

<b>Application Number</b>	14/1819/FUL	<b>Agenda Item</b>	
<b>Date Received</b>	19th November 2014	<b>Officer</b>	Michael Hammond
<b>Target Date</b>	14th January 2015		
<b>Ward</b>	Romsey		
<b>Site</b>	96 Cavendish Road Cambridge CB1 3AF		
<b>Proposal</b>	Side extension and conversion of garage to habitable space		
<b>Applicant</b>	Mr David Baigent 96 Cavendish Road Cambridge CB1 3AF		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ol style="list-style-type: none"> <li>1. The proposal complies with development plan policies (2006).</li> <li>2. The proposal is acceptable within the Conservation Area.</li> <li>3. The proposal is not harmful to the amenity of neighbouring occupiers.</li> </ol>
RECOMMENDATION	APPROVAL

**1.0 SITE DESCRIPTION/AREA CONTEXT**

1.1 The application site, no.96 Cavendish Road, is a two storey end of terrace property with a small rear garden situated on the corner of Cavendish Road and Cavendish Place. The surrounding area is predominantly residential and is formed mainly of similar sized terraced properties.

1.2 The application is located within the Conservation Area and falls outside of the controlled parking zone.

**2.0 THE PROPOSAL**

2.1 The proposal is for a ground floor side extension to the north of the existing building. The proposed extension would join with the existing garage, which would subsequently be converted

into habitable space. The proposed extension would project out to the side by approximately 2.9m, with an eaves height of 2.2m and ridge height of approximately 4.4m in a mono-pitched roof design.

2.2 The proposal has been designed in materials to match the existing property.

2.3 The application is brought to committee because the applicant is a Cambridge City Councillor.

### 3.0 SITE HISTORY

Reference	Description	Outcome
10/0259/FUL	Roof extension to rear of property, removal of two chimney stacks.	Permitted.

### 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	3/4 3/7 3/11 3/14 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	Sustainable Design and Construction (May 2007)
	<u>Area Guidelines</u>  Mill Road Area Conservation Area Appraisal (2011)

### 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 in the emerging Local Plan are of relevance/the following policies in the emerging Local Plan are of relevance:

## **6.0 CONSULTATIONS**

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

6.1 No significant adverse effect upon the Public Highway should result from this proposal

### **Urban Design and Conservation Team**

6.2 The application is 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:

- 127 Cavendish Road

7.2 The representations can be summarised as follows:

- The proposal would improve the look of the property and tidy up the area.

7.3 It is identified that the expiry date for representations expires on the 26<sup>th</sup> December 2014. Any representations that have been made since writing this report will be updated on the day of Planning Committee.

7.4 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 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 and Impact on Conservation Area
2. Residential amenity

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

- 8.2 The proposed extension would be visible from the street scene of Cavendish Road and Cavendish Place.
- 8.3 There is not a distinctive character or built form around the site, with a unique detached property directly opposite to the west of the site, as well as fenced off hard standing parking and commercial buildings on the opposite corner. The proposed works would not cause any detrimental harm to the character of the area given the lack of unity in terms of the building line and design of buildings and spaces in this location. The Conservation Team support this application and I agree with this advice.
- 8.4 The design of the mono-pitch roof is considered acceptable in the context of the site. The proposed materials are in keeping with the existing building and garage, and are acceptable. A condition has been attached to ensure that the materials match those of the existing garage, as recommended by the Conservation Team.
- 8.5 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11, 3/12.

### **Residential Amenity**

#### Impact on amenity of neighbouring occupiers

- 8.6 The proposed side extension would not result in any impact on the amenity of neighbouring properties opposite along Cavendish Place and Cavendish Road as there is a considerable separation distance from the application site to these properties. The proposed windows on the side extension would not result in any overlooking towards properties to the north given the separation distance between these properties.
- 8.7 The proposed side extension would not have any impact on the amenity of no.94 Cavendish Road to the south as the scale of the existing ground floor extension at no.96 means that there

will be no issues regarding access to light, overlooking or visual dominance.

- 8.8 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**

The proposed extension would not have a significant detrimental impact on the character of the area or adversely affect the amenity of neighbouring properties and thus should be supported.

## **10.0 RECOMMENDATION**

### **APPROVE**

1. 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.

2. 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.

3. All materials shall match those of the existing garage unless otherwise agreed in writing with the Local Planning Authority.  
Reason: To avoid harm to the special interest of the Conservation Area. (Cambridge Local Plan 2006, policy 4/11)