

Application Number	10/0795/FUL	Agenda Item	
Date Received	3rd August 2010	Officer	Mr Marcus Shingler
Target Date	28th September 2010		
Ward	West Chesterton		
Site	73 Gilbert Road Cambridge Cambridgeshire CB4 3NZ		
Proposal	Two storey and single storey rear extensions.		
Applicant	Mr Richard Bailey 73 Gilbert Road Cambridge Cambridgeshire CB4 3NZ		

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 73 Gilbert Road is a two-storey semi-detached dwelling and its front and rear gardens being situate to south western side of the road. The area is predominantly residential in character containing mainly semi-detached properties. The subject dwelling is finished in Cambridge stock brickwork and render under a tiled roof and has been extended previously with a loft conversion involving a side and rear dormer and has an existing single storey side wing. The attached neighbouring dwelling to the south east at No. 71 has been extended by way of a single storey rear extension.
- 1.2 The site is not within a conservation area or the Controlled Parking Zone.

2.0 THE PROPOSAL

- 2.1 The application follows the earlier refusal of planning permission for a part single and part two-storey rear extension (10/0339/FUL) and again seeks planning permission for a part single and part two-storey rear extension to the existing property. The proposed extension will measure 5.6m deep at

ground floor reducing to 4m at the common boundary with the attached dwelling at No. 71 Gilbert Road, by width of 9.2m and with a hipped and pitched roof of maximum height 4m reducing to 2.5m at eaves where it abuts the boundary with No. 71. At first floor the extension is of reduced depth and width measuring 3m deep by 3.8m wide and with a hipped and pitched roof of maximum height 7.2m.

2.2 The application is reported to Committee for determination at the request of Councillor Boyce.

3.0 SITE HISTORY

Reference	Description	Outcome
03/0407	Loft conversion with side and rear dormer	A/C
10/0339/FUL	Part single, part two-storey rear extension.	REF

The reason for refusal of application reference 10/0339/FUL was as follows:

1. The proposed ground and first floor rear extension, because of their scale, their length, their height and their overall massing, positioned close to the common boundary with 71 Gilbert Road, would unreasonably dominate that neighbouring property. The additions would cause the occupiers of the neighbouring property to feel overwhelmed by the proposal and to suffer an unacceptable sense of enclosure, detrimental to the level of amenity that they should properly expect to enjoy. Additionally, the development would result in the loss of both sunlight and natural light to and outlook from No 71. The development is therefore contrary to policy 3/14 of the Cambridge Local Plan 2006 and in failing to respond to its context and to relate satisfactorily to its surroundings is also contrary to policy ENV7 of the East of England Plan (2008), to policy 3/4 of the Cambridge Local Plan 2006 and to advice provided by PPS1 Delivering Sustainable Development.

4.0 PUBLICITY

4.1	Advertisement:	No
	Adjoining Owners:	Yes
	Site Notice Displayed:	No

5.0 POLICY

5.1 Central Government Advice

5.2 PPS1 Delivering Sustainable Development (2005): Paragraphs 7 and 8 state that national policies and regional and local development plans (regional spatial strategies and local development frameworks) provide the framework for planning for sustainable development and for development to be managed effectively. This plan-led system, and the certainty and predictability it aims to provide, is central to planning and plays the key role in integrating sustainable development objectives. Where the development plan contains relevant policies, applications for planning permission should be determined in line with the plan, unless material considerations indicate otherwise.

5.3 PPG13 Transport (2001): This guidance seeks three main objectives: to promote more sustainable transport choices, to promote accessibility to jobs, shopping, leisure facilities and services, by public transport, walking and cycling, and to reduce the need to travel, especially by car. Paragraph 28 advises that new development should help to create places that connect with each other in a sustainable manner and provide the right conditions to encourage walking, cycling and the use of public transport.

5.4 Circular 11/95 – The Use of Conditions in Planning Permissions: Advises that conditions should be necessary, relevant to planning, relevant to the development permitted, enforceable, precise and reasonable in all other respects.

5.5 Cambridge Local Plan 2006

3/4 Responding to context
3/14 Extending buildings

5.6 Supplementary Planning Documents

5.7 Cambridge City Council (May 2007) – Sustainable Design and Construction: Sets out essential and recommended design considerations of relevance to sustainable design and construction. Applicants for major developments are required to

submit a sustainability checklist along with a corresponding sustainability statement that should set out information indicated in the checklist. Essential design considerations relate directly to specific policies in the Cambridge Local Plan 2006.

