



Planning Committee Date	3 rd July 2024
Report to	Cambridge City Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	24/01095/HFUL
Site	65 Ferrars Way
Ward / Parish	Arbury
Proposal	Part single storey and part two storey rear extension. Resubmission of 23/03778/HFUL
Applicant	Mr Diren Tas
Presenting Officer	Rachel Brightwell
Reason Reported to Committee	Called-in by Cllr Mike Todd- Jones The City Council has been notified as part owner of the site as part of the certification associated with the application.
Member Site Visit Date	N/A
Key Issues	<ol style="list-style-type: none">1. Character, appearance and scale2. Overdevelopment3. Residentail amenity impact (impacts on daylight, sunlight, enclosure, privacy, noise and disturbance)4. Car parking and parking stress5. Bin and cycle storage
Recommendation	APPROVE subject to conditions

1.0 Executive Summary

- 1.1 The application proposes a part single storey and part two storey rear extension and associated works, which include a bin and bike store located to the front of the property.
- 1.2 The proposed extensions and alterations will appear as subservient additions to the dwelling. The proposed materials are to match the existing brick on the dwelling. The proposal is therefore not considered to have an adverse impact on the character of the dwelling or the surrounding area.
- 1.3 The proposed works have been assessed in relation to overlooking, overshadowing and overbearing impact on neighbouring properties. The proposal is not considered to result in significant residential amenity harm to neighbouring occupiers.
- 1.4 There are no highway safety concerns. The existing car parking provision will be retained which meets the requirements of policy 82 and Appendix L.
- 1.5 Officers recommend that the Planning Committee approve the application.

2.0 Site Description and Context

None-relevant	x	Tree Preservation Order	
Conservation Area		Local Nature Reserve	
Listed Building		Flood Zone 1	x
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	

*X indicates relevance

- 2.1 The existing site is a 2-bedroom dwelling situated on Ferrars Way, within the Arbury Ward of Cambridge. The dwelling sits within the terrace of properties located on the west side of Ferrars Way. Ferrars Way forms a residential area centred around a green space. Directly to the front of the property is a grassed area to the east, directly to the west is the rear gardens of residential properties on Perse Way and to the north and south are the adjoining neighbouring residential properties.
- 2.2 The site is not located within a conservation area or the controlled parking zone.

3.0 The Proposal

- 3.1 Part single storey and part two storey rear extension. Resubmission of 23/03778/HFUL.
- 3.2 The proposed single storey extension will extend approximately 5m in length, 6m in width and 2.8m in height with a flat roof.
- 3.3 The proposed first floor extension will project approximately 1.8m from the rear elevation of the original dwelling, the proposal will be approximately 4.3m in width. The proposed first floor extension has been amended from a flat roof to a pitched roof design. The eaves will align to the eaves of the original dwelling and the ridge line will be set down by approximately 0.5m from the ridge of the original dwelling.
- 3.4 The application has been amended to include the location of bins and bikes stores to the front of the property.
- 3.5 The plans have also been amended to correct the existing plans which had previously shown a dormer and potential outbuilding at No.63.
- 3.6 The application has been amended to address representations and further consultations have been carried out as appropriate. The consultation period for the re-consultation is on-going, a verbal update will be provided to the committee on any additional comments received.
- 3.7 A similar proposal at the same site was brought to Planning Committee on 6th March 2024. The application was refused. The application has been amended seeks to address the previous reasons for refusal:
- 3.8 Reason for refusal 1:
- 3.9 The proposed development by virtue of its excessive scale, bulk and poor design would result in disproportionate extensions that would appear out of character with the existing dwelling. Due to the scale and design of the scheme, the proposal would appear overly dominant within the context of the surrounding area, and as a result would be harmful to the character and appearance of the dwelling within the surrounding area.
- 3.10 Reason for refusal 2:
- 3.11 The proposal would result in an overdevelopment of the site and cause harm to the residential amenity and living conditions of neighbouring properties and future occupiers of the property. As a result of developing the property to the proposed extent and given its internal layout and likely number of occupants, it would have a harmful impact on the residential amenity of surrounding neighbours due to the potential increase in noise and disturbance and overlooking from proposed first floor and dormer windows resulting in an unacceptable loss of privacy. Internally, the proposed layout would appear cramped for the intended number of occupants, lacking sufficient communal spaces. Neither would bin storage

or cycle parking for a dwelling of the proposed size be adequately retained or be capable of being provided for.

4.0 Relevant Site History

Reference	Description	Outcome
23/03778/HFUL	Part single storey, part two storey rear extension, rear dormer that raises ridge height, and garden studio/outbuilding.	Refused at committee

5.0 Policy

5.1 National

National Planning Policy Framework 2023

National Planning Practice Guidance

National Design Guide 2021

Equalities Act 2010

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

Circular 11/95 (Conditions, Annex A)

5.2 Cambridge Local Plan 2018

Policy 1: The presumption in favour of sustainable development

Policy 3: Spatial strategy for the location of residential development

Policy 31: Integrated water management and the water cycle

Policy 32: Flood risk

Policy 35: Human health and quality of life

Policy 50: Residential space standards

Policy 52: Protecting garden land and subdivision of dwelling plots

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 69: Protection of sites of biodiversity and geodiversity importance

Policy 70: Protection of priority species and habitats

Policy 71: Trees

Policy 80: Supporting sustainable access to development

Policy 81: Mitigating the transport impact of development

Policy 82: Parking management

5.3 Neighbourhood Plan

N/A

5.4 Supplementary Planning Documents

Biodiversity SPD – Adopted February 2022

Sustainable Design and Construction SPD – Adopted January 2020

Cambridgeshire Flood and Water SPD – Adopted November 2016

Open Space SPD – Adopted January 2009

Trees and Development Sites SPD – Adopted January 2009

6.0 Consultations

6.1 County Highways Development Management – No Objection

6.2 No significant adverse effect upon the Public Highway should result from this proposal, should it gain benefit of Planning Permission.

