

<b>Application Number</b>	11/0062/FUL	<b>Agenda Item</b>	
<b>Date Received</b>	7th March 2011	<b>Officer</b>	Mr Marcus Shingler
<b>Target Date</b>	2nd May 2011		
<b>Ward</b>	East Chesterton		
<b>Site</b>	73 Longworth Avenue Cambridge Cambridgeshire CB4 1GU		
<b>Proposal</b>	Single storey garden room of timber construction (in place of previously approved garage).		
<b>Applicant</b>	Mr Quoc Dang 73 Longworth Avenue Cambridge Cambridgeshire CB4 1GU		

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## **1.0 SITE DESCRIPTION/AREA CONTEXT**

- 1.1 73 Longworth Avenue is a detached three-storey dwelling and its front, side and rear garden areas situated at the junction of Longworth Avenue with St Andrews Road. Longworth Avenue is a relatively new residential enclave of terraced and detached properties of which the subject dwelling, along with the dwelling on the opposite side of the road (No. 1) form effectively the landmark entrance to the development. To the southwest lies older terraced dwellings fronting St Andrews Road; while to the northeast is a continuation of the new development also fronting St Andrews Road. To the east, on the opposite side of St Andrews Road is a very distinctive 'wavy-roofed' building that formed part of the Phillips site. This building and the housing to the southwest are within the Chesterton Conservation Area.
- 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 follows the earlier approval of planning permission for a proposed garage approved under ref: 10/0348/FUL and this time seeks planning permission for a timber garden building to be sited in a similar position to where the approved garage was to be sited. The proposed garden building will be roughly hexagonal and has a maximum width of 5.4m by depth of 5.2m and with a flat roof of height 3.1m.
- 2.2 The application is reported to Area Committee at the request of Cambridgeshire County Councillor Ian Manning.
- 2.3 The application is accompanied by elevations and plans.

## 3.0 SITE HISTORY

Reference	Description	Outcome
10/0058/FUL	New single garage and boundary wall	REF
10/0348/FUL	New garage.	A/C

## 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**

ENV6: The Historic Environment

ENV7: Quality in the Built Environment

### 5.6 **Cambridge Local Plan 2006**

3/4 Responding to context

3/7 Creating successful places

3/12 The design of new buildings

4/11 Conservation Areas

### 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 objections.

### **Historic Environment Manager**

6.2 No conservation concerns with regard to this application.

6.3 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.

## **7.0 REPRESENTATIONS**

7.1 Two objections have been received from the occupiers of 3 Longworth Avenue and 72 Longworth Avenue. The issues raised can be summarised as follows: -

The timber structure is overly large, projecting above the boundary walling and is out of character with the area;  
Flat roof structure suggests that further applications may follow increasing the height;  
Any permission should prohibit connections to gas, a water supply and sewerage;  
Any permission should require the retention of the complete length of garden wall.

7.2 A number of comments were also made regarding the earlier permission. The kerb has been dropped raising confusion about whether or not both the garage and garden building are to be constructed, materials that have been used do not match those specified in the application for the hardstanding and a tree has not been replaced. These matters are not relevant to the determination of this application however it appears to me that both the garage and garden room cannot be constructed because they occupy the same site. 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 and impact on the Conservation Area
2. Residential amenity
3. Third party representations

### **Context of site, design and external spaces and impact on the Conservation Area**

8.2 The proposed timber garden building will be partly visible in the street scene and I have given consideration as to the likely impact of the proposal upon the character and appearance of the locality, including the Conservation Area. Neither the site nor the modern estate in which it is situated are within a conservation area and thus the more stringent design controls that would pertain to new development in Conservation Areas are not applicable in this instance. The site of the garden building is readily visible from the Conservation Area and the Conservation Officer has no concerns. The new development is a modern and visually pleasant environment and the site is prominently positioned at the entrance to the whole development and thus care is still required in assessing the merits of any new developments in this location. In this respect, the proposed garden building will be set against the backdrop of the neighbouring block of dwellings to the north and in my view, will consequently not be particularly intrusive in the street scene. This compares favourably with the application for a garage forward of the building line that was refused. The boundary walling will screen much of the building and whilst timber buildings are not a characteristic feature of the immediate locality, they are not an uncommon occurrence in rear garden environments more generally and in my view would be less imposing than a similar sized brick structure. The proposals are considered to be acceptable from the visual perspective. In reaching this decision I am mindful of the fact that the approved garage proposal would require the removal of part of the boundary wall for access and would therefore be more prominent.

- 8.3 In my opinion the proposal is now compliant with East of England Plan 2008 policies ENV6 and ENV7, and Cambridge Local Plan 2006 policies 3/4, 37, 3/12 and 4/11.

### **Residential Amenity**

- 8.4 The proposed timber building is sited towards the north-western section of the rear garden. It will be parallel with the side wall of the nearest neighbouring dwelling to the north, the unattached neighbouring dwelling at No. 72 and there is a separating gap between the building and No. 72 of 1.3m. There is no ground floor window in No. 72 at this point because its integral garage door is closest to the boundary. Any impact on light or outlook to this dwelling, would not be of a scale to merit refusal. Additionally, I do not consider that privacy to this property will be harmed.
- 8.5 The proposed building will be located roughly 9.8m from the common boundary with the unattached neighbouring dwelling to the north east at No. 51 St Andrews Rd and given that it is single storey only, any impact on light or outlook would not be of a significant degree that would merit refusal for this reason. I do not consider that the single storey building would lead to any significant overlooking potential or loss of privacy to either No. 51 or any other nearby neighbouring dwellings.
- 8.6 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 3/12.

