

<b>Application Number</b>	11/0694/FUL	<b>Agenda Item</b>	
<b>Date Received</b>	15th June 2011	<b>Officer</b>	Miss Catherine Linford
<b>Target Date</b>	10th August 2011		
<b>Ward</b>	Coleridge		
<b>Site</b>	27 Missleton Court Cambridge Cambridgeshire CB1 8BL		
<b>Proposal</b>	Two storey side extension and single storey front extension.		
<b>Applicant</b>	Mr And Mrs Miah 27 Missleton Court Cambridge Cambridgeshire CB1 8BL		

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## **1.0 SITE DESCRIPTION/AREA CONTEXT**

- 1.1 27 Missleton Court is a two-storey semi-detached property, situated on the western side of Missleton Court. The house has a single storey mono-pitched porch to the front, which is in line with the northern side of the house, and is 2m wide. The attached property is a 'mirror image' of the subject property when viewed from the front. The subject property also has a single storey mono-pitched element to the rear, stretching across the width of the house. The house has a detached garage to the north, situated 1.2m from the side of the house, on the boundary with the unattached neighbour, 28. The surrounding area is predominantly residential in character, with Missleton Court mainly consisting of semi-detached and terraced housing. The site is not within a Conservation Area.
- 1.2 The houses on Missleton Court are set out in an irregular pattern, with 27 sitting at an angle to the unattached neighbour 28.

## 2.0 THE PROPOSAL

- 2.1 Full planning permission is sought for a two-storey side extension to the above property, following the demolition of the existing detached garage; and a single-storey front extension.
- 2.2 The proposed extension would step back 1.9m from the front of the existing porch, and would be 7m in depth, bringing it in line with the two-storey element of the house. The extension would be 3m wide at two-storeys. It would then drop down to single storey height for a further 0.9m, bringing the extension to the common boundary with 28. This extension would provide a garage at ground floor level, with a bedroom and ensuite at first floor level.
- 2.3 The single-storey front extension would essential involve the infilling of the space between the existing porch and the boundary with the attached neighbour, 26. The extension would be the same depth as the existing porch.

## 3.0 SITE HISTORY

None.

## 4.0 PUBLICITY

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

## 5.0 POLICY

### 5.1 Central Government Advice

- 5.2 **Planning Policy Statement 1: Delivering Sustainable Development (2005):** Paragraphs 7 and 8 state that national policies and regional and local development plans (regional spatial strategies and local development frameworks) provide the framework for planning for sustainable development and for development to be managed effectively. This plan-led system, and the certainty and predictability it aims to provide, is central to planning and plays the key role in integrating sustainable development objectives. Where the development plan contains relevant policies, applications for planning permission should be

determined in line with the plan, unless material considerations indicate otherwise.

**5.3 Circular 11/95 – The Use of Conditions in Planning Permissions:** Advises that conditions should be necessary, relevant to planning, relevant to the development permitted, enforceable, precise and reasonable in all other respects.

**5.4 East of England Plan 2008**

SS1: Achieving Sustainable Development  
ENV7: Quality in the Built Environment

**5.5 Cambridge Local Plan 2006**

3/1 Sustainable development  
3/4 Responding to context  
3/7 Creating successful places  
3/14 Extending buildings  
8/10 Off-street car parking

**5.6 Supplementary Planning Documents**

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

**6.0 CONSULTATIONS**

**Cambridgeshire County Council (Engineering)**

6.1 Objects - The proposal extends the garage forward to leave a space between the garage and the highway which is significantly less than the length of many cars currently in production, yet long enough to encourage the parking of a car. The car would, if so parked, extend over the footway, obstructing the passage of pedestrians.

6.2 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 Herbert has requested that the application is determined by East Area Committee if it is recommended for approval. His requests and reasons are attached to the report as Appendix 1.
- 7.2 The owners/occupiers of the following addresses have made representations:
- 26 Missleton Court
  - 28 Missleton Court
  - 29 Missleton Court
- 7.3 The representations can be summarised as follows:
- Out of character with the street
  - The property would become a shared house, leading to an increase in traffic, noise and disruption
  - Loss of light
  - Overlooking
- 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**

- 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
  3. Car and cycle parking
  4. Third party representations

### Context of site, design and external spaces

- 8.2 Missleton Court consists of non-identical, semi-detached and terraced houses. This pair of semi-detached houses are symmetrical when viewed from the street, but they are unbalanced as the subject property has a single detached garage to the side, and the adjoined house has a block of two garages to the side.

