

Application Number	11/0873/FUL	Agenda Item	
Date Received	25th July 2011	Officer	Miss Sophie Pain
Target Date	19th September 2011		
Ward	Cherry Hinton		
Site	12A Drayton Close Cambridge Cambridgeshire CB1 9EY		
Proposal	Alterations to provide dependant relative's annex single storey side and rear extension.		
Applicant	Mrs S Jenson And Mr J Paul 12A Drayton Close Cambridge Cambridgeshire CB1 9EY		

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 12a Drayton Close is the northern half of a pair of semi-detached houses located at the end of the cul-de-sac/turning area at Drayton Close. The property has recently been re-numbered from No.13 to 12a and shall be referred to as such. Numbers 12, 12a and 14 were all built at the same time and of a similar design. 12a has been extended to the north-east with a two storey extension.
- 1.2 The surrounding area is characterised by semi-detached two storey houses. Some of the houses benefit from extensions, which are mainly single storey but there are two storey extensions and some of the ground floor additions are of a substantial size.
- 1.3 The site does not fall within a Conservation Area and there are no Listed Buildings, Buildings of Local Interest or protected trees in the vicinity. The site falls outside the controlled parking zone.

2.0 THE PROPOSAL

- 2.1 Full planning permission is sought for a single storey rear extension to provide an annexe for a dependent relative. The agent has confirmed that the additional accommodation is required to accommodate dependant relatives.
- 2.2 The extension is to be erected to the north east of the existing two-storey projection. It measures 12.6 m long and has a projection beyond the rear elevation of the existing house of 8.6 m (10.6 m beyond the rear elevation of the house as constructed). It is 5 m wide. To the side of the house the proposed extension has a monopich roof of maximum height 4.6 m, the same eaves height as the house. To the rear the extension has a pitched roof rising to a maximum height of 4 m above ground level. The eaves height is between 2.5 m and 2.8 m. The extension is set off the boundary with no. 14 by 8 metres and is 1 m from the boundary with no. 12 at its closest point.
- 2.3 The extension accommodates a hall, which provides independent access, a bathroom, a bedroom and a living room. There are French doors serving the lounge, which face towards no. 14 and windows to the lounge, bedroom and bathroom, which face towards no. 12. A door links the hall to the lounge in the existing house.
- 2.4 The application is accompanied by the following supporting information:
1. Statement from the agent regarding the intended use of the extension.

3.0 SITE HISTORY

Reference	Description	Outcome
C/86/1255	Single storey side extension and front porch	A/C
C/88/1336	First floor extension to side and rear	A/C

4.0 PUBLICITY

4.1 Advertisement:	No
Adjoining Owners:	Yes
Site Notice Displayed:	No
Public Meeting/Exhibition:	No
DC Forum:	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 **Planning Policy Statement 3: Housing (2006):** Sets out to deliver housing which is: of high quality and is well designed; that provides a mix of housing, both market and affordable, particularly in terms of tenure and price; supports a wide variety of households in all areas; sufficient in quantity taking into account need and demand and which improves choice; sustainable in terms of location and which offers a good range of community facilities with good access to jobs, services and infrastructure; efficient and effective in the use of land, including the re-use of previously developed land, where appropriate. The statement promotes housing policies that are based on Strategic Housing Market Assessments that should inform the affordable housing % target, including the size and type of affordable housing required, and the likely profile of household types requiring market housing, including families with children, single persons and couples. The guidance states that LPA's may wish to set out a range of densities across the plan area rather than one broad density range. 30 dwellings per hectare is set out as an indicative minimum. Paragraph 50 states that the

density of existing development should not dictate that of new housing by stifling change or requiring replication of existing style or form. Applicants are encouraged to demonstrate a positive approach to renewable energy and sustainable development.

Planning Policy Statement 3: Housing has been reissued with the following changes: the definition of previously developed land now excludes private residential gardens to prevent developers putting new houses on the brownfield sites and the specified minimum density of 30 dwellings per hectare on new housing developments has been removed. The changes are to reduce overcrowding, retain residential green areas and put planning permission powers back into the hands of local authorities. (June 2010)

- 5.4 **Planning Policy Guidance 13: Transport (2001):** This guidance seeks three main objectives: to promote more sustainable transport choices, to promote accessibility to jobs, shopping, leisure facilities and services, by public transport, walking and cycling, and to reduce the need to travel, especially by car. Paragraph 28 advises that new development should help to create places that connect with each other in a sustainable manner and provide the right conditions to encourage walking, cycling and the use of public transport.
- 5.5 **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.
- 5.6 **East of England Plan 2008**
SS1: Achieving Sustainable Development
T14 Parking
ENV7: Quality in the Built Environment
- 5.7 **Cambridge Local Plan 2006**
3/1 Sustainable development
3/4 Responding to context
3/14 Extending buildings
8/10 Off-street car parking

