



Planning Committee Date	14/06/2022
Report to	Cambridge City Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	22/01870/HFUL
Site	15 Bulstrode Gardens, Cambridge CB3 0EN
Ward / Parish	Newnham
Proposal	Single storey and first floor rear extensions, side and rear roof extensions, and relocation of front porch.
Applicant	Mrs Lucy Nethsingha
Presenting Officer	Mary Collins
Reason Reported to Committee	Application submitted by a member or officer of the Council
Member Site Visit Date	N/A
Key Issues	<ol style="list-style-type: none">1. Design, Layout, Scale and Landscaping2. Impact on conservation area3. Residential Amenity
Recommendation	APPROVE

1.0 Executive Summary

- 1.1 The application seeks planning permission for a single storey and first floor rear extensions. Side and rear roof extensions, and relocation of front porch.
- 1.2 Officers recommend that the Planning Committee approve subject to conditions.

2.0 Site Description and Context

None-relevant		Tree Preservation Order	
Conservation Area	X	Local Nature Reserve	
Listed Building		Flood Zone 1	
Building of Local Interest		Green Belt	
Historic Park and Garden		Protected Open Space	
Scheduled Ancient Monument		Controlled Parking Zone	
Local Neighbourhood and District Centre		Article 4 Direction	

- 2.1 The application site is situated on the eastern side of Bulstrode Gardens, which is a private road, situated off the southern side of Madingley Road. The surrounding land is in residential use. The site is within the West Cambridge Conservation Area.
- 2.2 The property is set back from the road behind a front garden. It is detached with a hipped roof and a catslide roof to single storey eaves level to the side. To the rear it has a two storey projection with a hipped roof and a two storey extension with a flat roof and single storey flat roofed extensions.

3.0 The Proposal

- 3.1 Planning permission is sought for a single storey and first floor rear, side and rear roof extensions, and relocation of front porch. The extension to the side of the existing dwelling would build up the existing lean-to wall of the existing catslide to two storey level and the roof of the roof of existing dwelling would be extended and a hip added.

To the rear, the existing two storey flat roof section would have a pitched roof over forming a gable to the rear. The existing hipped roof over the other two storey rear projection would be extended to form a gable.

The proposed ground floor extension to the rear would extend the width of the two, two storey gables. It would have a flat roof.

The main entrance to the property would be relocated as well as the existing bay window.

4.0 Relevant Site History

Reference	Description	Outcome
13/0312/FUL	Erection of a bike shed to the front of the house.	Approved 11.06.2013
13/1716/ NMA	Non material amendment on application 13/0312/FUL for the height of the front right corner of the shed to be 5cm higher than shown on the approved plans.	Approved 11.02.2014
C/87/0869	Erection of single storey extensions and formation of first floor balcony.	Approved 09.10.1987
C/76/0103	Erection of first floor extension	Approved
C/71/0480	Extension to form garage and utility room	Approved

5.0 Policy

5.1 National

National Planning Policy Framework 2021

National Planning Practice Guidance

National Design Guide 2019

Local Transport Note 1/20 (LTN 1/20) Cycle Infrastructure Design

Circular 11/95 (Conditions, Annex A)

EIA Directives and Regulations - European Union legislation with regard to environmental assessment and the UK's planning regime remains unchanged despite it leaving the European Union on 31 January 2020

Conservation of Habitats and Species Regulations 2017

Environment Act 2021

ODPM Circular 06/2005 – Protected Species

Equalities Act 2010

5.2 Cambridge Local Plan 2018

Policy 1: The presumption in favour of sustainable development

Policy 55: Responding to context

Policy 58: Altering and extending existing buildings

Policy 61: Conservation and enhancement of historic environment

5.3 Neighbourhood Plan

N/A

5.4 Supplementary Planning Documents

Biodiversity SPD – Adopted February 2022

Design and Construction SPD – Adopted January 2020

Flood and Water SPD – Adopted November 2016

5.5 Other Guidance

West Cambridge conservation area

6.0 Consultations

None required

7.0 Third Party Representations

7.1 No representations have been received.

7.2 The above representations are a summary of the comments that have been received. Full details of the representations are available on the Council's website.

