

Application Number	13/1502/FUL	Agenda Item	
Date Received	14th October 2013	Officer	Natalie Westgate
Target Date	9th December 2013		
Ward	Cherry Hinton		
Site	35 Reilly Way Cambridge Cambridgeshire CB1 3GL		
Proposal	Construction of two storey extension to form a shower room and bathroom. New window on gable wall for lounge.		
Applicant	Mr N Prime 35 Reilly Way Cambridge Cambridgeshire CB1 3GL		

SUMMARY	The development accords with the Development Plan for the following reason: 1. The proposal is not likely to adversely impact upon neighbouring occupiers.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application relates to a two-storey semi-detached dwelling. The site is situated on the north western side of Reilly Way. The surrounding uses are residential to the south and an airfield to the north.
- 1.2 The site is outside a conservation area and outside a controlled parking zone.

2.0 THE PROPOSAL

- 2.1 The application seeks planning permission for the construction of a two storey extension to form a shower room at ground floor and a bathroom at first floor. A new window on the gable wall to the lounge is also shown on the plans but this doesn't of itself need planning permission. The extension would be 3.2m wide

at a depth of 2.8m. The extension would be finished in matching materials.

- 2.2 The application is brought before Committee at the request of Councillor Ashton for the following reasons: due to concerns raised by neighbours regarding the loss of light, overshadowing, overbearing nature and sense of enclosure to the neighbouring property No.33 Reilly Way.

3.0 SITE HISTORY

Reference	Description	Outcome
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	3/4 3/7 3/11 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

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

6.1 No comment.

Ministry of Defence

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:

- 31 Reilly Way
- 33 Reilly Way

7.2 The representations can be summarised as follows:

- Loss of light and overshadowing to No's.31 and 33 Reilly Way
- Loss of view from No's. 31 and 33 Reilly Way
- Overbearing and sense of enclosure to residents in No.33 Reilly Way
- There is a purpose built disability bungalow elsewhere in Reilly Way they could move to.

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 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. Third party representations

Context of site, design and external spaces

8.2 The proposed two storey rear extension would not be visible from the streetscene of Reilly Way. It would be visible from the adjacent airfield but would have limited visual impact. The ridgeline is subordinate, the scale is moderate and the design is in keeping with the host property. The proposed extension would be 3.2m wide and 2.8m deep. The materials would match the existing dwelling.

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

Residential Amenity

Impact on amenity of neighbouring occupiers

8.4 The rear extension would be situated to the north of the neighbouring property, No.33 Reilly Way and as such I do not consider there would be any significant loss of light or overshadowing. The proposed extension would be on the common boundary to No.33 Reilly Way and would partially enclose the adjacent neighbours patio area. The first floor room on No.33 Reilly Way nearest the proposed extension is a bathroom. The ground floor room on No.33 Reilly Way nearest to the proposal is a kitchen. Given the uses of these rooms I do not consider the impact to be severe.

- 8.5 The rear extension would be situated to the north of No.31 Reilly Way. There would be a separation distance between the dwellings of 11m. Given the orientation of the extension and the separation distance there will not be a loss of light nor overshadowing upon this neighbouring property.
- 8.6 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

- 8.7 No's.31 and 33 Reilly Way are concerned there will be a loss of view across the airfield. The proposed extension will be visible from the rear of No.33 Reilly Way and from the front doorstep of No.31 Reilly Way. Both neighbours benefit from open views to the airfield. Given the extension is only 2.8m deep a view of the open airfield will remain but loss of a private view is not a material planning consideration.
- 8.8 No.33 Reilly Way believes that there is a purpose built disability bungalow elsewhere in Reilly Way they could move to but this is not a planning consideration.

9.0 RECOMMENDATION

1. 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 development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

3. 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)