

Application Number	11/0439/FUL	Agenda Item	
Date Received	18th April 2011	Officer	Mr Tony Collins
Target Date	13th June 2011		
Ward	Castle		
Site	32 Woodlark Road Cambridge Cambridgeshire CB3 0HS		
Proposal	Erection of new cycle shelter.		
Applicant	Mr. And Mrs. Smith 32 Woodlark Road Cambridge Cambridgeshire CB3 0HS		

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 32 Woodlark Road is a semi-detached two-storey dwelling and its front and rear gardens on the south-eastern side of the road. The area is residential in character, containing mainly semi-detached two-storey dwellings. The house is finished in red brick and pebbledash render under a tiled roof.
- 1.2 The site is not within a conservation area or the Controlled Parking Zone.

2.0 THE PROPOSAL

- 2.1 The application seeks planning permission for a cycle shelter in the front garden. The proposed shelter would replace an existing shelter: a wooden structure with a felt roof sited on the front boundary of the site. This existing structure, for which an application under 10/1165/FUL was made, and refused, has a maximum height of 1.87m and is denoted on the plan as being 1.94m deep by 2.86m wide.
- 2.2 The shelter now proposed retains the same footprint as that refused under 10/1165, but the height is reduced from 1.77m to

1.31m on the site frontage, and from 1.87m to 1.57m at the rear of the shelter.

- 2.3 The application does not include the lattice fencing between the house and the attached neighbour at 30 Woodlark Road. I share with the previous case officer the view that this fence requires planning permission because it is more than 1m in height adjacent to the pavement/highway.

3.0 SITE HISTORY

10/1165/FUL Erection of cycle shelter Refused

4.0 PUBLICITY

4.1 Advertisement: No
 Adjoining Owners: Yes
 Site Notice Displayed: No

5.0 POLICY

5.1 Central Government Advice

Planning Policy Statement 1: Delivering Sustainable Development (2005)
Planning Policy Guidance 13: Transport (2001)
Circular 11/95 – The Use of Conditions in Planning Permissions

5.2 East of England Plan 2008

ENV7 Quality in the built environment

5.3 Cambridge Local Plan 2006

3/4 Responding to context
3/12 New buildings

5.4 Supplementary Planning Documents

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

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

6.1 No objections.

7.0 REPRESENTATIONS

7.1 None received.

7.2 It has been requested that this application be brought to Committee by Coun. Hipkin. The grounds are that the questions of whether the revised proposal addresses the earlier reasons for approval, and whether the shelter would harm the street scene merit public discussion.

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
2. Residential amenity

Context of site, design and external spaces

8.2 At the time of my site visit, the shelter previously refused permission was still in place.

8.3 Most front gardens in the locality are relatively open in nature, having either low boundary walls, fencing or hedging. In this context the positioning of a cycle shelter close to the front boundary of the property and well forward of the main building line, is alien to the character of the locality. In other nearby houses which share the same difficulty of access to the rear garden being blocked by a recent side extension, the problem of cycle and waste bin storage is generally addressed by less obtrusive means, with shelters on a smaller scale, and generally to the side of the sites. The shelter sought here would be screened to some degree by trellis work to the boundary and hedging but this screens views from the south and south west only, and the hedging will take some time to mature.

8.4 I do not consider that the present proposal represents any improvement on the shelter previously refused. Indeed, because the sloping roof of the present proposal would block the view to the front of the house more comprehensively at average eye height than the previous proposal, I consider its negative impact on the character of the area to be greater. In my view, the proposed shelter, like the previously-refused version, is of a poor design, dominant and visually intrusive in the street scene, which causes clear harm to the character and appearance of the locality. It is in conflict with East of England Plan (2008) policy ENV7, and Cambridge Local Plan (2006) policies 3/4 and 3/12 and PPS1.

Residential Amenity

8.5 The cycle shelter is an open structure that is set to the front boundary of the site and it does not raise any issues in respect of amenity other than those raised above in respect of visual impact. The trellis fence which sits on the boundary lies close to the windows of 30 Woodlark Road, but given its height and open nature I do not consider that it would have a significant impact on outlook.

8.6 In my opinion the proposal adequately respects the residential amenity of its neighbours.

9.0 CONCLUSION

9.1 For the reasons set out above the proposals are considered to be unacceptable and refusal is thus recommended.

10.0 RECOMMENDATION

REFUSE for the following reason:

1. The cycle shelter proposed, by reason of its height, design, and prominent location on the site frontage, represents an unduly intrusive and visually dominant feature in the street scene, that causes demonstrable harm to the character and appearance of the locality. In so doing the development fails to respond positively to its context or to relate satisfactorily to its surroundings contrary to policy ENV7 of the East of England Plan 2008, to policies 3/4 and 3/12 of the Cambridge Local Plan 2006 and to advice provided by PPS1 Delivering Sustainable Development.

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.

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