

Application Number	15/1826/FUL	Agenda Item	
Date Received	28th September 2015	Officer	Michael Hammond
Target Date	23rd November 2015		
Ward	West Chesterton		
Site	56 Kimberley Road Cambridge CB4 1HJ		
Proposal	Attic conversion including roof extension and front dormer.		
Applicant	Mr S Clifton		

<p>SUMMARY</p>	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> - The proposed front dormer is of a modest scale and design and would not harm the character of the Conservation Area. - There is a prevailing character of box type dormers in the surrounding area and the proposed rear dormer would not appear out of context with the surroundings or harmful to the Conservation Area. - The proposed dormers would not adversely overlook any neighbouring properties.
<p>RECOMMENDATION</p>	<p>APPROVAL</p>

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 The application site, no.56 Kimberley Road, is comprised of a two-storey end-of-terrace property situated on the east side of Kimberley Road, immediately adjacent to the crossroad junction with Aylestone Road. The rear, side and front elevations of this property are all visible from public viewpoints. The surrounding

area is residential in character and is formed of similar sized terraced properties set linear to the pattern of the road.

- 1.2 The site falls within the De Freville Conservation Area.
The site falls within the controlled parking zone.

2.0 THE PROPOSAL

- 2.1 The proposal, as amended, seeks planning permission for an attic conversion, including a roof extension with a rear dormer and a front dormer.
- 2.2 The proposed rear dormer would be a box type dormer with part of the dormer being set in from the side of the roof and up from the eaves of the roof. The proposed dormer would be designed in either slate, grey zinc, or cladding.
- 2.3 The proposed front dormer would be designed in a pitched roof style, set well in from the eaves and width of the roof. The proposed front dormer would be designed in natural slate to match the existing roof.
- 2.4 The application has been called in to committee by Councillor Avery due to concerns regarding the impact of the front dormer on the character of the Conservation Area.

3.0 SITE HISTORY

Reference	Description	Outcome
12/0132/FUL	New roof and fenestration to existing kitchen.	Permitted.
10/0005/FUL	New roof and new fenestration to existing garden room.	Permitted.

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

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

6.1 No objection.

Urban Design and Conservation Team

6.2 The design of the rear dormer has been altered to take it back from the eaves at the gable end. This would lessen its impact on the rear roof slope which can now be more easily read. There are a number of box dormers to the rear of the properties in Kimberley Road. Due to their proliferation in this area, the proposals for no. 56 are considered acceptable. The front dormer now has solid sides which is more appropriate for traditional dormers in Cambridge.

6.3 The reduction in size of the rear dormer has reduced its scale and massing. Although it is still a full height box dormer where it meets that of the adjacent property, it is reduced in scale where it will be most visible from Aylestone Road. The Conservation Team comments on the front dormer remain, it is of appropriate scale for this building, and lines up with the windows below in the traditional manner. Now that the glazed sides have been removed from the scheme, subject to details, this addition is supported.

6.4 The fenestration in the rear dormer has been reduced and is now divided by glazing bars. This has reduced the impact when

compared to the original application drawings. The materials for the rear dormer are to be lead or zinc. This should be agreed by condition. The drawings do not give any details of the now solid sides to the front dormer. Large scale drawings of this should be submitted so that the details can be agreed. This should include the proposed materials.

6.5 The application is supported, subject to conditions.

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:

- 17 Aylestone Road
- 51 Kimberley Road
- 54 Kimberley Road
- 62 De Freville Avenue
- 63 De Freville Avenue
- 65 De Freville Avenue
- 72 De Freville Avenue

7.2 The representations can be summarised as follows:

- The proposed rear dormer would be detrimental to the character of the Conservation Area.
- The proposed front dormer would be detrimental to the character of the Conservation Area.
- The granting of permission for the front dormer would set a precedent for front dormers along the road, with no control over the materials proposed.
- The site is situated in a prominent and noticeable location which would exacerbate the harm to the character of the area.
- Overlooking/ Loss of privacy

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 (and impact on Conservation Area)
2. Residential amenity
3. Third party representations

Context of site, design and external spaces (and impact on Conservation Area)

8.2 The application site is situated in a highly visible and prominent location as it is situated at the junction between Aylestone Road and Kimberley Road with all elevations visible from the street scene. This report will set out the context of the surrounding area in relation to both rear and front dormers and assess the respective impact of both of these aspects on the character of the Conservation Area.

Proposed Rear Dormer

8.3 In studying the context of the site and its surroundings, it is established that there is a high proportion of properties in this area that have undertaken rear roof extensions. The vast majority of these rear roof extensions are box type dormers. The following properties in the surrounding area are identified as having rear roof dormers:

48 Kimberley Road	49 Kimberley Road
50 Kimberley Road	51 Kimberley Road
52 Kimberley Road	53 Kimberley Road
54 Kimberley Road	55 Kimberley Road
58 Kimberley Road	62 Kimberley Road
64 Kimberley Road	72 Kimberley Road
76 Kimberley Road	78 Kimberley Road
80 Kimberley Road	84 Kimberley Road

8.4 The assessment of the surrounding area clearly identifies a strong presence of rear dormers in this area, and in particular, box type dormers.

