

JOINT DEVELOPMENT CONTROL COMMITTEE (CAMBRIDGE FRINGE SITES)

Report by: Joint Director of Planning and Economic Development

Date: 19th June 2018

Application Number	19/0523/FUL	Agenda Item	
Date Received	18 th April 2019	Officer	Aaron Coe
Target Date	21st June 2019 (Extension of Time)		
Parishes/Wards	Trumpington		
Site	10 Lapwing Avenue, Trumpington, Cambridge, CB2 9AN.		
Proposal	Second floor side extension to three storey dwelling.		
Applicant	Mr P Socha		

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 impacts on the neighbouring properties in terms of loss of light, enclosure, loss of privacy or noise and disturbance.• The proposal respects the existing building in scale and form.• The proposal would not impact existing car parking arrangements.• The proposal would retain an acceptable amount of outdoor amenity space for future occupiers.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 The application site is an end of terrace residential property situated on the southern side of Lapwing Avenue.

1.2 It is a part of the Skanska residential scheme within the Clay Farm development site which was granted planning permission under application reference 11/0698/REM in 2011.

1.3 The site is not currently within a Conservation Area.

2.0 THE PROPOSAL

2.1 Full planning permission is sought for the erection of a second floor extension to create an additional bedroom. The extension will be formed on part of the existing terrace area, measuring 4 metres in width and 4.5 metres in depth. The proposal seeks to retain a terrace space with a depth of 3 metres and width of 3.5 metres.

2.2 The materials proposed include zinc cladding to match the appearance of the existing projecting oriel window on the eastern elevation and obscure glazing on the rear, with an obscure glazed corner to corner window on the east elevation.

2.3 The application is accompanied by the following supporting information:

1. Design Statement
2. Drawings

2.4 The application proposals were the subject of pre-application advice following the refusal of application 16/1324/FUL for the following reason: *'The proposed extension, by reason of its location on the second floor (third level) of the existing dwelling and its height and volume in relation to the wider street scene, would result in significant harm to the overall character and appearance of the Seven Acres development. This is because the articulation, recesses and upper level terraces are important features of the originally designed scheme. The development would also result in a harmful precedent, with pressure for similar extensions on the upper levels of the Seven Acres estate likely to result. As such, the application proposal fails to successfully relate to the existing building form and wider context and is contrary to Cambridge Local Plan policies 3/4 and 3/14.'*

2.5 The application proposals accord with the pre-application advice offered.

3.0 SITE HISTORY

16/1324/FUL Second floor extension, including window in roof Refused
17.10.2016

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 2019
Planning Practice Guidance 2014
Circular 11/95 – The Use of Conditions in Planning Permissions
(Annex A)

5.2 Cambridge Local Plan 2018

Policy 1: Presumption in favour of sustainable development
Policy 55: Responding to context
Policy 56: Creating successful places
Policy 58: Altering and extending existing buildings

5.3 City Wide Guidance

Cambridge City Council (May 2007) – Sustainable Design and Construction:

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Control)

6.1 No comment on the behalf of the Highway Authority.

Urban Design

6.2 Detailed comments provided. Following the previously refused application the applicant has made significant alterations to the proposal. The previous concerns have been addressed by creating an addition that is now clearly subservient to the existing

dwelling achieved by setting front elevation back from the existing building line. The proposal extension uses the same materials, and detailing as the existing zinc clad oriel window on the east elevation of the dwelling. The proposals are considered to respect the character and appearance of the existing dwelling and it is not considered that the addition will be harmful to the balance of the terrace nor the streetscene. Recommends condition to ensure matching materials.

