

Application Number	19/0183/FUL	Agenda Item	
Date Received	11th February 2019	Officer	Mary Collins
Target Date	8th April 2019		
Ward	Trumpington		
Site	3 Saxon Street		
Proposal	Single storey rear extension and rear roof extension.		
Applicant	Mr & Mrs T. Stainsby 3, Saxon Street		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none">- The proposed development would respect the character and appearance of the conservation area.- The proposed development would not have any significant adverse impact on the amenity of surrounding occupiers.- The proposed development would provide accessible living accommodation and a good level of indoor and outdoor amenity for future occupiers.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 3 Saxon Street is situated on the southern side of the street and is situated in a terrace of 11 two storey dwellings. The property along with its adjoining neighbours has been extended at two storey level and roof level.

1.2 To the rear boundary is the end gable wall of Panton Hall which is constructed on the rear boundary of the application site and the adjoining property at 2 Saxon Street.

1.3 Saxon Street is a cobbled road and is situated within the New Town and Glisson Road Conservation Area.

2.0 THE PROPOSAL

2.1 Planning permission is sought for the erection of a single storey rear extension and rear roof extension.

2.2 The ground floor single storey extension projects 3m from the rear of the existing house with a maximum height of 3.1m. The roof extension replaces the existing dormer with a continuation of No.4's mansard type roof profile. The height does not exceed the line of the roof line of No4. The rear extension will be built in matching Cambridge cream coloured brickwork and natural slate roof to match the existing house materials.

2.3 Revisions were made to the original submission with the rear extension being reduced at eaves level to 2.1m, the width has been reduced to allow for gutters each side. A two storey element was originally proposed but has since been removed from the proposal.

2.4 The application is accompanied by the following supporting information:

1. Design Statement
2. Drawings
3. Shadow Study

2.5 This application was originally scheduled to be heard at the August committee meeting but was withdrawn to enable neighbours to view the shadow study that was submitted just before that Committee.

3.0 SITE HISTORY

Reference	Description	Outcome
C/81/0758	Alterations and additions to existing dwelling houses (2,3 & 4	Approved 14.12.1981

Saxon Street)

4.0 PUBLICITY

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

5.0 POLICY

5.1 See Appendix 1 for full details of Central Government Guidance, Cambridge Local Plan 2018 policies, Supplementary Planning Documents and Material Considerations.

5.2 Relevant Development Plan policies

PLAN		POLICY NUMBER
Cambridge Local Plan 2018		1
		35
		55 56 58 61

5.3 Relevant Central Government Guidance, Supplementary Planning Documents and Material Considerations

	National Planning Policy Framework 2019 National Planning Practice Guidance 2014 Circular 11/95 – The Use of Conditions in Planning Permissions (Annex A) Cambridge City Council (May 2007) – Sustainable Design and Construction Biodiversity Checklist for Land Use Planners in Cambridgeshire and Peterborough (March 2001). Cambridge and Milton Surface Water Management Plan (2011) New Town and Glisson Road Conservation Area Appraisal (2012)
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6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Control)

- 6.1 No comment on the behalf of the Highway Authority.

Conservation team

- 6.2 This house is one of a small terrace of early 19th century houses within the New Town and Glisson Road conservation area. Numbers 2, 3 and 4 all had their roofs changed in the early 80s with the raising of the ridge and rear elevations of the houses. Numbers 2 and 3 have a matching style of part inset dormer in the roof with a small extension to the rear. Number 4 has a higher ridge height and has a sloping form similar to that proposed in this application.
- This proposal is to alter the roof line to remove the existing inset dormer and take the roof slope down at a gradual pitch to meet a new small two storey extension. There are no objections to the small two storey and single storey extensions.
- Whilst it is acknowledged that the existing rear roof does not enhance the character of the conservation area it does currently match that of No 2. This proposal is not an improvement to the existing situation in conservation terms.

