

Application Number	18/1813/FUL	Agenda Item	
Date Received	21st November 2018	Officer	Mary Collins
Target Date	16th January 2019		
Ward	Trumpington		
Site	12 Gilmour Road Cambridge CB2 8DX		
Proposal	Ground floor extension and access gate alterations within the building curtilage; projection of first floor sitting room window onto the existing terrace and erection of garden studio within the second floor terrace.		
Applicant	Mr & Mrs Roca 12 Gilmour Road Cambridge CB2 8DX		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <p>The proposal does not adversely impact on the setting, character or appearance of the Brooklands Avenue Conservation Area</p> <p>The proposal respects the character and proportions of the original building and surrounding context and the altered roofline is sympathetic to the existing building</p>
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 12 Gilmour Road is a mid-terrace three storey terraced dwelling in a row of 8 dwellings which run parallel to Brooklands Avenue to the north.
- 1.2 The property is situated on the northern side of the street within the Accordia Development which is covered by an Article 4 Direction and is within the Brooklands Avenue Conservation Area.
- 1.3 The existing roofline of the terrace is flat and uniform in appearance. The dwellings each have a terrace at second floor

level to the side and a terrace to the rear of the dwelling at first floor level. There is also a ground floor terrace.

2.0 THE PROPOSAL

- 2.1 Planning permission is sought for a ground floor extension and access gate alterations within the building curtilage; projection of first floor sitting room window onto the existing terrace and erection of garden studio within the second floor terrace.
- 2.2 To the rear lower section, the existing decked area is to be changed into habitable space and a square skylight would be added over this area to fully enclose it. Full height sliding glazed doors would be fitted behind the existing rear gate and railings which are to be retained with the gate swing being adjusted so it would swing outwards rather than inwards.
- 2.3 At first floor level, the existing opening to the lounge is to be enlarged to form a projecting window. This would project 0.8 metres and would be 4.4 metres wide. It would have a copper clad flat roof.
- 2.4 At second floor level, a studio is proposed. This would be 2.5 metres wide by 3.6 metres deep and would be linked to the main dwelling by a glazed link.
- 2.5 It would have a monopitch roof which would slope upwards from front to back having a pitch of approximately 22 degrees. The front eaves level would be 2.2 metres and the rear 3.7 metres in height. Hinged sections to the rear elevation would open to provide a seat with a sunshade above.

3.0 SITE HISTORY

Reference	Description	Outcome
C/02/0999	Approval of siting design and external appearance, and landscaping relating to the redevelopment of 9.45 hectares of land for residential development pursuant to condition 3 of the outline planning permission	APC dated 03.06.2003

C/00/1175 Outline Application for 9.45ha of Residential Development (Class C3) comprising not more than 382 dwellings; together with 1.92ha office development (Class B1) comprising a total maximum floorspace of 16500 sq metres (gross); alterations to the public highway, access, car parking and ancillary. Approved 10.10.2001

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 2018 policies, Supplementary Planning Documents and Material Considerations.

5.2 Relevant Development Plan policies

PLAN	POLICY NUMBER
Cambridge Local Plan 2018	1 3 35 58, 61

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

Central Government Guidance	National Planning Policy Framework February 2019 National Planning Policy Framework – Planning Practice Guidance March 2014 Circular 11/95 (Annex A)
-----------------------------	--

5.4 City Wide Guidance

- Buildings of Local Interest (2005)
- Cambridge City Council (May 2007) – Sustainable Design and Construction
- Cambridgeshire Design Guide For Streets and Public Realm (2007)
- Roof Extensions Design Guide (2003)

Area Guidelines

- Brooklands Avenue Conservation Area Appraisal (2013)

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Control)

- 6.1 No significant adverse effect on the adopted public highway should result if this application gains the benefit of planning permission

Conservation team

- 6.2 The gates of these dwellings and their open terrace spaces are important characteristics as are the continuous outlines/profiles of the buildings.
The proposals retain the gates (with adjustment) and the terrace space – though with an insertion into such space.
In terms of visibility from street level, the proposals would be unobtrusive. From open areas within the neighbouring terraces of buildings, the apex of the upper floor addition would be likely to be apparent above the parapet level.
Generally the proposals would have very limited impact on the conservation area. This might be further reduced by modifying the proposal to reduce the height of the apex element.
- 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 Councillor Thornburrow has called the application to committee due to the architectural importance of the setting and the award of the Stirling Prize to the Accordia development.