5.8 Supplementary Planning Documents

Cambridge City Council (May 2007) – Sustainable Design and Construction: Sets out essential and recommended design considerations of relevance to sustainable design and construction. Applicants for major developments are required to submit a sustainability checklist along with a corresponding sustainability statement that should set out information indicated in the checklist. Essential design considerations relate directly to specific policies in the Cambridge Local Plan 2006. Recommended considerations are ones that the council would like to see in major developments. Essential design considerations are urban design, transport, movement and accessibility, sustainable drainage (urban extensions), energy, recycling and waste facilities, biodiversity and pollution. Recommended design considerations are climate change adaptation, water, materials and construction waste and historic environment.

5.9 Material Considerations

Central Government Guidance

Draft National Planning Policy Framework (July 2011)

The National Planning Policy Framework (Draft NPPF) sets out the Government's economic, environmental and social planning policies for England. These policies articulate the Government's vision of sustainable development, which should be interpreted and applied locally to meet local aspirations.

The Draft NPPF includes a set of core land use planning principles that should underpin both plan making and development management (precised form):

1. planning should be genuinely plan-led
2. planning should proactively drive and support the development and the default answer to development proposals should be 'yes', except where this would compromise the key sustainable development principles set out in the Draft NPPF
3. planning decisions should take into account local circumstances and market signals such as land prices,

- commercial rents and housing affordability and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business community
4. planning decisions for future use of land should take account of its environmental quality or potential quality regardless of its previous or existing use
 5. planning decisions should seek to protect and enhance environmental and heritage assets and allocations of land for development should prefer land of lesser environmental value
 6. mixed use developments that create more vibrant places, and encourage multiple benefits from the use of land should be promoted
 7. the reuse of existing resources, such as through the conversion of existing buildings, and the use of renewable resources should be encouraged
 8. planning decisions should actively manage patterns of growth to make the fullest use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable
 9. planning decisions should take account of and support local strategies to improve health and wellbeing for all
 10. planning decisions should always seek to secure a good standard of amenity for existing and future occupants of land and buildings.

The Draft NPPF states that the primary objective of development management is to foster the delivery of sustainable development, not to hinder or prevent development.

Letter from Secretary of State for Communities and Local Government (27 May 2010)

The coalition government is committed to rapidly abolish Regional Strategies and return decision making powers on housing and planning to local councils. Decisions on housing supply (including the provision of travellers sites) will rest with Local Planning Authorities without the framework of regional numbers and plans.

Written Ministerial Statement: Planning for Growth (23 March 2011)

Includes the following statement:

When deciding whether to grant planning permission, local planning authorities should support enterprise and facilitate housing, economic and other forms of sustainable development. Where relevant and consistent with their statutory obligations they should therefore:

(i) consider fully the importance of national planning policies aimed at fostering economic growth and employment, given the need to ensure a return to robust growth after the recent recession;

(ii) take into account the need to maintain a flexible and responsive supply of land for key sectors, including housing;

(iii) consider the range of likely economic, environmental and social benefits of proposals; including long term or indirect benefits such as increased consumer choice, more viable communities and more robust local economies (which may, where relevant, include matters such as job creation and business productivity);

(iv) be sensitive to the fact that local economies are subject to change and so take a positive approach to development where new economic data suggest that prior assessments of needs are no longer up-to-date;

(v) ensure that they do not impose unnecessary burdens on development.

In determining planning applications, local planning authorities are obliged to have regard to all relevant considerations. They should ensure that they give appropriate weight to the need to support economic recovery, that applications that secure sustainable growth are treated favourably (consistent with policy in PPS4), and that they can give clear reasons for their decisions.

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

6.1 No comments.

Refuse and Environmental Services

6.2 No concerns with regard to collection of refuse.

7.0 REPRESENTATIONS

7.1 Councillor Dryden has commented on this application. The representation is attached to this report. The application is brought before South Area Committee at Councillor Dryden's request on the grounds of potential overdevelopment of the site and access for refuse and other vehicles to the site.

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

- 28 Bridewell Road

7.3 A petition containing signatures from the residents of 8 houses in Drayton Close and 2 houses in Bridewell Road has also been submitted. These residents include the occupier of the attached house 14 Drayton Close.

7.4 The representations can be summarised as follows:

- Size and bulk of the extension and proximity to boundaries;
- Loss of light, outlook and increased sense of enclosure;
- The house already has an extension and accommodates a large family, which cause noise and disturbance already; and
- The occupiers of the application site have two cars, which they park on the street and one van that is parked in the driveway. Additional parking demands will exacerbate problems arising from obstruction of the turning area.

