

<b>Application Number</b>	14/1134/FUL	<b>Agenda Item</b>	
<b>Date Received</b>	10th July 2014	<b>Officer</b>	Mr Amit Patel
<b>Target Date</b>	4th September 2014		
<b>Ward</b>	Castle		
<b>Site</b>	28 Warwick Road Cambridge Cambridgeshire CB4 3HN		
<b>Proposal</b>	Single storey front extension (following demolition of existing porch).		
<b>Applicant</b>	Miss P Carter/Miss H Carter 28 Warwick Road Cambridge Cambridgeshire CB4 3HN		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <p>The proposal would reflect the form of the existing building and would not cause harm to the character of the street.</p> <p>The proposal would not harm the residential amenity of neighbours.</p>
RECOMMENDATION	APPROVAL

## 1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The site is a two-storey dwelling within a row of houses. Number 28 is the middle house. The area is predominately residential in character with the exception of Mayfield Primary school which is located at the head of the cul-de-sac on Warwick Road.
- 1.2 The site not within a Conservation Area. The building is not listed or a Building of Local Interest. There are no tree preservation orders on the site. The site falls outside the controlled parking zone.

## 2.0 THE PROPOSAL

- 2.1 The proposal is to remove the existing part width single-storey flat roof extension and replace it with a full width lean-to extension.
- 2.2 The proposal will measure 6.2m wide by 2.7m to the eaves and 3.7m to the highest part of the roof and be 3.3m deep.
- 2.3 The application is accompanied by the following supporting information:
1. Design Statement
  2. Plans
- 2.4 The application is brought before Committee as one of the applicants is an employee of the Council.

## 3.0 SITE HISTORY

There is no planning history for the site.

## 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	3/4	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 National Planning Policy Framework – Planning Practice Guidance March 2014 Circular 11/95
Supplementary Planning Guidance	Sustainable and Design Construction (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.

5.5 For the application considered in this report, there are no policies in the emerging Local Plan which are of relevance.

## 6.0 CONSULTATIONS

### **Cambridgeshire County Council (Highways Development Management)**

6.1 No comment.

7.0 **REPRESENTATIONS:** None

## **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

### **Context of site, design and external spaces**

8.2 The proposal is for a front extension. The neighbouring and the application property already have some form of front extension of different scale and design. The proposal seeks to remove the existing front extension and replace it with a larger extension. Considering the site context I do not consider that the proposal will be detrimental to street scene subject to the use of matching materials, I consider that the scale, mass and design are acceptable.

8.3 Subject to condition, in my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7 and 3/14.

### **Residential Amenity**

Impact on amenity of neighbouring occupiers

8.4 The proposal will be wider than the present front extension, and come harder up to both of the neighbouring properties. Number 30 Warwick Road is due north-east of the application site. The proposed extension projects 2.6m forward of the existing front extension at number 30, which abuts the common boundary. The front extension at number 30 does not have primary living space windows close to the boundary with number 28 and the impact of any overshadowing and loss of outlook created by the proposed extension will be felt on a front storage area. I do not consider that it would be reasonable to refuse the application on this ground.

8.5 The proposal lies north-east of No.26, and would project forward of the adjacent part of the front extension at that house by 800mm. There is a living space window close to the boundary. However, the proposal is no higher than the extension at number 26. Given these dimensions, I do not

consider that there will be any significant over shadowing or loss of outlook to this neighbour.

8.6 There are no side windows proposed in either elevation and therefore I do not consider that there will be any significant loss of privacy to either of the adjoining neighbours.

8.7 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.

## **9.0 CONCLUSION**

9.1 The proposal is for a front extension. There are others in the area and subject to the use of matching materials I do not consider that the proposal will have a detrimental impact on the street scene. With regards to impact on residential amenity on the adjoining occupiers the, proposal has been assessed to be acceptable and therefore I recommend APPROVAL subject to conditions.

## **10.0 RECOMMENDATION**

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)