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:

- 29 Raeburn House
- 41 Raeburn House
- 42 Raeburn House
- 26 Kingfisher Gardens
- 9 Lapwing Avenue

7.2 The representations can be summarised as follows:

- The reasons for the previous refusal (16/1324/FUL) remain valid.
- The approval of this application will set a precedent.
- The proposed development will be out of character with surrounding properties.
- Concerns over car parking and traffic issues.
- All Seven Acres properties have restrictive covenants.
- Overlooking of rear gardens
- Proposed materials will not match existing
- Visual impact of the proposal on the street scene

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

Principle of development

- 8.1 The proposed development involves the creation of one additional bedroom through the conversion of part of the existing terrace space. The principle of altering and extending residential properties is supported by Policy 58 of the Cambridge Local Plan (2018). This is a different local plan context from that under which the previous scheme was considered.
- 8.2 Policy 58 of the 2018 Local Plan recognises that over time residential developments may require alterations to meet the needs of the occupiers. It advises that subject to their careful design, and not having an adverse impact on the surrounding character or neighbouring amenity, extensions to dwellings should be supported. These issues are considered in further detail below.

Context of site, design and external spaces

- 8.3 The key design issue is the design and appearance of the extension.
- 8.4 The Skanska (Seven Acres) development is characterised by a series of terraces. The previous application which was refused in 2016 (application reference 16/1324/FUL) proposed the conversion of the entire terrace space on the second floor into living accommodation. This proposal involved the addition of significant mass to the front elevation of the property and was considered to have adverse impacts on the street scene and the overall character of the development.
- 8.5 Following the previously refused application the applicant has engaged in pre application dialogue with the Local Planning Authority and made significant alterations to the proposal. The officer site visit confirmed that the proposed development will be subservient to the existing dwelling and set back from the front elevation. It is acknowledged that the extension will be visible from the street scene and will have some impact on the existing symmetry of the built form. However, this visual impact is not considered significant enough to warrant a refusal of the application on these grounds.

- 8.6 Officers note that the previous application (16/1324/FUL) was refused for reasons relating to the requirements of the Clay Farm Design Code to retain consistent and regular rooflines along the terraces within this area. In considering the updated application proposals, the material choices and design which includes setting back the extension are considered to overcome the previous concerns. In reaching this decision regard has been given to the consultation advice received from Cambridge City Council Urban Design team.
- 8.7 A contemporary zinc cladding is the material proposed for the extension. The proposed material will match the existing large projecting window on the eastern elevation. This is considered acceptable and an appropriately worded condition will be added to ensure the proposed materials used will match the existing (Condition 3).
- 8.8 On the basis of the assessment above, the proposal is considered acceptable in terms of design and visual appearance, and in accordance with Cambridge Local Plan (2018) policies 55, 56 and 58.

Residential Amenity

- 8.9 The proposed development involves a full height obscure glazing feature on the rear elevation and an obscure glazed corner feature on the east elevation. This element respects the privacy of both the existing caravan site to the rear and the neighbouring properties.
- 8.10 An openable slit window is proposed on the rear elevation adjacent to No. 9 Lapwing Avenue. Given the indirect angle of this outlook into the rear garden of No.9 and the existing situation (where some degree of mutual overlooking is characteristic across the Clay Farm development), officers are of the view that the proposal will not result in any additional harm to neighbouring amenity.
- 8.11 Due to the scale of the proposed extension and orientation of the property, officers are satisfied that there will be no overshadowing issues associated with the proposed development.
- 8.12 In terms of the provision of outdoor amenity space, the proposed extension is to be built on part of existing terrace space. Such

terraces are key amenity features across the Skanska development. The retained terrace measures 3m deep and 3.5m wide. This is considered to be adequate provision of amenity space.

- 8.13 On the basis of the above evaluation, officers are satisfied that the development proposals are acceptable with regard to residential amenity, and in compliance with Cambridge Local Plan 2018 policies 55, 56 and 58.

Highway Safety and Car Parking

- 8.14 The proposed development does not involve any alterations to existing car parking arrangements (two allocated car parking spaces). The proposal is in accordance with Cambridge Local Plan 2018 car parking standards (Appendix L). Cambridgeshire County Council Highways Engineer has assessed the proposed development and has raised no objections on behalf of the Highway Authority.

Third Party Representations

- 8.15 The majority of the third party representations have been considered above. The existence of private covenants across the Skanska (Seven Acres) development is noted. This is not a material planning consideration and not relevant to the assessment of the application proposals.

9.0 RECOMMENDATION

APPROVE planning permission, 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 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 area (Cambridge Local Plan 2018 policies 55, 57).

4. 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 2018 policy 35).