

Application Number	10/0763/FUL	Agenda Item	
Date Received	30th July 2010	Officer	Mr Marcus Shingler
Target Date	24th September 2010		
Ward	Abbey		
Site	38 Thorley Road Cambridge Cambridgeshire CB5 8NF		
Proposal	Single storey rear extension.		
Applicant	Mr & Mrs R.P. Hardingham 38 Thorley Road Cambridge Cambridgeshire CB5 8NF		

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 38 Thorley Road is a two-storey semi-detached dwelling on the southern side of the road. It has a front and rear garden. The area is predominantly residential in character containing a mixture of terraced and semi-detached two-storey properties. The dwelling is finished in red brickwork under a tiled roof. At the time of the officer site visit it was noted that some limited construction work had already been undertaken at the site, although such work had ceased.
- 1.2 The site is not within a conservation area or the Controlled Parking Zone.

2.0 THE PROPOSAL

- 2.1 The application seeks planning permission for the erection of a single storey rear extension to the existing dwelling. The proposed extension will measure 6.5m deep by 3.8m wide and with a hipped and pitched roof of maximum height 3.7m.

2.2 The application is reported to Committee for determination at the request of Councillor Hart. A copy of the request is attached to this report.

3.0 SITE HISTORY

Reference	Description	Outcome
10/0493/FUL	Single storey rear extension	W/D

4.0 PUBLICITY

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

5.0 POLICY

5.1 Central Government Advice

Planning Policy Statement 1: Delivering Sustainable Development (2005)
Planning Policy Guidance 13: Transport (2001)
Circular 11/95 – The Use of Conditions in Planning Permissions

5.2 Cambridge Local Plan 2006

3/4 Responding to context
3/14 Extending buildings

5.3 Supplementary Planning Documents

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

5.4 Material Considerations

City Wide Guidance

5.5 None relevant.

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

6.1 No objections.

7.0 REPRESENTATIONS

7.1 An objection has been received from the neighbouring occupiers at 36 Thorley Road, who are concerned that the depth and height of the extension will lead to a loss of light to their property and prevent light from getting to their existing hedge. Concerns are also expressed regarding the potential impact on privacy from the proposed velux roof light.

The above responses are a summary of the comments that have been received. Full details of the consultation and representation responses 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

Context of site, design and external spaces

8.2 The proposed extension will be sited to the rear of the existing property and will not be visible in the street scene on Thorley Road or elsewhere. There will be no impact therefore upon the general character and appearance of the locality. Although the extension extends to a depth of 6.5m from the rear of the main house, it is single storey only and of a satisfactory design, incorporating a hipped and pitched roof over. Subject to the use of appropriate matching materials, I consider it will integrate well with the existing property as a harmonious addition to it. I consider the proposal to be compliant generally with policies 3/4 and 3/14 of the Cambridge Local Plan (2006) as far as its general design and its visual relationship with the existing property is concerned.

Residential Amenity

- 8.3 I consider that the issue of greater concern, in this instance, is the potential impact on neighbouring amenity. The proposed extension will be set well away from the common boundary with the unattached neighbouring dwelling to the east at 40 Thorley Road and I consider that there will be no significant impact on light, outlook or privacy to this dwelling.
- 8.4 However the extension will be close (500mm) to the common boundary with the attached neighbouring dwelling at 36 Thorley Road. I consider that given the depth (6.5m deep) and height (3.7m high) of the extension and the fact that the extension will sit to the east of No. 36, it would be unduly harmful to this property by way of loss of light and loss of outlook to the dwelling and its rear garden. In my view, it would also give rise to the creation of an undue sense of enclosure, to the detriment of residential amenity and thus be in conflict with policies 3/4 and 3/14 of the Cambridge Local Plan 2006. Whilst no other neighbouring properties are adversely affected by the development, for these reasons the proposals are, in my opinion, unacceptable.
- 8.5 In my opinion the proposal fails to adequately respect the residential amenity of the neighbouring property at 36 Thorley Road and the constraints of the site and would therefore be in conflict with Cambridge Local Plan (2006) policies 3/4 and 3/14.

9.0 CONCLUSION

- 9.1 The proposals are considered to be unacceptable, for the reasons stated above, and refusal is thus recommended.

