

Application Number	15/0486/FUL	Agenda Item	
Date Received	13th March 2015	Officer	Michael Hammond
Target Date	8th May 2015		
Ward	Queen Ediths		
Site	16 Bowers Croft Cambridge Cambridgeshire CB1 8RP		
Proposal	Proposed two storey side/rear extension following demolition of conservatory, proposed new entrance porch and new enclosure to passage around garage.		
Applicant	Mr John Daniel 16 Bowers Croft Cambridge Cambridgeshire CB1 8RP United Kingdom		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> - The proposal would not harm the amenity of any neighbouring properties. - The proposal would not harm the character of the area.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site, no.16 Bowers Croft, is comprised of a two-storey detached residential property situated on the north side of Bowers Croft. There is on-site parking at the front of the dwelling and a large garden to the rear.
- 1.2 The surrounding area is residential in character and is formed primarily of similar sized detached and semi-detached properties.

2.0 THE PROPOSAL

- 2.1 The proposal seeks full planning permission for a two-storey side and rear extension, and a proposed new entrance porch and enclosure to the passage around the garage.
- 2.2 The proposed front extension would project out to the front by approximately 1.8m and is designed with a hipped roof measuring 2.5m to the eaves and 3.2m to the ridge. The extension would wrap around the front of the property and infill the existing passageway between the front of the dwelling and the detached front garage.
- 2.3 The proposed rear extension at single-storey level would project out to a depth of 3.6m, with a width of 7.35m, and level with the building line set by the kitchen/ breakfast room. At first-floor level the proposed extension would project out to the same depth as the ground floor extension but would be set in from the west boundary by 1.3m. The eaves and ridge height would match the existing property.
- 2.4 The proposal has been designed in materials to match the existing dwelling.
- 2.5 The proposal has been called in for determination at Planning Committee by County Councillor Taylor on the grounds of visual amenity and overshadowing that the proposal would cause on the neighbouring property.

3.0 SITE HISTORY

Reference	Description	Outcome
09/0851/FUL	Erection of a single storey rear extension, a new front porch and other alterations, including a new side-facing window.	Withdrawn
14/1910/FUL	Proposed two storey side/rear extension following demolition of conservatory, proposed new entrance porch and new enclosure to passage around garage.	Withdrawn

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	3/4	3/7	3/11	3/14

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 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 objection.

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 address have made a representation:

- 15 Bowers Croft

7.2 The representation can be summarised as follows:

- Loss of light

7.3 The above representation is a summary of the comment that has been received. Full details of the representation can be inspected on the application file.

8.0 ASSESSMENT

8.1 From the consultation responses and representation 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 front extension would be visible from the street scene of Bowers Croft. There is a range of architectural styles and materials in the surrounding area.
- 8.3 The proposed front extension is relatively modest in terms of scale and design and given the lack of uniform building patterns and styles around the context of the site, I consider the front extension to be acceptable from a design perspective.
- 8.4 The proposed rear extension would not be visible from the street scene. There are other two-storey extensions in the surrounding area. As the proposed two-storey rear extension is not visible from the street scene, is of a scale that correlates with the existing dwelling and has been designed in matching materials, I consider this to be reflective of the context of the site and in keeping with the character of the area.
- 8.5 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11, 3/14.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.6 The proposed front extension is of a depth and scale that would have no bearing on the residential amenity of neighbouring properties.
- 8.7 The main consideration is the impact of the proposed two-storey rear extension on the adjacent property at no.15 Bowers Croft.

Overlooking

- 8.8 The only window on the side elevation of the proposed extension is a first-floor obscure glazed window that would serve an en-suite bathroom and so there is no direct outlook towards no.15. There are already first-floor rear windows that offer a view across the garden of no.15 and so the views from

proposed first-floor rear windows will not be substantially different than that at present.

Visual dominance/ Enclosure

- 8.9 As the proposal would not project beyond the rear depth of no.15, there will be no impact in terms of enclosure on the outlook from the rear windows of this neighbouring property. There is a side window and glazed door that serves a dining room on the east side of no.15 and a small, covered outdoor area. These habitable areas only have a narrow outlook as the existing mass of no.16 already dominates the visual outlook. The two-storey extension has been set in from the side by 1.3m to reduce its prominence in the oblique view from the dining room. On this basis, I do not consider that the proposed extension would visually dominate this neighbouring property.

Overshadowing/ Loss of light

- 8.10 Objections have been raised from no.15 regarding the loss of light that the proposed extension would cause.
- 8.11 The bathroom and utility room windows cited in the objection are not considered to serve habitable rooms and given the orientation of the site and the depth of the proposed extension, the level of sunlight received in the morning hours of the day would not be impacted significantly by the proposed extension.
- 8.12 The main consideration is the impact of overshadowing on the enclosed outdoor area and dining room windows on the side elevation of no.15. However, these habitable areas only benefit from a narrow outlook that offers direct sunlight in the morning hours while sunlight is mainly blocked by the existing mass of the neighbouring property for the remainder of the day. In addition to this, the proposal has been set in from the side by 1.3m at first-floor level to maintain this narrow outlook for the neighbouring property. Overall, as these habitable areas do not benefit from any extensive levels of sunlight and the proposal has been designed to limit any further overshadowing, I do not consider that the amenity of this neighbouring property will be harmed by the proposed extension.
- 8.13 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 3/14.

Third Party Representations

8.14 The third party representations have been addressed in the main body of this report.

9.0 CONCLUSION

9.1 The proposed extensions would not be out of character with the surrounding area and would not harm the amenity of neighbouring occupiers and so approval is recommended.

10.0 RECOMMENDATION

APPROVE subject to the following conditions:

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. 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)