

Application Number	15/0600/FUL	Agenda Item	
Date Received	30th March 2015	Officer	Miss Catherine Linford
Target Date	25th May 2015		
Ward	West Chesterton		
Site	1 Belvoir Road Cambridge CB4 1JQ		
Proposal	Rear roof extension		
Applicant	Mrs E Wright 1 Belvoir Road Cambridge CB4 1JQ		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> <input type="checkbox"/> The proposed box dormer would not have a detrimental impact on the character and appearance of the Conservation Area but the introduction of a Juliet balcony would be visually detrimental. <input type="checkbox"/> The proposal would not have a significant detrimental impact on neighbouring properties.
RECOMMENDATION	REFUSAL

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 1 Belvoir Road is a two-end of terrace house situated on the western side of Belvoir Road, close to the junction of Belvoir Road and Humberstone Road. The surrounding area is predominantly residential. The site is within a Conservation Area.

2.0 THE PROPOSAL

2.1 Full planning permission is sought for a rear box dormer, including a Juliette balcony.

3.0 SITE HISTORY

Reference	Description	Outcome
13/1452/FUL	Single storey rear extension (following demolition of existing conservatory).	A/C

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 Plan 2006	Local	3/1 3/4 3/7 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
	<u>City Wide Guidance</u> Roof Extensions Design Guide (2003)
	<u>Area Guidelines</u> De Freville Conservation Area Appraisal (2009)

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 that are of relevance.

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

- 6.1 The Highway Authority does not consider that this application has any implications that will affect the highway network.

Urban Design and Conservation Team

- 6.2 This application is not supported as the fenestration in the roof extension does not comply with the Roof Extensions Design Guide and therefore the application does not adhere to policy 4/11 of the Cambridge Local Plan 2006.
- 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 No representations have been received.
- 7.2 The application has been called-in to Committee by Councillor Tunnacliffe.

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 impact on the Conservation Area
2. Residential amenity

Context of site, design and impact on the Conservation Area

8.2 As the house is the end of terrace glimpses of the side of the dormer would be visible from the street. 2 Belvoir Road, directly opposite the site, has a visible rear dormer and due to this and other visible roof extensions on this side of Belvoir Road it is my view that the proposed dormer is not unacceptable in principle. The majority of the houses on the terrace have box dormers to the rear and due to their existence it is my view that the proposed box dormer could not be argued to be out of character with its surroundings or that it would detract from the character or appearance of the Conservation Area.

8.3 I am, however, concerned about the inclusion of a Juliet balcony. Whilst there are Juliet balconies visible from the site on Humberstone Road, none of the dormer windows on this terrace include Juliet balconies and it is my view that the proposed Juliet balcony would have a detrimental visual impact. The Urban Design and Conservation team share this view. A roof extension should be a lightweight, subsidiary addition to the building, where the fenestration respects the traditional hierarchy of windows, where windows get smaller the further up the building they are. The use of double doors in a roof extension draws the eye to this part of the building and is not appropriate. It is, therefore, my view that the inclusion of a Juliet balcony would detract from the prevailing character of this part of the Conservation Area and that this is unacceptable.

8.4 In my opinion due to the inclusion of a Juliet balcony the proposal would have a detrimental impact on the character and appearance of the Conservation Area and would be contrary to Cambridge Local Plan (2006) policies 3/4, 3/14 and 4/11.

Residential Amenity

- 8.5 It is my opinion that the proposed dormer would not dominate, enclose or overshadow neighbouring properties to an unacceptable degree. The proposed Juliet balcony would allow oblique views into neighbouring gardens but it is my view that this would be no worse than the existing situation.
- 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 3/4 and 3/7.

9.0 CONCLUSION

- 9.1 Whilst the proposed dormer window is considered to be acceptable, the inclusion of a Juliet balcony is not as it would detract from the prevailing character of the area and would consequently neither preserve or enhance the character and appearance of the Conservation Area. I, therefore, recommend that the application is refused.

10.0 RECOMMENDATION

REFUSE for the following reason:

1. The proposed roof extension by virtue of the inclusion of the French doors and a Juliet balcony, results in the dormer having a dominant appearance within the roofscape. In so doing it would detract from the prevailing character of the area and would consequently not preserve or enhance the character or appearance of the Conservation Area. For this reason the proposal is in conflict with policies 3/4, 3/14 and 4/11 of the Cambridge Local Plan (2006)