The proposal itself is to one dwelling, but these are proposals that affect a Stirling Prize winning scheme. This prize is the highest accolade for architecture in this country and for the first time ever, the award for given for the whole housing scheme. The scheme may be small but it is important as of this award winning housing scheme and requires rigorous and transparent assessment.

Gilmour Road was designed by Feilden Clegg Bradley who state, generally about Accordia, that “The design replaces traditional gardens with a variety of private open spaces such as courtyards, roof terraces and large balconies. A mixture of house and apartment types weaves into the fabric of these spaces in the form of terraces, courtyard houses and set-piece apartment buildings. The scheme also adopts a holistic approach to environmental design, creating a well-rounded and sustainable complex.”

- 7.2 The owners/occupiers of the following addresses have made representations:

- Accordia Community and Residents Association (ACRA)
- 7 Aberdeen Square
- 11 Aberdeen Avenue
- 7 Henslow Mews
- 3 Morland Terrace
- 6 Richard Foster Road

- 7.3 The representations can be summarised as follows:

- The proposed development goes against intent of the existing Article 4 Direction and Conservation Area Designation "that all future works must 'preserve or improve' the district's character."
- This application is inconsistent with the architectural cohesiveness such as open terrace elements and a

framework of layout, forms and materials that make up the design of Accordia.

- Risk of a precedent being set for allowing varied alterations across the Accordia Development in properties of similar design.
- Impact on the immediate neighbours, the proposed addition to the top floor will be very prominent and will compromise one of the most important design features of the estate - the uniform treatment of the terrace areas. The proposed change to the ground floor, even if the existing openings are glazed, will obstruct the view through to the adjacent garden, interfering with the "private but visible spaces" which the conservation area appraisal identified as a positive feature of the estate.
- The full height glazed sliding doors would be too close and relates poorly to the retained rear gate and railings. The change to the gate swing would visually encroach into the shared garden area and interrupt the rhythm of the rear elevation of the terrace.
- The protrusion of the dining room roof light and the addition of the projection to the existing window would be out of character with and interrupt the coherence and symmetry of the appearance of the rear elevation of the terrace.
- The addition of an independent structure with glazed link on the top floor terrace would be an alien form, visually intrusive at high level and upset the integral balance between solid built form and open amenity space.
- The structure would directly overlook the main living area of 3 Morland Terrace and would block light to an intolerable and unacceptable degree.
- An independent terrace structure of this kind will detract from the special character of the architecture of the Accordia Estate.
- Article 4 Direction ensures that their architectural cohesiveness is preserved. Basic forms are punctuated with framed, open terrace elements and in some cases, prominent chimney stacks. Its strong character is achieved via a consistent framework of layout, forms and materials."
- The properties on Accordia were designed to work together as a whole rather than simply as a collection of independent properties. A key element of this quality is

the harmony and uniformity of building styles. The proposed development will prejudice these, and is therefore not in keeping with the design of the estate as a whole.

- Consistency and regularity are key features of the development, and ad hoc individual designs such as this greatly detract from it.

7.4 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 On the 21st February 2014, the Council published an Article 4 Direction on the Accordia Estate. This means that certain works to dwellinghouses which are generally permitted development would now require a planning application. These works are:

- The infill or enclosure of a recessed entrance or an open terrace area
- Insertion of a new window opening
- Removal of a projecting part of a dwelling house
- The recladding of any part of a building in a material of a different type or appearance to the original
- The provision within the curtilage of a dwellinghouse of a hard surface
- The alteration or removal of a chimney
- The erection or construction of a gate, fence, wall or other means of enclosure
- The painting of the exterior of any building or work

This came into force on the 23rd February 2015.

8.2 The Article 4 direction restricts certain types of development where the exercise of permitted development rights would harm local amenity, the historic environment or the proper planning of the area. This does not mean that the building cannot be changed in any way however proposed changes to the building as a whole would need to be carefully assessed to ensure that their architectural cohesiveness is preserved and that the

proposal does not detract from the appearance of the conservation area.

