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|---------------------------|---|--------------------|------------------------|
| <b>Application Number</b> | 13/0727/FUL   | <b>Agenda Item</b> |                        |
| <b>Date Received</b>      | 29th May 2013   | <b>Officer</b>     | Miss Catherine Linford |
| <b>Target Date</b>        | 24th July 2013  |                    |                        |
| <b>Ward</b>               | Market  |                    |                        |
| <b>Site</b>               | 17 Victoria Street Cambridge CB1 1JP  |                    |                        |
| <b>Proposal</b>           | Extension to ground floor at rear of property.<br>Demolition of existing first floor projection at rear of property to be replaced with pitched roof extension. |                    |                        |
| <b>Applicant</b>          | Mrs Caroline Galson<br>The Old Courthouse Chapel Street Eaton<br>Grantham Lincs NG32 1SQ UK   |                    |                        |

|                |   |
|----------------|---|
| SUMMARY        | The development accords with the Development Plan for the following reasons:<br><br>1. The proposals will preserve the character of the Conservation Area;<br><br>2. On balance, due to the minimal increase in the size of the extension it will not have significant detrimental impact on neighbouring properties. |
| RECOMMENDATION | APPROVAL  |

## 1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 17 Victoria Street is a two-storey, mid terrace house situated on the northeastern side of Victoria Street. The surrounding area is predominantly residential mainly consisting of terraced houses. The site is within City of Conservation Area 1 (Central) and the building is a Building of Local Interest (BLI).

## 2.0 THE PROPOSAL

2.1 Full planning permission is sought for a part single storey, part two-storey rear extension. The house has an existing part single storey, part two-storey, flat roofed rear extension and this

would be demolished and replaced with the proposed extension.

- 2.2 Compared with the existing extension, the proposed extension would be 2m deeper at ground floor level and 0.9m deeper at first floor level. The extension would have pitched roofs and, at eaves level, would be a similar height to the existing extension.
- 2.3 The application is accompanied by the following supporting information:

1. Design and Access Statement

- 2.4 The application is brought before Committee at the request of Councillor Bick for the following reasons:

*I confirm that I would like to have this application called in for determination by the Area Committee. There are questions about overdevelopment, light and amenity which need consideration by councillors.*

### 3.0 SITE HISTORY

| Reference | Description  | Outcome |
|-----------|--|---------|
| C/83/0216 | Erection of 2 storey extension to existing dwelling house                    | REF     |
| C/83/0352 | Erection of part two-part single storey extension to existing dwelling house | A/C     |

### 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<br>4/11 4/12 |

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

|                                  |   |
|----------------------------------|---|
| Central Government Guidance      | National Planning Policy Framework March 2012<br>Circular 11/95   |
| Supplementary Planning Documents | Sustainable Design and Construction   |
| Material Considerations          | <u>Central Government:</u><br>Letter from Secretary of State for Communities and Local Government (27 May 2010)<br>Written Ministerial Statement: Planning for Growth (23 March 2011) |
|                                  | Conservation Area Appraisal:<br>Kite Area   |

**6.0 CONSULTATIONS**

**Cambridgeshire County Council (Engineering)**

6.1 No comment.

**Urban Design and Conservation Team**

6.2 No objection.

6.3 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 The owners/occupiers of the following addresses have made representations objecting to the application:

- 15 Victoria Street
- 16 Victoria Street
- 18 Victoria Street
- 32 Clarendon Street
- 33 Clarendon Street

7.2 The representations can be summarised as follows:

- The glass in all of the rear windows of 18 Victoria Street is clear glass and not obscured glass as stated on the plans
- The windows at the rear of 18 Victoria Street that would be most affected by the proposed extension serve a bedroom and a living room. They are not and never have been bathrooms as has been stated
- 16 Victoria Street and 33 Clarendon Street have not been shown on the plans
- The proposed extension will overshadow and take much of the direct sunlight from 16 Victoria Street between 10am and 1pm
- Impact on the RIBA award winning extension to 16 Victoria Street
- Impact the loss of light would have on the health of neighbours
- The existing extensions to No. 17 are as far as they should be allowed to go.
- A larger extension results in a dark house and destroys the character of the house.
- Overdevelopment
- Overshadowing of 33 Clarendon Street
- Overbearing impact and dominance

7.3 The owners/occupiers of the following address has made a representation in support of the application:

- 35 Earl Street

7.4 The representation can be summarised as follows:

- The design is both elegant and tasteful, but the external facade should be in brick (of the right aged colour) as this will be less conspicuous than rendering.

7.5 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 impact on the Conservation Area and BLI
2. Residential amenity
3. Third party representations

### **Context of site, design and impact on the Conservation Area and BLI**

8.2 The proposed extension is to the rear of the property and will not be visible from the street. It will, therefore, have no impact on the streetscene. The proposed extension is of a more traditional design than the existing extension, with pitched roofs proposed to both the ground and first floors. The Urban Design and Conservation Team have no objection to the proposed extension and are of the opinion that the proposals will have a positive impact on the character and appearance of the Conservation Area. They have, however, recommended conditions in relation to the brickwork, joinery and render (conditions 2-4).

8.3 16 Victoria Street has a part single-storey, part two-storey rear extension, which was awarded a RIBA prize in 2003. Concern has been raised regarding the impact the proposal would have on this extension. Notwithstanding the concerns raised about the impact the potential loss of light may have on this extension, which will be discussed later on this report, it is my opinion that

this argument would be difficult to maintain. The existing extension at No. 17 is not of a high quality design and does not, in my view, architecturally benefit No. 17 or its neighbours. The proposed extension is more traditional in appearance, and in my view it would be an visual improvement.

