

<b>Application Number</b>	15/2235/FUL	<b>Agenda Item</b>	
<b>Date Received</b>	17th December 2015	<b>Officer</b>	Lisa Lamb
<b>Target Date</b>	11th February 2016		
<b>Ward</b>	Queen Ediths		
<b>Site</b>	171 Hills Road Cambridge CB2 8RJ		
<b>Proposal</b>	Single storey rear extension, single storey side infill extension, amended first floor rear window and extension of rear dormer window (following removal of chimney). Single storey studio in rear garden.		
<b>Applicant</b>	Mr Lewis, Jemma & Linda Herbert & Little 171 Hills Road Cambridge CB2 8RJ		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <p>The scale and design of the proposals are acceptable and would not have significant adverse impacts on the character of the area or the adjacent occupiers.</p>
RECOMMENDATION	APPROVAL

**1.0 SITE DESCRIPTION/AREA CONTEXT**

- 1.1 The site comprises a semi-detached bay fronted dwelling 2/3 storey in height and finished in a mixture of brick and render. To the north of the property lies ‘Helen Hotel’, which has been significantly extended to the rear. To the south of the property is the attached neighbour (No 173 Hills Road). There is a driveway to and parking area to the front of the site. To the rear the property has a gable ended single storey element and a pitched roof conservatory immediately adjacent to the boundary with number 173 Hills Road. There are strong boundary treatments to the rear garden with a rendered wall denoting the boundary to ‘Helen Hotel’ and timber fences on all other sides.
- 1.2 The site is not subject to any allocations in the Cambridge Local Plan (2006) and does not lie within a Conservation Area or within the controlled parking zone.

## 2.0 THE PROPOSAL

2.1 The proposals seek full planning permission for a single storey rear extension, single storey side infill extension, amended first floor rear window and extension of rear dormer window. A single storey studio in the rear garden is also proposed.

2.2 Rear extension/alterations: The alterations to the rear of the property include removal of existing single storey element and conservatory and their replacement with a single storey extension which would extend the entire width of the rear of the property and wrap around the two storey outshot to the rear. The extension would extend just under 5 m from the rear of the original house. The extension would have an asymmetrical roof form which would be 3m at the lowest point rising to approximately 3.9m at the ridge.

The other alterations include an altered window to the rear of the two storey outshot at first floor level and the installation of two rooflights.

An altered box dormer is also shown at third floor level which increases the size of the dormer and includes different window treatment.

2.3 Studio: The proposed 'studio' would be sited to the rear of the garden to the property and would be set approximately 1.1m from the rear boundary to the site. The studio would be sited approximately 1.3m from both the side boundaries to the site. In terms of scale, the proposed studio would be 4.2m Deep (east to west) and 4.2m wide (north to south). The height to eaves would be approximately 2.2m and 3.6m to the highest point. The roof is a pitched, hipped form. Half glazed double doors and two windows are shown on the western elevation. The materials proposed are Swedish redwood shiplap cladding for the walls and grey slate roof tiles.

2.4 The application is accompanied by the following information.  
1. Plans

2.5 The application is reported to planning committee for determination as the applicant is a Councillor.

### 3.0 SITE HISTORY

Reference	Description	Outcome
11/1491/FUL	New single storey extension to rear to provide shower/wc facilities.	PERM dated 03.02.2012

### 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, 3/12, 3/14 , 4/13 8/2

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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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 No comments

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 No representations have been received.

## **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

### **Context of site, design and external spaces**

8.2 Extension: The proposed alterations and extension to the main house is sited to the rear of the property and so it would not have any impacts on the wider character of the area or on the

street scene. I am of the opinion that the asymmetrical design of the extension and the other alterations to the windows would respond positively to the host dwelling and are acceptable in terms of scale, design and materials proposed.

- 8.3 Studio: Given the siting, materials proposed and scale of the studio building I consider that the visual impacts will be acceptable and would not detract from the character of the wider area or from the host dwelling itself.
- 8.4 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7 and 3/12.

### **Residential Amenity**

- 8.5 Extension: The existing extension and conservatory extend approximately 4m from the rear of the original dwelling with a height of 3m to eaves and 4m to ridge. The proposed extension would have a rear projection of approximately 5m and would be a similar height in terms of eaves and ridge height (3m and 3.9m respectively). The adjoining neighbour at Number 173 Hills Road is extended to the rear and I am of the opinion that the rear extension would not have an adverse impact on this neighbour in terms of light or sense of dominance.
- 8.6 Rear Windows: The alterations to the first floor window and third floor dormer would in my opinion be acceptable as these represent changes to existing windows. Whilst the windows would be larger in both cases, it would not introduce any new overlooking and I am satisfied that this degree of interlooking would not alter the prevailing situation and would not be unduly harmful.
- 8.7 Studio: The proposed studio would be sited to the rear of the garden to the property, approximately 24m to the north east of the main dwelling. The adjacent neighbour at number 173 Hills Road also has a lengthy rear garden and I am satisfied that the separation distance is acceptable in this instance. I am also of the opinion that the 'Helen Hotel' is unlikely to be affected. Properties on both Rathmore Road and Elsworth Place are visible from the rear garden however, given the scale of the proposed studio, and its incidental residential use I am satisfied that the building or its use would not give rise to any adverse impacts in respect of surrounding residents.

- 8.8 Other Issues: With regard to the wrap around element to the northern elevation. I am satisfied that the small scale of this element would not adversely impact upon 'Helen Hotel to the north of the site due to its relatively small scale and the fact that there are high level windows and rooflights only to this elevation. I am also satisfied that the removal of the chimney would be acceptable visually and that the replacement flue would not give rise to an undue level of pollution given the fact that it is proposed to serve a domestic log burner.
- 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.

### **Highway Safety**

- 8.10 The driveway to the front of the property would remain unaltered and as such I am satisfied that there would not be any highway safety issues arising in respect of this application.
- 8.11 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/2.

## **9.0 CONCLUSION**

- 9.1 In the light of the preceding discussion it is concluded that the proposals would comply with the provisions of the relevant Development Plan Policies and as such is recommended for 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. No construction work or demolition work shall be carried out or plant operated other than between the following hours: 0800 hours and 1800 hours on Monday to Friday, 0800 hours and 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)

4. The studio building hereby approved shall only be used for purposes incidental to the occupation of the main dwellinghouse and shall at no time shall it be used for sleeping purposes or be independently occupied.

Reason: If the studio were to be slept in or used as separate unit of accommodation it could give rise to harm to adjoining residential amenity and provide a poor level of amenity for its intended occupiers (Cambridge Local Plan 2006 policies 3/4 and 3/12).

5. 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, and 3/14)

6. The Studio hereby approved shall be constructed from the following materials:

Walls - Swedish Redwood Shiplap cladding  
Roof - Grey Slates

To accord with the details submitted with the application and to ensure that the studio is in keeping with the surrounding character. (Cambridge Local Plan 2006 policies 3/4 and 3/12)