- 8.3 To the rear ground floor lower section, the existing decked area is proposed to be changed into habitable space and a square skylight would be added over this area to fully enclose it.
- 8.4 Given this section is recessed from the front elevation of the dwelling by approximately 7 metres and views would still be available through the glazing to this section, I am of the opinion that views would not change dramatically. The front section is used as a garage and a parked car would obscure the proposed area from view, I am of the opinion that views through to the rear section of the building would still be maintained and the visual importance of the views through the building would not be compromised.
- 8.5 I do not therefore consider the proposed use of the infilled area as a dining room to be detrimental to the appearance of the dwelling or the conservation area.
- 8.6 The top of the rooflight with seating to the first floor terrace would be set down from the parapet level and this wall would screen the skylight from view from outside the curtilage of the dwelling. I am therefore satisfied that there would not be wider views of this element and as such it would not impact detrimentally on the character and appearance of the conservation area.
- 8.7 At first floor level, the existing opening to the sitting area in the rear elevation is to be enlarged to form a projecting window. This again would be set back from the parapet edge of the first floor terrace and views of this would be minimal and against the backdrop of the existing rear elevation. This would take up a small amount of outdoor amenity space however this would not in my opinion impact detrimentally on the usability or the visual openness of this terraced element.
- 8.8 The extension to the second floor terrace would be set back by 1.2 metres from the front elevation of the dwelling behind an existing balustrade. Given the width of the intervening street, I am of the opinion that views of the extension from street level would be recessive and partly screened by the balustrade.

- 8.9 When viewed from the rear, the extension would be set in by 2.6 metres and again partially screened by existing balustrades to the edge of the terrace. In my view the extension would not be unduly prominent with visual spacing to either side and to the front and rear. The extension would read as subordinate and would not encroach detrimentally into the open space of the terrace.
- 8.10 At second floor level, the apex of the roof of this extension would project above the flat roof of the existing dwelling and the terrace by approximately 0.6 metres. The apex of the roof breaks the existing roof level however this section is set in by 2.5 metres from the rear of building and by 3.4 metres from the front edge of the property. There would be limited views of this section and sight lines indicate that this would not be visible from the public realm at ground floor level.
- 8.11 There would be views from the properties to the front and rear however given the separation between the buildings, any views of this small section of projecting roof would be recessive and would not be visually detrimental.
- 8.12 The proposal would create an altered roof profile by breaking the roofline however in my opinion this is sympathetic to the existing building and surrounding area and in keeping with the requirements of Appendix E (Roof extensions design guide). It is of an appropriate scale, form, height, massing, alignment and detailed design which will contribute to local distinctiveness, complement the built form and scale of heritage assets and respect the character and appearance of the Accordia development and the character and appearance of the conservation area.
- 8.13 In my opinion the proposal is compliant with Cambridge Local Plan (2018) policies 50, 55, 56, 58, 59 and 61.

Residential amenity

- 8.14 The first and second floor terraces are already outdoor amenity space with the ability to afford the occupiers unrestricted views from them outside the application site. In my opinion the addition of an extension would not alter this situation and therefore in my opinion there would not be any additional overlooking issues as a result of this proposal.

- 8.15 The proposed window would project above the wall separating the first floor terrace from the adjoining terrace at No. 14 Gilmour Road. Given the minimal projection above the wall, this projection would not be detrimental to the amenities of this property.
- 8.16 Owing to the separation of the terraces of Gilmour Road and Morland Terrace, I am of the opinion that the extension to the second floor terrace would not block light or detrimentally impact on views from the rear of these properties.
- 8.17 The proposal would result in a loss of amenity space to the ground floor of the dwelling but given that this area is currently enclosed to a certain degree already, I am of the opinion that the loss of this space would not impact detrimentally on the amenity space provision for this property.
- 8.18 In my opinion the proposal is compliant with Cambridge Local Plan (2018) policies 35 and 58.

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 91 of the Town and Country Planning Act 1990 (as amended by 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 development shall take place above ground level, other than demolition, until samples of the external materials to be used in the construction of the development have been submitted to and approved in writing by the Local Planning Authority. Development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure that the external appearance of the development does not detract from the character and appearance of the conservation area (Cambridge Local Plan 2018 policies 55, 58 and 61).