

<b>Application Number</b>	16/0202/FUL	<b>Agenda Item</b>	
<b>Date Received</b>	8th February 2016	<b>Officer</b>	Mr Sav Patel
<b>Target Date</b>	4th April 2016		
<b>Ward</b>	Romsey		
<b>Site</b>	96 Cavendish Road Cambridge CB1 3AF		
<b>Proposal</b>	Retrospective conversion and extension of garage to habitable annexe and construction of outbuilding		
<b>Applicant</b>	Mr David Baigent 96 Cavendish Road Cambridge CB1 3AF		

<b>SUMMARY</b>	<p>The development accords with the Development Plan for the following reasons:</p> <ol style="list-style-type: none"> <li>1. The development complies with development plan policies 3/4, 3/7 and 3/14 (2006).</li> <li>2. The development is acceptable within the Conservation Area.</li> <li>3. The development is not harmful to the amenity of neighbouring occupiers.</li> </ol>
<b>RECOMMENDATION</b>	<b>APPROVAL</b>

**1.0 SITE DESCRIPTION/AREA CONTEXT**

1.1 The application site, no.96 Cavendish Road, is a two storey end of terrace property with a small rear garden situated on the corner of Cavendish Road and Cavendish Place. The surrounding area is predominantly residential and is formed mainly of similar sized terraced properties.

1.2 The application is located within the Conservation Area and falls outside of the controlled parking zone.

**2.0 THE PROPOSAL**

2.1 The planning application seeks retrospective planning permission for the conversion of the approved single storey side

extension into a habitable annexe and attached outbuilding to the rear of the annexe which would lead into the garden space

- 2.3 Planning permission was granted in 2015 (ref: 14/1819/FUL) at the January 2015 Planning Committee for a ground floor side extension to the north of the existing building. The approved extension, which has been completed, projects out to the side of the main dwelling by approximately 2.9m, with an eaves height of 2.2m and ridge height of approximately 4.4m in a mono-pitched roof design.
- 2.4 A single storey outbuilding has also been attached onto the rear of the approved extension, and did not form part of the 2015 approval (above). The attached outbuilding projects off the rear elevation of the approved extension by 4.5 metres along the back edge of the pavement. The outbuilding is set slightly below the ridge height of the approved extension and uses a translucent sheet on the roof. The outbuilding has an inward opening door in the northern elevation facing the pavement to provide access. The outbuilding is not accessible from the approved side extension but would be from the main garden for no.96.
- 2.4 The application is brought to committee because the applicant is a Cambridge City Councillor.

### **3.0 SITE HISTORY**

<b>Reference</b>	<b>Description</b>	<b>Outcome</b>
14/1819/FUL	Side extension and conversion of garage to habitable space	APPROVED
10/0259/FUL	Roof extension to rear of property, removal of two chimney stacks.	APPROVED

### **4.0 PUBLICITY**

- |                        |     |
|------------------------|-----|
| 4.1 Advertisement:     | No  |
| 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	3/2	3/4	3/7	3/11	3/12	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>Area Guidelines</u>  Mill Road Area Conservation Area Appraisal (2011)

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 additional off street car parking provision is proposed for the new accommodation. The development may impose additional parking demands upon on street parking in the surrounding streets. The proposal is unlikely to result any significant adverse impact on highway safety.

### **Environmental Health**

- 6.2 The proposed development is acceptable.

### **Urban Design and Conservation Team**

- 6.3 The proposed development is acceptable subject to a condition relating to the roof details.

### **Network Rail**

- 6.4 No objections.
- 6.5 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 third party representations have been received for this application.

## **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

### **Context of site, design and external spaces and Impact on Conservation Area**

8.2 The retrospective conversion of the single storey side extension (annexe) to a habitable annexe in connection with the main dwellinghouse is acceptable has no visual different impact than the 2005 approval. There is an internal doorway from the main dwelling into the annexe and vice-versa. The retrospective construction of the additional single storey extension to the rear of the approved extension is also acceptable as it is of a subservient scale in relation to the main dwelling. The outbuilding is stepped down in height from the approved extension, which helps to break the ridgeline and use of alternative materials such as translucent roof, brick work and weatherboarding helps to give the outbuilding a domestic appearance. The outbuilding does not have any adverse impact on the character or appearance of the Conservation Area such that it should warrant refusal. The Conservation Officer does not consider the outbuilding as having a material impact on the area.

8.3 In terms of the use of the annexe, as it has all the facilities to be used as a separate/self contained residential unit, I have recommended a condition to restrict the use so that it is solely used in connection with the main house at no.96 Cavendish Road and a functional and physical link remains for any future occupier of the annexe, as this is how the annexe is presented used. The reason for this is because a separate unit would not have any outdoor space or provision for separate bin and cycle storage. Whilst this is not what has been applied for, I feel this condition gives the Council sufficient control over the future occupation and use.

## **Residential Amenity**

Impact on amenity of neighbouring occupiers

- 8.4 The retrospective conversion and the outbuilding do not result in any impact on the amenity of neighbouring properties opposite along Cavendish Place and Cavendish Road as there is a considerable separation distance from the application site to these properties. There are no windows that cause any unacceptable levels of overlooking towards properties to the north or east.
- 8.5 The extensions, which are relatively modest in scale, retain a sufficient amount of private garden space for the occupier of no.96.
- 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, 3/7 and 3/14.

## **9.0 CONCLUSION**

- 9.1 The conversion and extension of the garage to create an annexe and extension of an outbuilding do not cause any significant detrimental impact on the character or appearance of the Conservation Area or adversely affect the amenity of the neighbouring properties.

## **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.

2. The annexe hereby approved shall retain a physical link with, and be accessible from and to the main dwellinghouse at no.96 Cavendish Road and the occupier of annex shall have unrestricted access to the rear garden through no.96. The internal door between the dwellinghouse on the site and the annexe shown on the approved plan shall remain unlocked and unblocked for this purpose.

Reason: To ensure the occupier of the annex has sufficient amenity. (Cambridge Local Plan 2006 policies 3/4, 3/7 and 3/14)