7.5 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. Highway safety
4. Car parking
5. Third party representations

Context of site, design and external spaces

8.2 The houses in Drayton Close are of the same design with generally red brick walls under a pitched and hipped roof. The terrace of 9-12 Drayton Close, which is finished in white render is an anomaly that gives the end of the cul-de-sac a distinctive character. Most of the houses in the Close have some form of extension and therefore additions are not out of character. 12a Drayton Close benefits from a two storey extension, however the location of the extension is such that it is prominent in the streetscene.

8.3 The proposed extension will not be visible in the street but will be visible above the boundaries of no.s 12 and 14 Drayton Close and from first floor windows. 12a Drayton Close is unusual in that it occupies a corner plot and has a larger garden than some neighbouring houses. Although the extension does have a large footprint it is my view that it is acceptable because a sufficiently large garden is retained to preclude overdevelopment of the plot and it has limited impact on the visual amenities of the area.

8.4 The proposed extension has a pitched roof which is compatible with the design of 12a Drayton Close and is to be constructed in bricks and tiles to match existing.

8.5 In my opinion the proposal is compliant with East of England Plan (2008) policies SS1 and ENV7 and Cambridge Local Plan (2006) policies 3/4, 3/7 and 3/14.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.6 In terms of the physical presence of the extension, the neighbours most affected by the development are the occupiers of 12 and 14 Drayton Close. The single storey nature of the extension mitigates its impact to a significant degree as do the 1.8 metre high boundary fence to the boundaries with the neighbours.
- 8.7 The extension will be visible from within the neighbour's gardens but will not in my view have a significant impact on outlook or result in enclosure. At its closest point the extension will be approximately 5.1m from 12 Drayton Close but at this point it replaces an existing shed. The extension will sit to the north of 14 Drayton Close and therefore will not lead to the overshadowing of or loss of light to this property. It will sit to the south of the garden of 12 Drayton Close, but will not in my view lead to a significant loss of light or overshadowing of this space. There are windows in the north and south elevations of the extension but existing boundary fencing will prevent significant overlooking.
- 8.8 Representations have been received from residents of the area with regard to noise and disturbance generated from occupation of the existing house and concerns are raised regarding the potential for this to increase as a result of the extension. Whilst I am unable to comment on the accuracy of these observations, the proposed development does not lead to the creation of a new dwelling or separate planning unit. In these circumstances a refusal on the grounds of additional noise and disturbance could not be justified.
- 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 3/14.

Highway Safety

- 8.10 Existing problems of obstruction of the highway have been raised by residents and there is concern that this will be exacerbated as a result of the occupation of the extension. The

Highway Authority has raised no objection and the Environmental Health Officer has confirmed that there is no experience of problems for refuse vehicle access. I do not consider that it would be reasonable to recommend refusal on the grounds of highway safety.

- 8.11 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/2.

Car Parking

- 8.12 Neighbours have raised concerns with regard to the number of vehicles that the existing occupants own and that if further cars are required, it will be difficult for vehicles to get through. The annex is for dependant relatives and there is potential that they will have their own vehicle. However, the property is located in the corner of the existing close adjacent to the turning head and therefore, there is not any need for vehicles to get through. It has already been stated that there is no recorded problems for the refuse vehicle to gain access. Drayton Close itself does not have parking restrictions and as a result occupants are able to park their vehicles on the highway. The application seeks an extension to the existing dwelling and as such, I do not consider that it would be reasonable to recommend refusal on the grounds of lack of off-street car parking.

- 8.13 In my opinion the proposal is compliant with East of England Plan T14 and Cambridge Local Plan (2006) policy 8/10.

Third Party Representations

- 8.14 I consider that the report addresses the concerns raised by local residents to the proposals.

9.0 CONCLUSION

- 9.1 In my opinion the proposed development at 12a Drayton Close is sensitive to its context and is appropriate in scale to the surrounding area. The development will not have any adverse impact upon either the surrounding area or the amenities of neighbouring residents. The application is therefore acceptable and is recommended for approval.

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)

3. The development hereby permitted shall be used solely in conjunction with and ancillary to the main dwelling 12a Drayton Close; and shall not be separately sold, occupied or let.

Reason: To protect the amenity of the adjoining residential properties and to avoid the creation of a separate planning unit. (Cambridge Local Plan 2006 policy 3/4)

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, T14 and ENV7

Cambridge Local Plan (2006): 3/1, 3/4, 3/14 and 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 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.