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| Application Number | 13/0346/FUL | Agenda Item | |
| Date Received | 12th March 2013 | Officer | Mr Amit Patel |
| Target Date | 7th May 2013 | | |
| Ward | Queen Ediths | | |
| Site | 3 Chalk Grove Cambridge Cambridgeshire CB1 8NT | | |
| Proposal Applicant | Two storey side extension Mr And Mrs. F. Atkinson 3 Chalk Grove Cambridge Cambridgeshire CB1 8NT | | |

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| SUMMARY | <p>The development accords with the Development Plan for the following reasons:</p> <p>The character and appearance of the extension would be satisfactory</p> <p>The proposal will not have a significant impact on neighbours</p> |
| RECOMMENDATION | APPROVAL |

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 The subject site comprises a semi-detached two-storey dwelling situated to the eastern side of Chalk Grove, close to its junction with Queen Edith's Way. The property is finished in red brick and tiles. The subject dwelling has an existing single storey side garage and a modest single storey rear extension. The area is predominantly residential in character containing a mixture of semi-detached and detached dwellings.

1.2 The site does not lie within a Conservation Area.

2.0 THE PROPOSAL

2.1 The proposal is for a two storey side extension, which is the full depth of the existing house with the same level for the eaves and ridge. The roof is hipped.

2.2 The application is accompanied by the following supporting information:

1. Plans

3.0 SITE HISTORY

No previous site history.

4.0 PUBLICITY

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| 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, 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 | 3/1 3/4 3/7 3/14 8/10 |

5.3 Relevant Central Government Guidance, Supplementary Planning Documents and Material Considerations

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|----------------------------------|---|
| Central Government Guidance | National Planning Policy Framework March 2012 Circular 11/95 |
| Supplementary Planning Documents | Sustainable Design and Construction |

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|-------------------------|--|
| Material Considerations | <p><u>Central Government:</u></p> <p>Letter from Secretary of State for Communities and Local Government (27 May 2010)</p> <p>Written Ministerial Statement: Planning for Growth (23 March 2011)</p> |
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6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

- 6.1 Application states no change in car parking but no details are given. The applicants must show dimensions for car parking 2.5m by 5m. *Response to Highway comments, the block plan shows a car parking space measuring 5m by 2.5m.*
- 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 Councillor Birtles has commented on this application stating that there are concerns about the first floor extension and the impact on natural light to the neighbouring property as well as drainage and if likely to be approved then be called in.

- 7.1 The owners/occupiers of the following addresses have made representation:

- 5 Chalk Grove

- 7.2 The representations can be summarised as follows:

- The proposed extension will reduce the amount of natural light into the property because it extends 100cm beyond the front elevation and 80cm beyond the rear elevation;
- The blockage to sewer system will have a detrimental impact on the neighbouring properties.

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 representation 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 proposed two storey side extension will be visible in the street, but I do not consider that it will impact adversely upon its character and appearance. There are other extensions of similar size and scale in the street. Subject to the use of appropriate materials, in my view it will integrate satisfactorily with the main dwelling.

8.3 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4 and 3/14.

Residential Amenity

8.4 The potential impact of the two-storey side extension on No. 5 has been raised as a concern. The proposed side extension will sit north of No. 5 but this property has no flank windows. Number 5 benefits from two storey side extension which is similar in size and scale to the one being proposed and a single storey extension to the rear. Comments have been received that number 5 will lose light due to the size and position of the extension. I do not consider that there will be a significant loss of any light to number 5 because number 5 is situated south of number 3 and in my opinion I do not consider that this would be a reasonable reason to refuse this application.

8.5 I do note that the extension will project about 100cm forward of the front building line of number 5 but taking the 45 degree angle from the centre position of the front window of number 5 the proposed side extension will not encroach on outlook

significantly. The rear part of the proposal sits forward of the rear elevation of number 5 by about 80cm and again will not encroach the 45 degree angle and being north will therefore not have any significant impact on number 5 to the rear through loss of light.

- 8.6 With regards to overlooking and privacy, there are already windows and interlooking from other properties along the street and the addition of the windows at first floor will not make the situation any worse than the existing. In my view taking into account the other similar side extensions and the assessment of the impact on neighbours I do not consider this would be a reasonable reason for refusal.
- 8.7 No other neighbouring properties are affected by the development, which is thus considered to be acceptable from the neighbourliness perspective.
- 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 Cambridge Local Plan (2006) policies 3/4 and 3/14.

Third Party Representations

- 8.9 The issue regarding the loss of light has been addressed in the main report under the heading of "Residential Amenity". The comments about the sewer are not a planning consideration because the works would fall within the remit of Building Control and the statutory authority relevant to the area.

9.0 CONCLUSION

- 9.1 I do not consider that the extension will have a detrimental impact on residential amenity and recommend APPROVAL.

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. (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): 3/1, 3/4, 3/7, 3/14 and 8/10

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.