

Application Number	21/01342/HFUL	Agenda Item	
Date Received	24th March 2021	Officer	John McAteer
Target Date	19th May 2021		
Ward	Queen Ediths		
Site	14 Rathmore Road		
Proposal	Single storey garage extension to create space for a workshop, the addition of 2 No. roof lights to the existing garage roof and minor amendments to the south elevation of the existing garage.		
Applicant	Ms Susan Smith 14 Rathmore Road		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <p>The proposal respects the character and appearance of the existing property, street scene and local area.</p> <p>The proposal does not adversely impact the residential amenity of neighbouring properties</p> <p>The proposal would not have a detrimental impact on Highway safety.</p>
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application relates to a two storey terraced property located on the south side of Rathmore Road.
- 1.2 The application property shares side boundaries with 12 and 16 Rathmore Road to the west and east respectively. To the rear lie garages which are under the ownership of the applicant, beyond which lies the boundaries of 23 and 31 Hartington Grove.

2.0 THE PROPOSAL

- 2.1 The proposal seeks permission for a single storey garage extension to create space for a workshop, the addition of 2 No. roof lights to the existing garage roof and minor amendments to the south elevation of the existing garage.
- 2.2 The application is accompanied by the following supporting information:
1. Drawings
 2. Application Form
- 2.3 The application is being referred to Committee as the applicant is a member of staff.

3.0 SITE HISTORY

- 3.1 None relevant

4.0 PUBLICITY

- 4.1 Advertisement: No
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		55, 56, 58, 59, 82

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

Central Government Guidance	National Planning Policy Framework 2019 National Planning Policy Framework – Planning Practice Guidance from 3 March 2014 onwards
Material Considerations	<u>City Wide Guidance</u> Greater Cambridge Sustainable Design and Construction SPD (2020)

6.0 CONSULTATIONS

Local Highways Authority

6.1 No comment on behalf of the highway Authority.

7.0 REPRESENTATIONS

7.1 No third party representations received.

8.0 ASSESSMENT

8.1 From the consultation responses and representations received the main issues are as follows:

1. Principle of development
2. Context of site, design and external spaces
3. Residential amenity
4. Highway safety

Principle of Development

8.2 Policies 55, 56, 58 and 59 seek to ensure that development responds appropriately to its context, is of a high quality, reflects or successfully contrasts with existing building forms and materials and includes appropriate landscaping and boundary treatment.

8.3 The proposed development is for a garage extension, rooflights and alterations to the south elevation of the existing garage. The extension would be a modest timber-clad pitched roof single-storey addition that would extend northwards into the

garden to the rear of the garage and is intended to create space for a workshop. Two roof lights are proposed to be added to the existing garage roof. The proposed revisions to the south elevation of the garage consist of replacing the existing garage doors with sliding/folding doors and a new access door.

- 8.4 It is considered that the proposed development would be minor in scale and would not harm the visual amenity of the existing dwelling or garage. The proposed pitched roof extension would expand the size of the garage, but it is considered that the garden of 14 Rathmore Road has the depth to support the development. Pitched roofs can be seen on the garages of No. 12 and No. 16 Rathmore Road, which demonstrates that there is precedence for such a design in the area.
- 8.5 The proposed garage would use vertical softwood cladding, which is considered to be a visually appropriate material for a garage in the area. It is therefore considered that the proposal is compliant with Local Plan policies 55, 56, 58 and 59.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.6 Policy 58 permits extensions and / or alterations to existing buildings provided they do not unacceptably overlook, overshadow or visually dominate neighbouring properties.
- 8.7 No objections have been received from neighbouring occupiers, and a site visit has been undertaken. The rear garage of No. 12 Rathmore Road is set back from the back of the terrace gardens and this siting would ensure that the garage extension would not impact the amenity of that garden. The proposed extension is set away from the boundary of No. 16 Rathmore Road and it is considered that this would ensure that the proposal would not negatively impact that garden's amenity.
- 8.8 The proposal is therefore compliant with Local Plan policy 58.

Highway Safety

- 8.9 The Local Highway Authority has been consulted as part of the application and is satisfied there would not be any adverse

impact upon highway safety. The proposal is therefore compliant with Policy 81 of the Cambridge Local Plan (2018).

9.0 CONCLUSION

- 9.1 Having considered the proposed development against the applicable national and local planning policies and having taken all relevant material 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.