

Application Number	15/0033/FUL	Agenda Item	
Date Received	9th January 2015	Officer	Mr Amit Patel
Target Date	6th March 2015		
Ward	Coleridge		
Site	4 Rustat Road Cambridge CB1 3QT		
Proposal	Single storey rear extension and new porch.		
Applicant	Mr And Mrs G And M Smith 7 Alms Hill Bourn CB23 2SH		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <p>No harmful impact on the neighbours</p> <p>Responds satisfactorily to the context</p>
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 The site is 4 Rustat Road. It is a two-storey building finished in pebble dash and tiled roof. The site is located on the western side of the road. The area is mainly residential in character with semi-detached properties. There is a guest house to the south of the application site.

1.2 The area is not within a Conservation Area. The building is not listed or a Building of Local Interest. There are no Tree Protection Orders on site and the site falls outside a controlled parking zone.

2.0 THE PROPOSAL

2.1 The proposal is for a single-storey rear extension and a new porch to the existing dwelling. The single-storey extension measures 4.5m deep by 7.2m wide by 2.4m to the eaves 3.8m to the ridge and will have a hipped roof.

3.0 SITE HISTORY

None

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 Plan 2006	Local	3/1 3/4 3/14 4/4

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 Ministerial Statement (1 December 2014) by Brandon Lewis Minister of State for Housing and Planning (Department of Communities and Local Government)
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 which 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 if it gains benefit of Planning Permission.

Head of Refuse and Environment

- 6.2 The proposal in representations to limit construction hours to 9 to 5 Monday to Friday would not be reasonable. Recommend the standard working hours condition.

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 Cllr Pippas has commented that No. 2 Rustat Road is a guest house and construction activity will disturb the guests. He has suggested restricting the hours of construction activity to 9-5 Monday to Friday and no time on the weekends.

7.2 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 single-storey extension will be to the rear of the property. There are other extensions of a similar scale and massing within the locality. The plans show that this element will be finished in materials matching the external appearance of the main house. I consider, subject to a condition to control materials, that this element is acceptable in design terms.

8.3 The front porch extension will be visible in the street. There are other properties that have been extended in a similar way. This also will be finished in matching materials to the main house. Subject to a condition to control this I consider that this element is acceptable in design terms.

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

Residential Amenity

Impact on amenity of neighbouring occupiers

8.5 Comments have been received relating to working hours during construction. The application is for an extension to the house. Although there will be some noise and disturbance from construction activity it would not be reasonable to control the hours as suggested in this representation.

- 8.6 The front porch will not extend beyond the existing building elevations and therefore will not have a harmful impact on the neighbours.
- 8.7 The single-storey extension is the full width of the existing house. It is slightly set in off the common boundary with the attached neighbour at 6 Rustat Road. Number 4 already benefits from a two-storey extension and the proposed single-storey element projects a further 4.5m. The proposal is due south of number 6 and there will be a degree of overshadowing. However, given the limited depth of the proposed extension, the 2.4m eaves height and the pitched and hipped roof form, I do not consider that the proposal will have a harmful impact through loss of light to this neighbour. There are no windows in the elevation facing number 6 and therefore there will not be any loss of privacy to this neighbour.
- 8.8 With regards to number 2 Rustat Road the proposal is due north of number 2 and is set off the common boundary by 1.8m. Considering the size and height as well as the design, I do not consider that there will be any significant loss of light to this neighbour. There are no windows in the elevation facing this neighbour and therefore there will be no loss of privacy to this neighbour.
- 8.9 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.

Third Party Representations

- 8.10 The third party comments received have been addressed in the main body of the report under the heading residential amenity.

9.0 CONCLUSION

- 9.1 The proposals for a single-storey rear extension and the porch are considered acceptable subject to condition. I recommend APPROVAL.

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.

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)