

Application Number	11/0191/FUL	Agenda Item	
Date Received	21st February 2011	Officer	Mr Marcus Shingler
Target Date	18th April 2011		
Ward	West Chesterton		
Site	4 Mulberry Close Cambridge Cambridgeshire CB4 2AS		
Proposal	Two storey rear extension; door at front replaced with window; increase size of side window; build garden room.		
Applicant	Mr. Standing And Dr. Drukker 4 Mulberry Close Cambridge Cambridgeshire CB4 2AS		

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 4 Mulberry Close is an end of terrace two storey dwelling in the centre of the Close to the southeast of the junction with Leys Road. The area is residential in character containing mainly terraced two and three storey properties in Mulberry Close itself although to the southwest on Leys Road there are larger detached dwellings in more extensive grounds. The terrace to the northeast is three storeys in height and set slightly further back than the terrace of which the application site forms part. The subject dwelling is finished in red/buff common brickwork and timber cladding under a tiled roof.
- 1.2 The site is not allocated in the Cambridge Local Plan (2006). It does not fall within a Conservation Area and the building is neither listed or a Building of Local Interest. There are no tree preservation orders on the site and it falls outside the controlled parking zone.

2.0 THE PROPOSAL

- 2.1 The application as revised seeks planning permission for a two-storey rear extension to the existing property. The proposed

extension will measure 1.8m deep by 4.8m wide and with a pitched roof of maximum height 6.2m. The earlier proposed garden outbuilding no longer forms part of this application. The door and window alterations referred to in the description of development do not require planning permission

2.2 The application is reported to Area Committee for determination at the request of a Councillor Nimmo-Smith because he considers that the Committee need to consider the merits of the first two-storey extension in the entire estate.

2.3 The application is accompanied by elevations and plans.

3.0 SITE HISTORY

Reference	Description	Outcome
None		

4.0 PUBLICITY

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

5.0 POLICY

5.1 Central Government Advice

5.2 **Planning Policy Statement 1: Delivering Sustainable Development (2005):** Paragraphs 7 and 8 state that national policies and regional and local development plans (regional spatial strategies and local development frameworks) provide the framework for planning for sustainable development and for development to be managed effectively. This plan-led system, and the certainty and predictability it aims to provide, is central to planning and plays the key role in integrating sustainable development objectives. Where the development plan contains relevant policies, applications for planning permission should be determined in line with the plan, unless material considerations indicate otherwise.

5.3 **Planning Policy Guidance 13: Transport (2001):** This guidance seeks three main objectives: to promote more sustainable transport choices, to promote accessibility to jobs,

shopping, leisure facilities and services, by public transport, walking and cycling, and to reduce the need to travel, especially by car. Paragraph 28 advises that new development should help to create places that connect with each other in a sustainable manner and provide the right conditions to encourage walking, cycling and the use of public transport.

- 5.4 **Circular 11/95 – The Use of Conditions in Planning Permissions:** Advises that conditions should be necessary, relevant to planning, relevant to the development permitted, enforceable, precise and reasonable in all other respects.

5.5 **East of England Plan 2008**

ENV7: Quality in the Built Environment

5.6 **Cambridge Local Plan 2006**

3/4 Responding to context

3/14 Extending buildings

5.7 **Supplementary Planning Documents**

Cambridge City Council (May 2007) – Sustainable Design and Construction: Sets out essential and recommended design considerations of relevance to sustainable design and construction. Applicants for major developments are required to submit a sustainability checklist along with a corresponding sustainability statement that should set out information indicated in the checklist. Essential design considerations relate directly to specific policies in the Cambridge Local Plan 2006. Recommended considerations are ones that the council would like to see in major developments. Essential design considerations are urban design, transport, movement and accessibility, sustainable drainage (urban extensions), energy, recycling and waste facilities, biodiversity and pollution. Recommended design considerations are climate change adaptation, water, materials and construction waste and historic environment.

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

- 6.1 No Objection.
- 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 In total nine letters of objection have been received from the following properties.

