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|---------------------------|---|--------------------|---------------|
| <b>Application Number</b> | 18/0076/FUL   | <b>Agenda Item</b> |               |
| <b>Date Received</b>      | 15th January 2018   | <b>Officer</b>     | Eloise Limmer |
| <b>Target Date</b>        | 12th March 2018   |                    |               |
| <b>Ward</b>               | Castle  |                    |               |
| <b>Site</b>               | Field House Conduit Head Road Cambridge CB3 0EY   |                    |               |
| <b>Proposal</b>           | Single storey and first floor side extensions with alterations to existing and erection of garden shed. |                    |               |
| <b>Applicant</b>          | Mr Dennis Heal<br>Field House, Conduit Head Road CAMBRIDGE CB3 0EY                                      |                    |               |

|                |  |
|----------------|--|
| SUMMARY        | <p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> <li>• The proposed extensions would be subservient to the host dwelling and are acceptable in terms of design</li> <li>• The proposed extensions would preserve the character of the conservation area</li> <li>• The proposed extensions would not have a significant adverse impact on the amenity of neighbouring occupiers</li> </ul> |
| RECOMMENDATION | APPROVAL   |

**1.0 SITE DESCRIPTION/AREA CONTEXT**

1.1 The application site is situated on the north-eastern side of Conduit Head Road, a residential cul-de-sac to the north of Madingley Road. It falls within the Conduit Head Road Conservation Area. The area is characterised by large detached houses set away from the road on large plots.

1.2 The main house is of two storeys in buff brick on a more-or-less square plan with a slate pyramid roof with a slate-hung central chimney stack. It also has single storey flat-roofed wings and a

mono-pitch roofed garage block. It is set within a large garden with mature trees and shrubbery.

## **2.0 THE PROPOSAL**

- 2.1 The application seeks full planning permission for single storey and first floor side extensions with alterations to the existing house and erection of garden shed. A single storey extension is proposed to join the existing outbuildings, situated to the north-west of the site, to the main house. This extension would be 5.3m long and 3.7m wide. The main ground floor extension would be single storey and would wrap around the side and rear of the existing two storey house. It would project 2.2m to the rear (SE) and 4m to the side (SW). On the first floor an extension is proposed on top of the existing single storey element. This extension would take the form of a pitched roof element with a large dormer either side. It would be attached to the existing two storey element by a link that would be 2.1m x 1.8m. The main bedroom would be 4.9m x 6.1m with an ensuite element on the end that would be 2.9m x 2.9m. A wooden garden building that would be situated to the SW of the site is also proposed. This would be a flat roofed building 2.5m tall 5.6m long and 3.2m wide.
- 2.2 The proposal is intended to provide a lifetime home that will satisfy the criteria established by the Court of Protection for care of a profoundly disabled person
- 2.3 The proposal was amended to address the Conservation Officer's concerns about the impact on the original pyramidal roof of the host dwelling. The proposed first floor element was changed so there is a linking element to the first floor of the host dwelling rather than the roof abutting the original pyramidal roof.
- 2.4 This application was called into Planning Committee by Councillor Holt.
- 2.5 The application is accompanied by the following supporting information:
1. Design and Access Statement
  2. Plans
  3. Aboricultural impacts assessment

### 3.0 SITE HISTORY

3.1 There is no relevant planning history

### 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<br>Plan 2006 | Local | 3/1 3/4 3/7 3/11 3/14<br>4/4 4/6 4/11 |

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

|                                 |   |
|---------------------------------|---|
| Central Government Guidance     | National Planning Policy Framework March 2012<br><br>National Planning Policy Framework – Planning Practice Guidance March 2014<br><br>Circular 11/95 (Annex A) |
| Supplementary Planning Guidance | Sustainable Design and Construction (May 2007)  |
| Material Considerations         | <u>Area Guidelines</u><br><br>Conduit Head Road Conservation Area Appraisal (2009)  |

