

<b>Application Number</b>	19/0252/FUL	<b>Agenda Item</b>	
<b>Date Received</b>	25th February 2019	<b>Officer</b>	Aaron Coe
<b>Target Date</b>	22nd April 2019		
<b>Ward</b>	Romsey		
<b>Site</b>	342 Mill Road Cambridge CB1 3NN		
<b>Proposal</b>	Replacement of existing outbuilding to two storey Annex to the rear of the garden.		
<b>Applicant</b>	Mrs Lucy Ingham 2 Beaumont Road Cambridge CB1 8PY		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"><li>• The proposal is well integrated with the character and appearance of the surrounding area.</li><li>• The proposal would not harm the amenities of neighbouring properties.</li></ul>
RECOMMENDATION	APPROVAL

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

- 1.1 The application site is located on the southern part of Mill Road within a terrace of two storey properties built in brick and slate. The whole terrace lies within the Mill Road area of the Central Cambridge Conservation Area. The property is unlisted but has been identified as a positive unlisted building in the Conservation Area.
- 1.2 The site falls outside of the controlled parking zone and there are no protected trees within the application site.

## **2.0 THE PROPOSAL**

- 2.1 The application seeks full planning permission to demolish the existing timber outbuilding and construct a two storey annex at the rear of the garden.

- 2.2 The existing timber outbuilding is located at the rear of the garden. The structure has a width of 5.2m, a depth of 4m, with an eaves height of 3.3m and ridge height of 4.1m. Rear access to the property is via the outbuilding.
- 2.3 The proposed new two storey annex measures 5.2 metres in width and 6 metres in depth. The north elevation is proposed to have an eaves height of 2.52 metres with a steeper roof pitch and a ridge height of 4.8 metres. The eave height on the south elevation is proposed to remain the same as the existing outbuilding at 3.5 metres.
- 2.4 The proposal involves two velux windows, one on the front elevation and one on the rear.
- 2.5 There is an existing access from the alleyway on the south side of the development, this is proposed to be improved and used as part of the proposed development for bicycle access.
- 2.6 The application is accompanied by the following supporting information:
1. Design Statement
  2. Drawings

### **3.0 SITE HISTORY**

<b>Reference</b>	<b>Description</b>	<b>Outcome</b>
18/0920/FUL	Roof extension incorporating raising ridge height and rear box dormer with Juliet balcony. Single storey rear extension.	Refused (Appeal-part allowed/part dismissed)

### **4.0 PUBLICITY**

4.1	Advertisement:	Yes
	Adjoining Owners:	Yes
	Site Notice Displayed:	Yes

## **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: The presumption in favour of sustainable development

Policy 55: Responding to context

Policy 56: Creating successful places

Policy 57: Designing new buildings

Policy 61: Conservation and enhancement of Cambridge's historic environment

Policy 82: Parking management

### **5.3 Area Guidelines**

Mill Road Area Conservation Area Appraisal (2011)

## **6.0 CONSULTATIONS**

### **Cambridgeshire County Council (Highways Development Control)**

6.1 No objection to the proposal and recommend no conditions. The following advice is provided:

6.2 No additional off-street parking provision is made for the additional residential accommodation, the layout of which would allow it to be occupied as a household independent of the main dwelling.

6.3 The streets in the vicinity provide uncontrolled parking, and as there is no effective means to prevent residents from owning a car and seeking to keep it on the local streets this demand is likely to appear on-street in competition with existing residential uses.

6.4 The development may therefore impose additional parking demands upon the on-street parking on the surrounding

streets and, whilst this is unlikely to result in any significant adverse impact upon highway safety, there is potentially an impact upon residential amenity which the Planning Authority may wish to consider when assessing this application.

### **Urban Design and Conservation team**

- 6.5 The development is acceptable subject to imposition of a standard condition requiring the submission of material details prior to installation of the materials. This is to avoid harm to the special interest of the Conservation Area.
- 6.6 It is considered that the proposed design would have no greater impact on the character or appearance of the conservation area than the existing outbuilding. There is concern over the use of a man-made material for the cladding. Wood effect cement weatherboard can have a very plastic character that would not be appropriate to this location. The applicant should consider a natural material instead, for example a timber cladding to achieve appropriate character for the outbuilding.
- 6.7 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 Smith (Romsey Ward Councillor) requested to call in this application in officers were minded to approve for the following reasons:
- Over development and increasing housing density in the area.