Revised drawings

This amendment has reduced the scale and altered the form of the rear extension which is an improvement on the previous proposal, however it retains the changes to the roof slope to remove the existing inset dormer and take the roof slope down to meet the eaves of the original roof and match the roof slope of No 4.

Whilst it is acknowledged that the existing rear elevation does not enhance the character of the conservation area it does currently match that of No 2. This proposal would increase the bulk of the rear roof and would fail to preserve or enhance the character of the conservation area.

- 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 Councillor Robertson has commented on this application.

A rear extension to Nos. 2, 3 and 4 Saxon Street has been added in a sympathetic way.

The rear extension would adversely impact on the setting, character and appearance of the conservation area in contravention of Policies 58 and 61. As there is already a back extension to the original building, any new back addition should not add to this so that the combination of existing and new extension exceeds 3m.

The applicant has failed to provide plans which show the proposed work in the context of the full row of houses. Nor has any assessment on the loss of light to adjoining houses been provided.

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

Object

- 26 Brookside
- 33 Brookside
- 4 Coronation Place
- 45 Lensfield Road
- 10 Panton Street
- 12 Panton Street
- 2 Pemberton Terrace
- 4 Pemberton Terrace
- 3 St Eligius Street
- 1 Saxon Street
- 2 Saxon Street
- 7A Saxon Street
- 8 Bell Hill, Histon (owners of no.4 Saxon Street)
- The Mews, Buckland Lane, Maidstone, Kent

Support

- 5 Saxon Street
- 24 Russell Court
- 85 Tavistock Road

7.3 The representations can be summarised as follows:

Overshadows, overlooks and visually dominates. The extension takes up a considerable part of the garden and it does not enhance or contribute to the local conservation area.

The proposal seems to be disproportionately large for such a small property and breaks the property line in the middle of this row creating an inappropriate change for a Conservation Area.

Permission to extend the terraced houses of 2/3/4 Saxon Street was granted in the mid to late C20 following the guidelines of the Local Planning Authority. The properties were extended by 2.5 metres, allowing a single storey building, not overshadowing neighbouring properties and complying with local planning rules. What consideration is there of the earlier extension as this and the new proposed extension, a combined length of 6.150 metres at ground floor level, cover a greater area than the original footprint of the house

These terraced properties have narrow gardens with limited access. The height of the proposed extension would dominate and overbear the properties on either side. Panton Hall abuts the southern wall of No 2 Saxon Street, limiting light into these small gardens. The height of the proposed extension would create further shadow, restricting sunlight not only in the garden but to the only window and main living area of the adjoining terraced houses. Light would also be restricted on the first floor.

Letters of support state the proposal would help maximise the ground floor living area and make it easier and more accessible to move around. This seems to be a well-conceived sympathetic extension in keeping with the area that will add space with minimal to no impact on neighbouring properties including no disruption of natural light

Revised drawings

The proposal would result in significant loss of amenity and loss of light to main living rooms on the ground and upper floors.

A representation has been submitted on behalf of 2 Saxon Street by Right of Light Consultancy. This report indicates that

the proposal is likely to satisfy the BRE 45-degree test but recommend that further tests are required to show how the proposal is likely to impact on diffuse daylight, namely the Vertical Sky Component and the Daylight Distribution. The report suggest the proposal is likely to reduce the level of the VSC below the BRE recommendations and is likely to breach the BRE test for VSC.

- 7.4 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

Context of site, design and external spaces Impact on the Conservation Area

- 8.1 There are no public views of the rear of this terrace from within the wider conservation area and from Panton Street with the only view available from the parking area to the east of the application site. There are views from the rear of the properties in Brookside to the west and Panton Street to the east
- 8.2 Officers agree with the view of the Conservation Officer that the existing rear roof does not enhance the character of the conservation area with its part inset dormer in the roof but hold the opinion however that given a similar Mansard style roof has been constructed on the adjoining property at 4 Saxon Street and given the limited wider views of the rear of this terrace from within the conservation area, that in this instance the proposal to match the design of no. 4 would not have a detrimental impact on this terrace and that the proposal would therefore preserve the appearance of the conservation area.
- 8.3 The proposed extension along with the previous two storey extension to the rear of the property would not detrimentally impact on the amount of useable garden space or the pattern of surrounding development and would not infill or urbanise the rear of this terrace. The depth of the remaining rear garden would be 8 metres and the proposal plus previous additions would not extend over more than half the existing garden area.
- 8.4 The proposed single storey rear extension projecting a further 3 metres from the rear building line of this terrace is not

