

JOINT DEVELOPMENT CONTROL COMMITTEE (CAMBRIDGE FRINGE SITES)

Report by: Joint Director of Planning and Economic Development

Date: 18th July 2018

Application Number	18/0513/FUL	Agenda Item	
Date Received	5 th April	Officer	Aaron Coe
Target Date	18th July 2018		
Parishes/Wards Site	Trumpington 11 Harness Close, Trumpington, Cambridge, CB2 9PS		
Proposal	Single storey side and rear extension.		
Applicant	MDS DESIGN ASSOCIATES		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none">• The proposal would not have any significant adverse impact on the neighbouring properties in terms of loss of light, enclosure, loss of privacy or noise and disturbance.• The proposed extension is considered acceptable in terms of design.• The proposal would retain an acceptable amount of outdoor amenity space for future occupiers.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 No. 11 Harness Close is a two storey end of terrace property with an adjoining carport located within the Glebe Farm development site. The property is part of the Countryside development site within parcel 6 of Glebe Farm approved under planning application reference 09/1140/FUL.

1.2 There are no constraints affecting the application site.

2.0 THE PROPOSAL

2.1 Planning permission is sought for the erection of a single storey side and rear extension.

2.2 The existing carport is proposed to be replaced by a 6 metre enclosed garage and a single storey side and rear extension. The proposed extension would extend an additional 3.6 metres beyond the existing rear wall.

2.3 The application proposes to brick up the back of the garage and erect an additional 7.6 metre rear extension. The proposed extension would also extend to the side of the property by 3 metres.

2.4 The extension proposes a sloping roof, proposed to be 4 metres at the highest point which will slope towards the neighbouring property, No. 32 Harness Close where the roof height is proposed to be 2.5 metres high to under the eaves. The proposed mono pitch roof also includes the addition of a chimney.

2.5 The proposal also involves the addition of a bin store and a cycle enclosure.

2.6 The application is accompanied by the following supporting information:

1. Amended Plans

2.7 The following amendments have been received:

- A reduction in height of the proposed cycle enclosure
- The size of the garage has been increased from 4.8 metres to 6 metres in order to retain an off street car parking space

3.0 SITE HISTORY

3.1 No relevant site history.

4.0 PUBLICITY

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

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

3/4 Responding to context
3/14 Extending buildings

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Control)

- 6.1 The proposal reduces the size of the off-street parking space to less than that normally acceptable to keep a car off-road.
- 6.2 The future public highway within the site, once adopted, is intended to be covered by on-street parking controls restricting parking to visitors only.
- 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 The owners/occupiers of the following addresses have made representations:

- 4 Barn Road

- 7.2 The representations can be summarised as follows:

Concerned by:

- The noise impact of the construction work
- The impact of the extension on the existing outlook from their property
- The location of the proposed rainwater soakaway
- The proposed height of the bike enclosure.
- Loss of sunlight

- 7.3 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

Context of site, design and external spaces

- 8.1 The proposed depth of the extension is in proportion with the layout of the main house, successfully reflecting the form of the property in accordance with policy 3/14 of the Cambridge Local Plan 2006.
- 8.2 The extension would not be visible from the street. Therefore, there would not be any impact on the existing street scene.
- 8.3 The proposed single storey extension is positioned 6.5 metres from the rear site boundary and sufficient outdoor amenity space is proposed to be retained as part of this proposal.
- 8.4 The form and design of the extension includes a sloping roof with a chimney and roof light windows. This is an appropriate contextual response to the design of the main house and the adjacent property. The materials selected include aluminum windows and sliding doors which are proposed to match existing, this is considered to be appropriate and a planning condition has been attached to secure this. The acceptability of the design, position and size of the chimney will be assessed under Building Regulations. In planning terms the proposed chimney would not have any adverse impacts on the residential amenity.
- 8.5 The applicant has confirmed that the proposed chimney will serve a gas fire. The location and height of the chimney is a Building Control issue and covered by Approved Document J (Combustion appliances and fuel storage systems) of The Building Regulations. There is no similar statutory planning legislation that relates specifically to chimneys/wood-burning stoves or similar, which could be used to assess such proposals. Therefore, the details of the chimney will be further assessed at Building Regulation stage and will require the approval of the building inspector.
- 8.6 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/11 and 3/14.

Residential Amenity

Impact on amenity of neighbouring occupiers

4 Barn Road

- 8.7 The proposed extension is situated 6.5 metres from the boundary of No. 4 Barn Road to the rear of the application site. Given the distance between the proposed extension to the rear site boundary and the fact the proposal is single storey, it is considered that there would not be any issues of overlooking, overshadowing or loss of light as a result of the proposed development.

- 8.8 The original proposal involved the inclusion of a bike enclosure with a height of 2.2 metres which would have been visible from the neighbours garden. Whilst an outbuilding of the proposed design with a height of 2.5metres could be constructed under permitted development the proposed height of the cycle store has been reduced to 1.6 metres which is below the fence height in order to prevent any impact on the neighbouring property.
- 8.9 The extension would be partly visible from the rear amenity space of No. 4 Barn Road. However, due to the extension being single storey and the distance from the boundary it is not considered the proposed development would have an adverse impact on the outlook of the neighbouring property.

32 Harness Close

- 8.10 The extension is proposed to be inset from the boundary by approximately 0.80 metres at the closest point. There is a distance of approximately 6 metres between the extension and habitable living space of the adjacent property 32 Harness Close. There is also a carport between the property and the proposed development which acts as a buffer to mitigate any adverse impacts of the proposed development on the neighbouring property. There are no overlooking or overshadowing impacts of the proposed development on this property.
- 8.11 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.

Car and Cycle Parking

- 8.12 Cambridgeshire County Council Highways Engineer raised concerns suggesting the original proposal did not provide a large enough garage space to be classed as an off street car parking space. The applicant subsequently amended the plans to provide an adequate sized garage to retain the off street car parking space. The proposed garage arrangement is considered to be adequate to provide parking for a typical family car and the necessary circulation space for comfortable access.
- 8.13 A cycle enclosure is included as part of this application and adequate cycle parking spaces are provided.
- 8.14 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

Third Party Representations

8.15 One third party representation has been received. The following matters have been raised:

Table 1: Representations Received:

Issue	Officer response/ report section
The noise impact of the construction work	A planning condition would be attached to any permission granted to restrict the construction hours in order to protect the residential amenity of neighbouring properties.
The impact of the extension on the existing outlook from their property	Paragraph 8.9
The location of the proposed rainwater soakaway	The final location of the soakaway will be dealt with via the Building Regulation requirements.
The proposed height of the bike enclosure.	Paragraph 8.8
Loss of sunlight	Paragraph 8.7

9.0 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) 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)

- 3) 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)