

Application Number	15/0304/FUL	Agenda Item	
Date Received	20th February 2015	Officer	Mr Sav Patel
Target Date	17th April 2015		
Ward	Petersfield		
Site	131 Gwydir Street Cambridge Cambridgeshire CB1 2LG		
Proposal	Proposed ground floor rear extension and first floor rear extension to extend existing bedroom.		
Applicant	Mr & Mrs Martin Coleman 131 Gwydir Street Cambridge Cambridgeshire CB1 2LG United Kingdom		

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site comprises a modest two storey, mid-terraced property located on the west side of Gwydir Street, and north of the junction with Hooper Street. Gwydir Street is residential in character and is within Conservation Area No 1 and the Controlled Parking Zone.
- 1.2 The neighbouring properties (129 and 133) have both been extended, particularly at ground floor level.
- 1.3 The rear boundary of the site forms the side garden boundary of the courtyard serving 1 Gwydir Cottage.

2.0 THE PROPOSAL

- 2.1 The proposal is for a single storey pitched roof rear extension which would project off the rear and side elevation of the existing outrigger by approx. 5.5 metres and extend the full width of the plot with a height of 3.5 metres to the ridge and 2.5 metres to the eaves. The single storey extension would result in a small courtyard between the rear elevation of the main house and proposed extension to allow access to the communal passage.

- 2.2 The existing two storey outrigger which has a catslide roof is proposed to be replaced with a full two storey pitched roof extension and new window. However, the new element would not project any further into the garden than the existing outrigger. The existing outrigger extends 3.2 metres from the rear elevation and the proposed two storey extension would project 3.1 metres.

3.0 SITE HISTORY

Reference	Description	Outcome
14/1912/FUL	Proposed ground floor rear extension and rear first floor extension to extend existing bedroom.	WITHDRAWN
09/0117/FUL	Single storey rear extension and rear/side two storey extension.	REFUSED

4.0 PUBLICITY

4.1 Advertisement:	Yes
Adjoining Owners:	Yes
Site Notice Displayed:	Yes

5.0 POLICY

5.1 Central Government Advice

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

5.2 Cambridge Local Plan 2006

3/1 Sustainable development
 3/4 Responding to context
 3/7 Creating successful places
 3/11 The design of external spaces
 3/12 The design of new buildings
 3/14 Extending buildings
 4/11 Conservation Areas

5.3 Supplementary Planning Documents

Cambridge City Council (May 2007) – Sustainable Design and Construction:

5.4 City Wide Guidance

Area Guidelines

Mill Road Area Conservation Area Appraisal (2011)

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

6.1 No comments to make.

Urban Design and Conservation team

6.2 The proposal will not have a detrimental impact on the character or appearance of the conservation area.

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 Councillor Blencowe has call-in the application to be considered by Planning Committee because of the impact on the neighbouring property at 129

7.2 The owner/occupier of the following address has made representations:

- 129 Gwydir Street

7.3 The representations can be summarised as follows:

- The single storey extension would result in loss of all direct light to French doors and rooflights;
- The two storey element would reduce light into 1st floor bedroom window;

- The window in the rear elevation of the two storey element would enable directly views into kitchen area via the existing rooflight;
- The proposal would result in loss of privacy;
- The single storey extension would extend beyond the existing line of rear extension at 129 and 127;

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

Context of site, design and external spaces

- 8.1 The proposed development is to be located to the rear of the property and cannot be seen from the street. The proposals will therefore have no impact upon the character and appearance of this part of Gwydir Street.
- 8.2 However, the site lies within a Conservation Area where generally higher standards of design are called for. The development will also be visible within the rear garden environment. In these circumstances, care will need to be exercised to ensure that the development is not unduly obtrusive or otherwise harmful to the appearance of the surrounding area.
- 8.3 Both neighbouring properties have single storey rear extensions which project into the gardens are different depths. My site visit revealed that many of the properties within the terrace have been extended in a similar way or some other way. The single storey extension at no.129 extends approx. 4.5 metres off the rear elevation with a pitched roof. The proposed extension would not be visible from the public realm.
- 8.4 The proposed single storey extension would be in keeping with the context of this area and would not appear as an alien feature. The height of the proposed single storey extension is slightly higher in comparison to the extension at no.129. The additional increase would be 200mm which is not considered unreasonable or disproportionate in this setting. Therefore in terms of height I do not consider the extension would appear materially out of keeping.