- 8.3 The proposed side extension will, undoubtedly, unbalance the pair further, but as the cul-de-sac is not uniform in either layout or design of dwelling, I am comfortable that this will not have a significant detrimental impact on the character or appearance of the street. The submitted plans show that the first floor of the extension will be clad in Hardie Board. The houses on Missleton Court are either built of buff or red brick, with tiled roofs, and therefore I do have some concern that this choice of material would be out of character with the street. Therefore, I recommend a condition requiring samples of materials.
- 8.4 The proposed single storey front extension would effectively extend the existing porch across the width of the house. The property opposite the subject property (6 Missleton Court) has a very similar front extension, and therefore, I am of the opinion, that the proposed single storey extension would not be out of character with the street.
- 8.5 In my opinion, visually, the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7 and 3/14.

#### Residential Amenity

- 8.6 Due to the orientation of the buildings, and the extent of the proposed alterations to the house, it is my opinion that the neighbours likely to be affected are 26 and 28 Missleton Court, with 26 (the attached neighbour) potentially directly affected by the front extension, and 28 potentially directly affected by the side extension.
- 8.7 The proposed front extension would effectively infill the area between the existing porch and the boundary with the attached neighbour, 26. This neighbour has expressed concern that the extension will overshadow their house, blocking light into their living room, at the front of the house. The subject property is north of the neighbour, and therefore it is my opinion, that the level of sunlight blocked will be minimal, and will not be significant enough to justify refusal of this application.
- 8.8 The proposed side extension would replace the existing detached garage. The extension would be 1.2m deeper than the existing garage, with the rear wall of the extension in the same position as the rear wall of the garage, and the front wall

of the extension 1.2m further forward than the front wall of the garage. The existing garage is currently, in my opinion, relatively dominant when viewed from the side passageway, leading to the rear garden of 28. 28 Missleton Court has a ground floor window on the flank wall of the house, facing out onto the driveway (in front of the garage) of 27, which provides light to the living room at the front of the house, the staircase, and to some extent, the landing at first floor level. The subject property sits to the south of this neighbour, and as the proposed extension would be further forward than the existing garage and the taller, it would inevitably result in a reduction in the amount of light entering the living space of the neighbouring house. The proposed extension would be two storeys in height, but would step down to the boundary, which would, in my view, reduce its impact on the neighbour to some degree. Therefore, on balance, it is my view that the impact on this neighbour would not be so significant as to justify refusal of the application.

- 8.9 Concern has been raised that the house will be occupied as a shared house, leading to an increase in traffic, noise and disruption. I can only assess what has been applied for, which is extensions to a dwellinghouse. If the house was to be shared by more than 6 unrelated people, planning permission would be needed to change the use of the property.
- 8.10 In my opinion the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and I consider that it is compliant with Cambridge Local Plan (2006) policies 3/4 and 3/7.

#### Car and Cycle Parking

- 8.11 The Local Highway Authority has commented that the proposal will result in a driveway at the front of the garage, which is too short to park a car. If a car was parked here it would obstruct the pavement. The site is not within the Controlled Parking Zone, and therefore residents can, and do, park on the road. These cars could, potentially, also obstruct the pavement. For this reason, I do not consider it reasonable to refuse the application on this basis.

8.12 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/10.

### **Third Party Representations**

8.13 The issues raised in the representations received have been discussed under the headings above.

## **9.0 CONCLUSION**

9.1 The proposals are considered to be acceptable and approval is thus recommended.

## **10.0 RECOMMENDATION**

**APPROVE** subject to 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 51 of the Planning and Compulsory Purchase Act 2004.

2. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the external surfaces is appropriate. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4, 3/12 and 3/14)

### **Reasons for Approval**

1. This development has been approved, conditionally, because subject to those requirements it is considered to conform to the Development Plan as a whole, particularly the following policies:

East of England plan 2008: SS1, ENV7

Cambridge Local Plan (2006): 3/1, 3/4, 3/7, 3/14, 8/10

2. The decision has been made having had regard to all other material planning considerations, none of which was considered to have been of such significance as to justify doing other than grant planning permission.

These reasons for approval can be a summary of the reasons for grant of planning permission only. For further details on the decision please see the officer report online at [www.cambridge.gov.uk/planningpublicaccess](http://www.cambridge.gov.uk/planningpublicaccess) or visit our Customer Service Centre, Mandela House, 4 Regent Street, Cambridge, CB2 1BY between 8am to 6pm Monday to Friday.

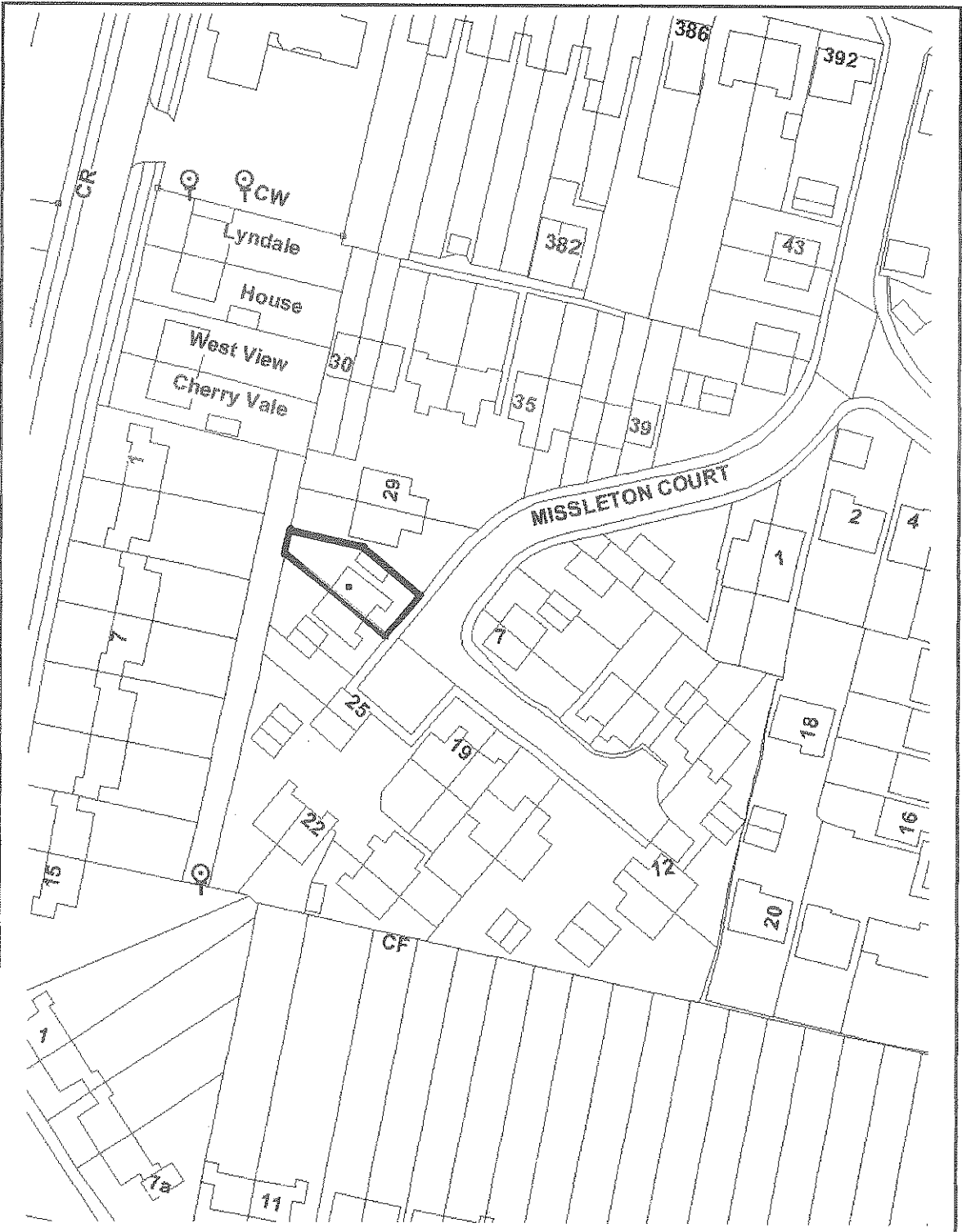
## **LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985**