## 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.

### **Urban Design and Conservation Team**

- 6.2 *Original:* There is no objection to the overall concept of the scheme or to the general layout, etc.. However the bedroom in the pitched roof extension rather collides with the important pyramid roof of the original house and loses some of its definition. There is no objection to the proposed garden building or to the various hard landscaping proposals. Most of the scheme is acceptable subject to Conditions relating to materials & details and subject to getting a minor redesign of the intersection of the roofs.
- 6.3 *Revised:* The revised elevations showing a link to the new roof space that does not cut into the original roof looks much better and retains that interesting pyramidal shape unaltered. Suggest

that this is now a broadly acceptable scheme but it does require the Conditions to ensure that the materials & detailing are well done [especially those of the dormers].

## **Drainage**

- 6.4 The proposed works are unlikely to have a noticeable impact on the water table given their scale. Drainage details however should be provided to support the application and demonstrate how the proposed extension and paving will be drained sustainably. I would suggest the paving is graded away from neighbouring land so rainwater can be managed within the site.
- 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:

*Original:*

3 Bradrushe Fields

*Revised:*

3 Bradrushe Fields

2 Bradrushe Fields

The representations can be summarised as follows:

- 7.2 *Original:*

- They are highly sympathetic to the motivation for this application and do not have an objection to the principle of alterations but they have serious reservations about the scope and scale of the proposed alterations.
- *Conservation impact:* The proposed addition of a pitched roof extension to a single floor wing represents a major change in the design and appearance of the property.
- *Loss of privacy:* The existing footprint of the main house is approximately 2.4m from the boundary of the properties to the rear. In the proposed extension of the ground floor this distance is reduced to 1m. As a result the window and door of the extended ground floor will be only 1m from the

gardens of the properties to the rear resulting in a significant loss of privacy.

- *Environmental impact:* The proposed alterations appear to represent an increase in the area of the footprint of the property by more than 50%. The water table in this part of Cambridge is relatively shallow and there are concerns about the impact on drainage in the vicinity.
- *Ecological impact:* The ponds in the region around the property host a number of species of amphibians, including great crested newts. Given the scale of the proposed increase in the area of the footprint of the property, there is the potential to impact the amphibian life in the vicinity.

### 7.3 *Revised:*

- The pitched roof substantially changes the design and appearance of the property and the revisions to the plans do not address this issue. This turns an unobtrusive single storey extension into a large dominant aspect of the site.
- The addition of a full length second floor window between the existing and new roof will overlook their property. It will result in a further and major loss of privacy of their house and garden.
- The material used in any new extension should be consistent with the existing brickwork, even the same type of brick.
- The development is still excessively large, obtrusive and in a conservation area and area of Special Scientific Interest. It will be overbearing to their property, significantly reducing privacy and light and reducing the amenity of their garden.
- There are large trees close to the boundary. The proposed foundation work is likely to cut through root systems, potentially rendering the trees unstable and dangerous. Losing the trees would significantly reduce their privacy.

### 7.4 Councillor Holt has commented on this application and called it in to be considered by Planning Committee for the following reasons:

1. The proposal to add a second floor to the current extension. If there was a second floor of any significant dimension on the first floor extension it would overlook most of the garden and restrict light into the downstairs rooms of No 3 Bradrushe Fields giving, in my opinion, a completely overshadowed and overbearing effect.

2. Extending the kitchen towards the boundary fence. Again, at present the boundary seems very close given the orientation of the two properties - looking from No 3 downstairs rooms towards their garden the side of Field House already dominates the view at present - and to add on additional built space seems to add very little to Field House but remove substantial privacy from the garden of 3 Bradrushe Fields.
3. The addition of paving around the house. The area has springs and considerable protected wild-life (Great Crested newts) and to substantially cover an extensive area that may only be little used seems unnecessary. Perhaps it could be limited to only 2 sides of the house so as to avoid the potential threat that it makes to the roots of the silver birch trees at the corner of the garden of 3 Bradrushe Fields?

