

Application Number	15/1580/FUL	Agenda Item	
Date Received	3rd September 2015	Officer	Mairead O'Sullivan
Target Date	29th October 2015		
Ward	Cherry Hinton		
Site	5 Braybrooke Place Cambridge Cambridgeshire CB1 3LN		
Proposal	Retrospective application for a single storey lean-to structure at the side of the house		
Applicant	Mrs Lauma Skruzmane 5 Braybrooke Place Cambridge CB1 3LN United Kingdom		

SUMMARY	The development accords with the Development Plan for the following reasons: ☐ It does not significantly impact on residential amenity ☐ It does not have a significant detrimental impact on the appearance of the streetscape
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The site is a detached two storey brick property. It is located in Braybrooke Place which is a residential cul-de-sac to the south of Cambridge airport.
- 1.2 The site falls within the Cambridge Airport Safeguarding Zone.

2.0 THE PROPOSAL

- 2.1 This is a retrospective application for a single storey lean-to structure attached to the side of the house. The lean-to has not yet been fully completed. The side of the house and the existing fence form the side walls of the extension; timber to match the fencing is proposed to be used for the other two walls. The roof

and guttering are in place. The roof is constructed from transparent PVC roof sheets.

This application is reported to committee at the request of Councillor Ashton. He considers that the lean-to is out of keeping with the character of the area.

3.0 SITE HISTORY

There is no planning history of relevance to this application.

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

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
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Supplementary Planning Guidance	Sustainable Design and Construction (May 2007)
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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 should be taken into account.

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

- 6.1 The Highway Authority does not consider that this application has any implications that merit comment by the Highway Authority.
- 6.2 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:
 - ☐ 4 Braybrooke Place
- 7.2 The representations can be summarised as follows:

- ☐ The application drawings are inaccurate
- ☐ The applicant has filled in Certificate B which states they own the land which relates to the application. The guttering for the lean-to is located on no. 4's land. The roof structure also overhangs no. 4's land.
- ☐ The lean-to does not benefit from permitted development rights as it has been erected outside of the curtilage of no. 5 Braybrooke Place.
- ☐ The materials used do not respect the character of the area. This is contrary to policy 3/4 of Cambridge Local Plan 2006 and the design principles prescribed by the NPPF.
- ☐ The guttering which serves the lean-to drains onto the land of no. 4. This may cause groundwater flooding.

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 lean-to is in place but construction has yet to be fully completed. The roof and guttering have been erected but the door and walls have yet to be added. Although there are no other existing similar structures in the area I consider that the lean-to is acceptable. The materials used on the sides and door are to be wood to match the existing fence. The roof is constructed of transparent PVC. Although this does not match the brick of the house, due to the transparent nature of the material used and its siting, set back from the front elevation of the house, it is not highly visible. I therefore consider that the proposed lean-to is acceptable in design terms and in terms of its impact on the character of the area.

- 8.3 The objection from no. 4 Braybrooke place states that the materials used in construction do not respect the local vernacular. As stated in the paragraph above the design and visual impact of the proposed extension is considered to be acceptable.
- 8.4 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4 and 3/7

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.5 Due to the location of the lean-to the impact will solely be on the neighbour to the west, at no 4 Braybrooke Place. The lean-to is low in height being 2.75m tall at its highest point. The roof of the lean-to slopes away from the boundary and is therefore not visually dominant when viewed from the adjoining property. It therefore does not dominate or overshadow the neighbour at no. 4.
- 8.6 The objection from the neighbours at no. 4 voices concern over the guttering stating that, as the guttering and downpipe from the lean-to drains onto their land, there may be a risk of groundwater flooding. This would not be a material planning consideration and will not be assessed as part of this application.
- 8.7 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

- 8.8 The representation made states that the drawings submitted are inaccurate. They state that the lean-to measures 2.9m as opposed to 2.75m tall. Having visited the site and measured the structure I consider the applicant's measurements to be correct.
- 8.9 The objection, from no.4 Braybrooke Place, states that the lean-to does not benefit from permitted development rights. This is correct and as a result the applicant was invited to submit a retrospective planning application.

- 8.10 The owner of 4 Braybrooke Place commented that the guttering overhangs their land and that the ownership certificate had not been completed correctly. This has since been rectified and notice was served on no.4 Braybrooke Place on the 26th October 2015.

9.0 CONCLUSION

- 9.1 The development complies with policies 3/1, 3/4 and 3/7 of the Cambridge Local Plan (2006). I therefore consider that it is acceptable.

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.