

Application Number	21/00434/HFUL	Agenda Item	
Date Received	2nd February 2021	Officer	Phoebe Carter
Target Date	30th March 2021		
Ward	West Chesterton		
Site	167 Chesterton Road		
Proposal	Ground floor and first floor rear extensions		
Applicant	William Beavitt and Rebecca French 167 Chesterton Road		

SUMMARY	The development accords with the Development Plan for the following reasons: <ul style="list-style-type: none"> <input type="checkbox"/> The proposed development would not have any adverse impact on the residential amenity of the adjoining neighbours or the character of the area.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 167 Chesterton Road is a terraced property located on the northern side of Chesterton road, near the junction with Milton Road. It is set back from the road by the front garden. Springfield Court is located to the rear. There is rear access to the site via Springfield Road. The property has been extended to the rear.

1.2 The site does not fall within a Conservation Area, there are no listed buildings in the vicinity and the site is not located within a controlled parking zone.

2.0 THE PROPOSAL

2.1 The application is seeking permission for ground floor and first floor rear extensions. The extension would be attached to the rear existing single storey and two storey elements.

2.2 The application is coming to Planning Committee because the applicant is a Council employee.

3.0 SITE HISTORY

Reference	Description	Outcome
13/0909/FUL	Loft extension	Permitted

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	1 55 56 58

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)
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6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

6.1 No comment on behalf of the Highway Authority.

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:

- 163 and 165 Chesterton Road (Springfield Court)

7.2 The representations can be summarised as follows:

- Concerns regarding possible erection of scaffolding, parking of vehicles and delivery of materials (construction impacts)

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

Context of site, design and external spaces

8.1 The proposal is to extend the existing two storey rear extension by approximately 3.77m and to extend the existing single storey extension. This would result in a total rear extension length of 8m. The property is mainly constructed in brick. The proposal would use brick to match the existing building. In addition, the main dwelling has a pitched roof, although the existing two storey rear extension has a flat roof. The proposed extension would extend this rear element and change the roof form from flat to pitched, which would be more sympathetic to the existing building and the surrounding area.

- 8.2 The existing extension as a mixture of different rear extensions in varying forms. The proposal would result in a neater cumulative rear extension and overall would be more sympathetic to the existing building. Furthermore, the proposal is not considered to dominate the existing building and would remain a subservient addition to the dwelling.

Residential Amenity

Impact on amenity of neighbouring occupiers

169 Chesterton Road

- 8.3 The proposed two-storey element would be set back approximately 1.5m from the common boundary with 167 Chesterton Road. Whilst there may be some overbearing impact to the rear west window of no. 167, due to the separation distance and the presence of the existing two storey extension, it is not considered that the proposal would increase this overbearing impact to a significant degree.

Springfield Court

- 8.4 The proposal would be adjacent to the common boundary with Springfield Court. From an external site visit and internet research, it is assumed that the windows on the east elevation of Springfield Court serve non-habitable rooms. Therefore, it is not considered that the proposal would have a negative impact on the occupants of Springfield Court in terms of overlooking, overshadowing or overbearing.
- 8.5 In the opinion of officers, the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and is considered that it is compliant with Cambridge Local Plan (2018) policies 35, 55 and 56.

Highway Safety

- 8.6 The Highways Officer has raised no objection to the application. Due to the location of the proposals to the rear of the property, it is not considered that the proposal would have an adverse impact to highway safety.

- 8.7 The proposal is compliant with Cambridge Local Plan (2018) policy 81.

Third Party Representations

- 8.8 Representations have been made in respect of covenants and private rights of access. A planning permission would not override these. They are civil matters between different landowners and not a material planning consideration.

9.0 CONCLUSION

- 9.1 The proposal is acceptable in terms of the impact to the existing property and the surrounding area. Whilst there may be some impact to residential amenity in terms of overbearing resulting from the proposal, these impacts are not considered to be significant enough to merit a refusal of the application. Construction related impacts will be temporary and whilst the existing street is narrow, any such impacts will be temporary in nature.

10.0 RECOMMENDATION

APPROVE subject to completion of the s106 Agreement and 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.