

Application Number	20/03250/HFUL	Agenda Item	
Date Received	28th July 2020	Officer	Charlotte Spencer
Target Date	22nd September 2020		
Ward	Castle		
Site	3 Bradrushe Fields		
Proposal	Loft conversion with side dormer, roof windows and front and rear gable windows. Garage roof conversion with roof windows and front gable window.		
Applicant	Mr & Mrs M Thomson 3 Bradrushe Fields		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <p>The proposal does not adversely impact on the setting, character or appearance on the setting, character or appearance of the Conduit Head Road Conservation Area.</p> <p>The proposal respects the character and proportions of the original building and surrounding context.</p> <p>The proposal respects the residential amenity of the neighbouring properties</p> <p>The proposal does not adversely impact the surrounding diverse ecology.</p>
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 The application relates to a two storey, detached dwelling house located to the North West of Bradrushe Fields at the end of the cul-de-sac. The brick and tile dwelling is set back from the road by an area of hardstanding and soft landscaping which provides space to park multiple cars within the curtilage of the

dwelling house. To the rear lies a large garden area which acts as private amenity space.

1.2 The application property shares a side boundary with No.2 Bradrushe Fields to the South West. To the North West lies Field House, Conduit Head Road and to the North East lies No.6 Conduit Head Road.

1.3 The area is residential in character and appearance and the site lies within the Conduit Head Road Conservation Area.

2.0 THE PROPOSAL

2.1 2.1 The application is seeking planning permission for the erection of a loft conversion with side dormer, roof windows and front and rear gable end windows and the conversion of the garage roof with roof windows and front gable windows.

2.2 The garage roof would be converted to domestic storage. Two windows would be installed on the North Eastern roof plane and a window would be installed on the front elevation.

2.3 The roofspace of the main dwelling would be converted to allow two bedrooms and a shower room. A dormer would be installed on the North Eastern elevation which would have a width of 2.1 metres, a depth of 2.2 metres and a height of 2.3 metres. Three rooflights would be installed on the North Eastern roof plane, and four would be installed on the South Western side. A front and a rear window would be installed in the gable ends.

2.4 During the determination process a Preliminary Bat Survey was submitted.

2.5 The application is accompanied by the following supporting information:

1. Drawings
2. Preliminary Bat Roost Assessment

3.0 SITE HISTORY

Reference	Description	Outcome
C/85/0088	Erection of a car port	PERM 25.02.1985

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 3 35 55 56 58 61 70

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

Central Government Guidance	National Planning Policy Framework July 2018 National Planning Policy Framework – Planning Practice Guidance from 3 March 2014 onwards Circular 11/95 (Annex A)
Material Considerations	<u>City Wide Guidance</u> Cambridge City Nature Conservation Strategy (2006) Cambridgeshire Design Guide For Streets and Public Realm (2007)

	Roof Extensions Design Guide (2003)
	<u>Area Guidelines</u> Conduit Head Road Conservation Area Appraisal (2009)

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Control)

6.1 No comment.

Urban Design and Conservation team

6.2 No material conservation issues.

Ecology

6.3 Not concerned about the light spillage, however, there is concern about the existing roof being used for bat roosting so would need a preliminary bat survey.

6.4 Following receipt of the bat survey it was confirmed that no further action is required in terms of surveys or specific avoidance or mitigation for roosting bats. No licence will be required for the work. Please add a condition to encourage the applicants to install the recommended bat box as this will have a positive benefit for biodiversity especially considering the adjacent habitat.

6.5 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 Cheney Payne has requested that the application be referred to Planning Committee due to concern about light pollution into Orchard House's garden and wildlife area, and also as the planning documents show an incorrect boundary to Orchard House.

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

- Spring House, Conduit Head Road
- Field House, Conduit Head Road
- Orchard House (No.6), Conduit Head Road

7.3 The representations can be summarised as follows:

- The gardens of the houses along Conduit Head Road are without street lamps or any block source of light illumination;
- This concurrent unbroken stretch of land is interconnected and opens onto fields, hedgerows and areas of small protected secluded wildlife places and woodlands providing an ancient, natural and safe habitat;
- The area is populated with owls, bats, foxes, badgers, birds of prey, wood-peckers, deer, squirrels, peahens, peacocks, kingfishers and herons; frogs, newt, and hedgehogs
- This area of land should be given special consideration;
- Garden of Orchard House is kept deliberately wild as a nature reserve;
- Light pollution should be avoided to preserve and enhance wildlife habitats;
- Windows should not be installed on the north facing roof which overlooks nature reserve and garden;
- Concern about extra noise from open windows;
- Concern about overlooking of the rear gable end window;
- Loss of privacy from the side dormer and northern facing rooflights;
- Bank of windows is unattractive;
- Concern about potential use for a HMO or B&B;
- Concern about the validity of the design which appears to be non-compliant with building control regulations;

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, including impact on the Conservation Area

8.1 With reference to the National Planning Policy Framework (NPPF) and the effect on the significance of heritage assets,

paragraph 196 would apply. Paragraph 196 states that where a development will lead to less than substantial harm to the significance of designated heritage assets, this harm should be weighed against the public benefits of the proposal.