1 Mulberry Close
2 Mulberry Close
6 Mulberry Close
10 Mulberry Close
46 Mulberry Close
47 Mulberry Close
58 Mulberry Close

Elmwood, Cuckoo Lane, Lolworth (previous owners of 44 Mulberry Close)
413 Omega Works, Roach Road, London (previous occupier and owner of 3 Mulberry Close)

- 7.2 The issues raised are summarised below: -

The extension is out of character with the area and would impact on its architectural integrity and will set a precedent for two-storey development;
The development would be a drastic change that would be to the detriment of the Close
Overdevelopment of the site;
Reduction in open space;
Overshadowing to neighbouring properties and loss of light and privacy;
Loss of light to No's 3 and 2 Mulberry Close;
Additional noise disturbance and traffic.

- 7.3 A letter of support has been received from the occupier of 43 Mulberry Close which states that in his view 'the plans for the

extension appear to be a practical response to the demands of a growing family' and would enable the family to remain part of the Mulberry Close community.

- 7.4 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.

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

Context of site, design and external spaces

- 8.2 The proposed extension will be partly visible in the street scene when viewed from the southwest but I do not consider that it will impact adversely upon the character and appearance of the locality. The extension is relatively modest in depth and of a satisfactory design and subject to the use of appropriate matching materials I consider that it will integrate well with the existing property. It will be read against the backdrop of the three storey houses to the east and will not project beyond the rear wall of these buildings.
- 8.3 There are currently no rear extensions to the other houses in the terrace or the three storey houses to the east. There are other single storey extensions on the Mulberry Close development but this would be the first two storey extension. I appreciate the comments that the extension will affect the design integrity of the estate as a whole and this will undoubtedly be the case. However, the building is not listed nor is it in a Conservation Area and in this case I think it would be difficult to argue that the design of the development as a whole is so precious that it should not be changed. In reaching this view I am mindful that the development could set a precedent for further two storey extensions.
- 8.4 The existing rear garden serving the house is comparatively small and I can appreciate the argument that allowing

development in this space will result in the loss of garden space and could be regarded as 'overdevelopment'. However, a usable garden space is retained and other gardens in the area have been reduced by the construction of single storey conservatories and extensions. I think it would be difficult to substantiate a refusal of planning permission on the grounds of 'overdevelopment'.

- 8.5 In my opinion the proposal is compliant with East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4 and 3/14.

Residential Amenity

- 8.6 The proposed extension will sit to the southwest of the unattached neighbouring property at 5 Mulberry Close. This property is staggered rearwards of the subject dwelling such that the extension does not project beyond the rear face of this neighbouring property and any impact on light or outlook to it would not in my view, be significant. Additionally there will be no impact on privacy to this dwelling. The proposed extension will sit to the north east of the attached neighbouring property at 3 Mulberry Close. It will abut the common boundary and will inevitably impact to some degree on light and outlook to ground and first floor rear windows. However given the limited depth proposed at 1.8m and the fact that the extension will sit to the northeast I do not consider the degree of impact on this property would be so harmful as to merit refusal. Again there will be no significant impact on privacy to this property in my view as no flank windows are proposed and any views afforded would be not dissimilar to those already afforded to the rear of the property. The extension will be set well away from the boundaries with 1 and 2 Mulberry Close and any impact on these properties would not be significant or harmful. I note the comments received regarding additional noise and disturbance and traffic but a development of this scale would not, in my view, be likely to lead to significant increases in noise disturbance or traffic issues and the Highways Officer has raised no objections to the development.
- 8.7 No other neighbouring properties are affected by the development, which is thus considered to be acceptable from the neighbourliness perspective. 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 East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4 and 3/14.

9.0 CONCLUSION

- 9.1 The proposals are considered to be acceptable and approval is thus recommended.

10.0 RECOMMENDATION

1. 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 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. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4, 3/12 and 3/14)

Reasons for Approval

1. This development has been approved, conditionally, because subject to those requirements it is considered to conform to the Development Plan as a whole, particularly the following policies:

East of England plan 2008: ENV7

Cambridge Local Plan (2006): 3/4, 3/14

2. The decision has been made having had regard to all other material planning considerations, none of which was considered to have been of such significance as to justify doing other than grant planning permission.

