

Application Number	11/0653/FUL	Agenda Item	
Date Received	8th June 2011	Officer	Miss Sophie Pain
Target Date	3rd August 2011		
Ward	Market		
Site	68 Maids Causeway Cambridge Cambridgeshire CB5 8DD		
Proposal	The construction of one storey side and front extension with additional roof space at first floor level to existing detached house together with internal alterations and external works to boundary walls. Works to also include the demolition of part of existing boundary solid brick wall following purchasing of the adjacent strip of land by the Applicant.		
Applicant	Mrs. Judy Davis 68 Maids Causeway Cambridge Cambridgeshire CB5 8DD		

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 68 Maids Causeway is a modern two-storey dwelling, which is situated on the corner of Maid's Causeway and Fitzroy Lane. The property is constructed from a multi stock brick with blue painted timber and render to the front elevation of the property. The dwelling is situated approximately 6 m south of the public footpath and has hard standing to the front of the property for 3 cars.
- 1.2 The property is an anomaly on Maids Causeway as it is a modern addition and does not take any architectural leads from the predominant character of the townhouses, which line Maids Causeway and were built during 1815 – 1825.

- 1.3 The eastern boundary of the property is in an 'L' shape as there is a section of land on the frontage with Maid's Causeway which is owned separately by the Cambridge City Council. Along this boundary there is presently a 2 m buff brick wall with red brick coping to the southern end of this boundary and planting and a low box hedge to the northern end, on the junction of Maids Causeway and Fitzroy Street.
- 1.4 The building is located within Cambridge City Conservation Area No.1 (Central).

2.0 THE PROPOSAL

- 2.1 The applicant seeks planning permission for a number of different parts. Firstly, is the construction of a single storey side extension, infilling part of the eastern elevation of the existing property and forming a replacement boundary wall with Fitzroy Lane. This extension has a shallow mono-pitched roof-which slopes from 3.2 m on the north elevation to 2.7 m on the south elevation. This extension will be built in materials to match the existing.
- 2.2 On the projecting gable roof, which fronts Maids Causeway, it is proposed to extend the east facing roof slope further so that the eaves lowers from 5.3 m above external ground level to 4.3 m. Below this it is proposed to construct a first floor extension above the existing hall and porch. This extension will be 2.6 m in width and will provide additional space to accommodate a fourth bedroom.
- 2.3 To the front of the property it is proposed to create a porch with a flat roof and stained weatherboard cladding.
- 2.4 If the applicants are successful in purchasing the land adjacent to No.68, then it is proposed to extend the existing boundary wall around this area in order to provide additional garden space and create a 1 m high planter to the front in order to maintain visibility when exiting the junction. The purchase of the land is not part of the consideration of this planning application and any planning permission runs with the land, not the applicant/landowner. Therefore, these proposals should be considered on their own merit. The sale of the land by Cambridge City Council and any issues arriving from the sale are not material planning considerations.

2.5 The application is accompanied by the following supporting information:

1. Design and Access Statement
2. Plans

3.0 SITE HISTORY

3.1 No site history

4.0 PUBLICITY

4.1 Advertisement:	Yes
Adjoining Owners:	Yes
Site Notice Displayed:	Yes

5.0 POLICY

5.1 Central Government Advice

Planning Policy Guidance 13: Transport (2001)
Planning Policy Statement 5: Planning for the Historic Environment (2010)
Circular 11/95 – The Use of Conditions in Planning Permissions

5.2 East of England Plan 2008

ENV6: The Historic Environment
ENV7: Quality in the Built Environment

5.3 Cambridge Local Plan 2006

3/4 Responding to context
3/7 Creating successful places
3/14 Extending buildings
4/11 Conservation Areas

5.4 Material Considerations

City Wide Guidance

Roof Extensions Design Guide (2003)

Area Guidelines

Kite Area Conservation Area Appraisal (1996)

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

- 6.1 The proposal should have no significant impact on the public highway, should it gain the benefit of planning permission, subject to the incorporation of a condition requiring that no gate or door shall open out over the highway and an informative to remind the applicants that it is an offence to carry works out on the public highway into any permission that the Planning Authority is minded to grant in regard to this application.

Historic Environment Manager

- 6.2 There are no objections to the demolition of the boundary wall or the principle of development of this type on this site.

However, the alterations proposed are considered to have a negative impact on the Conservation Area.

The proposed glass bricks are inappropriate for this location, particularly on such a prominent wall that is visible in views down Maids Causeway. This aspect of the proposal will allow a negative feature to stand out further, as it is not in keeping with the character and appearance of the Conservation Area.

