

JOINT DEVELOPMENT CONTROL COMMITTEE (CAMBRIDGE FRINGE SITES)

Report by: Joint Director of Planning and Economic Development

Date: 18th September 2019

Application Number	19/0657/FUL	Agenda Item	
Date Received	13 th May 2019	Officer	Aaron Coe
Target Date	8th July 2019 (EOT agreed 20 th September 2019)		
Parishes/Wards Site	Trumpington 31 Southwell Drive, Trumpington, Cambridge, CB2 9DQ		
Proposal	Single storey rear extension.		
Applicant	Mr and Mrs Scott-Dawkins		

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 impact on the neighbouring properties in terms of loss of light, enclosure, loss of privacy or noise and disturbance.• The proposed extension is considered acceptable in terms of design.• The proposal would retain an acceptable amount of outdoor amenity space for future occupiers.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 No. 31 Southwell Drive is a three storey terrace property located within the Clay Farm development site, approximately 3.7km south of Cambridge City Centre between Trumpington to the west, and Addenbrooke's Hospital to the east.
- 1.2 The property is part of the Bovis Homes Development site, parcels 15, 17 and 18, approved under planning application reference 13/0751/REM.
- 1.3 The site does not fall within a Conservation Area.

2.0 THE PROPOSAL

- 2.1 The proposal is for a single storey flat roofed rear extension and the existing undercroft space will be converted into living accommodation as part of the proposals. The extension is proposed to project an additional 3.2 metres to the rear of the property. The application as originally proposed included the addition of a first floor terrace space. However, this element of the proposal has been removed during the course of the application.
- 2.2 The proposed materials to be used for the extension comprise of facing brickwork to match the existing, grey aluminium bifold windows and doors.
- 2.3 The application is accompanied by the following supporting information:
 - 1. Amended drawings

3.0 SITE HISTORY

No relevant site history.

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 behalf of the highway authority.

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

- 14 Chalkwells Way
- 16 Chalkwells Way

7.2 The representations can be summarised as follows:

- Concerned the proposed development would result in them living on a building site again.
- Concerned with the proximity of the extension to their garden spaces.
- Concerned the proposal will alter the overall outlook of the estate.
- Concerned that the value of their properties will depreciate
- Concerned the proposal will spoil the view from their property.
- Concerned the proposal will result in dust related issues.
- There is a restrictive covenant that prevents this development taking place.

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 additional dining room space and one additional bedroom on the ground floor following the conversion of part of the existing undercroft space. The principle of altering and extending residential properties is supported by Policy 58 of the Cambridge Local Plan (2018).

- 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 proposed extension would be situated to the rear of the dwelling and would not be visible from the street scene. The proposed depth of the extension is in proportion with the layout of the main house and reflects the form of the property. The proposed extension is positioned 7 metres from the rear site boundary and sufficient outdoor amenity space is proposed to be retained as part of this proposal.
- 8.4 The form and design of the single storey extension includes a flat green roof. The proposed extension is not at odds with the existing built form of the property and given that the proposal will not be visible from the street scene this is not considered to significantly impact the character of the area.
- 8.5 The extension is proposed to be constructed with facing brickwork to match the existing, grey aluminium bifold windows and doors. The selected materials are considered to be appropriate.
- 8.6 In my opinion the proposal is compliant in design terms with Cambridge Local Plan (2018) policies 55, 56, 58, 59.

Residential Amenity

Impact on amenity of neighbouring occupiers

14 and 16 Chalkwells Way

- 8.7 The proposed extension is situated 7 metres from the rear boundary of No.'s 14 and 16 Chalkwells Way. Given the distance between the proposed extension to the rear site boundary and the fact the proposal is single storey, it is considered that there would not be any overshadowing or loss of light as a result of the proposed development.
- 8.8 The single storey extension would be visible from the rear terrace spaces of Chalkwells Way. However, given the single storey nature of the extension and the distance from the boundary it is not considered the proposed development would have a significant adverse impact on the outlook of the neighbouring property.
- 8.9 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 56 and 58.

Drainage

- 8.10 Drainage related concerns have been raised by number 14 and 16 Chalkwells Way that makes reference to drainage issues. It is acknowledged that there is a surface water manhole situated within the application site, however the impact of the proposed development on the existing drain is not a material planning consideration. This will be dealt with outside of the planning process as a building control issue that is covered by Approved Document H (drainage and waste disposal) of the Building Regulations 2010. Therefore, the impact of the proposed development on the existing drain will be further assessed at Building Regulation stage and will require the approval of the building inspector.

Car and Cycle Parking

- 8.11 The applicant has retained part of the undercroft space to ensure there is adequate space for an off street car parking space, cycle parking and bin stores. The level of car and cycle parking provision meets the adopted car and cycle parking standards.
- 8.12 In my opinion the proposal is compliant with Cambridge Local Plan (2018) policy 82.

Other Matters

- 8.13 The existence of private covenant across the Bovis Homes development parcel is noted. Therefore, the applicant will require the permission of the masterdeveloper (Bovis Homes) prior to implementing the proposed development. This is not a material planning consideration and not relevant to the assessment of the application proposals.

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. Notwithstanding the approved plans, all flat roofed elements within the development shall be green or brown roofs. No development above ground level, other than demolition, shall commence until full details of these green or brown roofs have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. The details shall include details of build-ups, make up of substrates, planting plans for biodiverse roofs, methodologies for translocation strategy and drainage details where applicable. The green roofs shall be installed in accordance with the approved details and shall be maintained thereafter.

Reason: In the interests of responding suitably to climate change and water management (Cambridge Local Plan 2018; Policy 31)

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)

5. Unless otherwise agreed in writing by the Local Planning Authority, the extension(s) hereby permitted shall be constructed in external materials to match the existing building in type, colour and texture.

Reason: To ensure that the extension(s) is(are) in keeping with the existing building. (Cambridge Local Plan 2018 policies 55 and 58)