

Application Number	17/0743/S73	Agenda Item	
Date Received	4th May 2017	Officer	Michael Hammond
Target Date	29th June 2017		
Ward	Romsey		
Site	Land Adjacent To 1 Campbell Street Cambridge CB1 3NE		
Proposal	Section 73 application to vary condition 2 of permission 15/1950/FUL to permit construction of a dormer window instead of skylight "Velux" window at front and extension of approved rear dormer.		
Applicant	Mr Dusan Cucakovic 4 Clare Street Cambridge CB4 3BY		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none">- The proposed front dormer would not harmfully overlook any neighbouring properties.- The proposed front dormer would preserve the character and appearance of the Conservation Area.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site, land adjacent to no.1 Campbell Street, is comprised of an area of land situated between no.1 and no.1A Campbell Street on the west side of the road. The development of permission 15/1950/FUL for the erection of a dwellinghouse has commenced on-site and is in the process of being constructed. The approved development (16/1780/S73) of 16 one-bedroom units opposite the site at 172 – 176 Mill Road is also under construction at the time of writing this report.
- 1.2 The surrounding area is predominantly residential in character and is formed of two-storey terraced and semi-detached properties designed in traditional brick and slate materials. The

residential properties have small rear gardens and are served by on-street parking on Campbell Street. To the north of the application along Mill Road there are a variety of different uses that serve the surrounding residential properties.

- 1.3 The site falls within the Central Cambridge Conservation Area.

2.0 THE PROPOSAL

- 2.1 The proposal seeks to vary the approved drawings of planning permission 15/1950/FUL to permit the construction of a dormer window instead of a skylight on the front elevation. The variation originally sought permission to extend the depth of the approved rear dormer to the dwelling but this was removed from the application following concerns raised by the Urban Design and Conservation Team.
- 2.2 Planning permission was originally granted for the erection of a two-storey end of terrace dwellinghouse under reference 15/1950/FUL.
- 2.3 The application is accompanied by the following supporting information:

1. Drawings

3.0 SITE HISTORY

Reference	Description	Outcome
15/1950/FUL	Erection of a two bedroom end of terrace house.	Permitted.
15/0097/FUL	Erection of a 2 bedroom end of terrace house.	Permitted.
10/0450/FUL	Erection of one 2-bed dwelling.	Permitted
10/1054/EXP	Change of use of office building (B1a) to two residential dwellings, erection of 2 two storey rear extensions and alterations to fenestration.	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 3/11 3/12 4/11 4/13 5/1 8/2 8/6 8/10 10/1

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 (Annex A)
Supplementary Planning Guidance	Sustainable Design and Construction (May 2007) Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012)

Material Considerations	<u>City Wide Guidance</u>
	Cycle Parking Guide for New Residential Developments (2010)
	Roof Extensions Design Guide (2003)
	<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 Control)

6.1 No objection.

Drainage Team

6.2 The proposed development is identified at high risk of surface water flooding. A flood risk assessment should be undertaken in accordance with the National Planning Policy Framework and submitted to the local planning authority.

Urban Design and Conservation Team

Original Comments (01/06/2017)

- 6.3 The proposed alterations to the approved rear dormer would read as a third storey to this traditionally proportioned end of terrace and would be detrimental to the character and appearance of the Conservation Area.

Comments on revised drawing (exclusion of rear dormer extension) (05/07/2017)

- 6.4 The proposal has reverted to the approved design for the rear of the building, with the addition of a front dormer which lines up with the windows below. The front dormer was included in the original drawings for application 17/0743/FUL and was supported by the Conservation Team.
- 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 The owners/occupiers of the following addresses have made representations:

- 1 Campbell Street
- 2 Campbell Street

- 7.2 The representations can be summarised as follows:

- The proposed extension to the rear box dormer would be harmful to the Conservation Area.
- The proposed front dormer would be harmful to the Conservation Area.
- There are no other examples of front dormers along Campbell Street and this would set a precedent for other front dormers.
- The rear elevation of No.1 Campbell Street is drawn inaccurately.
- The additional mass of the rear dormer extension would block the rear attic window of No.1.

- The front dormer will likely require greater insulation and cladding than shown on the plans which would make the space inside impractical.
- 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
- 8.2 Matters of principle of development, parking, highway safety and refuse storage have been assessed under the original permission 15/1950/FUL and I consider this previous assessment to remain relevant to this application.
- 8.3 Therefore this assessment will focus solely on the design and residential amenity merits of the proposed front dormer.

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

- 8.4 The proposed front dormer would be highly prominent in the street scene by virtue of its position on the front elevation. There are no other examples of front facing dormers along Campbell Street on the original terraced properties. There is however three front-facing dormers present opposite the site on the recently approved development at 172 – 176 Mill Road (16/1780/S73).
- 8.5 The proposed front dormer has been designed to correlate with the position of the approved ground and first-floor windows on the front elevation and this symmetrical relationship is supported from a design perspective. Whilst I appreciate that there are no other examples of front facing dormers along the original terrace, I do not consider the proposed front dormer would harm the character or appearance of the area. The

proposed dormer is of a relatively simple and un-intrusive design and form that sits comfortably within the roof plane. The Urban Design and Conservation Team have raised no objection to the proposed front dormer and I am minded to agree with this advice. It has not been specified what material the dormer would be constructed in and I have therefore recommended a condition for dormer details to be provided prior to construction.