Recommended considerations are ones that the council would like to see in major developments. Essential design considerations are urban design, transport, movement and accessibility, sustainable drainage (urban extensions), energy, recycling and waste facilities, biodiversity and pollution.

Recommended design considerations are climate change adaptation, water, materials and construction waste and historic environment.

5.8 Material Considerations

City Wide Guidance

Roof Extensions Design Guide (2003)

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

6.1 No objections.

6.2 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 In total 2no. representations have been received from the owners of 69 and 71 Gilbert Road. The concerns expressed can be summarised as follows: -

- The proposals are out of keeping with the area and would set a precedent for future development;
- The extension is full width and would create problems for emergency services;
- The proposals will be out of character with the existing dwelling and represent an overdevelopment;
- The development will overshadow and dominate No. 71 Gilbert Road resulting in loss of light to the patio,

conservatory and rear garden and the main house itself, creating a sense of confinement;

- The extension is beyond the building line of any other property to the rear.

7.2 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 part single part two-storey extension will be sited to the rear of the existing dwelling and will not be visible in the street scene and will have no impact on the character and appearance of the locality. The proposed development is of significant scale but has been satisfactorily designed, incorporating hipped and pitched roofs over both elements and subject to the use of appropriate materials I consider that it would integrate well with the main dwelling. Despite its depth at ground floor, the rear garden to the property measures some 50m and I do not consider that the rear garden environment would be harmed by the development.

8.3 I have given consideration as to comments from neighbouring occupiers regarding the development being larger than others in the locality. This is the case in terms of the immediately adjacent houses but in Gilbert Road generally there is a wide variety of rear projections to houses on both sides of the road. The application site is not a listed building and the surrounding area is not a Conservation Area. In my opinion it would be difficult to substantiate a reason for refusal based on the design of the extension. I have also given consideration as to whether the proposals would represent an overdevelopment but the extension is for domestic purposes and creates no new

dwelling as such an I do not consider that the proposals would result in an overdevelopment of the site.

- 8.4 No objections were raised to the earlier proposed development on visual impact grounds. The proposals are therefore considered to be acceptable from the visual perspective.
- 8.5 In my opinion the proposal is compliant with Cambridge Local Plan 2006 policies 3/4 and 3/14.

Residential Amenity

- 8.6 The proposed ground and first floor rear extension will sit to the south east of the unattached neighbouring dwelling at No. 75 Gilbert Road. The ground floor element will abut the common boundary but No. 75 has its garage also abutting the boundary in this location and thus there will be no significant impact on light or outlook at ground floor level. The first floor extension is of reduced depth and width and given the separation distance of circa 5m any impact on light or outlook would not be significant. Additionally there will be no impact on privacy to this property.
- 8.7 It was the potential impact on the attached neighbouring property at No. 71 Gilbert Road that was of greater concern in respect of the earlier development and indeed was the reason for ultimate refusal. In this case, both the ground floor extension and the first floor extension have been reduced in depth. The ground floor element is reduced from 5.5m to 4m at the common boundary and the first floor extension is reduced from 3.5m deep to 3m. Although there will inevitably be some impact on No. 71 by way of some loss of light and outlook, the extensions will sit to the north west and given the overall reductions in depth and reduction in height of the roof of the ground floor extension (4.7m maximum now reduced to 3.7m), I consider that any such impact would not be so harmful as to merit refusal.
- 8.8 No other neighbouring properties are adversely affected by the development which is considered to be acceptable from the neighbourliness perspective. 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 3/14.

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.

2. 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. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4, 3/12 and 3/14)

Reasons for Approval

1. This development has been approved, conditionally, because subject to those requirements it is considered to generally conform to the Development Plan, particularly the following policies:

Cambridge Local Plan (2006): 3/4 and 3/14.

2. The decision has been made having had regard to all other material planning considerations, none of which was considered to have been of such significance as to justify doing other than grant planning permission.