8.0 Assessment

8.1 Design, Layout, Scale and Landscaping

8.2 Policies 55, 56, 57, 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 side elevation of the property faces towards the entrance to Bulstrode Gardens and the existing cat slide roof is clearly visible in the street scene. The extension of the wall upwards to form a two-storey height wall with a hipped roof is not considered to be detrimental to the appearance of the area.

- 8.4 The extension of the existing hipped two storey rear projection over the existing flat roof would increase the depth of this projection but this is not considered to be harmful. The introduction of a second two storey rear projection, over another section of ground floor would be subservient to the first and would not be out of keeping with the dwelling.
- 8.5 These extensions are set in from the sides of the dwelling and would not dominate the rear elevations. The additional ground floor extension attached to the rear would have a flat roof. This is acceptable in terms of its size and subservience, but a condition will be attached to any approval requiring the roof to be a Green or Brown covering.
- 8.6 The relocation of the main entrance and the relocation of the existing bay window would remove some of the existing symmetry to the front elevation of this dwelling. However, the large areas of glazing at the end of the dwelling currently disrupts this symmetry as such it is considered that the proposed changes to the principal elevation are not harmful to the appearance of the dwelling.
- 8.7 The proposal is compliant with Local Plan policies 55, 56, 58 and 59 (subject to condition(s) as appropriate).

8.8 Heritage Assets

- 8.9 The application falls with the West Cambridge Conservation Area.
- 8.10 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.
- 8.11 Para. 199 of the NPPF set out that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation, and the more important the asset, the greater the weight should be. Any harm to, or loss of, the significant of a heritage asset should require clear and convincing justification.
- 8.12 Policy 61 of the Cambridge Local Plan (2018) requires development to preserve or enhance the significance of heritage assets, their setting and the wider townscape, including views into, within and out of the conservation area.
- 8.13 It is considered that the proposal, by virtue of its scale, massing and design, would not harm the character and appearance of the Conservation Area. The proposal would not give rise to any harmful impact on the identified heritage assets and is compliant with the provisions of the Planning (LBCA) Act 1990, the NPPF and Local Plan policies 60 and 61.

8.14 Residential Amenity

8.15 Policy 58 permits extensions and / or alterations to existing buildings provided they do not unacceptably overlook, overshadow or visually dominate neighbouring properties.

8.16 No objections have been received from neighbouring occupiers. Given the adjacent context, location, size, and design of the proposal it is unlikely to give rise to any significant amenity impacts in terms of overlooking, overshadowing, enclosure or other environmental impacts.

8.17 Planning Balance

8.18 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).

8.19 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the statutory requirements of section 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for approval.

8.20 Recommendation

8.21 **Approve** subject to:

-The planning conditions as set out below with minor amendments to the conditions as drafted delegated to officers.

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 The materials to be used in the external construction of the development, hereby permitted, shall be constructed in external materials to match the existing building in type, colour and texture, brick bond and mortar mix.

Reason: To ensure that the external appearance of the development does not detract from the character and appearance of the conservation area. (Cambridge Local Plan 2018 policies 55, 58 and 61).

- 4 The flat roof(s) hereby approved shall be a Green Roof or Brown Roof in perpetuity unless otherwise agreed in writing by the Local Planning Authority. A Green Roof shall be designed to be partially or completely covered with plants in accordance with the Cambridge Local Plan 2018 glossary definition, a Brown Roof shall be constructed with a substrate which would be allowed to self vegetate.

Reason: To ensure that the development integrates the principles of sustainable design and construction and contributes to water management and adaptation to climate change (Cambridge Local Plan 2018 policies 28 and 31)

- 5 The new first floor side windows shall be obscure glazed to a minimum level of obscurity to conform to Pilkington Glass level 3 or equivalent and shall be non opening under 1.7 metres from internal floor level. The glazing shall thereafter be retained in accordance with the approved details.

No further windows or openings shall be inserted at first floor level in the side elevations of the development without the granting of specific planning permission.

Reason: To protect the amenity of occupiers of adjoining properties (Cambridge Local Plan 2018 policies 55 and 58).

Background Papers:

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- Cambridge Local Plan 2018
- Cambridge Local Plan SPDs