

<b>Application Number</b>	14/1872/FUL	<b>Agenda Item</b>	
<b>Date Received</b>	4th December 2014	<b>Officer</b>	Miss Catherine Linford
<b>Target Date</b>	29th January 2015		
<b>Ward</b>	Castle		
<b>Site</b>	39 Windsor Road Cambridge Cambridgeshire CB4 3JJ		
<b>Proposal</b>	Covered area to side of dwelling to provide support to an existing first/second floor extension which is inadequately supported.		
<b>Applicant</b>	Mr C D'Angleo 39 Windsor Road Cambridge Cambridgeshire CB4 3JJ		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> The proposed extension would not have a significant detrimental impact on the character of the street or on the appearance of the house; and</li> <li><input type="checkbox"/> The proposed extension would not have a significant detrimental impact on neighbouring properties.</li> </ul>
RECOMMENDATION	APPROVAL

**1.0 SITE DESCRIPTION/AREA CONTEXT**

1.1 39 Windsor Road is a two-storey semi-detached house situated on the southwestern side of Windsor Road. The surrounding area is predominantly residential with Windsor Road consisting exclusively of two-storey semi-detached houses. The site is not within a Conservation Area.

## 2.0 THE PROPOSAL

2.1 Full planning permission is sought for a single storey covered area at the side of the house, adjacent to the common boundary with 41 Windsor Road.

## 3.0 SITE HISTORY

Reference	Description	Outcome
C/87/0889	Erection of ground and first floor extensions to existing dwellinghouse and formation of room in the roof	A/C
C/87/1307	Erection of ground and first floor extensions to existing dwellinghouse and formation of room in the roof	A/C
C/00/0325	Erection of a single storey front extension	A/C

## 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 Local Plan 2006	3/1 3/4 3/7 3/14 4/13 8/6 8/10

### 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)

### 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 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 if it gains the benefit of planning permission.

## **Urban Design and Conservation Team**

6.2 It is considered that there are no material Conservation issues with this proposal.

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:

- 37 Windsor Road
- 41 Windsor Road

7.2 The representations can be summarised as follows:

- Cannot understand how the extension would support the cantilevered section of the house
- The drawings are unclear and inadequate
- The boundary line is not accurate
- The polycarbonate roof is not in keeping with the house
- The applicant has not shared the plans with neighbours and there is concern about exactly what is intended to be built
- No. 39 has been extensively extended, not all of it sympathetically

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 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
3. Third party representations

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

- 8.2 The proposed extension would be visible from the street, and would take the form of an open lean-to, with a brick wall adjacent to the common boundary with 41 Windsor Road and a polycarbonate roof.
- 8.3 A number of the houses on Windsor Road have been extended to the side and it is my opinion that the principle of a side extension is acceptable. The use of a polycarbonate roof would be out of character with the street, but as the extension would be set back from the front of the house I have taken the view that it would not be inappropriate and that refusal of the application on design grounds could not be justified. I consider the proposed extension to be visually acceptable.
- 8.4 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, and 3/14.

## **Residential Amenity**

- 8.5 The proposed extension is shown as abutting the common boundary with 41 Windsor Road, standing 200mm from the side extension to No. 41. There are no windows in the side elevation of the extension to No. 41, and as the proposed extension would be no deeper than this it is my view that it would not have a significant detrimental impact on No. 41 in terms of overshadowing, dominance or enclosure. There is no potential for overlooking.
- 8.6 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 3/7 and 3/14.

## **Third Party Representations**

Cannot understand how the extension would support the cantilevered section of the house

- 8.7 This is not a planning consideration but is a matter for Building Control, who have explained that the cantilevered section is not a dangerous structure as it is currently propped.

The drawings are unclear and inadequate

- 8.8 The submitted drawings are adequate for validation purposes, and do enable the Local Planning to come to a decision, in my view.

The boundary line is not accurate

- 8.9 The applicant's agent has confirmed that the boundary line is accurately shown on the submitted plans.

The applicant has not shared the plans with neighbours and there is concern about exactly what is intended to be built

- 8.10 The applicant is not obliged to consult with neighbours before an application is submitted. If material changes were made to the proposal, a further planning application would be required.

## **9.0 CONCLUSION**

- 9.1 In my opinion the proposed extension would not have a significant detrimental impact on the appearance of the street or the house, and it would not have a significant detrimental impact on neighbouring properties. I recommend that the application is approved, subject to conditions.

## **10.0 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.