

Application Number	17/1579/FUL	Agenda Item	
Date Received	6th September 2017	Officer	Sophia Dudding
Target Date	1st November 2017		
Ward	Abbey		
Site	124 Whitehill Road Cambridge CB5 8LY		
Proposal	Erection of a pergola		
Applicant	Owner/Occupier 124 Whitehill Road Cambridge CB5 8LY		

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 the ground floor flat of the semi-detached building located on the south side of Whitehill Road. The surrounding area is characterised by pairs of two storey semi-detached residential properties with a very uniformed appearance. Most of buildings are built in red brick and tile with fairly simple architecture design as typical development in the 1950s/1960s.
- 1.2 A few pairs of the adjacent semi-detached buildings have been sub-divided into upper and lower level flats. The rear garden of the original semi-detached building has been equally divided and the applicant owns the garden space to the east side.
- 1.3 The site does not fall within the conservation area nor is it within the Controlled Parking Zone.

2.0 THE PROPOSAL

- 2.1 Full planning permission is sought for the erection of a pergola. It will be erected in a simple cuboid shape in timber frame and located away from the rear wall in the rear garden. It will be approx. 2.70m wide x 2.70m deep x 2.35m high.
- 2.2 The application is coming to the Planning Committee because the applicant is a Council employee.

3.0 SITE HISTORY

No relevant 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 Plan 2006	Local	3/4 3/7 3/11 3/12

- 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)
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Supplementary Planning Guidance	Sustainable Design and Construction (May 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 The Highway Authority does not consider that this application has any implications that merit comment by the Highway Authority.

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 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 pergola will take up a small foot print in what is a long rear garden which is approx. 4.5m wide x 19m deep. Due to its simple design, in my opinion, I do not consider it will give rise to a significant adverse impact on the character of the area. Due to its function, it would contribute to a better landscaping arrangement of the garden and improve its visual appearance.

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

Residential Amenity

8.4 Due to the simple design of the pergola itself, which is made of a timber framework, I do not consider it will give rise to a significant impact on the amenity of the neighbouring properties. Due to its design, future climbing plants are envisaged to grow over the roof-top of the pergola. Due to the orientation, this might give rise to some overshadowing to the immediate adjacent neighbour No.126. However, due to its modest size, I do not consider the impact would be significant.

8.5 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 3/12.

9.0 CONCLUSION

9.1 The proposed development will not give rise to a significant adverse impact on the character of the area and 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.