7.5 Councillor Holt has confirmed that she has no objection to the extension of the garage area as it seems that it would have very significantly less impact on the outside space of 3 Bradrushe Fields and could conveniently link to the extension and incorporate the proposed exercise room – rather than the kitchen extension. The only concern here is that it may contribute to a general over-development consideration of the total space in a conservation area. The need of the family to have ample and easily accessible ground floor space, accessible entrance space and autonomous room for carers is understood but it is thought that this could be achieved without such detrimental effect on the neighbours.

7.6 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. Principle of development
2. Context of site, design and external spaces (and impact on heritage assets)

3. Disabled access
4. Residential amenity
5. Drainage
6. Ecology
7. Trees
8. Third party representations

### **Principle of Development**

- 8.2 Policy 3/14 of the Cambridge Local Plan (2006) states that the extension of existing buildings will be permitted if they:
- a. reflect or successfully contrast with their form, use of materials and architectural detailing;
  - b. do not unreasonably overlook, overshadow or visually dominate neighbouring properties;
  - c. retain sufficient amenity space, bin storage, vehicular access and car and cycle parking; and
  - d. do not adversely affect listed buildings or their settings, the character or appearance of conservation areas, gardens of local interest, trees or important wildlife features.
- 8.3 In my opinion, the principle of the development is acceptable and in accordance with policy 3/14 of the Cambridge Local Plan (2006) for the reasons that are discussed below.

### **Context of site, design and external spaces (and impact on heritage assets)**

- 8.4 On the ground floor, the existing outbuildings to the north west of the site will be converted into habitable rooms. A single storey extension is proposed to join these buildings to the main house. This extension would be 5.3m long and 3.7m wide. It is stepped away from the boundary compared to the existing buildings; situated between 0.85m-1.4m away from the boundary. There would be a bi-folding door facing the rear of the property. The front of the outbuilding closest to the main house would be brought forward 1.4m to be level with the front of the other outbuildings and the side wall of the main house. This NE single storey section would have a 3m tall flat roof, replacing the existing pitched roof that is 3.4m at its tallest point. This section would be constructed from brick to match the existing house.

- 8.5 The main ground floor extension would be single storey and would wrap around the side and rear of the existing two storey house. It would project 2.2m to the rear (SE) and 4m to the side (SW). There would be large bi-folding doors facing towards the main garden to the SW. This single storey extension would have a 3m tall flat roof and would be constructed from brick to match the existing house.
- 8.6 On the first floor an extension is proposed on top of the existing single storey element. This would be attached to the existing two storey elements by a link that would be 2.1m x 1.8m. The main bedroom would be 4.9m x 6.1m with an en-suite element on the end that would be 2.9m x 2.9m. This extension would take the form of a pitched roof element with a large dormer either side. The existing single storey element has a flat roof and is 2.7m tall; the maximum height of the pitched roof would be 6.2m. The dormers would be 2.2m in height and 4.9m in width. The pitched roof would be covered with black slate tiles to match the existing house, and the dormers would be covered with fibre cement cladding. Full details of the materials will be agreed via condition.
- 8.7 A wooden garden building that would be situated to the SW of the site is also proposed. This would be a flat roofed building 2.5m tall 5.6m long and 3.2m wide. The details about the materials will be conditioned, however, it is in the corner of the garden and shielded by trees so it will have little impact on the character of the main house or conservation area. There is also proposed to be porous paving around the perimeter of the property to allow wheelchair access around the outside of the dwelling.
- 8.8 Overall the scale and massing of the proposal is considered to be acceptable. The materials will be subject to condition to ensure that they preserve the character of the building and conservation area.
- 8.9 The Conservation Officer considers that the revised scheme is acceptable subject to conditions. Some of the additions will be visible from the street but it is considered that the proposal (subject to conditions relating to materials) would preserve the character of the building and the conservation area.

