

Application Number	10/1030/FUL	Agenda Item	
Date Received	18th October 2010	Officer	Mr John Evans
Target Date	13th December 2010		
Ward	Romsey		
Site	1 Hemingford Road Cambridge Cambridgeshire CB1 3BY		
Proposal Applicant	Proposed single storey rear extension. Ms Nalisha Patel 35 Collier Road Cambridge CB1 2AH		

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site is situated on the west side of Hemingford Road. The property is currently used as a house of multiple occupation. Retrospective permission is sought for change of use under the concurrent application 11/0066/FUL. A further application to extend the HMO with a separate annex is also under consideration reference 11/0201/FUL.
- 1.2 Hemingford Road is residential in character containing largely terraced two-storey dwellings. On the eastern side of Hemingford Road and roughly opposite the subject dwelling lies the Romsey Community Centre.
- 1.3 The site has parking restrictions through double yellow lines, although there are car parking bays on either side of Hemingford Road, which is a one way street.
- 1.4 The site falls within the Central Conservation Area.

2.0 THE PROPOSAL

- 2.1 This application proposes the erection of a single storey side and rear extension. The extension projects 5.2m into the rear garden, which is 3.6m beyond the existing rear lean-to. The proposed extension has an overall ridge height of 3.5m.

- 2.2 The proposed extension is very similar to that approved under 10/0210/FUL, with the new addition of a side infill section to the south flank elevation.
- 2.3 The extension will be constructed in brickwork to match the existing building.
- 2.4 The application is one of 3 current applications of regularise and extend the property as a house of multiple occupation.

3.0 SITE HISTORY

Reference	Description	Outcome
09/1096/FUL	Single storey rear extension.	Refused
10/0210/FUL	Single storey rear extension.	Approved

Applications currently under determination

Reference	Description	Outcome
10/1030/FUL	Proposed single storey rear extension.	Under determination
11/0201/FUL	Annexe extension to provide 2 bedrooms, a studio and shower room with a link to the existing building.	Under determination
11/0066/FUL	Retrospective application for the change of use from domestic dwelling C3 to HMO (House in Multiple Occupation) (sui generis).	Under determination

4.0 PUBLICITY

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

5.0 POLICY

5.1 Central Government Advice

Planning Policy Statement 1: Delivering Sustainable Development (2005)

Circular 11/95 – The Use of Conditions in Planning Permissions
Circular 05/2005 - Planning Obligations:

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

Area Guidelines

Cambridge Historic Core Conservation Area Appraisal (2006)

6.0 CONSULTATIONS

Historic Environment Manager

- 6.1 The proposal may be visible within the Conservation Area, but it will not affect the character and appearance of the area to any great degree. As such there are no objections.

This application is supported.

Cambridgeshire County Council Highways

- 6.2 No comments.

- 6.3 The above response is 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: 3 Hemingford Road.

7.2 The representations can be summarised as follows:

- This new application is wider than the previous approval.
- Its large size on the common boundary with number 3 will overshadow the kitchen and entire patio area.
- The sheer size of the extension is not in keeping with the character of houses in Hemingford Road.
- There are severe problems with car parking on Hemingford Road. The additional bedroom will add to that pressure.
- The owner does not have planning approval for more than 6 people.
- The large number of young tenants means there is a high noise level through the party wall.

7.3 The above representation is 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. Third party representations

Context of site, design and external spaces

8.2 The key design issue is the design and appearance of the extension within its context in the Conservation Area.

8.3 Extensions to existing buildings will be permitted if they reflect or successfully contrast with their form, use of materials and architectural detailing. The proposed extension has a depth of 3.6m beyond the rear wall of the dwelling, which is identical to that approved under the previous application 10/0210/FUL. I consider the extension to be in proportion with the main house

- and can be ensured to successfully reflect the property through matching brick work and roof materials.
- 8.4 The extension would not be visible from the public domain and will have no impact upon the character and appearance of the Conservation Area.
- 8.5 The extension would not affect rear access for the storage of refuse and bicycles, a requirement of Local Plan policy 3/14.
- 8.6 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11 and 3/14.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.7 The extension will have greatest impact upon the adjoining number 3 Hemingford Road. The earlier application in 2009 09/1096/FUL was refused permission on the grounds of impact on the attached neighbouring property at number 3 Hemingford Road. The overall length at 5.6m was considered to unreasonably overshadow and enclose number 3 Hemingford Road. The approved extension in 2010 had a reduced length and a hipped roof form which was considered acceptable. Given that the proposed extension is single storey only and has the same depth and roof design as the previous approval in 2010, I do not consider that the impact justifies refusal.
- 8.8 I do not consider that the additional bedroom to result in a significant increase in general noise and disturbance for number 3 Hemingford Road, over and above the existing use of the premises.
- 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 and Cambridge Local Plan (2006) policies 3/4 and 3/14.

Third Party Representations

- 8.10 The issues raised in the representation received have been adequately considered in the above report. The following issue has also been raised.

Car parking

The addition of an extra bedroom will add pressure on residents parking.

I do not consider the additional bedroom created by this extension to result in a significant increase in pressure for on street car parking. The issues relating to car parking and intensity of use are considered in the concurrent application 11/0066/FUL for change of use of the premises.

9.0 CONCLUSION

- 9.1 The proposed extension is very similar to that already approved under 10/0210/FUL, and will not detract from the character and appearance of the property. There will not in my view be any adverse impact on the amenities of number 3 Hemingford Road.

10.0 RECOMMENDATION

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

2. The extension hereby permitted shall be constructed in external materials to match the existing building in type, colour and texture.

Reason: To ensure that the extension is in keeping with the existing building. (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: ENV6, ENV7

Cambridge Local Plan (2006): 3/4, 3/7, 3/14, 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 by contacting John Summers (Ext.7103) in the Planning Department.