The proposed works to the front elevation will also further contribute to this property having a negative impact within the Conservation Area. In particular, the flat roofed porch is not a traditional feature and is considered inappropriate. In this section of the Conservation Area, porches in themselves are not part of the established character. The introduction of a porch will create an incongruous feature, which in turn will detract from the character and appearance of the Conservation Area.

The stained weatherboards proposed to clad the ground floor extension beneath the flat roofed porch are also not considered appropriate in this location as this is an incongruous feature that

detracts from the established character and appearance of the Conservation Area.

Policy 4/11 of the Cambridge Local Plan states that *『 Developments within, or which affect the setting of or impact on views into and out of the Conservation Area, will only be permitted if: ... b. ... the alteration of an existing building preserves or enhances the character or appearance of the Conservation Area by faithfully reflecting its context or providing a successful contrast with it』* . This application complies with neither of the aspects of this Policy for the reasons stated above and as such should not be permitted.

Policy HE10 of PPS5, states that *『 local planning authorities should treat favourably applications that preserve those elements of the setting that make a positive contribution to or better reveal the significant of the asset』* . This application does not comply with this policy for the reasons stated above and as such should not be permitted.

- 6.3 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 Bick has requested that this application be heard at Committee for the following reason;

- To allow full transparency for the planning issues independently of the City Council's role as landowner of this site.

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

- Brunswick and North Kite Residents' Association, 61 Maids Causeway;
- 61 Maids Causeway
- 57 Maids Causeway

7.3 The representations can be summarised as follows:

- The external alterations are neither in keeping with the existing building, nor enhance the appearance of the property, which is already an anomalous construction in the Conservation Area;
- The height of the proposed boundary wall, a continuation of the existing 2 m high wall, will be visually unattractive and overbearing;
- The development is considered to be too large for the size of the plot;
- The proposed high boundary wall will be an increased safety hazard for pedestrians and cyclists crossing Fitzroy Lane as it will further obscure their sight of traffic coming down Fitzroy Street;
- The land in question is presently used by pedestrians to avoid vehicles and should be retained for this purpose. If it is to be built upon, then a pedestrian crossing should be built at the mouth of the Lane; and
- The land to be built upon constitutes a public-right of way, albeit currently unregistered and if it is built upon, it will force pedestrians to walk straight into the road;

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, external spaces and impact on the Conservation Area
2. Impact on the Conservation Area
3. Residential amenity
4. Highway safety
5. Car and cycle parking
6. Third party representations

Context of site, design, external spaces and impact on the Conservation Area

Single storey side and front extension

- 8.2 The proposed single storey side extension will be significantly obscured by the rebuilt boundary wall in this location, which is proposed as 3 m in height, 0.5 m higher than the boundary wall to either side. The extension will also be visible from Maids Causeway, as it will rise above that section of wall by 1 m. It is proposed to plant a tree in the garden, which will to some degree screen the extension from the street. However, even if planting were not to be introduced, the extension will be constructed in materials to match the existing and I do not consider that this element of the proposal will be harmful to the appearance of the Conservation Area. However, the proposal does seek to put glass blocks into the rebuilt section of the boundary wall to provide diffused light into the proposed dining room. The Conservation Officer considers that this is inappropriate for this prominent location and I concur with this view. This design feature will draw the eye to this neutral feature and is considered to be out of keeping with the Conservation Area. A condition can be imposed which seeks amended plans, removing this design feature prior to construction of the wall.
- 8.3 It is also proposed to re-design the porch to the front of the property, which will be visible in the street scene of Maids Causeway. At present, the property has a recessed porch and the applicant seeks to formalise this entrance. The Conservation Officer and objectors consider that the proposed flat roof porch and the use of stained weatherboards are not appropriate to the area and that they will be a negative feature within the Conservation Area.
- 8.4 This property is an anomaly within Maids Causeway as it is a later addition, which reflects 1970's architecture rather than the predominant character of Maids Causeway. As a result, the design of the proposed front elevation reflects this and is appropriate to the building. To consider traditional approaches on this building, I believe, would lead to the appearance of the building being even more at odds with the surrounding area. However, I do agree that the use of materials, such as stained weatherboards on the porch may not be entirely appropriate to

the area and as a result. This is because it is not a material that is used in the area, which is why I consider that the imposition of a materials condition would be appropriate in this instance.

First Floor side extension and roof extension

- 8.5 The introduction of the first floor extension and extension of the roof slope are considered to be acceptable. The rooflights, providing they are a 'conservation' design, which can be conditioned, will be acceptable. They do not adversely alter the character of the property and will not harm the appearance of the Conservation Area.

