

Application Number	10/0692/FUL	Agenda Item	
Date Received	6th August 2010	Officer	Mr Marcus Shingler
Target Date	1st October 2010		
Ward	Petersfield		
Site	15A Gwydir Street Cambridge Cambridgeshire CB1 2LG		
Proposal Applicant	Erection of first floor rear extension. Mr Richard Arnowitz-Mercer 15A Gwydir Street Cambridge Cambridgeshire CB1 2LG		

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 15a Gwydir Street is a mid-terrace, two-storey dwelling and its rear garden, situated on the west side of the street close to its northern end, almost opposite the junction with Milford Street. The house is finished in Cambridge stock brickwork under a slate roof. To the rear it has a single storey rear 'wing' under a lean-to roof.
- 1.2 The neighbour immediately to the south (17A) has a two-storey wing. No. 15 to the north does not benefit from a rear wing at all.
- 1.3 All three gardens have relatively short rear gardens, beyond which are commercial buildings and then the Mill Road cemetery. The area is however essentially residential in character, with two-storey, terrace dwellings the predominant form.
- 1.4 The site is within City of Cambridge Conservation Area 1 (Central) and the Controlled Parking Zone.

2.0 THE PROPOSAL

- 2.1 The application as revised seeks planning permission for a first floor rear extension to the existing dwelling. The proposed

extension will measure 4.3m deep overall by 2.7m wide and with a shallow asymmetrical roof with a maximum height of 5.9m.

- 2.2 The application is brought to Area Committee for decision at the request of Councillor Walker.

3.0 SITE HISTORY

Reference	Description	Outcome
None.		

4.0 PUBLICITY

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

5.0 POLICY

5.1 Central Government Advice

- 5.2 **Planning Policy Statement 1: Delivering Sustainable Development (2005):** Paragraphs 7 and 8 state that national policies and regional and local development plans (regional spatial strategies and local development frameworks) provide the framework for planning for sustainable development and for development to be managed effectively. This plan-led system, and the certainty and predictability it aims to provide, is central to planning and plays the key role in integrating sustainable development objectives. Where the development plan contains relevant policies, applications for planning permission should be determined in line with the plan, unless material considerations indicate otherwise.

- 5.3 **Planning Policy Statement 3: Housing** has been reissued with the following changes: the definition of previously developed land now excludes private residential gardens to prevent developers putting new houses on the brownfield sites and the specified minimum density of 30 dwellings per hectare on new housing developments has been removed. The changes are to reduce overcrowding, retain residential green

areas and put planning permission powers back into the hands of local authorities. (June 2010)

Planning Policy Statement 5: Planning for the Historic Environment

Planning Policy Guidance 13: Transport (2001)

Circular 11/95 – The Use of Conditions in Planning Permissions

5.4 East of England Plan 2008

ENV6 Historic Environment

ENV7 Quality in the built environment

5.5 Cambridge Local Plan 2006

3/4 Responding to context

3/14 Extending buildings

4/11 Conservation Areas

5.6 Supplementary Planning Documents

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

5.7 Material Considerations

City Wide Guidance

Roof Extensions Design Guide (2003)

Cambridge Historic Core – Conservation Area Appraisal (2005): Provides an appraisal of the Historic Core of Cambridge.

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

6.1 No objections.

Conservation Officer

6.2 Raises no conservation objections to the proposals.

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 A letter has been received from the neighbouring occupier at 15 Gwydir Street in respect of the original proposals concerned that the development will lead to significant overshadowing and loss of light/sunlight to that property. No response has been received at the time of writing this report in respect of the revised proposals. Any further response will be reported on the amendment sheet or orally at the meeting.

