

Application Number	18/0575/FUL	Agenda Item	
Date Received	13th April 2018	Officer	Lewis Tomlinson
Target Date	8th June 2018		
Ward	Romsey		
Site	84 Cromwell Road Cambridge CB1 3EG		
Proposal	Roof extension incorporating hip to gable extension and front and rear dormers. External insulation with rendered finish.		
Applicant	Moll and Kokott 84 Cromwell Road Cambridge CB1 3EG		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> <input type="checkbox"/> The proposal would be subservient to the host dwelling and is acceptable in terms of design <input type="checkbox"/> The proposal would not have a significant adverse impact upon the character of the area. <input type="checkbox"/> The proposal would not have a significant adverse impact on the amenity of neighbouring occupiers
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site is an end of terrace property on the south eastern part of Cromwell Road. This is a predominantly residential area characterised by terraced properties with long gardens and garages to the rear.
- 1.2 There are no site constraints.

2.0 THE PROPOSAL

- 2.1 A previous planning application for a loft extension incorporating a conversion from hip to gable, raising the ridge level, a box dormer to the rear and triangular shaped dormer to the front under reference 17/2067/FUL was refused under delegated powers due to the increased ridge height and its impact upon the street scene.
- 2.2 This application seeks full planning permission for a loft extension incorporating a conversion from hip to gable, raising the ridge level, a box dormer to the rear and triangular shaped dormer to the front. The application also seeks full planning permission for external insulation with a rendered finish. The raised ridge height has been redesigned to minimise the impact upon the street scene.
- 2.3 This application was called into Planning Committee by Councillor Baigent.
- 2.4 The application is accompanied by the following supporting information:
1. Design and Access Statement
 2. Plans

3.0 SITE HISTORY

Reference	Description	Outcome
C/71/0735	Extension to kitchen and bedroom	Refused
C/72/0198	Enlarging existing Kitchen and bathroom addition	Permitted
17/2067/FUL	Loft conversion of the end-of-terrace house incorporating hip to gable roof extension, raised ridge level, rear box dormer, dormer window to front and external insulation with rendered finish.	Refused

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	3/1	3/4	3/7	3/11	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 Planning Guidance	Sustainable Design and Construction (May 2007)
City Wide Guidance	Roof Extensions Design Guide (2003)

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 has no comment to make upon this application.

7.0 REPRESENTATIONS

- 7.1 Councillor Baigent has commented on this application and called it in to be considered by Planning Committee for the following reasons

1. Concerns regarding the increase in height, as well as the scale and massing. Not in line with the current street scape.

- 7.2 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
2. Residential amenity
3. Third party representations

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

- 8.2 The previous application (17/2067/FUL) was refused for the following reason:

‘The proposed roof extension by virtue of its increased ridge height would unbalance the terrace of properties and appear dominant in the streetscene; particularly when viewed, between the gap in the houses, from the south of the site. The increased height of the building would also harm the uniform quality of the roof heights on the terrace. The proposal would be contrary to policies 3/4, 3/7, and 3/14 of the Cambridge Local Plan (2006)’

- 8.3 The current application also proposes to increase the ridge height. However, the design of the proposed asymmetrical pyramid style hip would result in the raised part of the ridge being set back from the North West facing (front) elevation and it would also be set back from the South West facing (side) elevation. This would reduce views of the apex from the surrounding area apart from when approaching the site from the south along Cromwell Road. This is demonstrated by the submitted sketch views. Therefore the proposal would not significantly unbalance the terrace of properties or appear dominant or prominent in the streetscene, and I consider that the current proposal has overcome the previous reason for refusal.
- 8.4 The proposed front dormer is triangular in form. There are no other similar extensions on the street. This dormer appears to take its cues from the neighbouring pair of semi-detached properties with their gable end frontages. Although the extension is of an unusual form, it would be subservient in terms of scale and as a result I am satisfied that it would not harm the streetscene.
- 8.5 There are many box dormers on Cromwell Road and the adjacent Bateson Road. These are visible from the back-track which runs behind these houses. These tend to be boxy in form and are finished in a variety of materials. The proposed use of zinc and aluminum windows would not be out of keeping with the surrounding area. The previous Planning Officer raised no objection to the proposed rear dormer element or the proposed front dormer element of the application.

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

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.7 The proposed roof extension would be within the footprint of the existing house. The proposal includes raising the ridge so the building would increase in height but this is not significant enough to have any significant adverse impact on surrounding occupiers. In order to protect the amenity of adjoining neighbours during construction, a condition restricting working times is recommended to be imposed on the consent.
- 8.8 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 in terms of residential amenity impact.

9.0 CONCLUSION

- 9.1 As the proposed asymmetrical pyramid style hip would result in the apex being set in from the front and side elevation, it is considered that this would mitigate the impact upon the street scene and has overcome the previous reason for refusal. The proposal would not have a significant adverse impact on the amenity of the neighbouring occupiers. The proposed dormers are appropriate in scale and design and would read as subservient to the host dwelling.

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)