- 8.4 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/14, 4/11 and 4/12.

### **Residential Amenity**

- 8.5 Due to the orientation of the buildings and the positioning of the proposed extension, the neighbouring properties that may potentially be affected are: the attached neighbour to the northwest, 16 Victoria Street; the attached neighbours to the southeast, 18 and 18A Victoria Street; and the neighbouring properties that stand at right angles to the garden to the southeast, 31, 32 and 33 Clarendon Street.

### Impact on 18 and 18A Victoria Street

- 8.6 The neighbouring property to the southeast has been converted into two flats; No. 18 on the first floor and No. 18A on the ground floor. This building has no outdoor space. In the submitted Design and Access Statement, the applicant has stated that all windows on the rear of the building are obscure glazed and serve bathrooms. This is incorrect. None of the windows are obscure glazed and only one window (on the first floor furthest from No. 17) serves a bathroom. The remaining windows serve a bedroom (first floor) and living room (ground floor).
- 8.7 The existing extensions to No. 17 have resulted in the house being deeper than this neighbouring building – 4.3m at ground floor level and 1.9m at first floor level.
- 8.8 Due the orientation of the buildings, the proposed extension may overshadow the neighbouring flats in the late afternoon, but it is my view due to the small increase in the depth of the extensions, any additional overshadowing would be minimal and not significant enough to warrant refusal of the application.
- 8.9 Windows are proposed at the end of the extension at ground and first floor levels. These windows will only allow oblique

views to the sides not significantly different to that currently experienced.

#### Impact on 16 Victoria Street

- 8.10 The proposed extension would stand to the southeast of the neighbouring property, 16 Victoria Street. This neighbouring property has a part single storey, part two-storey rear extension and the roof of the single storey element is made entirely of glass. This neighbour is concerned about loss of light and the overshadowing of this part of the house.
- 8.11 At ground floor level, the proposed extension would be 1m deeper on its side with No. 16 and of a similar height on the boundary at eaves level. The existing extensions are flat roofed, whereas the proposed extensions would have pitched roofs, sloping away from the boundaries. The concern raised is that the proposed extension would block light from entering the extension to No. 16, through the glazed roof. Due to the orientation of the buildings, the proposed extension may cast shadow over the extension to No. 16 in the morning. However, in my opinion, I consider it unlikely that the impact would be significant enough to warrant refusal. The single storey element of the proposed extension would only be 2m deeper than what already exists and, as the roof slopes away from the common boundary I have taken the view that it would not have a significant impact on light.
- 8.12 At first floor level, the proposed extension would be 0.9m deeper than the existing extension. The windows of No. 16 have not been shown on the submitted plans. Even so, due to the small increase in depth, it is my opinion that the two storey element of the proposed extension would not have a significant additional detrimental impact on the level of daylight entering No. 16.
- 8.13 Windows are proposed at the end of the extension at ground and first floor level. These windows will only allow oblique views into the neighbouring garden and it is my view, that this is no worse than currently experienced.

#### Impact on 31, 32 and 33 Clarendon Street

- 8.14 The rear gardens of 31, 32 and 33 Clarendon Street stand at a right angle to the rear garden of 17 Victoria Street, and the

proposed extensions would stand to the north west of these neighbouring properties. The rear gardens of the neighbouring houses on Clarendon Street are approximately 9m long.

- 8.15 Due to the orientation of the buildings the proposed extension may cast shadow of these neighbouring gardens in the late afternoon. However, due to the small increase in the depth and limited height, it is my opinion that any additional overshadowing would be minimal and not significant enough to warrant refusal.
- 8.16 Windows are proposed at the rear of the extensions. Oblique views may be possible from the first floor window towards the rear gardens of 31 and 32 Clarendon Street but this, in my opinion, would be no worse than the existing situation.
- 8.17 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**

16 Victoria Street and 33 Clarendon Street have not been shown on the plans

- 8.18 Applicants are not obliged to show neighbouring properties on the submitted plans. The impact on the neighbours has been carefully assessed on site.

Impact the loss of light would have on the health of neighbours

- 8.19 I sympathise with this concern, but I consider any loss of light to be minimal.

## **9.0 CONCLUSION**

- 9.1 After careful consideration, it is my opinion, that the proposed extension is visually acceptable and that the impact on the neighbouring properties in terms of overshadowing would not be at a level significant enough to warrant refusal of the application. The application is therefore recommended for approval, subject to conditions.



## 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. All new brickwork shall match exactly the historic work nearby in terms of bond, mortar mix design, joint thickness, pointing technique, brick dimension, colour and texture.

Reason: To avoid harm to the special interest of the Building of Local Interest and the Conservation Area (Cambridge Local Plan 2006, policies 4/11 and 4/12)

3. All new joinery shall be recessed at least 50/75mm back from the face of the wall. The means of finishing of the reveal shall be submitted to and approved in writing by the local planning authority prior to the installation of the new joinery. The development shall be carried out in accordance with the approved details.

Reason: To avoid harm to the special interest of the Building of Local Interest and the Conservation Area. (Cambridge Local Plan 2006, policies 4/11 and 4/12)

4. All new render is to be approved by the Local Planning Authority by means of a sample panel to be prepared on site for inspection. It is likely that only traditional render mix designs will be acceptable. Rendered walls shall thereafter be constructed only in accordance with the approved details.

Reason: To avoid harm to the special interest of the Building of Local Interest and the Conservation Area. (Cambridge Local Plan 2006, policies 4/11 and 4/12)