- 8.2 Appendix E of the Cambridge Local Plan (2018) states that roof extensions should relate well to the proportions, roof form and massing of the existing house and neighbouring properties. The roof dormer would be small in scale and would have large set ins from the roof edges and as such it is considered it would appear subordinate. It is considered that the rooflights and new windows on both the main roof and garage would be minor additions. Subsequently, it is considered that the proposed works would appear in keeping with the existing property, street scene and surrounding area. The Conservation Officer has raised no issues in terms of the impact on the Conservation Area. Therefore, the proposal is compliant in design terms with Policies 55, 56, 58 and 61 of the Cambridge Local Plan (2018).

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.3 The works would not extend outwards from the existing roofplanes of the main roof or garage. Therefore, it is considered it would not have a detrimental impact on the neighbouring properties in terms of loss of light, loss of outlook or sense of dominance.
- 8.4 The dormer would be located approximately 3 metres from the shared boundary line with No.6 Conduit Head Road. The plans show that the dormer window would be obscurely glazed and a condition can be added to ensure this. Due to the positioning of the rooflights in the roof plane and that they would face the rear most part of the very large garden of No.6 it is considered they would not result in an unacceptable loss of privacy to the occupiers of this neighbour. The new rear gable end window would be located approximately 24 metres from the shared boundary line with Field House and approximately 28 metres from the neighbouring property. This is considered to be of a sufficient distance to not result in any unacceptable level of overlooking. Therefore it is considered that the proposal would have an acceptable level of impact on the privacy of the neighbouring properties.

- 8.5 The proposal adequately respects the residential amenity of its neighbours and the constraints of the site and in this respect, it is considered compliant with Policies 56 and 58 Cambridge Local Plan (2018).

Ecology and Biodiversity

- 8.6 It has been noted that the land to the North of the site is rich in biodiversity and protected species are known to be in the area. Due to the works being located within the roof spaces of existing buildings it could impact the roosting potential for bats. However, the preliminary bat survey confirmed that the property has negligible bat roosting potential in the house and the garage, although there is high value commuting and foraging habitat on the adjacent site. Following the receipt of the report, the Ecology Officer has confirmed that no further action or information is required. However, a condition requesting a scheme of biodiversity enhancement is requested as this would have a positive benefit for biodiversity.
- 8.7 The objections regarding light pollution is acknowledged. However, external light sources and the rooflights could be installed without planning permission using permitted development rights. In addition, it is also noted there are existing side facing windows on this elevation which would expel some light. As such, the application cannot be refused for this reason.
- 8.8 The proposal is compliant with Policy 70 of the Cambridge Local Plan (2018).

Third Party Representations

- 8.9 The neighbours concern about Building Control are not a planning consideration, and the plans are not showing an HMO or Bed and Breakfast and so this is not considered.
- 8.10 The concerns regarding light pollution has been addressed in the report above.
- 8.11 In terms of the issue with incorrect site boundary lines, the element in question is the rear of Orchard Close and the boundary line of the application property is correct. The area which the incorrect boundary line refers to has just changed

ownership and the impact on light pollution of this land has been considered.

- 8.12 The applicant has also responded to the above concerns. Full details of the response can be inspected on the application file.

9.0 CONCLUSION

- 9.1 Having considered the proposed development against the applicable national and local planning policies and having taken all relevant material considerations into account it is recommended that planning permission should be granted in this instance.

10.0 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 and 58)

4. Prior to the occupation of development, a scheme of biodiversity enhancement shall be supplied to the local planning authority for its written approval. The scheme must include details of the bat roosting box as recommended by the Preliminary Bat Roost Assessment (Greenlight Environmental Consultancy, October 2020). The approved scheme shall be fully implemented within an agreed timescale unless otherwise agreed in writing.

Reason: To create a positive benefit for biodiversity change (Cambridge Local Plan 2018 policy 70)