

<b>Application Number</b>	14/1467/S73	<b>Agenda Item</b>	
<b>Date Received</b>	22nd September 2014	<b>Officer</b>	Mr Tony Collins
<b>Target Date</b>	22nd December 2014		
<b>Ward</b>	East Chesterton		
<b>Site</b>	169 -173 High Street Chesterton Cambridge Cambridgeshire CB4 1NL		
<b>Proposal</b>	S73 Application to vary condition 2 of application 12/0086/FUL to enable amendments to doors, windows, roof lights and cladding. Dimensional changes due to construction detailing and product purchase decisions. A schedule of Variations is shown on each of the drawings to which they relate. See drawings for details.		
<b>Applicant</b>	Mr Steve Revell 25 Hamstead Avenue Mildenhall Suffolk IP287AS United Kingdom		

## 1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site is a rectangular shaped plot situated on the north east side of High Street, Chesterton.
- 1.2 The site was previously occupied by a Chinese restaurant, the Saigon City. and number 171, a flat roof building then used by a hairdressers. The site has now been redeveloped for residential use in accordance with a permission granted at appeal after being refused by Planning Committee. The development is nearing completion.
- 1.3 The site is not within a Conservation Area. It is within the Chesterton High Street Local Centre, but the surrounding area is mainly residential, and the site adjoins residential gardens to the south-west, north-west and north-east.

## 2.0 THE PROPOSAL

- 2.1 The application seeks to vary condition 2 of application 12/0086/FUL (Erection of 11 dwellings and a retail unit with flat above). This condition requires adherence to the drawings

submitted with and approved in that permission. The application seeks to substitute new drawings which show changes to dimensions and finishes.

2.2 The changes which would be permitted by the substitution of the new drawings are as follows.

2.3 Block A (south-west part of street frontage)

- Replacement of a diamond window in the NE gable by a brickwork feature.
- Two rooflights in rear elevation

2.4 Block B (north-east part of street frontage)

- Replacement of a diamond window in the SW gable by a brickwork feature.
- Additional ground floor window in side elevation facing the access drive.
- Rooflight in rear elevation

2.5 Block C (centre of site, on south-west boundary)

- Bifold doors to replace door and window on ground floor rear elevation
- Two first-floor windows shown on SE elevation rather than NW elevation, to match position of windows on plans
- Front second-floor stairwell windows shown at 400mm wide rather than 300mm wide, to match plans
- Front first-floor landing windows shown as 400mm wide rather than 350mm, to match plans
- Rear bathroom windows on first and second floors enlarged to 500mm rather than 300mm wide, and 1500mm rather than 1300mm high
- Position of timber cladding shown correctly on SE and NW elevations, to match SW and NE elevations

2.6 Block D (on south-west boundary, further to rear)

- Bifold doors to replace door and window on ground floor rear elevation
- Front second-floor stairwell windows shown at 400mm wide rather than 300mm wide, to match plans

- Front first-floor landing windows shown as 400mm wide rather than 350mm, to match plans
- Rear bathroom windows on first and second floors enlarged to 500mm rather than 300mm wide, and 1500mm rather than 1300mm high
- Rooflight added to second floor flat roof
- Position of timber cladding shown correctly on SE and NW elevations, to match SW and NE elevations

## 2.7 Block E (rear of site, north-west corner)

- Bifold doors to replace door and window on ground floor rear elevation
- Front second-floor stairwell windows shown at 400mm wide rather than 300mm wide, to match plans
- Front first-floor landing windows shown as 400mm wide rather than 350mm, to match plans
- Rear bathroom windows on first and second floors enlarged to 500mm rather than 300mm wide, and 1500mm rather than 1300mm high
- Rooflights added to second floor flat roof
- Position of timber cladding amended on NE and SW elevations, to match SW and NE elevations

## 2.8 Block F (centre of site, on north-east boundary)

- Bifold doors to replace door and window on ground floor rear elevation
- Front second-floor stairwell windows shown at 400mm wide rather than 300mm wide, to match plans
- Front first-floor landing windows shown as 400mm wide rather than 350mm, to match plans
- Rear bathroom windows on first and second floors enlarged to 500mm rather than 300mm wide, and 1500mm rather than 1300mm high
- Windows on first floor NW and SE elevations moved further back
- Rooflights added to second floor flat roof
- Position of timber cladding amended on NW and SE elevations, to match SW and NE elevations
- Brise soleil eliminated
- Rainwater pipes moved from outer edges to centre on front elevation, and centre to outer edges on rear elevation.

