

Application Number	14/1005/FUL	Agenda Item	
Date Received	1st July 2014	Officer	Mr Amit Patel
Target Date	26th August 2014		
Ward	Coleridge		
Site	97 Perne Road Cambridge Cambridgeshire CB1 3SB		
Proposal	Two storey rear extension, loft conversion, single storey side extension, and conversion/extension of garage into a studio		
Applicant	Mr O Ozcan 97 Perne Road Cambridge Cambridgeshire CB1 3SB		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <p>The revised scheme will not have a significant impact upon the neighbours</p> <p>The revised scheme is minor in nature over the already approved scheme</p>
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 97 Perne Road is a semi-detached, two-storey dwelling and its front and rear gardens, situated on the western side of this section of Perne Road, about 15 metres north of the junction with Langham Road. Perne Road is part of the outer ring road but is also a residential street, containing predominantly semi-detached dwellings.
- 1.2 The site does not lie within a Conservation Area or the Controlled Parking Zone.

2.0 THE PROPOSAL

2.1 This application is a retrospective application for the minor material changes to the approved application under planning reference 12/0706/FUL. The changes are as follows:

1. The lean-to roof at the rear on the single-storey has increased in height by 300mm;
2. The first floor side extension has not been built which has led to the design changing with a wraparound lean-to roof
3. The front porch has been extended to line up with the existing bay.

2.2 The two-storey and single-storey rear element and roof extension and single storey side has been completed and have already gained permission under planning reference 12/0706/FUL. As part of the assessment in this application I am going to concentrate on the changes above only.

2.3 The application is accompanied by the following supporting information:

1. Plans

2.4 The application is brought before Committee for the following reasons:

The application is brought before Area Committee due to the issues in the previous application.

3.0 SITE HISTORY

Reference	Description	Outcome
11/1089/FUL	Two storey side extension, loft conversion, one and two storey rear extension and replacement of existing brick garage with a studio.	Withdrawn
12/0065/FUL	Two storey side extension, loft conversion, one and two storey rear extension and replacement	Withdrawn

	of existing brick garage with a studio.	
12/0706/FUL	Two storey rear extension, loft conversion, side extension and replacement of existing brick garage with studio.	Approved with Conditions

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 3/2 3/4 3/14

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

Central Government Guidance	National Planning Policy Framework March 2012 National Planning Policy Framework – Planning Practice Guidance March 2014 Circular 11/95
Supplementary Planning Guidance	Sustainable Design and Construction (May 2007)

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, there are no policies in the emerging Local Plan are of relevance.

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

6.1 No significant effect upon the Public Highway.

7.0 REPRESENTATIONS

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

- 99 Perne Road

7.2 The representations can be summarised as follows:

- Concern relating to the building inspector not noticing the changes;
- Pitch of the roof is causing flooding to the fence line as it is not draining away through the correct channels

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 proposal is for retrospective approval for the works already completed on site. Part of the works approved under planning reference 12/0706/FUL was omitted. The omission of the approved first-floor side extension altered the roof pitch to the single-storey rear and side extensions. The porch element at the front has also been increased in size and now lines up with the elevation of the bay window.

8.3 Considering the nature of these minor changes I do not consider that the proposal is out of keeping with the surrounding area and other extensions.

8.4 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11 and 3/14.

Residential Amenity

Impact on amenity of neighbouring occupiers

8.5 In this proposal, the lean-to roof over the single storey extension is increased in height over what was previously approved. Considering that this is adjacent to the neighbour located due north, number 99 Perne Road, there will be a slight impact when compared to the approved scheme. However, as the increase in height is only 300mm, but is set in off the boundary further than the approved scheme by 300mm. I do not consider that the proposal will have a significantly different impact to the approved scheme.

8.6 In relation to the neighbour to the south, number 95 Perne Road, the proposal is set off the boundary. Considering that a

two-storey extension was approved in this location the revised scheme will have less of an impact and is acceptable.

- 8.7 The increase in depth of the front porch will not have a detrimental impact on either of the neighbours as the existing bay protects any impact to number 99 and is set off the common boundary with number 95.
- 8.8 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

- 8.9 Third party objections have been received regarding the over flow of water from the roof. This is a matter governed by the Building Regulations. It would be unreasonable to refuse planning permission on these grounds.

9.0 CONCLUSION

- 9.1 The proposal is for minor material changes to the approved scheme. It is acknowledged that the previous scheme can still be implemented and that this application is to regularise the changes that have been built on site. I do not consider that the changes have a significantly different impact than the approved scheme and recommend APPROVAL.

10.0 RECOMMENDATION

APPROVE subject to the following conditions:

1. 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.