

## APPENDIX A to report on 14/1163/S73

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<b>Application Number</b>	14/0489/FUL	<b>Agenda Item</b>	
<b>Date Received</b>	1st April 2014	<b>Officer</b>	Natalie Westgate
<b>Target Date</b>	27th May 2014		
<b>Ward</b>	West Chesterton		
<b>Site</b>	21 Victoria Park Cambridge CB4 3EJ		
<b>Proposal</b>	Single storey pitched roof extension to rear of property.		
<b>Applicant</b>	Mr David Lewis 21 Victoria Park Chesterton Cambridge Cambridgeshire CB4 3EJ United Kingdom		

### 1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 21 Victoria Park is a three-storey semi-detached house. It is finished in a cream coloured Cambridge brick, with a natural slate roof. The site is on the western side of Victoria Park.
- 1.2 The site is situated within the conservation area. The building is not listed, statutorily or locally. There are no tree preservation orders on the site. The site lies outside the controlled parking zone.

### 2.0 THE PROPOSAL

- 2.1 The application seeks planning permission for a single storey pitched roof extension to rear of property. The proposed ground floor extension would have a width of 4.7m and a depth of 3.6m. The proposed ground floor extension would measure 2.65m in height to the eaves and 3.75m in height to the ridge.
- 2.2 The application is accompanied by the following supporting information:
1. Plans
- 2.3 The application is brought before North Area Committee at the request of Councillor Pitt.

### 3.0 SITE HISTORY

Reference	Description	Outcome
C/89/0676	Extension to house (erection of conservatory).	A/C
C/86/0881	Formation of room in roof.	A/C
C/83/0710	Erection of two-storey extension to existing dwelling house	A/C

#### 4.0 PUBLICITY

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

#### 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 Local Plan 2006	3/1 3/4 3/7 3/11 3/14 4/4 4/11

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	Cambridge City Council (May 2007) – Sustainable Design and Construction:
	Area Guidelines Castle Area and Victoria Road Conservation Area Appraisal (2012)

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 which can be considered of relevance.

## **6.0 CONSULTATIONS**

### **Cambridgeshire County Council (Engineering)**

6.1 No comment.

### **Streets and Open Spaces/Landscape**

6.2 Supported.

6.3 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 the following addresses have made representations:

- 19 Victoria Park
- 23 Victoria Park

7.2 The representations can be summarised as follows:

#### **Design issues**

- Overdevelopment of the site
- Disproportionate in size compared with the original dwelling
- Concern for amendment of hipped roof which would be out of character with the Victorian character of the locality
- The north wall of the extension should be constructed using reclaimed Cambridge gault brick with the appearance of Flemish bond to match the brickwork of No.23 Victoria Park

#### **Residential amenity issues**

- Sense of enclosure caused to No's.19 and 23 Victoria Park
- Overshadowing and loss of sunlight, natural light and outlook to No.23 Victoria Park
- Further loss of light and outlook, poor ventilation and lack of garden space would occur to occupants of application site

#### **Other issues**

- The Design and Access Statement is misleading as there is nothing new to enhance disabled access
- Lack of detail on patio
- Party Wall issues
- Concern of contractor disruption and contractors should not work during unneighbourly hours
- Concern for future two storey extension above this proposed single storey extension

- Any future proposed changes to roof fenestration at first floor level should ensure rooflight serving back bedroom to be situated near to ridge line to minimise/prevent overlooking to No's.19 and 21 Victoria Park

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 representations received and from my inspection of the site and the surroundings, I consider that the main issues are:

1. Context of site, conservation area, design and external spaces
2. Residential amenity
3. Third party representations

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

8.2 The proposed single storey rear extension would not be visible within the streetscene. There are numerous other rear extensions within the locality. The proposed development has been amended during the application to reduce the depth from 4m to 3.6m. The proposed ridge height is 3.75m high but given the hipped roof form and eaves height of 2.5m, my view is that the overall bulk of the extension is satisfactory. I recognise that there have been previous extensions to the site but I do not feel that the additional proposed single storey rear extension would be overdevelopment of the site. There would be approx.27m of remaining rear garden space.

8.3 The proposed hipped roof pitch would be at a pitch that is in keeping with the existing dwelling. The proposed materials are acceptable as they would match the existing dwelling. In my opinion the proposed development would have limited impact on the conservation area as a result of its scale and location.