- 8.10 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11, 3/14, 4/11.

### **Disabled access**

- 8.11 This proposal is intended to provide a lifetime home that will satisfy the criteria established by the Court of Protection for care of a profoundly disabled person. The proposal will make the entirety of the ground floor of the house wheelchair accessible.
- 8.12 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/7 and 3/14.

### **Residential Amenity**

Impact on amenity of neighbouring occupiers

#### *6 Conduit Head Road*

- 8.13 6 Conduit Head Road is situated to the NE of the site. The proposed NE single storey section is situated close to the boundary. The existing outbuildings sit very close to the boundary. The proposed connecting section is stepped further away, between 0.85m and 1.4m, from the boundary but will bring development 3.7m closer to the boundary at this section than the existing situation. The existing outbuildings have a pitched roof with its 3.4m high ridge on the side closest to the boundary with No.6. The proposed single storey section has a 3m high flat roof. There will be two windows in the elevation facing the boundary with No.6, there are currently no windows in this elevation, this means that there will be an increase in the level of overlooking between the properties. There will also be a small increase in overshadowing and enclosure on a section of No.6's garden. However No.6 is situated in the middle of its generous plot and there is mature planting around the site, therefore it is considered that the impact of this additional single storey section would be minimal and is therefore acceptable.

#### *2 Bradrushe Fields*

- 8.14 The single storey extension would be 2.2m closer to the boundary than the existing two storey house and would extend 4m further along the boundary. It is accepted that this would

lead to a minor increase in overshadowing and overbearing of a section of No.2's garden. Field House is situated to the north west of No.2 and the extension closest to their boundary is single storey therefore the level of overshadowing this would create is unlikely to be significant. The new two storey element is situated to the NE of the existing house and is considered far enough away from No.2 to not cause an unacceptable impact. There are a number of windows on the ground floor in the proposal that face the rear boundary and a velux window at first floor. The overlooking from ground floor windows is not considered to cause an unacceptable impact. Field House is situated at the end of No.2's garden and therefore the minor overshadowing, overlooking and enclosing effects would mostly affect the end of the garden and would not have any significant impact on the dwellinghouse. The impact on this neighbour is therefore considered to be acceptable.

### *3 Bradrushe Fields*

- 8.15 Loss of privacy – the new single storey element projects 2.2m closer to the boundary than the existing house and will be 1.5m from the rear boundary at its closest point. There are a number of windows on the ground floor in the proposal that face the rear boundary, however there are no new windows at first floor facing the rear. There are a number of large ground floor windows facing the rear boundary in the existing house, in the proposal there will be a window and a door facing the rear around 1.5m from the boundary. As these windows are only at ground floor window it is not considered that there will be significant overlooking from these windows and they are therefore acceptable.
- 8.16 New second floor window - In the proposed scheme no new windows will be introduced at first floor level facing the rear of the property. I have recommended a condition to remove permitted development rights for the insertion of any further first floor windows.
- 8.17 Overshadowing/overbearing – the application site is situated to the north-west of 3 Bradrushe Fields and is situated at the end of their rear garden.

## **Drainage**

- 8.18 The Drainage Officer considers that the proposed works are unlikely to have a noticeable impact on the water table given their scale. Details of the drainage scheme will be sought via condition to demonstrate how the proposed extension and paving will be drained sustainably within the site boundary. The site does not fall within a Site of Special Scientific Interest.

