

|                           |  |                    |               |
|---------------------------|--|--------------------|---------------|
| <b>Application Number</b> | 13/1122/FUL  | <b>Agenda Item</b> |               |
| <b>Date Received</b>      | 31st July 2013   | <b>Officer</b>     | Mr John Evans |
| <b>Target Date</b>        | 25th September 2013  |                    |               |
| <b>Ward</b>               | Market   |                    |               |
| <b>Site</b>               | 6 John Street Cambridge CB1 1DT  |                    |               |
| <b>Proposal</b>           | Proposed two storey and single storey rear extensions.                 |                    |               |
| <b>Applicant</b>          | Mr A Virdee<br>Cherryfields Cambridge Road Oakington Cambs<br>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 revised 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 from the revised roof profile to create significant harm to numbers 35, 36 and 37 Grafton Street to the north.</li> <li>3. The height of the revised 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 This revised application seeks consent 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

### Amended Plans

- 2.5 Amended plans have been received proposing minor alterations to the internal layout of the house to increase bedroom sizes.
- 2.6 A total of five bedrooms will now be provided. The small box room will now be used as a study.

## 3.0 SITE HISTORY

| Reference   | Description  | Outcome |
|-------------|--|---------|
| 13/0150/FUL | Proposed two storey rear and single storey extensions. | Refused |

The previous application was refused against officer recommendation by West Central Committee for the following reason:

*The proposed extension, by reason of its height, width and proximity to no.36 Grafton Street, would unreasonably visually dominate the residential amenity of the occupants of no.36 Grafton Street contrary to policy 3/14(b) of the Cambridge Local Plan (2006).*

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

5.2 Relevant Development Plan policies

| PLAN                            | POLICY NUMBER        |
|---------------------------------|----------------------|
| Cambridge<br>Local Plan<br>2006 | 3/4 3/7 3/14<br>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><br>Letter from Secretary of State for Communities and Local Government (27 May 2010)<br>Written Ministerial Statement: Planning for Growth (23 March 2011) |
|                             | <u>Area Guidelines:</u><br>Kite Area  |

## 5.4 Status of Proposed Submission – Cambridge Local Plan

Planning applications should be determined in accordance with policies in the adopted Development Plan and advice set out in the NPPF. However, after consideration of adopted plans and the NPPF, policies in emerging plans can also be given some weight when determining applications. For Cambridge, therefore, the emerging revised Local Plan as published for consultation on 19 July 2013 can be taken into account, especially those policies where there are no or limited objections to it. However it is likely, in the vast majority of instances, that the adopted development plan and the NPPF will have considerably more weight than emerging policies in the revised Local Plan.

For the application considered in this report, the following policies in the emerging Local Plan are of relevance:

## 6.0 CONSULTATIONS

### **Cambridgeshire County Council (Engineering)**

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

### **Urban Design and Conservation team**

- 6.2 The proposed works will preserve the character and appearance of the Conservation Area, thus adhere to Cambridge Local Plan Policy 4/11 and the NPPF.

### **Environmental Health**

#### *Application as submitted*

- 6.3 Some of the rooms do not meet minimum space standards.

### **Cambridge City Council Housing**

#### *Comments on amended plans*

Revised plans acceptable. The study cannot be used as a bedroom at a later date due to the size limitations. If the landlord is to let this property out as a HMO we would need to

come along and inspect to ensure the fire safety and facilities are adequate.

## **Arboriculture**

6.4 No objections.

6.5 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 Rosenstiel has commented on this application. I have set out his comments below:

*As the neighbours advise me they believe the new plans don't address all the reasons for refusal of the previous application it seems that there is no alternative, if the application is not to be refused under delegated powers, for this one to be determined by area committee too.*

*I am concerned about bedroom sizes because I do not recall this being raised with the previous application.*

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

34 Grafton Street  
36 Grafton Street

7.3 The representations can be summarised as follows:

### *Objections in principle*

- The proposed changes have not addressed concerns.
- Proposed student use will lead to increased use of the outdoor space in summer, resulting in noise and disturbance.
- Application will create a precedent for landlords to exploit the area.