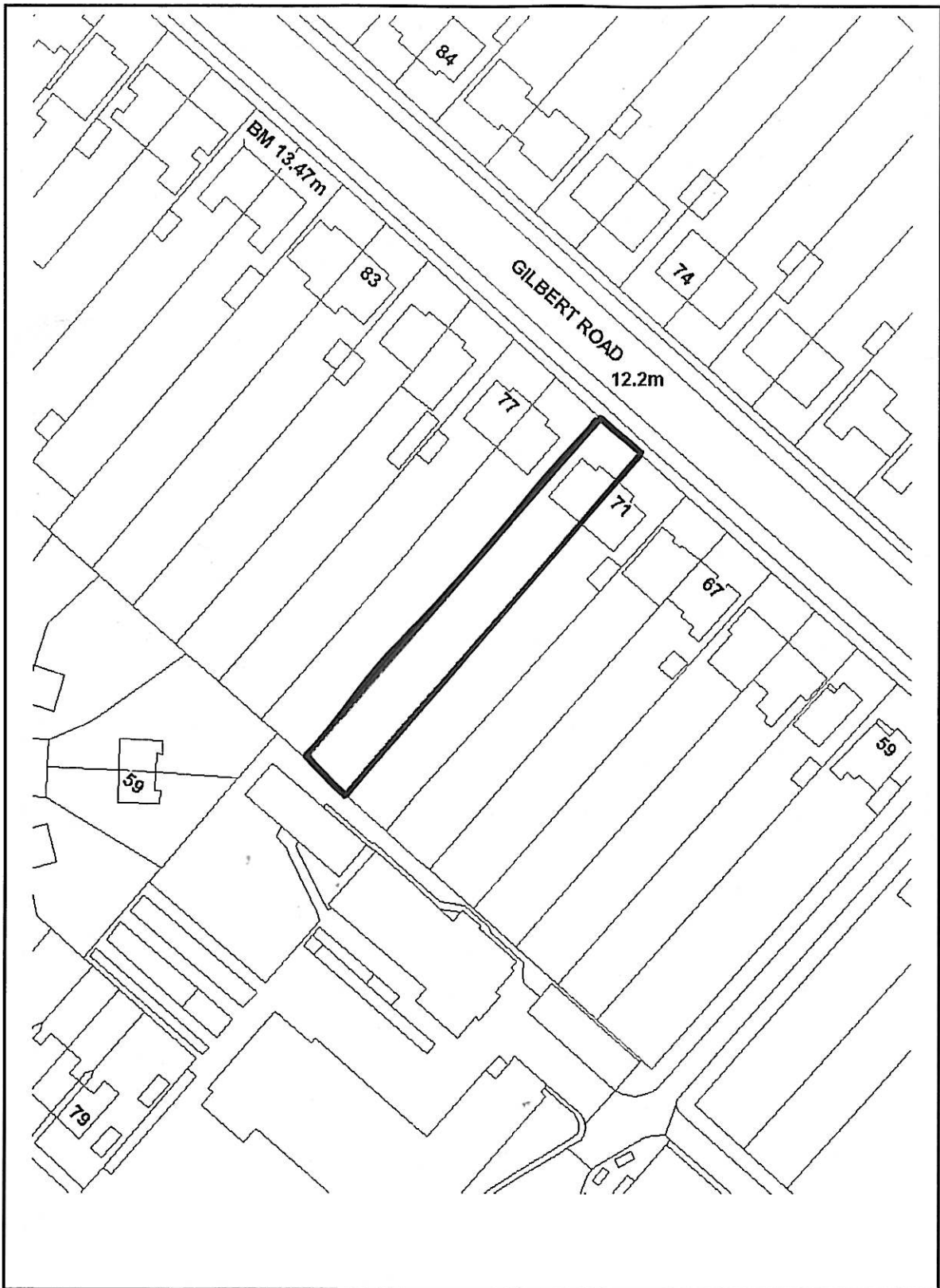
These reasons for approval can be a summary of the reasons for grant of planning permission only. For further details on the decision please see the officer report online at www.cambridge.gov.uk/planningpublicaccess or visit our Customer Service Centre, Mandela House, 4 Regent Street, Cambridge, CB2 1BY between 8am to 6pm Monday to Friday.

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

Under Section 100D of the Local Government Act 1972, the following are “background papers” for each report on a planning application:

1. The planning application and plans;
2. Any explanatory or accompanying letter or document from the applicant;
3. Comments of Council departments on the application;
4. Comments or representations by third parties on the application as referred to in the report plus any additional comments received before the meeting at which the application is considered; unless (in each case) the document discloses “exempt or confidential information”
5. Any Structure Plan, Local Plan or Council Policy Document referred to in individual reports.

These papers may be inspected by contacting John Summers (Ext.7103) in the Planning Department.



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