## **Ecology**

- 8.19 An ecology report has been submitted by the agent. Across the road approx. 20m from the site a pond is found in a neighbouring private garden. The Habitat Suitability Index (HSI) score was 0.41 indicating a pond of poor value for great crested newts, however records indicate that a population of great crested newt was present in the pond between 2014 and 2015. The habitats where the extensions will be built are of minimal use for great crested newt being hardstanding and amenity grassland. Therefore as the project doesn't include hedge or vegetation removal no impacts on any GCN present in the pond opposite the site are seen. There may be minor disturbance whilst works are occurring and the rapid risk assessment has suggested that without mitigation an offence could be likely. It should be possible to mitigate the risk with a mitigation plan. The Ecology Officer has been consulted on this report; when their comments are received they will be added to the amendment sheet.

## **Trees**

- 8.20 The applicant has submitted an arboriculture impact assessment as part of the application. There are four large trees to the rear of the site in the neighbouring properties; three silver birches (T10/T11/T12) and a Himalayan Birch (T9). According to the report only T12 will potentially be affected by the building works as there is some incursion upon its Root Protection Area (RPA). The British Standard states that incursion should not exceed 20% of any existing unsurfaced ground within the RPA. The incursion shown is below 20% and the works are therefore very unlikely to affect any of the trees in the neighbouring properties the rear of the application site. I have recommended a condition for a tree protection plan to be in place before development commences.

8.21 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.

### **Third Party Representations**

8.22 The third party representations have been addressed in sections 8.13-8.20 above

## **9.0 CONCLUSION**

9.1 The revised proposed extensions would not have a significant adverse impact on the amenity of the neighbouring occupiers. They are appropriate in scale and design and would read as subservient to the host dwelling and would preserve the character of the conservation area. The extensions would provide extra living space and make the ground floor spaces more accessible for wheelchair users.

## **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 brickwork is to be erected until the choice of brick, bond, mortar mix design and pointing technique have been submitted to and approved in writing by the local planning authority by means of sample panels prepared on site. The approved panels are to be retained on site for the duration of the works for comparative purposes, and development must take place 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. No roofs shall be constructed until full details of the type and source of roof covering materials and the ridge, eaves and hip details, if appropriate, have been submitted to the local planning authority as samples and approved in writing. Roofs 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).

5. Prior to commencement of construction of the garden building full details of the materials and finishes of the exterior of the building shall be submitted to and approved in writing by the Local Planning Authority. The garden building 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).

6. Prior to construction of the link between the first floor of the original house and the pitched roof extension, full details shall be submitted to and approved in writing by the Local Planning Authority. The first floor link 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).

7. Prior to the commencement of development a scheme for surface water drainage works shall be submitted to and approved in writing by the local planning authority. The details shall include an assessment of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles set out in the National Planning Policy Framework and the National Planning Policy Guidance, and the results of the assessment provided to the local planning authority. The system should be designed such that there is no surcharging for a 1 in 30 year event and no internal property flooding for a 1 in 100 year event + an allowance for climate change. The submitted details shall include the following:

1) Information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;

2) A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The approved details shall be fully implemented on site prior to the first use/occupation and shall be retained thereafter.

Reason: To ensure appropriate surface water drainage (National Planning Policy Framework 2012).

8. Notwithstanding the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that order with or without modification), no new first floor windows (other than those expressly authorised by this permission), shall be constructed in the north or east elevations without the granting of specific planning permission.

Reason: To protect the amenity of adjoining properties (Cambridge Local Plan 2006 policies 3/4 and 3/14).

9. 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).

10. Details of the specification and position of fencing, or any other measures to be taken for the protection of any trees from damage during the course of development, shall be submitted to the local planning authority for its written approval, and implemented in accordance with that approval before any equipment, machinery or materials are brought onto the site for the purpose of development (including demolition). The agreed means of protection shall be retained on site until all equipment, and surplus materials have been removed from the site. Nothing shall be stored or placed in any area protected in accordance with this condition, and the ground levels within those areas shall not be altered nor shall any excavation be made without the prior written approval of the local planning authority.

Reason: To protect the visual amenity of the area and to ensure the retention of the trees on the site (Cambridge Local Plan 2006 policies 3/4, 3/11, 3/12 and 4/4).