

Application Number	14/1122/FUL	Agenda Item	
Date Received	16th July 2014	Officer	Natalie Westgate
Target Date	10th September 2014		
Ward	Queen Ediths		
Site	18 Worts Causeway Cambridge Cambridgeshire CB1 8RL		
Proposal Applicant	Two storey side and rear extension Mr James Stephen Gibbs-Sier 18 Worts Causeway Cambridge Cambridgeshire CB1 8RL		

SUMMARY	The development does not accord with the Development Plan for the following reason: 1) The extension will cause a sense of enclosure to the neighbouring property of No.20 Wort's Causeway.
RECOMMENDATION	REFUSAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 Two-storey semi-detached dwelling situated on the south eastern side of Wort's Causeway. The area is residential in character.
- 1.2 The site is not within a conservation area. There are no protected trees on the application site. The site falls outside the controlled parking zone.

2.0 THE PROPOSAL

- 2.1 The application seeks planning permission for a two storey side and rear extension.
- 2.2 The proposed two-storey side extension would bring the application dwelling nearer to the common boundary with No.20 Wort's Causeway by approx.0.24m at ground floor level and

approx.2.76m at first floor level. The proposed rear extension projects approx.1.46m further back than the rear of the existing garage.

2.3 I note there are discrepancies between the numerical dimensions shown on the submitted plans and dimensions measured from scale. I have used the measurements shown in numerical form on the plans within this report. I have raised this discrepancy with the applicant and I will report any response on the amendment sheet or at Committee.

2.4 The application is brought before Committee at the request of Councillor Pippas for the following reason:

- To assess the impact on residential amenity against adopted policy.

3.0 SITE HISTORY

Reference	Description	Outcome
13/1545/FUL	Erection of a two storey side and rear extension.	Withdrawal

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	4/4

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

Central Government Guidance	National Planning Policy Framework March 2012 National Planning Practice Guidance March 2014 Circular 11/95
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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.

5.5 Supplementary Planning Documents

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

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

- 6.1 The application form states that there is no change in parking provision within the site, but provides no other details of existing or proposed provision.
- 6.2 The application removes an existing garage.
- 6.3 The applicant must show the dimensions for the proposed car parking spaces, which should be 2.5m x 5m with a 6m reversing space.

Arboricultural Officer

6.4 There are no formal objections to the tree's removal as this will have no material impact on public amenity. The tree team would however welcome a replacement tree.

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 The owners/occupiers of No.20 Wort's Causeway have made representations:

7.2 The representations can be summarised as follows:

- Object to building a two-storey extension up to the common boundary to No.20 Wort's Causeway
- Object to the height and length of the extension
- Concern of 'canyon' being created between the two properties if both properties were being built close to the common boundary. This would spoil the aspect of both properties from the road, side of the house and back garden
- The extension would cause loss of light to two main habitable rooms; living room and kitchen
- The stairwell window would be blighted
- No objection if the proposed development was amended so the wall was set back to increase the gap.

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 response and representation 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 side extension would be visible in the street, but in my opinion, it would have limited impact on the streetscene given that there is a similar two-storey side extension on the opposite side of the semi-detached pair and the property is set far back from the street. In my opinion, there would not be a terracing effect or 'canyon' created because the property is situated towards the end of the street and there are adequate gaps between other dwellings within the locality. The proposed windows on the front and rear elevations are in keeping with the other windows on the property. The proposed materials will be appropriate for the dwelling. There will remain adequate space for car parking in front of the property.
- 8.3 There will be loss of trees within the rear garden but these are not significant species and there is no objection of their loss from the Arboricultural Officer.
- 8.4 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11, 3/14.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.5 The proposed extensions would be situated to the west of the neighbouring property at No.20 Wort's Causeway. The proposed extensions are set on the common boundary with the neighbouring property of No.20 Wort's Causeway. The proposed two-storey side extension would bring the house nearer to the common boundary with the neighbouring property of No.20 Wort's Causeway by approx.0.24m at ground floor level and approx.2.76m at first floor level. The proposed rear extension projects approx.1.46m further back than the rear of the existing garage. There are proposed ground floor and first floor windows on the front and rear elevations but given the existing windows, I do not consider that the proposed windows would have any significant impact on the privacy of occupiers of No.20. The submitted shadow study illustrates the proposed extension will not cause significant additional loss of light to the neighbouring property.

- 8.6 However, in my view, the length and height of the side and rear extensions, positioned so close to the common boundary with No.20 Wort's Causeway would be very visually dominant, and would give rise to an unacceptable sense of enclosure for the occupiers of that property. The sense of enclosure would be particularly significant within the side of the garden and views from the living room side window and large stairwell window (which is an important window within the neighbouring property allowing light into the centre of the house).
- 8.7 The proposed front windows are set off the common boundary with the neighbouring property at No.16 Wort's Causeway by 6.2m, so therefore there will no loss of privacy to this neighbour. The proposed rear extension would be situated to the east of the neighbouring property at No.16 Wort's Causeway. The proposed rear extension would be set off the common boundary by approx.3.45m. The proposed rear extension will be 2.4m in depth. Given the rear extension is set off the common boundary and the dense landscaping boundary treatment, then I do not consider there to be any issues of enclosure, overshadowing, or loss of light with respect to No.16.
- 8.8 In my opinion the proposal does not adequately respect the residential amenity of neighbouring occupiers at No.20, and I consider that it is not compliant with Cambridge Local Plan (2006) policies 3/4, 3/7 and 3/14.

Third Party Representations

- 8.9 I have covered the main issues above. The application can only be determined with the scheme set out within the submission.

9.0 CONCLUSION

- 9.1 This scheme will have an overbearing visual impact on occupiers of No.20 Wort's Causeway, creating an unacceptable sense of enclosure which would be harmful to the amenities of neighbours at No.20 Wort's Causeway. REFUSAL is recommended.

10.0 RECOMMENDATION

REFUSE, for the following reason:

1. The proposed side and rear extension, by virtue of its length, its height, its proximity to the common boundary with No.20 Wort's Causeway and its position in relation to that property, would have an overbearing visual impact on occupiers of that property, creating an unacceptable sense of enclosure. In so doing the development fails to respect the site context and constraints. The development is therefore contrary to policies 3/4 and 3/14 of the Cambridge Local Plan 2006 and to advice provided in the National Planning Policy Framework (2012) and National Planning Practice Guidance (2014).