

## West/Central Area Committee 6<sup>th</sup> January 2011

---

<b>Application Number</b>	10/0805/FUL	<b>Agenda Item</b>	
<b>Date Received</b>	26th August 2010	<b>Officer</b>	Mr Marcus Shingler
<b>Target Date</b>	21st October 2010		
<b>Ward</b>	Newnham		
<b>Site</b>	108 Barton Road Cambridge Cambridgeshire CB3 9LH		
<b>Proposal</b>	Two storey front extension and installation of front and rear dormers.		
<b>Applicant</b>	Dr Michael Madha 108 Barton Road Cambridge Cambridgeshire CB3 9LH		

---

### 1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 108 Barton Road is a detached two-storey house on the northern side of this section of the road and on the western outskirts of the City. The property sits in spacious surroundings and the area is generally characterised by detached properties with large gardens. The dwelling has been extended previously by way of side and rear extensions, a rear conservatory and a garage conversion incorporating dormers to the front and rear roofslope. The property is finished in brown brickwork under a tiled roof.
- 1.2 The site is not within a conservation area or the Controlled Parking Zone.

## 2.0 THE PROPOSAL

- 2.1 The application as amended to address inaccuracies in the plans seeks planning permission for the erection of a two-storey/single storey front extension and front and rear box dormers to the roof. The proposed front extension will sit towards the eastern flank of the property. The single storey element occupies the central part of the front elevation. It extends 1.8 metres in front of the existing west wing and is 2.3 metres wide. The mono pitch roof extends from the existing roof slope. The two storey element projects approximately 4.0 metres beyond the front face of the existing east wing and incorporates a full height bay which projects a further 0.7 metres. It has a hipped and pitched roof of maximum height 7.2metres. Both dormers sit centrally within the main front and rear roof slopes of the dwelling and measure 2.5m wide by 1.2m high. The submitted plans indicate a new chimney stack to the eastern flank rising to a height of 6.4 metres along with two velux windows to the east facing side roof slope
- 2.2 The application is reported to Area Committee for determination at the request of Councillor Sian Reid.

## 3.0 SITE HISTORY

Reference	Description	Outcome
08/0009/FUL	Conservatory to rear of house to infill between existing building. A/C	
05/0581/FUL	Dormer Window (changing approved rooflight to dormer window with obscure glass)	A/C

05/0009/FUL	Rear extension, garage conversion, side extension to kitchen and extension to the front	A/C
04/0160/FUL	Erection of a two storey front, single storey rear, part single and part two storey side extensions (in place of existing carport)	A/C
C/00/0814	Amendment to planning approval ref: C/99/0735/FP for a part two storey, part single storey rear extension A/C.	
C/99/0735	Erection of part two storey, part single storey rear extension A/C	
C/90/0915	Erection of garage (demolition of existing and rebuilding) (amended by drawings and letter dated 14/12/90) A/C	

#### **4.0 PUBLICITY**

4.1	Advertisement:	No
	Adjoining Owners:	Yes
	Site Notice Displayed:	No

#### **5.0 POLICY**

##### **5.1 Central Government Advice**

Planning Policy Statement 1: Delivering Sustainable Development (2005)  
 Planning Policy Guidance 13: Transport (2001)  
 Circular 11/95 – The Use of Conditions in Planning Permissions

## **5.2 East of England Plan 2008**

ENV7 Quality in the built environment

## **5.3 Cambridge Local Plan 2006**

3/4 Responding to context

3/14 Extending buildings

## **5.3 Supplementary Planning Documents**

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

## **5.4 Material Considerations**

### **City Wide Guidance**

Roof Extensions Design Guide (2003)

## **6.0 CONSULTATIONS**

### **Cambridgeshire County Council (Engineering)**

6.1 No objections.

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 An objection has been received from the neighbouring occupiers at No. 106 Barton Road both in respect of the original drawings and amended plans. The issues raised relate to the following: -

*The plans are inaccurate and do not accurately plot No. 106 Barton Road;*

*The plans appear to show a new dormer to the garage and objection is raised to any enlargement of the existing dormer on the grounds of overlooking;*

*No second floor plan is shown but there are velux roof lights shown on the drawings. Objection is raised to these rooflights on the grounds of overlooking;*

*No floor plan of the garage is provided;*

- 7.2 Further comments in respect of the amended plans have been received from the occupiers of No. 106. These relate to the following: -

*The revised plans do not accurately reflect the position of No. 106 Barton Road;*

*No clarification on the second floor plan is provided and objection is raised to the proposed dormers and velux rooflights on the grounds of loss of privacy.*

- 7.3 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.

