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| Application Number | 16/1039/FUL | Agenda Item | |
| Date Received | 1st July 2016 | Officer | Mairead O'Sullivan |
| Target Date | 26th August 2016 | | |
| Ward | Queen Ediths | | |
| Site | 171 Hills Road Cambridge CB2 8RJ | | |
| Proposal | Single storey rear extension, single storey side infill extension, amended first floor rear window and extension of rear dormer (following removal of chimney). Single storey bike shelter and bin storage on front driveway. Replacement white painted timber windows. | | |
| Applicant | Mrs Delphine Dryer 17 Comberton Road Barton Cambridge CB23 7BA UK | | |

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| 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 on the amenity of 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 neighbouring dwelling (No 173 Hills Road). There is a driveway 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 application seeks full planning permission for a single storey rear extension, single storey side infill extension, amended first floor rear window and extension of rear dormer (following removal of chimney). Single storey bike shelter and bin stores are also proposed. These are to be located on the front driveway. There are a number of minor alterations to windows and doors.

2.2 The proposal is a revision of the previously approved scheme under planning permission ref. 15/2235/FUL. The application proposes a marginal increase of an additional 600mm to the size of the ground floor rear extension. Alterations are proposed to the window and door arrangements to the rear. A larger door is proposed to the ground floor rear extension. This is to be steel with sidelights and glazing bars in black. There is also a height increase to a flue on the rear elevation.

2.3 A bike and bin store is proposed to the front driveway. This is to be constructed from timber posts with cedar cladding. The shelter has a total height of 2.4m and is to be located against the common boundary with the Helen Hotel to the north of the site.

2.4 The previous scheme proposed a garden store to the rear garden. This element has already been built under this permission and therefore does not form part of the current proposal.

3.0 SITE HISTORY

| Reference | Description | Outcome |
|------------------|--|----------------|
| 15/2235/FUL | Single storey rear extension, single storey side infill extension, amended first floor rear window | Permitted |

and extension of rear dormer window (following removal of chimney). Single storey studio in rear garden.

11/1491/FUL New single storey extension to rear to provide shower/wc facilities. Permitted

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 Plan 2006 | Local | 3/1 3/4 3/7, 3/12, 3/14 , 4/13 8/2 8/10 |

5.3 Relevant Central Government Guidance, Supplementary Planning Documents and Material Considerations

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|-----------------------------|---|
| 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 Control)

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
- 3 Highway safety

Context of site, design and external spaces

8.1 Bike and bin shelter: The bike and bin shelter are proposed to be located on the front drive. As a result these elements will be

visible from the street scene. The shelter is small in size with a total height of 2.4m. It is to be finished in timber cladding which is considered appropriate. Given its small size I do not consider this element to be harmful to the character of the area.

- 8.2 Extension: The proposed alterations and extension to the main house are to the rear of the property. As such there will be no material visual impact on the wider character of the area or on the street scene. There are a number of alterations to the window and door arrangements to the extension as approved under 15/2235/FUL. These are all minor changes and do not significantly alter the appearance of the building. The additional height to the flue brings the total height of this element to 5.8m. Given its positioning to the rear of the building this element will not be visible outside of the site. I am of the opinion that the design of the proposed extension and the other alterations to the windows and doors would respond positively to the host dwelling and are acceptable in terms of scale, design and materials proposed.
- 8.3 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/12 and 3/14.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.4 Extension: The proposed extension is marginally longer than the previously approved scheme. I do not consider this minor increase to the length of the extension will impact on either of the surrounding occupiers in terms of light or sense of dominance.
- 8.5 Windows: There are a number of minor alterations proposed to window arrangements. None of these alterations will result in a significant increase in overlooking compared with the previously approved scheme.
- 8.6 Bike/bin Shelter: The proposed shelter is to sit against the boundary with the Helen Hotel. This is small in size and is to be located adjacent to a car parking area. As a result I do not consider that this element will have any material impact on residential amenity in terms of overshadowing or enclosure.

- 8.7 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 3/14.

Highway Safety

- 8.8 The application proposes additional cycle and bin storage in the front drive. The applicant has demonstrated that two car parking spaces will be retained. As a result I am satisfied that there would not be any highway safety issues arising in respect of this application.
- 8.9 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/2 and 8/10.

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.

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 development hereby permitted shall not be constructed other than in the materials stated in drawing nos GA 400 REV E, GA 410 & 430 REV D.

Reason: To ensure that the external appearance of the development is in keeping with the existing character of the area. (Cambridge Local Plan 2006 policies 3/4, 3/12 and 3/14)