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 The proposed extension will be sited to the rear of the existing property and will not be visible in Gwydir Street as such and thus it will have no impact on the character and appearance of the street scene of this part of the conservation area. The extension will be visible from the access to the commercial properties at the rear, but I do not consider this would render the development prominent in the conservation area. The design, as revised is somewhat unusual, incorporating a shallow asymmetrical roof and a chamfered northwestern corner. I do not consider it will sit very comfortably, with the existing, and certainly not as well, in design terms, as that originally proposed; I do, however, recognise that it is a form chosen to try and reduce the impact on the neighbour. On balance, and because it will not be very apparent, I consider that it will be acceptable, subject to the use of appropriate materials and therefore consider that the development is acceptable from the visual perspective. The Conservation Officer has raised no objections from the design perspective.

- 8.3 In my opinion and from the visual perspective only, the proposal is compliant with East of England Plan (2008) policies ENV6 and ENV7 and Cambridge Local Plan (2006) policies 3/4, 3/14 and 4/11.

Residential Amenity

- 8.4 The proposed extension will abut the common boundary with the attached neighbouring dwelling to the south, 17A Gwydir Street. This property does, however, benefit from its own substantial part single and part two-storey rear extension and as the proposed development projects no further to the rear, the west, I do not think that any impact on light to or outlook from 17 would be significant and nor will privacy to that dwelling be adversely affected.
- 8.5 Of greater concern in this instance is the potential impact on the attached property at No. 15 Gwydir Street. This property sits immediately north of the subject dwelling. The proposed first floor extension will be due south of No. 15 at a distance of only 1.5m from the common boundary with 15, which has windows at both ground and first floors in its main rear elevation. While the revised drawings with the asymmetrical roof form undoubtedly represent an improvement (in terms of the impact upon 15) relative to the original proposals, the extension will still be very close to the relevant windows in 15, which are only about 2m from what is proposed. The extension, although chamfered at its corner so that the nearest wall projects only 3.4 metres from the back of the original house, retains its overall depth (beyond the chamfer) of 4.3m and a maximum height of 5.9m. I consider that those dimensions, together with the siting, due south and close to the common boundary, mean that the proposed extension would have an undue impact on 15, causing it to suffer an unreasonable loss of light and outlook. I also consider that it would unduly dominate 15 and be overbearing, causing the occupiers of 15 to suffer a sense of enclosure detrimental to the level of residential amenity that they should reasonably expect to enjoy. The impact the proposal would have on 15 Gwydir Street demonstrates that it has not responded to the context of the site and does not relate well to its surroundings.

8.6 For these reasons the proposal is in clear conflict with East of England Plan (2008) policy ENV7 and Cambridge Local Plan (2006) policies 3/4 and 3/14.

9.0 CONCLUSION

9.1 The proposals are considered to be unacceptable and refusal is recommended.

10.0 RECOMMENDATION

REFUSE for the following reason/s:

1. The proposed first floor rear extension, because of its scale, its height and depth and its proximity to the common boundary with the neighbour to the north, 15 Gwydir Street, will result in a loss of light to and outlook from that dwelling and its rear garden. The proposed first floor extension will dominate 15 Gwydir Street from the south side causing the occupiers to suffer an undue sense of enclosure, to the detriment of the level of amenity that they should reasonably expect to enjoy. The proposal therefore fails to respond to its context or to relate satisfactorily to its surroundings. For all these reasons the proposal is contrary to policy ENV7 of the East of England Plan 2008, policy 3/4 and 3/14 of the Cambridge Local Plan 2006 and to advice provided by Planning Policy Statement 1 - Delivering Sustainable Development (2005).