### *Design issues*

- The design character and size of the extension is not in character with the surrounding area.
- The application proposes a house 164% of its original size in terms of floor area.
- Bulk would set an undesirable precedent.

### *Amenity Concerns*

- The size of the extension is unreasonably visually dominating due to its height, width and proximity to the house.
- Committee refused the double width form of the extension.
- The roofline has only been altered by 50cm and width remains the same.
- Overlooking and increased noise and disturbance due to over occupancy and overcrowding of the house.
- There is a clear breach of Environmental Health bedroom size standards.
- Significant effect on neighbouring properties with regard to reduced light or privacy.

### *Trees*

- Loss of conifer tree removes mutual screening.
- Loss of habitat for birds.

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 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.
- 8.4 The proposed two storey extension would link into these existing buildings in a logical fashion, providing an appropriate revised twin gable roof form. The previous reason for refusal did not describe any harm from the design and appearance of the proposed two storey extension. It was refused on amenity grounds only.
- 8.5 Concerns remain 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.
- 8.6 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.
- 8.7 The extension will be constructed in buff brickwork and a matching slate roof. This will ensure that the extension integrates successfully with the main house.
- 8.8 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.

## *Trees*

- 8.9 The existing conifer is not of such quality as to constrain development. The impact on local bird habitats is not significant given the size of the development.
- 8.10 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

- 8.11 The previous application as considered unacceptable because of the *'height, width and proximity to no.36 Grafton Street, would unreasonably visually dominate the residential amenity of the occupants of no.36 Grafton Street'*. In my opinion the reduced roof height addresses this reason for refusal. The visual impact of the roof will be reduced by introducing the revised twin gable design, which lowers the overall height of the extension by 500mm. This will reduce the mass of the extension when viewed head on from 36 Grafton Street and also from oblique angles from neighbouring gardens.
- 8.12 I recognise the width of the extension remains the same as the previous submission. In my view, this cannot be altered or reduced in a logical way to achieve a two storey extension. I remain of the opinion that a two storey extension is acceptable in principle for this terraced property and that the proposed revisions make a sufficient concession to the amenities of 36 Grafton Street. The reason for refusal has been suitably addressed.
- 8.13 The revised extension will contain two upper floor bedroom windows which face north. The existing house has a bedroom window facing north and the existing two storey extension has a bathroom window with an outlook northwards. 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.

- 8.14 The applicant previously submitted a daylight sunlight report to demonstrate the extension would not result in any loss of light for 36 Grafton Street. The previous application was not refused on the basis of loss of light. This revised extension is unlikely to result in any significant loss of sunlight because the height of the main existing roof ridge is greater than the revised twin gable two storey extension.
- 8.15 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.
- 8.16 In my opinion the proposal adequately respects the residential amenity of its neighbours and the constraints of the site. I consider that the previous reason for refusal has been addressed and the proposal is compliant with Cambridge Local Plan (2006) policies 3/4 and 3/14.

#### For future occupiers

- 8.17 The proposed amended plans reduces the number of bedrooms to five and reconfigures the floorspace of each room to meet the requirements of Housing Standards. In my view an acceptable standard of amenity is provided.

#### **Third Party Representations**

| <b>Issue</b>  | <b>Report Section</b>   |
|---|-------------------------|
| The proposed changes have not addressed concerns.                         | Paragraph 8.12          |
| Committee refused the double width form of the extension.                 | Paragraphs 8.5 and 8.12 |
| Overlooking and increased noise and disturbance due to over occupancy and | Paragraph 8.15          |

|  |                               |
|--|-------------------------------|
| overcrowding of the house.               |                               |
| Bulk would set an undesirable precedent. | I do not agree. Paragraph 8.5 |

## 9.0 CONCLUSION

9.1 This revised application reduces the impact upon 36 Grafton Street to an acceptable level. In my view a two storey extension is acceptable in principle. 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)