



Planning Committee Date	7 th of September 2022
Report to	Cambridge City Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	22/02519/HFUL
Site	19 Fortescue Road, Cambridge, Cambridgeshire, CB4 2JS
Ward	Arbury
Proposal	Single storey front extension
Applicant	Mr and Mrs B Wilding
Presenting Officer	Nick Yager
Reason Reported to Committee	Applicant a member of staff at the Greater Cambridge Planning Service
Member Site Visit Date	N/A
Key Issues	1.No material harm to the character of the area and street scene 2.No material harm to residential amenity 3.No harm upon the highway/parking of the application site.
Recommendation	APPROVE subject to conditions

1.0 Executive Summary

- 1.1 The application seeks planning permission for a single storey front extension.
- 1.2 Officers recommend that the Planning Committee approves the planning application.

2.0 Site Description and Context

None-relevant	x	Tree Preservation Order	
Conservation Area		Local Nature Reserve	
Listed Building		Flood Zone	
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 a two-storey red brick end of terrace property on the southwestern end of Fortescue Road. This is a predominantly residential area characterised by terraced brick houses.
- 2.2 The property is northeast facing and is attached to 17 Fortescue Road, to the southeast of the site. The main highway is to the front of the proposal site and there is a garden to the rear.
- 2.3 The site does not fall within the conservation area nor is it within the Controlled Parking Zone.

3.0 The Proposal

- 3.1 The application single storey front extension measuring 4.37 meters in width, 1.70 meters in depth, 2.46 meters for the height of the eaves and 3.72 meters for the height of the ridge. The front extension would have a pitched roof rising towards the host dwelling with the ridge set just below the front facing windows.
- 3.2 The application has been brought before planning committee due to the application being a member of staff at the Greater Cambridge Planning Service.

4.0 Relevant Site History

Reference	Description	Outcome
17/1402/FUL	Part two and part single storey rear extensions	Granted Permission

5.0 Policy

5.1 National

National Planning Policy Framework 2021

National Planning Practice Guidance

National Design Guide 2019

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 56: Creating successful places

Policy 58: Altering and extending existing buildings

Policy 59: Designing landscape and the public realm

Policy 81: Mitigating the transport impact of development

Policy 82: Parking management

5.3 Neighbourhood Plan

N/A

5.4 Supplementary Planning Documents

N/A

5.5 Other Guidance

N/A

6.0 Consultations

6.1 County Highways Development Management

6.2 No comments on the behalf of the Highway Authority.

7.0 Third Party Representations

7.1 No – third party representations received.

8.0 Member Representations

8.1 No member representations.

8.2 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.

9.0 Assessment

9.1 From the consultation responses received and from my inspection of the site and the surroundings, I considered that the main issues are:

- Design, Layout, Scale and Landscaping
- Highway Safety and Transport Impacts
- Residential Amenity

9.2 Design, Layout, Scale and Landscaping

9.3 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.

9.4 The proposed extension will be visible from the street scene. However, the scale and size of the front extension is subservient to the host dwelling. Further, there are single storey extensions of a similar nature along Fortescue Road. Therefore, the proposal by virtue of a suitable design and modest scale the development is considered to be appropriate within context of the existing dwelling and the wider character of the area and street scene.

9.5 The front extension would remain subservient to the main dwelling the ridge height of the extension would be set lower than the 1st floor front facing windows and would clearly read as a latter addition to the property.

9.6 Materials are stated to match the existing host dwelling and therefore will be conditioned in accordance.

9.7 Overall, the proposed development is a high-quality design that would contribute positively to its surroundings and be appropriately landscaped. The proposal is compliant with Cambridge Local Plan (2018) policies 55, 56, 58 and 59 and the NPPF.

9.8 Highway Safety and Transport Impacts

9.9 The proposal does not result in any significant highway safety concerns and maintains the existing car parking provision on site. The proposal is compliant

with Local Plan policies 81 and 82 and highway safety impacts are acceptable and do not conflict with NPPF para. 109.

9.10 The application has been subject to formal consultation with Cambridgeshire County Council's Local Highways Authority who state no comments on the application.

9.11 The proposal is compliant with Cambridge Local Plan (2018) policies 81 and 82 and highway safety impacts are acceptable and do not conflict with NPPF para. 109.

9.12 **Amenity**

9.13 Policy 58 seeks to preserve the amenity of neighbouring and / or future occupiers in terms of noise and disturbance, overshadowing, overlooking or overbearing and through providing high quality internal and external spaces.

9.14 *Neighbouring Properties*

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

9.16 The nearest neighbour that this would impact is no 17 Fortescue Road to the south east of the site. The proposed extension will be of a subservient height and scale of the existing building and is of a single storey nature. Due to the suitable height and scale the development will not lead harm to neighbouring amenity. Therefore, the building is not considered to lead to material harm by overbearing, overlooking or loss of light effects to neighbouring amenity.

9.17 No objections have been received from neighbouring occupiers. A site visit has been undertaken. 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, loss of daylight, enclosure or other environmental impacts. The proposal is compliant with Cambridge Local Plan (2018) policies 56 and 58.

9.18 **Third Party Representations**

9.19 No third-party comments received.

9.20 **Recommendation**

9.21 **Approve** subject to conditions:

-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.

Reference/Document/Drawing Title	Date Received
7917/1/ Location Plan	27.05.2022
7917/ Existing and Proposed Plans and Elevations	27.05.2022

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 follow the specifications in accordance with the details specified within application form unless otherwise agreed in writing by the Local Planning Authority.

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