

Application Number	14/0513/FUL	Agenda Item	
Date Received	7th April 2014	Officer	Mr Sav Patel
Target Date	2nd June 2014		
Ward	Petersfield		
Site	101A Gwydir Street Cambridge CB1 2LG		
Proposal	Erection of single storey timber shed/store, replacement doors and windows and internal alterations installation of woodburner and external flue.		
Applicant	Mr John Horwood Technical Services PO Box 700 Cambridge CB1 0JH United Kingdom		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <p>The proposed development is of a scale and design that would be in keeping with the host property and would not have a detrimental impact on the character and appearance of the Conservation Area.</p> <p>The proposed extension would not have any significant adverse impact on the residential amenity of the adjoining neighbours in terms of overlooking or overshadowing.</p> <p>The proposal would make efficient and effective use of land and space within the building.</p>
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 101a is a single storey pitched roof building attached to the rear of a property fronting Gwydir Street. The property is in residential use and appears to have been extended with a

single storey pitched roof extension. Access to no.101a is via a covered concreted access. To the rear of the site is a grassed area of amenity land and car parking spaces beyond. There is also an access gate on the northern boundary which appears to provide access to the adjoining residential units.

- 1.2 The site is located within a Conservation Area and controlled parking zone.

2.0 THE PROPOSAL

- 2.1 The proposal is to extend the existing property to reconfigure the internal arrangements of the studio flat and relocate the existing meter boxes. The extended section is to be constructed with a timber panel finish to give the impression of a shed. The proposal includes some alterations to the fenestration of the property.
- 2.2 The extension would project 1.9 metres from the existing rear elevation and be 4.2 metres wide.
- 2.3 The proposal also includes a wood burner with stainless steel external flue.
- 2.4 The proposal also includes the relocation of the existing gated access to further along the boundary.

3.0 SITE HISTORY

Reference	Description	Outcome
C/73/0923	Change of use from single dwelling unit to 4 self contained flats and 5 bedsitting rooms	APPROVED

4.0 PUBLICITY

- 4.1 Advertisement: Yes
Adjoining Owners: Yes
Site Notice Displayed: Yes

5.0 POLICY

5.1 Central Government Advice

National Planning Policy Framework 2012
Planning Practice Guidance 2014
Circular 11/95 – The Use of Conditions in Planning Permissions
(Annex A)

5.2 Cambridge Local Plan 2006

3/1 Sustainable development
3/4 Responding to context
3/7 Creating successful places
3/11 The design of external spaces
3/14 Extending buildings
4/11 Conservation Areas

5.3 Supplementary Planning Documents

Cambridge City Council (May 2007) – Sustainable Design and Construction:

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways)

6.1 No comments.

Urban Design and Conservation team

6.2 No conservation policy issues.

Environmental Services

6.3 No objections in principle subject to conditions.

6.4 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 Blencowe has requested this application to be brought before East Area Committee, as there are several planning aspects of the proposal that need further consideration.

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

62a Gwydir Street
101 Gwydir Street

7.3 The representations can be summarised as follows:

- o Reduced size of storage area
- o Arrangements for the relocated meter boxes
- o Concerns security if building is to be built of wood.
- o Concerns with proposal to cut down existing ever green shrub to accommodate the new gate
- o Loss of sunlight and overshadowing

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. Impact on the Conservation Area
3. Residential amenity
4. Third party representations

Context of site, design and external spaces

8.2 The site is not visible from Gwydir Street. The proposed extension would be of a smaller scale than the existing building and its later addition. The proposal would appear ancillary in scale due to its dimensions and use of materials. I am therefore satisfied with the scale and appearance of the extension in this location and context.

- 8.3 The extension and relocated footpath would extend over part of the grassed amenity area and require the removal of part of an existing hedge. However, only a small area of amenity space and hedge would be lost to the extension and new access. The area of amenity space and hedge lost are not considered to be significant enough to compromise the use of the amenity space or appearance of the hedge. I am therefore satisfied that this element of the proposal would be acceptable.
- 8.4 The proposed external flue that serves the studio would project above the line between the single storey building and the rear elevation of the two storey property. The flue would exceed above the height of the eaves of the two storey building by 2.3 metres but would not exceed the ridgeline. There are other flues in this location. The flue would not be visible from Gwydir Street.
- 8.5 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11, 3/14.

Impact on the Conservation Area

- 8.6 The proposed extension would not be visible from the Gwydir Street as it would be hidden by the existing building and extension. The Conservation Officer has not raised any concerns with the proposal. Therefore I am satisfied the proposed extension would not have any adverse impact on the character and appearance of the Conservation Area.
- 8.7 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 4/10, 4/11, 4/12,

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.8 The proposed extension would be single storey and lower in height than the building it is attached to. The ridgeline height of the extension would be 3.3 metres and it would be 1.8 metre high at the eaves. The extension would project from the rear of the existing building by 1.9 metres. It would be difficult to argue the proposed extension at this height and depth would cause any adverse overshadowing or create a sense of enclosure on the adjoining neighbours amenity space.

- 8.9 The proposed flue terminates at a height that would enable any smoke to disperse without it having any adverse impact on the residential amenity of the adjoining neighbours. Our Environmental Services team has not raised any concerns with the flue but do recognize that any mis-use which leads to complaints could result in statutory nuisance action. They have provided a link to the type of flues to be used. I recommend applying this link as an informative to any approval.
- 8.10 In view of the above, I am satisfied that the extension is not of a significant scale to have any significantly adverse impact on the residential amenity of the adjoining neighbours and that the flue is of a sufficient discharge height.
- 8.11 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.

Third Party Representations

- 8.12 I have addressed some of the concerns raised in the third party representations in the above section. I set out below my response to the remaining concerns.

Reduced size of storage area

- 8.13 This is not a material planning consideration. It is a civil matter between the residents and landlord.

Arrangements for the meter boxes

- 8.14 This is not a material planning consideration. It is a civil matter between the residents and landlord.

Concerns with security of the timber shed

- 8.15 Whilst the exterior of the proposed extension is to be timber clad, this is to be attached to a concrete block wall. Therefore the proposed extension will be constructed of robust material. The security of any material stored in the building is a civil matter between the users of the store and landlord. It is not a planning consideration.

Removal of part of shrub boundary

- 8.16 The removal of this section of shrub plant is not something on which the local planning authority can exercise control. I have indicated above that I do not think its impact would be significant.

9.0 CONCLUSION

- 9.1 The proposed extension to increase the size of the existing studio flat and external alterations including flue are considered to be acceptable as none of the proposed works would have an adverse impact on the residential amenity of the adjoining neighbours and would not have a detrimental impact on the character and appearance of the conservation area.

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 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. Except with the prior written agreement of the local planning authority no construction work or demolition shall be carried out or plant operated other than between the following hours: 0800 hours to 1800 hours Monday to Friday, 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

Reason: To protect the amenity of the adjoining properties.
(Cambridge Local Plan 2006 policy 4/13)

INFORMATIVE: The applicant should be aware of the recommendation set out in the link below, in relation to the approved material to be used in the wood burning stove:

<http://smokecontrol.defra.gov.uk/appliances.php?country=e>