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

### **Residential Amenity**

#### **Impact on amenity of neighbouring occupiers**

8.5 The proposed single storey rear extension is situated to the south of the attached neighbouring property (No.23 Victoria Park). The proposed rear extension will be set off the adjacent common boundary by approx.0.1m. The proposed rear extension will be 3.6m deep. Given the single storey level with the pitched roof so as to reduce the height towards this

boundary to 2.5m, and there is adequate boundary treatment of a brick wall and landscaping at No.23 Victoria Park, I do not consider there to be an issue of enclosure. There are no proposed side windows facing this neighbouring property. There are French doors proposed on the rear elevation but given the separation distance of the doors from the common boundary of 0.85m, the proposed windows are set further back in the rear garden and adequate boundary treatment I do not consider there to be an issue of loss of privacy and outlook. No.23 Victoria Park may experience some overshadowing and loss of light during late afternoon, but this will not have such a significantly harmful impact as to warrant refusal of the application.

8.6 The proposed rear extension would be situated to the north of No.19 Victoria

Park. The neighbouring property benefits from rear extensions. There would be a separation distance from the proposed development to the neighbouring property of 3.5m. There are two proposed rooflights facing this neighbouring property but given the separation distance and high level of the rooflight windows then there will be no loss of privacy or overlooking. The proposed rear extension will be 3.6m deep. Given the separation distance, single storey level, reduced height at the boundary of 2.5m and presence of boundary fencing I do not consider there to be an issue of enclosure.

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, 3/7 and 3/14.

### **Third Party Representations**

8.8 I have dealt with most of the issues raised by third parties above. With regard to the outstanding issues, in my view adequate information is provided regarding the patio and disabled access. The development is not specifically to meet the needs of a disabled person and in householder applications of this type an Access Statement is no longer required.

8.9 The proposed extension will have some impact on the occupation of the existing house in terms of light, outlook and ventilation but this is the applicant's choice. An adequate amount of amenity space would be retained. Additional rooflights may benefit from permitted development.

## **9.0 RECOMMENDATION**

**APPROVE**, subject to the following conditions:

<b>Condition Number</b>	<b>Condition Name</b>	<b>Who to consult</b>
1	Time	Implement
2	Approved drawings	Implement
3	Matching materials	Implement
4	Construction hours	Implement

\*AWA – Anglian Water Services.

CCA – Historic Environment Team (County).

CNE – New Communities (County).      CON – Conservation.  
CYC – Cycling and Walking Officer.      DIS – Disability Access Officer.  
DRN – Drainage.      ENV – Environmental Health.  
FIR – Fire and Rescue Service.      HIG – Highways Authority.  
LAN – Landscape Architects.      NCON – Nature Conservation Projects Officer.  
NRA – Environment Agency.      SOS – Streets and Open Space.  
URB – Urban Design

\*\* Table to be deleted by Application Support when formal Committee Report is produced

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)

4. 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)

5. Notwithstanding the approved drawings, no development shall take place until a revised ground floor plan, on which the set-back of the north wall of the extension from the common boundary with No.23 corresponds with the 100mm distance shown on the approved west elevation, has been submitted to, and approved in writing by, the local planning authority. Development shall take place only in accordance with the revised drawing submitted to discharge this condition.

Reason: In the interests of clarity, and to protect the amenity of neighbouring occupiers (Cambridge Local Plan 2006 policy 3/4)

6. **INFORMATIVE:** New development can sometimes cause inconvenience, disturbance and disruption to local residents, businesses and passers by. As a result the City Council runs a Considerate Contractor Scheme aimed at promoting high standards of care during construction. The City Council encourages the developer of the site, through its building contractor, to join the scheme and agree to comply with the model Code of Good Practice, in the interests of good neighbourliness. Information about the scheme can be obtained from The Considerate Contractor Project Officer in the Planning Department (Tel: 01223 457121).

Determined under delegated powers by:

Designation - Development Control Manager

Date:

Declaration of Interest for case officer

Does the case officer have any interest (whether financial or not) in the application or application site or any personal or business connection with the applicant(s)?

- 9 Yes
- 10 No

If yes, please confirm that full details of any interest or connection have been provided to the [Head of Planning] [Director of Environment]

Signed .....

Declaration of Interest for officer with delegated powers

Does the officer with delegated powers have any interest (whether financial or not) in the application or application site or any personal or business connection with the applicant(s)?

- 11 Yes
- 12 No

If yes, please confirm that full details of any interest or connection have been provided to the [Head of Planning] [Director of Environment]

Signed .....