Under Section 100D of the Local Government Act 1972, the following are “background papers” for each report on a planning application:

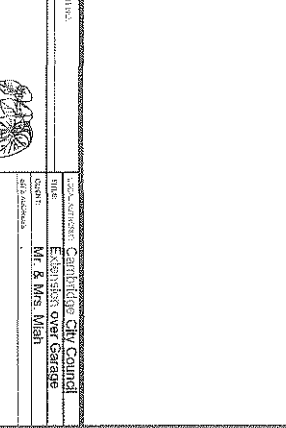
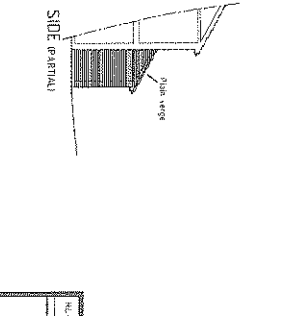
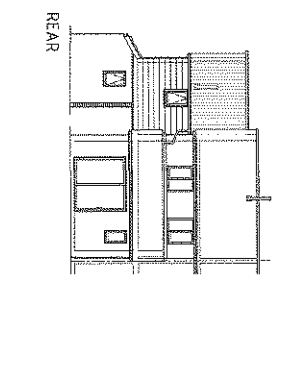
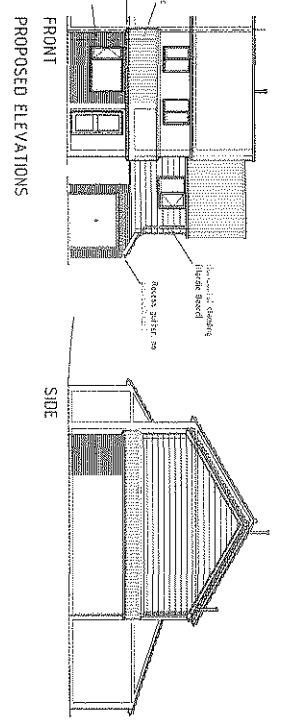
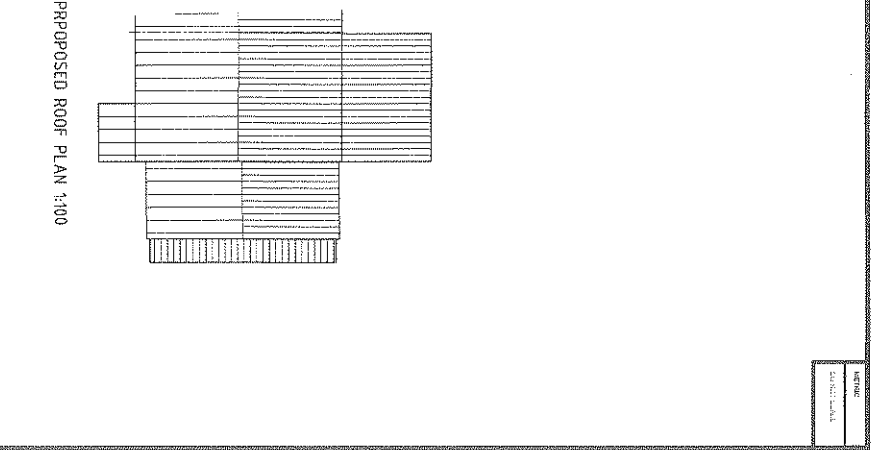
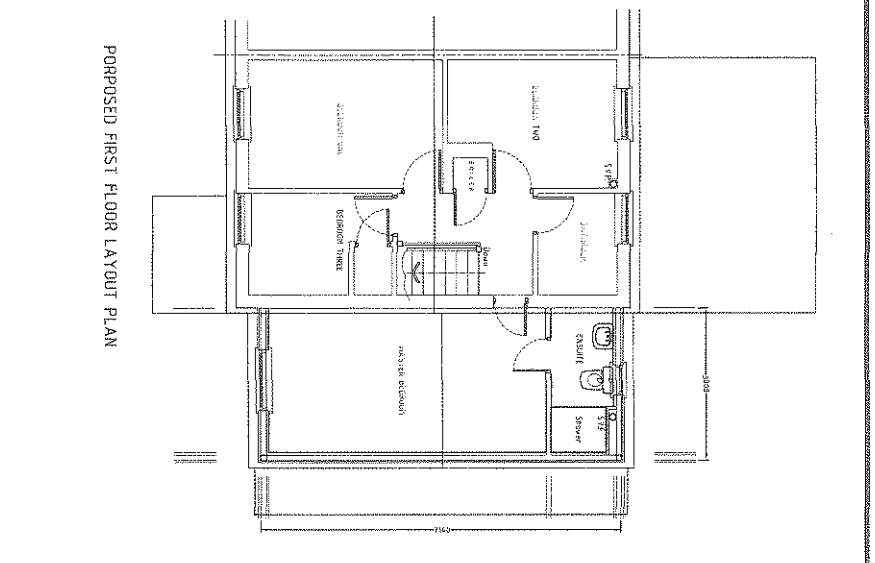
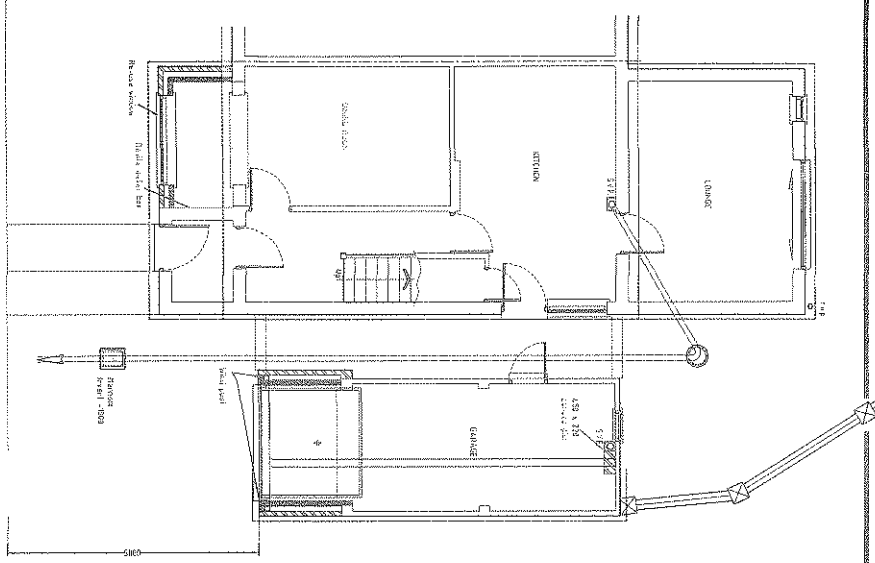
1. The planning application and plans;
2. Any explanatory or accompanying letter or document from the applicant;
3. Comments of Council departments on the application;
4. Comments or representations by third parties on the application as referred to in the report plus any additional comments received 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.

These papers may be inspected by contacting John Summers (Ext.7103) in the Planning Department.





11/0694/FUL  
27 Missleton Court Cambridge



SCALE: 1:50/100

DATE: 05/11

NO. 2

27 Marlborough Court,  
CB1 9BL

Mr. & Mrs. Mish

Cambridge City Council  
Extension over Garage

SRD/5996/05/11 No.2

# Appendix 1.

**From:** "Lewis Herbert" <lewis.herbert1@ntlworld.com>  
**To:** <sarah.dyer@cambridge.gov.uk>, <Catherine.Linford@cambridge.gov.uk>  
**Date:** 15/07/2011 12:06  
**Subject:** 11/0694/FUL 27 Missleton Court

Having looked at the application and site, I wish to request that this application be considered by members/East Area Committee if the recommendation is one of approval

- with the issue to be decided being whether the extension is unduly overbearing on the adjacent property, or not, given the housing layout and design on this street

Cllr Lewis Herbert  
Coleridge Ward