considered to be detrimental to the appearance of the dwelling, the terrace or the wider conservation area. It is a subservient extension with a pitched roof and is an appropriately sized and designed extension to this dwelling.

- 8.5 In Officers opinion the proposal is compliant in design terms with Cambridge Local Plan (2018) policies 55, 56, 58 and 61.

Residential Amenity

Impact on amenity of neighbouring occupiers

2 Saxon Street

- 8.6 This property is situated to the east of the application site and has a large rear facing window and a glazed door at ground floor level. Officers are of the opinion that owing to the limited depth of the proposed ground floor extension with a low eaves level that the proposal would not result in a detrimental loss of light and would not result in undue enclosure of this property.
- 8.7 The adjoining properties in this terrace have been extended at the same time to the same depth to the rear. Officers are of the opinion that given that the rear walls of the properties are currently in line, that a similar situation to the permitted development fall-back position of a single storey rear extension could be argued in this case. As such, permitted development consider an extension of this depth, height and eaves level would not be detrimental to the amenities of adjoining properties by way of loss of light. This is confirmed as the proposed extension does not fail the BRE 45 degree test when measured on both the vertical and horizontal plane in relation to this window, failing only on the horizontal plane.
- 8.8 The Shadow Study submitted by the applicant made assessments at 9.00am, 12.00pm and 15.00pm respectively on the Winter Solstice, Spring Equinox and Summer Solstice. The results of this study indicate that there would be some overshadowing in the summer evenings but this would not have a detrimental impact to this property.
- 8.9 With respect to the extension to the roof, given there are three windows serving the bedroom in the loft and the windows are

set in from the edge of the roof, this is not considered result in a detrimental loss of light to these windows.

- 8.10 The owner/occupier of 2 Saxon Street has commissioned a Case Appraisal Report in relation to Planning and Legal Rights of Light. This concludes that although the proposed single storey rear extension itself would not impact detrimentally on the amount of light reaching the ground floor rear window that the proposal would breach the BRE Vertical Sky Component test for daylight in respect of this main living room window.
- 8.11 Officers consider that as the proposal does not fail the BRE test on both the vertical and horizontal planes, only failing on the horizontal plane that there is no requirement for further assessment of the Vertical Sky Component in respect of the living room window and that the proposal is acceptable.
- 8.12 The proposal is not considered to result in an undue sense of enclosure to this property. This property is already enclosed to its eastern boundary by a high brick wall and faces the gable end of Panton Hall. There is a retained distance of the is

4 Saxon Street

- 8.13 This property adjoins to the west and has a very short rear garden which is bound by a high garden wall alongside the application site. The rear courtyard of this dwelling already has an enclosed feel and Officers are of the opinion that the proposed extension would not cause any significant additional harm through enclosure and would not result in a detrimental loss of light to this property.
- 8.14 This property is situated to the west of the application site and the proposal would only overshadow this property early in the morning. Given this property faces south, it is considered that this would not have a detrimental impact to this property.
- 8.15 In the opinion of Officers, the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and in this respect, it is considered to be compliant with Cambridge Local Plan (2018) policies 56 and 58.

Third Party Representations

- 9.0** The cobbled road is outside the application site and is therefore outside the scope of this application. For a minor development of this scale, it is considered that the council wouldn't normally seek to control construction traffic management by condition.

10.0 CONCLUSION

- 10.1 In the opinion of Officers, the proposed development would not have an adverse impact upon the conservation area or neighbouring properties.

11.0 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. 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, 58 and 61)