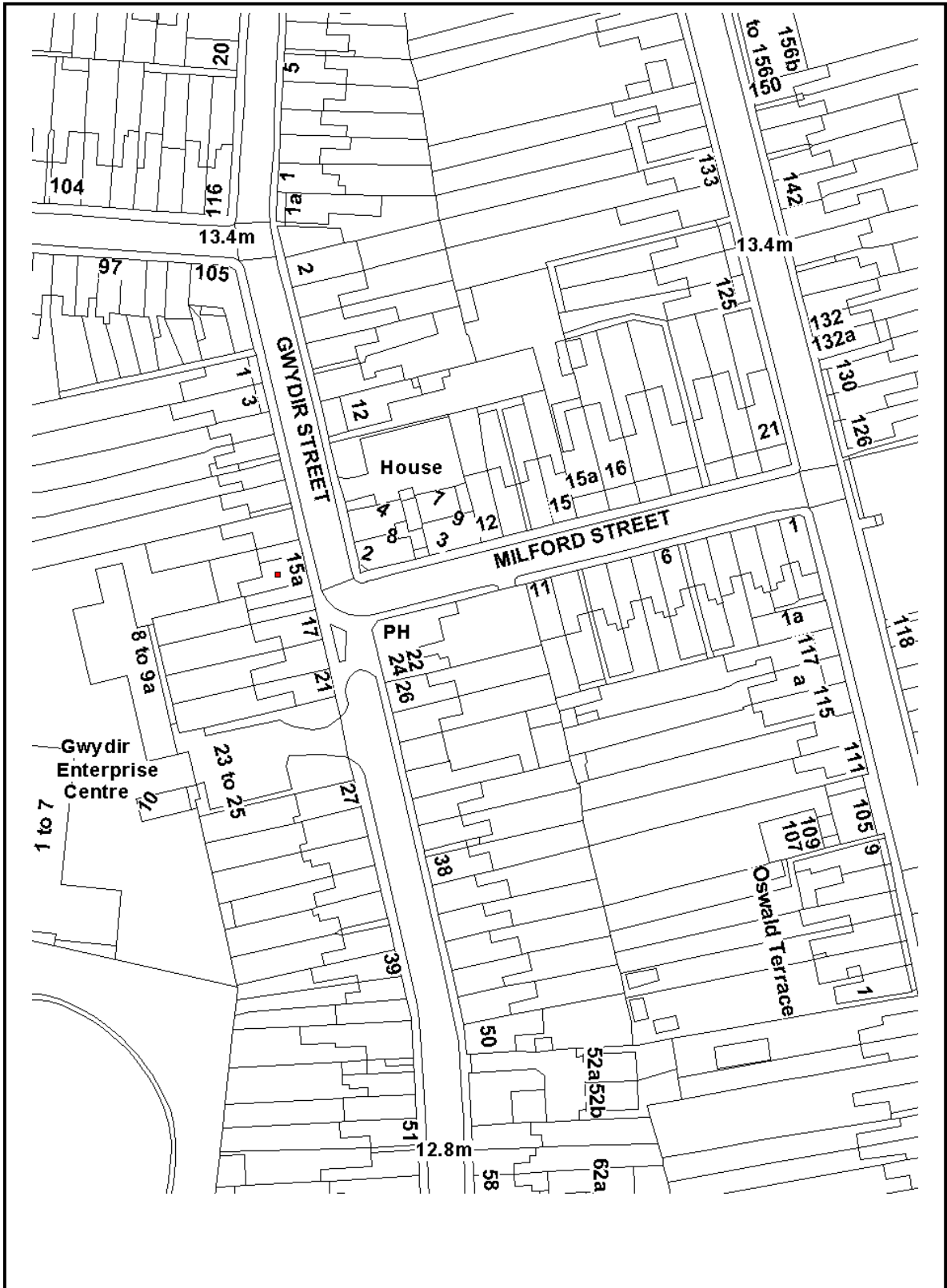
LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

Under Section 100D of the Local Government Act 1972, the following are "background papers" for each report on a planning application:

1. The planning application and plans;
2. Any explanatory or accompanying letter or document from the applicant;
3. Comments of Council departments on the application;
4. Comments or representations by third parties on the application as referred to in the report plus any additional comments received before the meeting at which the application is considered; unless (in each case) the document discloses "exempt or confidential information"

5. Any Structure Plan, Local Plan or Council Policy Document referred to in individual reports.

These papers may be inspected by contacting John Summers (Ext.7103) in the Planning Department.



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