10.0 RECOMMENDATION

- 1. REFUSE** for the following reason:-

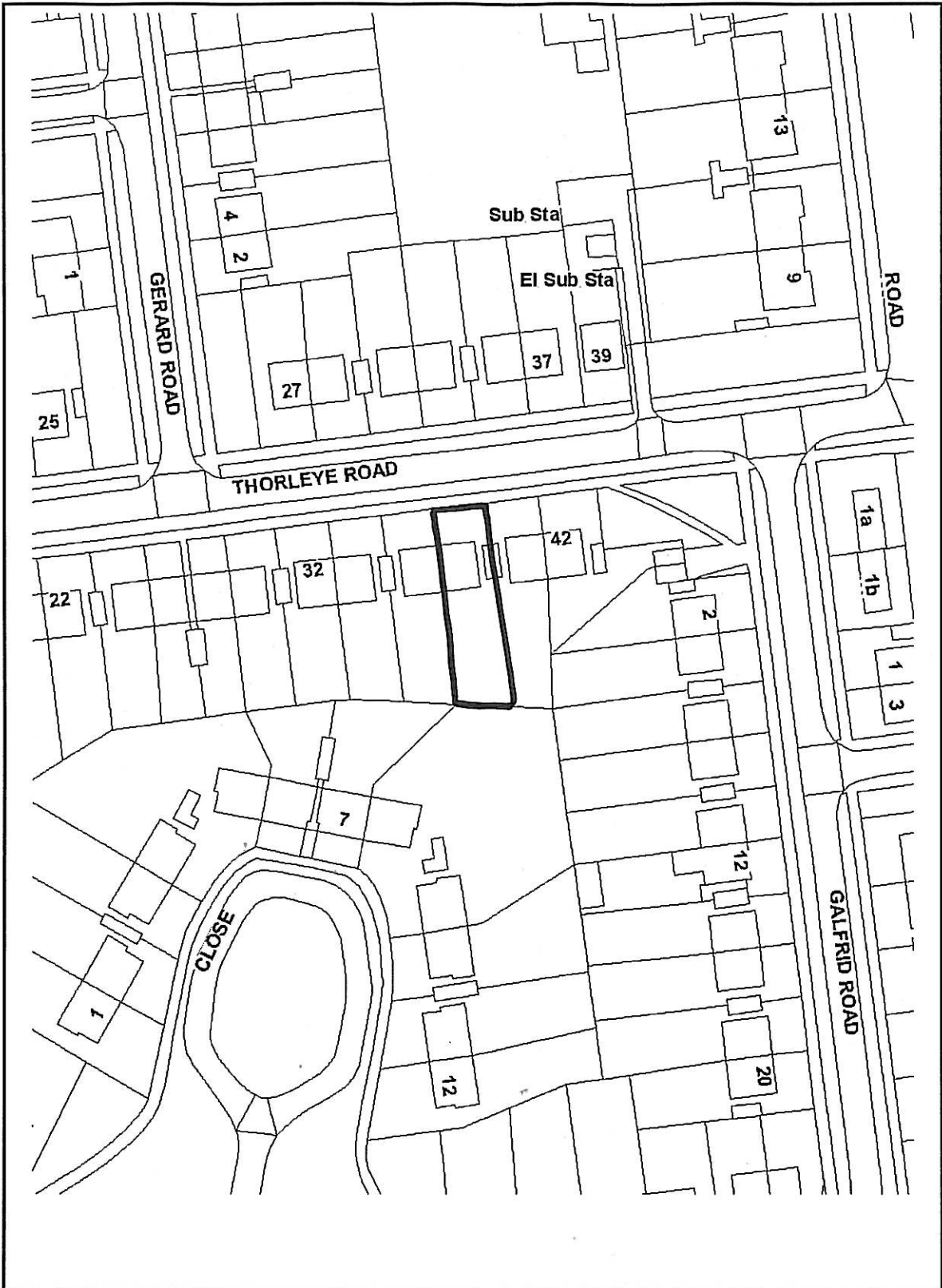
1. The proposed extension would, by reason of its scale, bulk, height, depth and location east of and close to the common boundary with the attached neighbouring property at 36 Thorleye Road, give rise to a loss of light and outlook to this property and its rear garden. It would also have an overpowering impact, leading to the creation of an undue sense of enclosure to the detriment of the level of amenity that occupiers of that dwelling would expect to enjoy. The development is therefore contrary to policy 3/14 of the Cambridge Local Plan 2006. For these reasons the proposals also fail to respond to their context or to relate satisfactorily to their surroundings and are thus also contrary to policy 3/4 of the Cambridge Local Plan 2006 and to advice provided by PPS1 Delivering Sustainable Development.

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.



10/0763/FUL

38 Thorley Road Cambridge Cambridgeshire CB5 8NF

Subject: 10/0493/FUL - 38 Thorley Road

From: **Caroline Hart** <Caroline.Hart@cambridge.gov.uk>

Date: 22 July 2010 13:08

To: mshingler@

Cc: [REDACTED]

Dear Mr Shingler

I have been contacted by [REDACTED] 38 Thorley Road, Cambridge. They have asked me to request that their planning application for a rear extension is decided by the East Area Committee. I have looked at the plans on line, visited the site and checked the Cambridge Local Plan. I would like the application to be decided at the East Area Committee for the following local plan reasons:

3/14 Extending Buildings

The extension of existing buildings will be permitted if they:

- a - reflect or successfully contrast with its form, use of materials and architectural detailing;
- b - do not unreasonably overlook, overshadow or visually dominate neighbouring properties;
- c - retain sufficient amenity space, bin storage, vehicular access and car and cycle parking; and
- d - do not adversely affect listed buildings or their settings, the character or appearance of conservation areas, gardens of local interest, trees or important wildlife features.

3.41 The extension of buildings helps to make the most efficient use of land, can extend the life of buildings and often provides the only way that needed accommodation can be provided. It is a form of sustainable development. However, such extensions can have a negative impact upon amenity unless they are carefully designed. Supplementary Planning Guidance gives guidance on design, how an extension can be made subsidiary to the main building, how a successful relationship with neighbouring properties can be achieved and gives pointers on how the design can ensure adequate light levels into rooms and surrounding spaces.

Please could you confirm that this application can be decided at East Area Committee, the next East Area is scheduled for the 19th August.

Kind regards

Caroline Hart
Councillor - Abbey Ward

Please consider the environment - do you really need to print this e-mail?
