

Application Number	13/0909/FUL	Agenda Item	
Date Received	3rd July 2013	Officer	Miss Catherine Linford
Target Date	28th August 2013		
Ward	West Chesterton		
Site	167 Chesterton Road Cambridge CB4 1AF		
Proposal	Loft extension		
Applicant	Mr Will Beavitt 167 Chesterton Road Cambridge CB4 1AF		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ol style="list-style-type: none"> 1. The raising of the ridge would not have a significant detrimental impact on the street-scene; 2. The proposed dormer would not be visible from the street and would not have a significant detrimental impact on the appearance of the house; and 3. The proposal would not have a detrimental impact on the occupiers of neighbouring properties.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 167 Chesterton Road is a two storey, semi-detached house, situated on the northwestern side of Chesterton Road. The surrounding area is mixed with residential and commercial properties. The site is not within a Conservation Area.

2.0 THE PROPOSAL

2.1 Full planning permission is sought for a loft extension. It is proposed that ridge is raised by 0.5m to accommodate a box dormer at the rear.

2.2 As the property is not within a Conservation Area, the proposed dormer would not normally require planning permission. However, as it is necessary to raise the ridge height in order to accommodate it, planning permission is required.

2.3 The application is brought before Committee because the applicant is a employee of Cambridge City Council.

3.0 SITE HISTORY

None.

4.0 PUBLICITY

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, Cambridge Local Plan 2006 policies, Supplementary Planning Documents and Material Considerations.

5.2 Relevant Development Plan policies

PLAN		POLICY NUMBER
Cambridge Plan 2006	Local	3/1 3/4 3/7 3/14

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

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

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

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

6.1 No comment.

7.0 REPRESENTATIONS

7.1 No representations have been received

8.0 ASSESSMENT

8.1 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

Context of site, design and external spaces

8.2 167 Chesterton Road is a semi-detached house situated on the northwestern side of Chesterton Road. The proposed dormer would be situated at the rear and would not be visible from the street. It would therefore have no detrimental impact on the streetscene. The raising of the ridge height will, however, have an impact on the streetscene.

8.3 No. 167 is the first house in a row of six semi-detached houses. Whilst each pair of semi-detached house has the same ridge height, the pairs of semi-detached houses do not have the

same ridge height as each other. They are not uniform. There is shared chimney stack in the centre of the roof, between the two houses, and it is my view that this would conceal the difference in height to a degree. As the ridge heights are irregular, it is my opinion that the raising of the ridge would not have a significant detrimental impact on the streetscene.

- 8.4 None of the other semi-detached houses on this row have roof extensions, but it is my opinion that this is not a reason to refuse planning permission. Chesterton Road is very mixed in character, and there are box dormers in the immediate area. In my view, the proposed roof extension would not have a significant detrimental impact on the appearance of the house and is acceptable.
- 8.5 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11, 3/12.

Residential Amenity

- 8.6 The neighbouring properties that may potentially be impacted on by the proposals are the attached neighbour to the northeast, 169 Chesterton Road; and the unattached building to the southwest, Springfield Court.
- 8.7 Due to the minimal increase in the ridge height, it is my opinion that the raising of the ridge would not have a detrimental impact on neighbouring properties in terms of overshadowing, dominance or enclosure.
- 8.8 The proposed dormer window would be situated to the southwest of 169 Chesterton Road, and would, therefore, cast shadow over this neighbour in the afternoon; and would be situated to the northeast of the flats at Springfield Court, and would, therefore cast shadow over this building in the morning. However, it is my opinion that this impact would not be significant, and that the dormer would also not enclose or dominate these neighbours.
- 8.9 Windows are proposed on the rear elevation of the dormer. Views from the dormer into the rear gardens of neighbouring properties will be possible, but in my opinion this is not significantly worse than the current situation (ie views from first floor windows) and is acceptable.

8.10 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 3/7.

9.0 CONCLUSION

9.1 The proposals are considered to be acceptable and approval is thus 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.