### **3.0 SITE HISTORY**

3.1 The only relevant site history is 12/0086/FUL, approved on appeal and described in Paragraph 2.1 above.

### **4.0 PUBLICITY**

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

### **5.0 POLICY**

#### **5.1 Central Government Advice**

National Planning Policy Framework 2012  
National Planning Practice Guidance 2014  
Circular 11/95 – The Use of Conditions in Planning Permissions  
(Annex A)

#### **5.2 Cambridge Local Plan 2006**

3/4 Responding to context  
3/12 The design of new buildings

### **6.0 CONSULTATIONS**

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

6.1 No comment

### **7.0 REPRESENTATIONS**

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

177 Chesterton Road

7.4 The representations can be summarised as follows:

- Loss of privacy
- Noise and light pollution

7.5 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**

### **Principle of Amendment**

8.1 In my view, these amendments can be divided into two groups: those which either have no impact, or which affect only the appearance of the buildings (I have termed these Group A), and those which have the potential to have an impact on neighbours (Group B).

8.2 Group A consists of the elimination of diamond windows, the new side windows facing the entrance drive, the flat roof rooflights, the loss of the brise-soleil, the rearrangement of rainwater pipes, and the corrections to the pattern of timber cladding. Group B consists of the introduction of bifold doors, the alteration of window sizes, the transfer of the position of windows in Blocks C and F, and the addition of rooflights on the pitched roofs of Blocks A and B. I assess these two groups in turn.

#### Group A

8.3 All of these changes are very minor, and in my view, none of them would have any detrimental impact on the appearance of the building.

#### Group B

8.4 In my view, the introduction of bifold doors would not have a significant impact on neighbour amenity. In every case, the boundary treatment prevents there being any increased overlooking. I do not consider the doors likely to result in any greater noise, light pollution or disturbance to neighbouring occupiers.

8.5 The additional rooflights to be added to Blocks A and B are in roofs where dormer windows have already been approved in close proximity. They would give rise to no additional overlooking opportunities.

- 8.6 The windows in the SE elevation of Block C were incorrectly shown in the approved drawings on the opposite elevation of the block. In the correct position as now shown, they face towards the rear garden and rear elevation of Block A. They are, however, 15m distant from the rear garden boundary of that house, and 18m from the rear elevation itself. Furthermore, any future occupier of Plots 3 and 4 in Block A would be aware of the position of these windows before buying or renting the houses. I do not consider that any loss of privacy could be said to result from the position of these windows. The first floor windows at both ends of Block F are repositioned further back on the block. I do not consider that this repositioning has any impact on the privacy of neighbours.
- 8.7 I do not consider that the marginal increases in widths or heights of the first and second floor windows in Blocks C-F would have any significant impacts on neighbour amenity. The changes are a hand's breadth at most, and all the windows concerned are landings, stairwells or bathrooms. Little outward looking is likely to take place from any of them, and it would not be materially increased in its scope by the extra width. I note the concern about this issue with respect to the rear of Block F expressed in neighbour representations, but I do not believe it to be well-founded.
- 8.8 In my opinion, the amendments are acceptable and in accordance with policies 3/4 and 3/12 of the Cambridge Local Plan 2006.

### **Third party representations**

- 8.9 I have addressed the issues raised.

### **9.0 RECOMMENDATION**

**APPROVE** subject to the following conditions:

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 development ( as amended by the drawing numbers hereby approved) shall take place only in accordance with the conditions placed on the permission 12/0086/FUL by the Inspector at appeal.

Reason: To ensure adherence to the planning policies identified in those conditions.