## **8.0 ASSESSMENT**

### **Context of site, design and external spaces**

- 8.1 No. 342 is listed as a 'Positive Unlisted Building' in the Mill Road Conservation Area Appraisal. Positive Buildings are good examples or relatively unaltered buildings where their style, detailing and building materials provides the streetscape with interest and variety. They make a positive contribution to the special interest of the Conservation Area.

- 8.2 The proposed annex replaces an existing two storey outbuilding, with a proposed increase in depth by 2 metres along with the introduction of a steeper roof pitch and ridge height. The proposal would not be visible from Mill Road but would be partly visible from Madras Road to the west of the application site.
- 8.3 The existing outbuilding is a dilapidated timber outbuilding which is out of character with the surrounding character. The proposed replacement building will provide a more contemporary design with higher quality materials. The design and appearance would not have an adverse impact on the character or appearance of the conservation area.
- 8.4 There is an extant permission for a single storey extension to the dwelling No. 342 Mill Road, this will add an additional depth of 3metres to No.342 Mill Road and once implemented would retain an external amenity space of 4.4 metres deep and approximately 5 metres in width. It is acknowledged that the approval of the proposed development would result in a further reduction in the amount of garden space for existing and future occupiers, however, it is considered the amount of amenity space proposed to be retained is sufficient and would not warrant a refusal of the application.
- 8.5 In my opinion the proposal is compliant in design terms with Cambridge Local Plan (2018) policies 55, 56, 57, 59.

### **Impact on the Conservation Area/Listed Building/BLI**

- 8.6 The City Council conservation officer is concerned over the use of a man made material for cladding and considers the proposed wood effect cement to be inappropriate for this location. A condition will be imposed to ensure a sample of the proposed cladding is submitted for approval prior to commencement of development. However, overall the proposal is considered to be acceptable and the design of the annex would not impact the character of the conservation area.
- 8.7 In my opinion the proposal is compliant with Cambridge Local Plan (2018) policy 61.

## **Residential Amenity**

Impact on amenity of neighbouring occupiers:

- 8.8 It is considered that the proposal would not be unduly overbearing to the properties either side, 340 or 344 Mill Road. The proposals would not impact detrimentally on the gardens of these properties and there are no overlooking or overshadowing impacts associated with the proposed development. Given the separation of the building from the rear of adjoining properties, the proposed building would not have a detrimental impact through loss of light, privacy or enclosure.
- 8.9 The proposed annex would be situated within close proximity to No.1 Madras Road, however, given the presence of the existing outbuilding and the eaves height being proposed to remain the same it is considered that there would not be any additional impacts on this property.
- 8.10 The proposal would not result in any overlooking of habitable rooms of neighbouring properties.
- 8.11 In my opinion the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and in this respect, I consider that it is compliant with Cambridge Local Plan (2018) policies 55 and 57.

## **Highway Safety, Car and Cycle Parking**

- 8.12 The proposal does not offer any additional parking provision for the proposed additional residential accommodation. The streets in the vicinity provide uncontrolled parking, and there is no effective means to prevent residents from owning a car. However, given that the proposed development is for an annex rather than an independent dwelling, the proposal is unlikely to result in additional on street car parking demand.
- 8.13 Additional bicycle storage is also proposed to be provided on the western boundary which will be accessible from the rear alleyway. This is an appropriate space for cycle movement and parking, as per the Cambridge Cycle Parking Guide.

- 8.14 In my opinion the proposal is compliant with Cambridge Local Plan (2018) policy 82.

### **Other Matters**

- 8.15 I have recommended an ancillary annex condition to ensure the unit is not independently occupied. This would require separate assessment against a different suite of policies and such a proposal would be unlikely to succeed in gaining planning permission.

## **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 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)

4. The annex hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwellinghouse and it shall at no time be independently occupied or let, used to accommodate bed-and-breakfast guests or other short-term visitors paying rent or fees.

Reason: To avoid harm to the character of the area, to protect the amenity of neighbouring occupiers and to avoid the creation of a separate planning unit (Cambridge Local Plan 2018, policies 35, 55, 52, and 57).

5. Prior to the installation of any non-masonry walling systems, cladding panels or other external screens full details including structural members, infill panels, edge, junction and coping details, colours, surface finishes/textures and relationships to glazing and roofing shall be submitted to and approved in writing by the Local Planning Authority. This may consist of large-scale drawings and/or samples. The development shall be carried out in accordance with the approved details.

Reason: To avoid harm to the special interest of the Conservation Area. (Cambridge Local Plan 2018, policy 61)