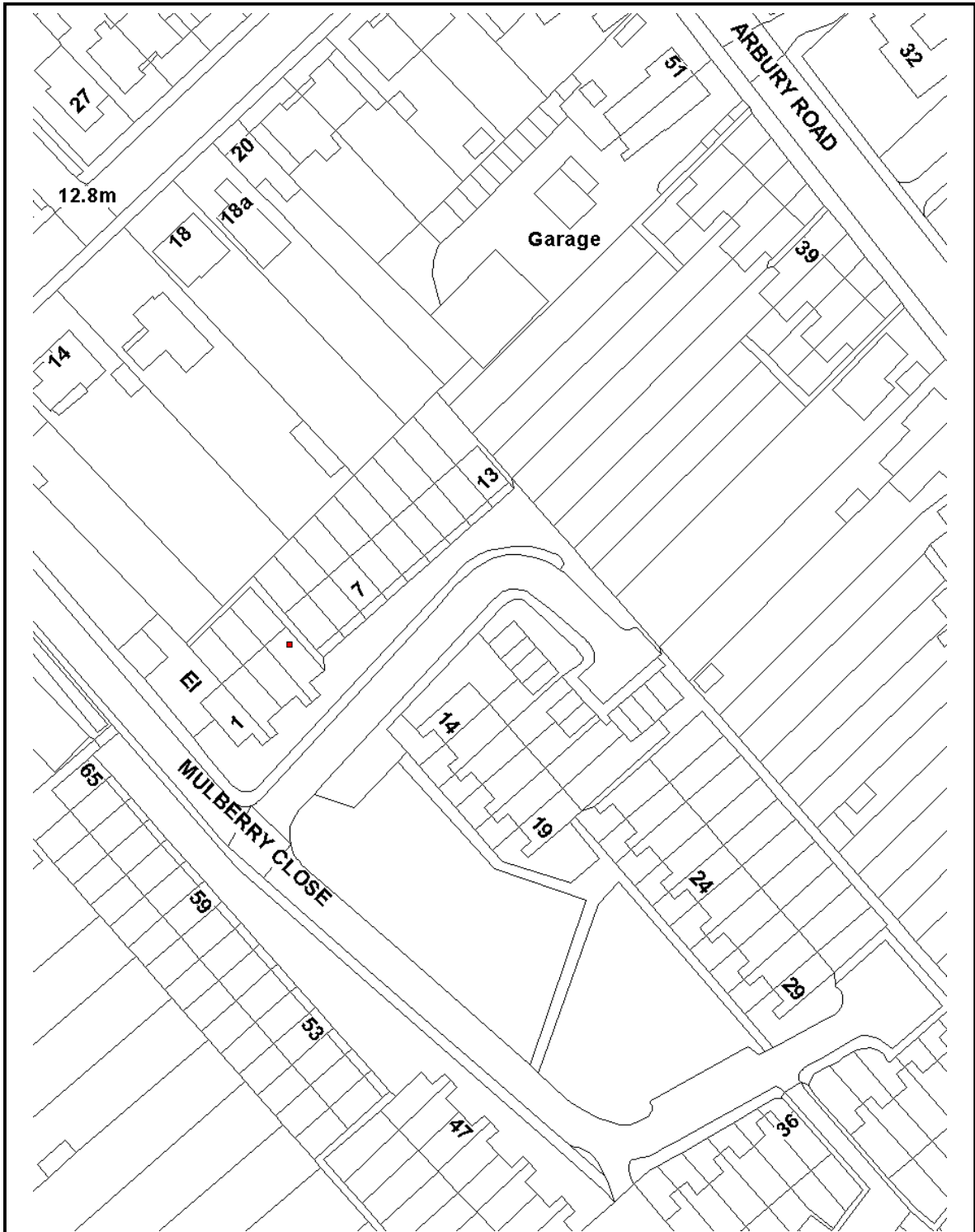
These reasons for approval can be a summary of the reasons for grant of planning permission only. For further details on the decision please see the officer report online at www.cambridge.gov.uk/planningpublicaccess or visit our Customer Service Centre, Mandela House, 4 Regent Street, Cambridge, CB2 1BY between 8am to 6pm Monday to Friday.

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

Under Section 100D of the Local Government Act 1972, the following are “background papers” for each report on a planning application:

1. The planning application and plans;
2. Any explanatory or accompanying letter or document from the applicant;
3. Comments of Council departments on the application;
4. Comments or representations by third parties on the application as referred to in the report plus any additional comments received before the meeting at which the application is considered; unless (in each case) the document discloses “exempt or confidential information”
5. Any Structure Plan, Local Plan or Council Policy Document referred to in individual reports.

These papers may be inspected by contacting John Summers (Ext.7103) in the Planning Department.



11/0191/FUL
4 Mulberry Close Cambridge