## **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 front extension and front dormer will both be visible in Barton Road and I have given consideration as to the likely impact therefore upon the

character and appearance of the locality. In this respect, the subject property is set well back from the road itself and although the front extension is of significant size, the actual impact in the street will be very limited, particularly having regard to the screening that the existing trees to the front garden will provide. The proposed dormer is box like but modest in scale and will sit within the main front roof slope of the property and will not overwhelm it in any way. The proposed rear dormer will not be visible from Barton Road and will thus have no impact upon its character and appearance. I consider that subject to the use of appropriate materials, both elements will integrate well with the main dwelling and be harmonious and subsidiary additions to the existing property. The proposed chimneystack and velux rooflights are minor changes to the appearance that will not impact adversely on the character of the locality in my view.

- 8.3 In my opinion the proposal is compliant with East of England Plan (2008) policy ENV7 and Cambridge Local Plan (2006) policies 3/4 and 3/14.

### **Residential Amenity**

- 8.4 The proposed single storey front extension will abut the proposed two-storey extension. It will be set off the boundary with 110 Barton Road by 5.6 metres. I do not consider that either the single storey nor the two storey extensions will have any significant impact on the occupation of 110 Barton Road by reason of loss of light, enclosure or loss of outlook. A window is proposed in the side elevation of the two-storey extension. This will afford views of the front garden of 110 Barton Road and at some distance. I do not think that privacy will be affected.

- 8.5 The single storey extension will be screened from the neighbour at 106 Barton Road by the proposed two storey extension. The two storey extension will be 2.4 metres from the boundary of with 106 Barton Road. The extension will impact to some degree on light and outlook to this property but in my view it would not impact to a significant degree that would be harmful or merit refusal. A window is proposed in the side elevation of the extension at first floor level. This window affords views towards the side of 106 Barton Road and its front garden. However, it does not impact on private space and in my view privacy will not be compromised by its presence.
- 8.6 Both the front and rear dormer are modest in scale with each sitting centrally within the respective roof slopes and any impact on light or outlook as a result of these elements would be very minor and not harmful. The front dormer may afford views over the front gardens of neighbouring properties but as these gardens are in the public domain and there are existing first floor front windows, I do not consider that privacy will be affected. The proposed rear dormer will afford views of both the rear garden of the subject dwelling and those of neighbouring gardens, most particularly those either side at No's 106 and 110 Barton Road. Again however, there are existing first floor windows to the rear that afford similar views over these gardens and thus I do not consider that privacy will be further eroded.
- 8.7 In respect of the proposed velux rooflights, these are set into the east facing roof slope of the dwelling and the only potentially impacted neighbouring dwelling is that to the east at No. 106. I have considered the comments received from the neighbouring occupier and have inspected both the site itself and No. 106 Barton Road, viewing from both inside the property and the front and rear gardens. In respect of the rooflights, I

consider that a condition requiring these to be obscured and fixed shut adequately addresses any privacy concerns. In respect of the other issues raised by the occupiers of No. 106, I concur that the plans did initially show inaccuracies that have now been addressed. I note the concern regarding the positioning of the neighbouring property not being accurate but it is not a statutory requirement to plot neighbouring dwellings and I have viewed both properties and am fully aware of their relationship to each other. I am satisfied that the plans accurately reflect the proposed development for which permission is sought.

- 8.8 I do not consider that any other neighbouring properties are adversely affected by the development and 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 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 acceptable and approval is thus recommended.

## **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 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. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4, 3/12 and 3/14)

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or with any order revoking and re-enacting that Order with or without modifications) no windows or dormer windows shall be constructed other than with the prior formal permission of the local planning authority.

Reason: To protect the amenity of adjoining properties. (Cambridge Local Plan 2006 policies 3/4 and 3/14)

4. The velux rooflights hereby approved to the eastern flank roof slope of the property shall be obscure glazed and fixed shut and thereafter retained as such to the satisfaction of the local planning authority.

Reason: In the interest of privacy (Cambridge Local Plan 2006 policy 3/14)

5. 1. This development has been approved, conditionally, because subject to those requirements it is considered to generally conform to the

Development Plan, particularly the following policies:

East of England Plan (2008) Policy ENV7

Cambridge Local Plan (2006) Policies 3/4, 3/14

2. The decision has been made having had regard to all other material planning considerations, none of which was considered to have been of such significance as to justify doing other than grant planning permission.

These reasons for approval can be a summary of the reasons for grant of planning permission only. For further details on the decision please see the officer report [www.cambridge.gov.uk/planningpublicaccess](http://www.cambridge.gov.uk/planningpublicaccess) online at our Customer Service Centre, Mandela House, 4 Regent Street, Cambridge, CB2 1BY between 8am to 6pm Monday to Friday.

## **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.