

Application Number	17/1402/FUL	Agenda Item	
Date Received	8th August 2017	Officer	Mairead O'Sullivan
Target Date	3rd October 2017		
Ward	Arbury		
Site	19 Fortescue Road Cambridge Cambridgeshire CB4 2JS		
Proposal Applicant	Part two and part single storey rear extensions Mr And Mrs B Wilding 19 Fortescue Road Cambridge Cambridgeshire CB4 2JS		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> - The proposed design is considered acceptable - The proposal would not have any significant adverse impact on the amenity of the surrounding occupiers.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site is a two storey red brick end of terrace property on the south western end of Fortescue Road. This is a predominantly residential area characterised by terraced brick houses.
- 1.2 The site does not fall within the conservation area nor is it within the Controlled Parking Zone.

2.0 THE PROPOSAL

- 2.1 The application seeks full planning permission for part two storey, part single storey rear extensions. The first floor

extension is stepped and broken into two pitched roof elements. The ground floor element of the extension is 5m at its greatest depth and steps down to 2.6m to the north of the site. The first floor element is 3m deep stepping away to 1.7m to the north of the site.

2.2 The application must be determined at planning committee as the applicant is a Council employee.

3.0 SITE HISTORY

3.1 There is no site history.

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 Local Plan 2006	3/1 3/4 3/7 3/14

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	Sustainable Design and Construction (May

Planning Guidance	2007)
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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 Management)

6.1 No comments.

7.0 REPRESENTATIONS

7.1 No representations have been received

8.0 ASSESSMENT

8.1 From the consultation responses 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 extensions are to the rear of the property and would be partially visible from the public realm through a gap in the houses on Mere Way and also partially from the western end of Fortescue Road given the gaps in the housing. The extension is stepped and broken down into two pitched roof elements. In terms of footprint, the proposal is similar to a recently approved extension to no. 46 Fortescue Road (17/0037/FUL).
- 8.3 The extension to the rear would remain subservient to the main ridge and as a result I am satisfied the extension would clearly read as a latter addition to the property. A matching materials condition is recommended to ensure the extension is in keeping with the host dwelling.
- 8.4 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7 and 3/14.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.5 The proposed extension is stepped away from the neighbour to the north at 21 Fortescue Road. Given the siting of the plot, there is a significant distance between these two properties. The step to the first floor element ensures that the mass is set off the boundary and as a result would not result in any significant enclosure to the immediate garden area of this neighbouring occupier. Given the set away, the stepped reduced depth element adjacent to this boundary and the subservient nature of the extension, I am satisfied that it would not result in any significant overshadowing of the garden of no.21.
- 8.6 The proposed extension runs hard on the boundary with the attached neighbour at no.17. Given the orientation of the plots, no. 19 being north-west of no.17, the proposed extension will not result in any significant loss of light to this occupier. The nearest first floor window of no.17 serves a bathroom, so the first floor element would not enclose any habitable rooms. The ground floor extension would run at an additional 2m in depth past the first floor extension, hard on the boundary at a height of

3m dropping to 2.35m at the eaves. The neighbour at no.17 has a small existing conservatory to the rear. Whilst the extension will result in some enclosure to the outlook from this conservatory, I do not consider this to be significantly harmful to warrant a refusal of permission because of the relatively wide garden depth of no 17 and because the enclosure would be to the north-west side of the conservatory.

- 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.

9.0 CONCLUSION

- 9.1 The proposed extension would be in keeping with the character of the area. It would not have any significant adverse impact on the amenity of the surrounding occupiers.

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 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 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. (Cambridge Local Plan 2006 policies 3/4, and 3/14)