Boundary wall

- 8.6 The proposed eastern boundary wall will be approximately 2.5 m in height, save for where the proposed single storey extension is proposed, where the height will rise to 3 m. Then as the wall nears the junction with Maids Causeway, the height reduces to 2.2 m and then down to a low brick planter, which is 700 mm in height for a distance of 3 m back from the junction. It is proposed to construct this wall from bricks to match the existing, both in buff and red, with a creasing tile coping. The proposal also seeks to introduce two sections of glass blocks into this boundary wall. This is considered to be an anomalous feature and should be removed. Subject to a condition requiring their removal, I consider that the extension of this wall in visual terms is acceptable and will not be visually unattractive or overbearing.
- 8.7 In my opinion the proposal is compliant with East of England Plan 2008, policies ENV6 and ENV7 and Cambridge Local Plan (2006) policies 3/4, 3/7, 3/14 and 4/11 and guidance within PPS5: Planning in the Historic Environment (2010).

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.8 As the proposed alterations are to the east of the property, No.66, to the west will not be affected by the proposals. Grafton House to the rear of the site also has no windows close to the common boundary and as the proposals are focused

towards the front of the property, I do not consider that their amenity will be detrimentally harmed.

- 8.9 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.

Highway Safety

- 8.10 The Highway Engineer has considered the proposal and the implication that it may have on highway safety. It is considered that the proposal will have no significant impact upon the public highway and that a condition should be imposed so that no gate or door opens over the public highway. As no such arrangement is proposed, I do not consider it is reasonable to impose such a condition.
- 8.11 The proposal seeks to place the boundary wall around the area, which is presently used for planting and is not a public right of way. The wall will be reduced in height as it gets closer to the junction with Maids Causeway and as a result, it is not considered that visibility will be impaired. There are no proposals to build over the existing public footpath or dropped pavement which is in line with the crossing which is in place at the mouth of Fitzroy Street.
- 8.12 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/2.

Third Party Representations

- 8.13 I believe that most of the neighbours concerns have been addressed within the report. The outstanding concern is that if the land in question is to be built upon, then a pedestrian crossing should be constructed at the mouth of Fitzroy Lane. This would be a decision for the Highway Authority to make and would be within their jurisdiction to implement.

9.0 CONCLUSION

- 9.1 In the event that the land is not purchased, then the proposed development could proceed with the exception of the extended boundary wall as the land on which the single storey side and

front extension and first floor extension is already owned by the applicant. Although the site is constrained, the area to the side of the property does not positively contribute to the amenity space of the property at present. Therefore, I consider that if the proposal were to be built without the additional land, it would still be acceptable.

- 9.2 The proposal will increase the size of the property, which is on a constrained site. However, with the proposed layout of the site I consider that sufficient amenity space would be retained. The proposed extensions are subsidiary to the main dwelling and subject to the imposition of conditions, I consider that the proposal is acceptable.

10.0 RECOMMENDATION

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)

3. Notwithstanding the approved boundary wall to the east, revised details omitting the glassblocks, shall be submitted to the local planning authority prior to the commencement of development. The approved boundary wall shall be provided in accordance with the approved details and shall thereafter be retained as such.

Reason: To protect the visual amenity and special interest of the Conservation Area (East of England Plan 2008 policies ENV6 and ENV7 and Cambridge Local Plan 2006 policies 3/4, 3/7 and 4/11).

4. Prior to the insertion of rooflights, full details of proprietary rooflights shall be submitted to and approved in writing by the local planning authority.

Reason: To protect the special interest of the Conservation Area (East of England Plan 2008 policy ENV6 and Cambridge Local Plan 2006 policy 4/11)

5. All joinery shall be recessed at least 50/75 mm back from the face of the wall. The means of finishing of the 'reveal' shall be submitted to and approved in writing by the local planning authority. Development will be carried out in accordance with the approved details and shall thereafter be retained as such.

Reason: To protect the special interest of the Conservation Area (East of England Plan 2008 policy ENV6 and Cambridge Local Plan 2006 policy 4/11)

6. Except with the prior written agreement of the local planning authority in writing no construction work or demolition shall be carried out or plant operated other than between the following hours: 0800 hours to 1800 hours Monday to Friday, 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2006 policy 4/13)

INFORMATIVE: The applicant should be aware that rooflights which stand proud of the plane of the roof such as Velux are unlikely to be approved although conservation types may be appropriate.

INFORMATIVE: This development involves work to the public highway that will require the approval of the County Council as Highway Authority. It is an OFFENCE to carry out any works within the public highway, which includes a public right of way, without the permission of the Highway Authority. Please note that it is the applicant's responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council.

INFORMATIVE: Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, the cost of which must be borne by the applicant.

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: ENV6 and ENV7

Cambridge Local Plan (2006): 3/4,3/7,3/14 and 4/11

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 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 on the City Council website at:

www.cambridge.gov.uk/planningpublicaccess

or by visiting the Customer Service Centre at Mandela House.