- 8.5 The proposed rear dormer would be partially set in from the eaves and width of the roof closest to Aylestone Road. This design shares characteristics in its design to that of no.54 Kimberley Road on the opposite side of the road as it allows for a small portion of the original rear roof plane to remain legible when viewed from the street.
- 8.6 The Conservation Team has explained that the proposed rear dormer is acceptable as it has been reduced in scale where it will be most visible from Aylestone Road. The Conservation Team has also explained that due to the proliferation of box dormers in this area, the proposals for no.56 are considered acceptable. The majority of the rear roof extensions identified in the table above at paragraph 8.3 are visible from the street, albeit at a greater distance from the street than the application site. However, given that no.54 has a similar style of rear dormer and has an analogous relationship to Aylestone Road as the application site, I do not consider that the high visibility of the site from the street scene would result in any significant harm to the character of the Conservation Area. Overall, I do not consider the proposed rear dormer would significantly harm the character of the Conservation Area. Conditions relating to further details of the joinery, materials and construction of the dormer, and the walling systems, have been recommended by the Conservation Team. I agree that the suggested conditions are necessary to ensure there is no harm to the special interest of the Conservation Area.

Proposed Front Dormer

- 8.7 It is noted that the majority of the concerns raised by neighbouring properties regarding the potential harm to the Conservation Area related to the proposed front dormer.
- 8.8 In studying the surrounding area, it is acknowledged that there are no front dormers along either row of terraced properties to the south of the Aylestone Road crossroad junction. There are examples of front dormers on the terrace rows to the north of the Aylestone Road crossroad at nos. 21, 45 and 52 Kimberley Road.
- 8.9 The proposed front dormer has been designed with a pitched roof with the dormer window aligning with the central first-floor window and central ground-floor bay window of the property.

The proposed dormer is noticeably more subservient in its scale and mass compared to that of the proposed rear dormer, and other rear dormers in the surrounding area. Nevertheless, I note the concerns from residents in the surrounding area regarding the lack of precedent for this type of roof extension and how this would harm the character of the Conservation Area.

8.10 The Conservation Team is supportive of the proposed front dormer as they consider it would line up with the windows below in a traditional manner and that the proposed solid sides of the dormer give the proposal more of a traditional feel, relatable to the other dormers further to the north along Kimberley Road.

8.11 In taking the neighbour representations and consultee advice, I consider that the proposed front dormer would not be harmful to the character of the Conservation Area. The proposed front dormer has been sensitively designed to relate to the existing fenestration on the property and this would help the dormer to relate successfully to the building when viewed from the street scene. The proposed front dormer would enable a large proportion of the original roof to be read and would be designed in matching slate which would allow the proposal to be read as a subservient and sensitive addition to the dwelling, rather than a visually bulky or out of scale extension. I agree with the advice of the Conservation Team and do not consider it reasonable to argue that the context of the site is unaltered or harmonious in its roof form due to the presence of the other front dormers along Kimberley Road. Front dormers in Conservation Areas can be acceptable subject to detailed design and there is not a set presumption against this type of roof extension. Overall, I consider the proposed front dormer to be acceptable and not harmful to the character of the Conservation Area.

8.12 In my opinion, subject to conditions, the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/14 and 4/11.

Residential Amenity

Impact on amenity of neighbouring occupiers

8.13 The proposed dormers, by virtue of their position on the roof slope of the property and subservient overall ridge height, will

not visually enclose or overshadow any neighbouring properties.

- 8.14 It is acknowledged that a concern has been raised regarding overlooking from the proposed dormers. However, as there is already a strong sense of mutual overlooking between the rear gardens of properties in this area, and the proposed dormers would have similar views to the existing first-floor windows on both elevations, I do not consider the privacy of neighbours would be severely compromised by the proposed dormers.
- 8.15 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

- 8.16 The majority of the concerns raised have been addressed in the main body of this report.
- 8.17 In response to the concern regarding precedent and lack of control over materials, I do not consider the proposed development would result in either of these scenarios. If an application were submitted for a front dormer in the surrounding area it would be assessed on its own merits and the detailed design of this dormer. The approval of this application does not automatically set a precedent for other dormers in this area. With respect to the control of materials, the granting of this permission does not mean that the local planning authority will not have any control over the proposed materials of any future dormers. Again, each proposal is assessed on its own merits and the local planning authority would have to assess whether the materials proposed are harmful to the character of the Conservation Area.

9.0 CONCLUSION

- 9.1 In conclusion, I consider the proposed works to be acceptable and not harmful to the character of the Conservation Area.
- 9.2 There is a strong presence of rear box type dormers in the surrounding area and the proposed rear dormer is comparable in mass and design to these other dormers. The proposed rear

dormer corresponds with the design of no.54 Kimberley Road and would relate positively to the surrounding area in this respect.

- 9.3 The proposed front dormer is set in significantly from the eaves and width of the roof and has been purposefully designed to align and cohere positively with the existing fenestration of the dwelling. The detailed design of the dormer is considered to be subservient to the overall form of the dwelling and sensitive to the character of the wider Conservation Area.

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. No dormers shall be constructed until full details, at a scale of 1:10, showing the construction, materials, rainwater disposal and joinery of the dormers, including their cheeks, gables, glazing bars and mouldings, have been submitted to and approved in writing by the local planning authority. Dormers shall thereafter be constructed only in accordance with the approved details.

Reason: To avoid harm to the special interest of the Conservation Area. (Cambridge Local Plan 2006, policy 4/11)

5. Prior to the commencement of development, with the exception of below ground works, full details of all non-masonry walling systems, cladding panels or other external screens including structural members, infill panels, edge, junction and coping details, colours, surface finishes/textures and relationships to glazing and roofing shall be submitted to and approved in writing by the local planning authority. This may consist of large-scale drawings and/or samples. The development shall be carried out in accordance with the approved details.

Reason: In the interests of the visual amenity of the Conservation Area. (Cambridge Local Plan 2006 policy 4/11)