proposed works would not constitute sustainable development under the National Planning Policy Framework (NPPF), which outlines heritage assets should be conserved in a manner appropriate to their significance. The harm caused by the proposal in addition with the potential for cumulative impact leads to substantial harm of the heritage asset. The resultant harm outweighs any public benefit that is gained therefore the proposal is contrary to para 132 of the NPPF.
- 6.6 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 Rod Cantrill has commented on this application. I am awaiting written comments.
- 7.2 The owners/occupiers of the following addresses have made representations:
- 3 Chedworth Street
7 Chedworth Street
- 7.3 The representations can be summarised as follows:

- The dormer will be obtrusive and disproportionately large.
- The Conservation Officer recommends the dormer will give a false impression of a 3 storey extension.
- The proposal shows little respect for the existing roof and neighbouring roofs.
- The dormer will create an enclosing atmosphere to surrounding terraces.
- Number 7 will become more overlooked.

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 . Highway safety
- 4 . Car and cycle parking
- 5 . Third party representations

Context of site, design and external spaces

8.2 The key design issue is the impact of the extensions on the character and appearance of the existing house and the wider Conservation Area.

8.3 Dormer windows which transgress onto the rear wing are assessed with greater scrutiny in a Conservation Area because of their visual impact. The design of the dormer extension is modern and contrasts with the existing Victorian property. In my view this is a successful approach in both scale and detailed design. The main dormer is set in from the eaves and ridgeline of the existing roof and will clearly appear as an extension and will not in my opinion give the impression of a three storey property. The fact that the extension projects onto the rear wing is not unacceptable in this case. It is part of the overall composition of the design and will not in my view be unduly intrusive when viewed from the rear gardenscape.

- 8.4 The proposal does not alter the main ridgeline (a feature of the withdrawn scheme) so there will be no impact on the character and appearance of the front street scene from Chedworth Street.
- 8.5 The existing rear roofscape is not uniform and unaltered. A large box dormer window exists at number 23 Chedworth Street, which is poorly designed. While visible from Lammas Field, the rear roofscape is relatively secluded. I recognise the concerns of the Conservation Officer regarding the impact on the character and appearance of the Conservation Area which is a Heritage Asset. The rear roofscape of Chedworth Street is not a vista which is highlighted as significant within the Newnham Croft Conservation Area Appraisal. It is the front street scene which is of far greater importance. I do not consider a rear dormer, of high quality design as is the case here, unreasonable. The extension will improve the living accommodation of the property without significant harm to the surrounding environment.
- 8.6 The materials of construction will in my view give a high quality finish. The grey sarnafil membrane and painted timber windows will give the dormer a modern contrasting appearance which is supported. Final materials can be agreed through the imposition of planning condition 2.
- 8.7 The proposed ground floor rear extension is conventional in design and in my view is acceptable.
- 8.8 In my opinion the proposal will not detract from the character and appearance of the Conservation Area and is compliant with Cambridge Local Plan (2006) policies 3/4, 3/14 and 4/11.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.9 The proposed ground floor extension has relatively low eaves and will not in my view adversely affect the amenities of number 7 Chedworth Street to the east.
- 8.10 Number 7 Chedworth Street will not in my view experience any significant increase in overlooking. The proposed inside

window serves a bathroom and will be obscure glazed. The narrow rear gardens of Chedworth Street are all mutually overlooked from the windows of the existing residential properties. This is typical of a Victorian terrace. The proposed additional rear window serving the new attic room will not significantly increase the mutual overlooking which already exists.

8.11 The proposed dormer window only projects 2m onto the rear wing. In my view this will not create a harmful enclosing atmosphere to either number 3 or number 7 Chedworth Street.

8.12 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 3/14.

Third Party Representations

8.13 The issues raised have been covered in the above report.

Issue	Report section
Size of dormer	Paragraphs 8.3 – 8.5
Enclosure amenity issue	Paragraph 8.8
Overlooking of number 7	Paragraph 8.7

9.0 CONCLUSION

9.1 The proposed dormer window will not in my view detract from the character and appearance of the Conservation Area or the amenities of adjoining neighbours. **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, 3/14, 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 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.