### **Third Party Representations**

- 8.7 Most of the issues raised by third parties have been addressed above. Planning permission would be required to add an additional storey to the building. Planning permission would not be required to provide gas, water or drainage for the building. The concerns raised regarding the retention of the existing garden wall were in relation to the previous consent. The demolition of the wall would not need any formal consent but is not shown as part of this application in any event. I do not consider that it would be reasonable to impose a condition to require its retention.

## **9.0 CONCLUSION**

- 9.1 The proposals are considered to be acceptable in terms of their visual impact and the effect on the amenities of the occupiers of neighbouring dwellings and approval is 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. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the external surfaces is appropriate. (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: ENV 6 and ENV7

Cambridge Local Plan (2006): 3/4, 3/7, 3/12, 4/11

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](http://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.

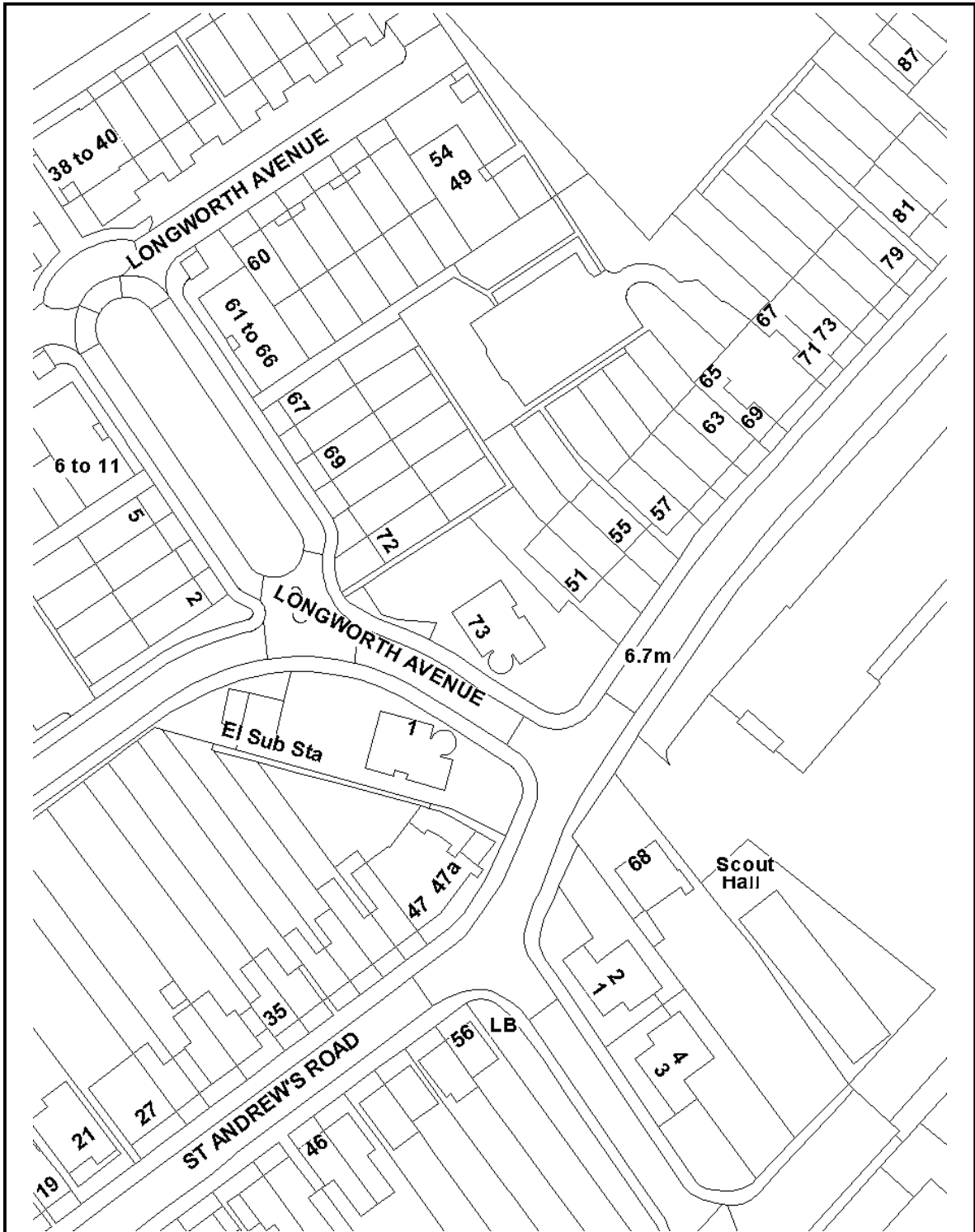
## **LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985**

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.





11/0062/FUL  
73 Longworth Avenue Cambridge