

Application Number	17/0704/FUL	Agenda Item	
Date Received	14th June 2017	Officer	Charlotte Burton
Target Date	9th August 2017		
Ward	Petersfield		
Site	23 Kingston Street Cambridge CB1 2NU		
Proposal	Roof extension incorporating rear dormer. Replacement of sash windows with new sash windows and retrospective pitched roof to ground floor rear extension replacing flat roof.		
Applicant	Mr Richard Smith 23 Kingston Street Cambridge CB1 2NU		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <p>The proposal would not harm the character and appearance of the Conservation Area;</p> <p>The proposal would have an acceptable impact on residential amenity.</p>
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 No. 23 is a two storey mid-terrace property on the west side of Kingston Street. The property has a part single/part two storey rear outrigger. The rear roof scape is unaltered and has a chimney stack. The property is within the Mill Road Area of the Central Conservation Area. To the south west is the Gwydir Street public car park and to the west are the rear elevations of the Gwydir Street terrace. There are no other relevant site constraints.

2.0 THE PROPOSAL

2.1 The proposal is for:

- rear roof extension incorporating rear dormer. The external elevations would be slate clad;
- retrospective pitched roof to ground floor rear extension replacing flat roof; and
- the replacement of sash windows with new sash windows in a composite material, under permitted development.

2.2 During the course of the application, the proposal for the rear dormer was amended. The dormer was stepped up from the eaves by 300mm and in from the northern side by 600mm and the window proportions were altered to be similar to the traditional windows on the floors below.

2.3 The application is accompanied by the following supporting information:

1. Drawings
2. Photographs

2.4 The application is being brought to planning committee for approval because the applicant is a Council member of staff.

3.0 SITE HISTORY

Reference	Description	Outcome
C/93/0311	Extension to first floor rear pitched roof addition to existing dwelling house.	Approved with conditions

4.0 PUBLICITY

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

5.0 POLICY

5.1 Central Government Advice

National Planning Policy Framework 2012
Planning Practice Guidance 2014

Circular 11/95 – The Use of Conditions in Planning Permissions
(Annex A)

5.2 Cambridge Local Plan 2006

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 3/14 4/11 4/13

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)
Material Considerations	<u>City Wide Guidance</u> 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.

5.3 **Supplementary Planning Documents**

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

5.4 **City Wide Guidance**

Roof Extensions Design Guide (2003)

Area Guidelines

Mill Road Area Conservation Area Appraisal

6.0 **CONSULTATIONS**

6.1 **Cambridgeshire County Council (Highways Development Control)**

No objection.

6.2 **Conservation team**

Comments on original scheme

Objection. The proposed roof extension would be contrary to the Roof Extensions Design Guide. It is practically full width, goes down to the eaves and up to the ridge. The dormer would practically obliterate the rear roof form, would dominate the rear elevation and would in effect be a third storey. Unclear from the drawings whether or not the chimney stack will remain. The use of timber cladding introduce a material which is not part of the palette of materials which characterises the conservation area. We would encourage the use of timber sliding sashes on the replacement windows.

Comments on amendments

Objection. The amended plans still show a box type roof extension which does not relate well to the existing roof form due to the design of the proposal.

- 6.3 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.

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 / Impact on heritage assets
2. Residential amenity

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

- 8.2 The property has a part single/part two storey rear outrigger. The rear roof scape is unaltered and has a chimney stack. The rear of the property is visible at an oblique angle in views from the public car park to the south-west of the site.

- 8.3 The dormer would be a box form, however following amendments submitted during the course of the application, it would be stepped up from the eaves by 300mm and in from the northern side by 600mm. The applicant has agreed that the dormer would be slate clad instead of the timber cladding originally proposed, and I have recommended a condition to secure this. The windows on the rear elevation of the dormer have been amended to have traditional proportions and to align with those on the floor below.
- 8.4 The Conservation team does not support the proposal on the basis that the width and height of the dormer would dominate the roof slope and would be contrary to the Roof Extensions Design Guide. In my opinion, the amendments allow the original roof scape to be read and the dormer would be a subservient addition to the roof slope rather than to dominate it. The dormer would be visible from the public car park and would be viewed in the context of other roof extensions along the terrace and on the rear roof slopes of Gwydir Street properties. In particular, there are roof extensions at Nos. 27, 29 and 31 which have different forms and which are visible from the rear garden of the application site and the public car park. The proposed dormer would not therefore be the first alteration to the roof scape along this part of Kingston Street. While it would be slightly larger than these dormers, there are other examples of box-type dormers within the vicinity, including No. 184 Gwydir Street almost directly opposite the application site and on the northern end of Kingston Street. The change to slate cladding overcomes the Conservation teams concerns about the use of timber. The proportions, alignment and appearance of the windows would complement the traditional character of the property.
- 8.5 The replacement of the previous flat roof on the single storey rear element with a pitched roof complements the pitched roof on the first floor element, and does not harm the character of the traditional property or the street scene. It can only be glimpsed from the public car park. The use of brick and slate matches the existing property.
- 8.6 The replacement sash windows have a similar appearance to the previous windows and thus are permitted development not requiring planning permission.

- 8.7 For these reasons, in my opinion the proposal complies with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/14 and 4/11.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.8 The property adjoins residential uses on either side and the rear of the properties along Gwydir Street face towards the rear of the site.
- 8.9 There would be some oblique views from the rear dormer towards neighbouring gardens and direct views towards the rear of the Gwydir Street terrace, however this degree of mutual overlooking is acceptable in the urban context and is similar to other dormers that have been approved along the terrace.
- 8.10 The pitched roof on the single storey element would not have a significant overbearing or overshadowing on the immediate neighbours due to the scale.
- 8.11 I have recommended a condition to limit construction hours in order to protect the amenity of residential properties within the vicinity.

Amenity of future occupants

- 8.12 In my opinion, the proposal would provide an acceptable level of amenity for the future occupants.
- 8.13 For these reasons, 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 RECOMMENDATION

APPROVE subject 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. Notwithstanding the approved plans, the external elevations of the dormer hereby permitted shall be slate to match the appearance of the existing rear roof slope and shall be retained thereafter.

Reason: To ensure that the extension is in keeping with the existing building and the Conservation Area (Cambridge Local Plan 2006 policies 3/4, 3/14 and 4/11).

4. 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)