- 8.5 The extension would also project beyond the rear elevation of the extension at no.129 by approx. 1 metre. This additional increase in depth is not considered to be significant amount such that it would appear out of character or scale. The occupier of the plot would retain a reasonable amount of garden space.
- 8.6 In my opinion the proposal extension would be in keeping in this setting and be compliant with Cambridge Local Plan (2006) policies 3/4, 3/7 and 3/11.

Impact on the Conservation Area

- 8.7 The proposed extension would not be visible from the public realm and so there would be no visual impact from this perspective. However, in terms of the setting of the site, many of the dwellings within the terrace have extended in a similar manner. I do not consider the proposed extension which is 200mm taller and 1 metre deeper than the extension at no.129 would have any adverse impact on the character or appearance of the conservation area.
- 8.8 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy /11

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.9 Concerns have been raised regarding the potential impact from the first floor and single storey extension on the adjoining occupier in terms of overlooking and loss of light/overshadowing.
- 8.10 In terms of overlooking, none of the windows in the proposed development would face directly over the neighbours' gardens. The new first floor window and ground floor patio would face directly west towards the garden. In this dense urbanised context, indirect overlooking from first floor windows, particularly is expected. The proposed first floor window would enable views over the first floor extension at no.129 and views through the existing rooflights. Therefore given the close proximity of the existing and new window, I have recommended an obscure

glazing condition which requires the lower half to be obscure glazed. This would in my view mitigate any adverse levels of overlooking. However, it is worth bearing in mind that the applicant could install a window in the rear elevation of the existing wing without planning permission. Therefore, on balance and subject to the recommended condition, I do not consider the impact from overlooking would be significant enough to have an adverse impact on the neighbour at no.129 such that it would warrant refusal.

8.11 I have also assessed the potential overlooking impact on the occupier of no. 1 Gwydir Cottages which is directly to the rear of the site. Again, as the proposed first floor extension would not be moving any close to the rear boundary of the site, the addition of a window would offer no additional levels of overlooking over and above that which already existing, particularly in terms of the first floor window at no.129.

8.12 In terms of loss of light/overshadowing, the proposed extension would be located south of no.129. However, the existing extension at no.129 would hide most of the extension from view apart from a 1 metre section which would extend beyond it at 3.5 metres in height. Concerns have been raised regarding the impact that this additional section would have on the amount of sun light entering no.129. Whilst I accept that as the proposed extension would be to the south of no.129 there is likely to be some degree of impact in terms of loss of sun light/shadowing over the rear patio area, I do not consider the amount would be significant to have an adverse impact on the living environment of the neighbouring occupier. In terms of the impact of sunlight entering the rooflights of the extension at no.129, the proposed extension would not be high enough to cause an adverse overshadowing issue.

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 3/7.

Third Party Representations

8.14 I have addressed all the points raised in the third party representations received.

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. No additional windows or opening or any kind shall be installed in the northern elevation (facing no.129).

Reason: To protect the residential amenity of the adjoining neighbour (Cambridge Local Plan 2006 policies 3/4 and 3/14).

4. The lower panel of the proposed window in the eastern (rear) elevation at first floor level shall be obscure glazed to a minimum level of obscurity to conform to Pilkington Glass level 3 or equivalent prior to occupation of the extensions.

Reason: In the interests of residential amenity (Cambridge Local Plan 2006 policies 3/4 and 3/14).