- 8.6 In my opinion, subject to condition, the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11, 3/12 and 4/11.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.7 The physical mass of the proposed front dormer is a considerable distance from any neighbouring outlooks and would not cause any harmful overshadowing or visual enclosure to neighbours.
- 8.8 The views from the proposed front dormer facing towards neighbours would be no worse than that of the existing first-floor windows present along Campbell Street and I am of the opinion that neighbour privacy would be retained.

Third Party Representations

- 8.9 The third party representations have been addressed in the table below:

<u>Comment</u>	<u>Response</u>
<ul style="list-style-type: none">- The proposed extension to the rear box dormer would be harmful to the Conservation Area.- The additional mass of the rear dormer extension would block the rear attic window of No.1	This has been removed from the proposed development.

<ul style="list-style-type: none"> - The proposed front dormer would be harmful to the Conservation Area. - There are no other examples of front dormers along Campbell Street and this would set a precedent for other front dormers. 	This has been addressed in the main body of this report.
The front dormer will likely require greater insulation and cladding than shown on the plans which would make the space inside impractical.	This is a building regulations matter and not a planning consideration.
The rear elevation of No.1 Campbell Street is drawn inaccurately	The applicant is only required to accurately draw the application site and the development to which it relates to.

9.0 CONCLUSION

- 9.1 The proposed front dormer is considered to preserve the character and appearance of the Conservation Area. The proposed dormer would not give rise to any adverse overlooking of neighbouring properties. Approval is recommended subject to conditions.

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 permission ref. 15/1950/FUL.

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. The dormer hereby approved shall not be constructed until details showing the materials of the dormer, including their cheeks, have been submitted to and approved in writing by the local planning authority. The dormer 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)

4. Conditions 3 to 6 of planning permission 15/1950/FUL (as set out below) shall continue to apply to this permission. Where such conditions pertaining to 15/1950/FUL have been discharged, the development of 17/0743/S73 shall be carried out in accordance with the terms of discharge and those conditions shall be deemed to be discharged for this permission also.

Reason: To define the terms of the application.

5. The first floor side window identified on the side elevation on drawing number (15 1261 001C) shall be obscure glazed to a minimum level of obscurity to conform to Pilkington Glass level 3 or equivalent prior to occupation of the dwelling and shall have restrictors to ensure that the window cannot be opened more than 45 degrees beyond the plane of the adjacent wall and shall be retained as such thereafter.

Reason: In the interests of residential amenity (Cambridge Local Plan 2006 policies 3/4 and 3/12).

6. 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)

7. Except with the prior agreement of the local planning authority in writing, there should be no collection or deliveries to the site during the demolition and construction stages outside the hours of 0700 hrs and 1900 hrs on Monday - Saturday and there should be no collections or deliveries on Sundays or Bank and public holidays.

Reason: Due to the proximity of residential properties to this premises and that extensive refurbishment will be required, the above conditions are recommended to protect the amenity of these residential properties throughout the redevelopment in accordance with policies 4/13 and 6/10 of the Cambridge Local Plan (2006).

8. Before starting any brick or stone work, a sample panel of the facing materials to be used shall be erected on site to establish the detail of bonding, coursing and colour and type of jointing and shall be agreed in writing with the local planning authority. The quality of finish and materials incorporated in any approved sample panel(s), which shall not be demolished prior to completion of development, shall be maintained throughout the development.

Reason: In the interests of visual amenity and to ensure that the quality and colour of the detailing of the brickwork/stonework and jointing is acceptable and maintained throughout the development. (Cambridge Local Plan 2006 policies 3/4 and 3/12)

INFORMATIVE: New development can sometimes cause inconvenience, disturbance and disruption to local residents, businesses and passers-by. As a result the City Council runs a Considerate Contractor Scheme aimed at promoting high standards of care during construction. The City Council encourages the developer of the site, through its building contractor, to join the scheme and agree to comply with the model Code of Good Practice, in the interests of good neighbourliness. Information about the scheme can be obtained from The Considerate Contractor Project Officer in the Planning Department (Tel: 01223 457121).

INFORMATIVE: This development involves work to the public highway that will require the approval of the County Council as Highway Authority. It is an OFFENCE to carry out any works within the public highway, which includes a public right of way, without the permission of the Highway Authority. Please note that it is the applicant's responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council. No part of any structure may overhang or encroach under or upon the public highway unless licensed by the Highway Authority and no gate / door / ground floor window shall open outwards over the public highway. Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, the cost of which must be borne by the applicant.