7.0 Third Party Representations

7.1 3 representations have been received.

7.2 Those in objection have raised the following issues:

- Character, appearance and scale
- Overdevelopment
- Residential amenity impact (impacts on daylight, sunlight, enclosure, privacy, noise and disturbance)
- Construction impacts
- Car parking and parking stress
- Cycle parking provision
- Loss of biodiversity
- Impact on and loss of trees
- Consultation process
- Inconsistencies in the plans
- Removal of permitted development rights

8.0 Member Representations

8.1 Cllr Mike Todd-Jones has made a representation objecting to the application on the following grounds:

- Inconsistencies in the existing and proposed plans
- Overshadowing No.63
- Reduction in garden size and external amenity space
- Overdevelopment
- Potential HMO and subsequent negative impact on surrounding residential amenity if an HMO

- Lack of bin storage
- Lack of cycle parking
- Construction impact due to shared access to rear

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 Planning Background

9.2 The previous planning application was for a part single storey, part two storey rear extension, rear dormer that raises ridge height, and garden studio/outbuilding. This application was refused due to the following reasons set out in 3.7-3.10 of this report.

9.3 This proposal has removed the proposed raise in ridge height, proposed rear facing dormer and proposed outbuilding. The design of the proposed first floor extension has been amended. Information on the bins and cycle storage has been provided.

9.4 Design, Layout, Scale and Landscaping

9.5 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.

9.6 The proposed single storey rear extension is considered to be of a modest scale and would read as a subservient addition to the original dwelling house.

9.7 The flat roof design of the ground floor extension with brick to match the existing dwelling is not considered to appear out of character with the existing property or within the surrounding area.

9.8 The proposal would result in the creation of a flat roof on the single storey extension and outbuilding. Policy 31(f) of the Local Plan requires that all flat roof is a green or brown roof, providing that it is acceptable in terms of context. A condition will therefore be added to secure this.

9.9 The proposed first floor extension has been amended to alter the roof form from a flat roof to a pitched roof. A pitched roof is considered to enhance the appearance of the rear elevation as the roof forms have a more cohesive relationship. The proposed flat roof extension was considered to have a sympathetic relationship to the existing property. The ridge line will be set down from the ridge of the main dwelling and the eaves will align to the eaves height of the main dwelling. Due to the width of the proposed extension it will be set in from the sides and so will retain some of the

existing rear elevation. The proposed extension will project approximately 1.8m from the rear elevation. When considering its scale and massing, in particular the marginal projection from the rear elevation, the first-floor extension will appear as a subservient addition to the dwelling.

- 9.10 The proposal will utilise brick to match the existing, which is considered to minimise its visual appearance. In addition to this, the proposal will be similar in scale to the existing first floor extension at No.61 Ferrars Way, therefore will not appear out of character with the neighbouring properties.
- 9.11 Representations have raised concerns with the overall scale of the development. Given that the part single part two storey rear extension appears subservient to the main dwelling it is not considered to result in an overdevelopment of the plot. Furthermore, given the proportion of garden space to be retained the proposal will not constitute overdevelopment. The proposed extension will accommodate an additional bedroom and additional living space, increasing a two bed dwelling to a three bed dwelling is not considered to result in an overdevelopment.
- 9.12 The existing garden is approximately 20m in length, as a result of the proposed extensions the garden will be reduced to approximately 15m. The ground floor extension will be predominately situated on the existing patio area and so the proposal is not considered to result in a significant reduction in the grass area and biodiversity on the site. It is considered that there is sufficient garden space retained and the proposal will not appear out of character of the surrounding gardens.
- 9.13 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 31, 55, 56, 58 and 59 and the NPPF.

9.14 Amenity

- 9.15 Policy 35, 50, 52, 53 and 58 seek 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.
- 9.16 Neighbouring Properties
- 9.17 Impact on No.67 Ferrars Way
- 9.18 The proposed single storey extension will extend up to the boundary with No.67. The rear elevation and garden of the application site is west facing. No.67 is located to the south of No.65. When considering the orientation of the site the proposal is not considered to result in a significant loss of light to the ground floor windows of No.67. The proposed single storey extension will extend for 5m at the boundary with No.67 however when considering the modest height of the extension it is not considered to have

an overbearing impact. The windows on the proposed single storey extension outlook onto the rear garden therefore will not overlook neighbouring properties.

- 9.19 The proposed first floor extension will be set off the boundary with No.67 by approximately 0.9m and will project approximately 1.8m from the existing rear elevation. The pitched roof form is not considered to result in any additional residential amenity harm to No.67 given that the same height will be retained at the eaves. When considering the orientation of the site and that the first-floor window at No.67 serves a bathroom and is obscurely glazed, the proposal will not result in a harmful loss of light. The 45-degree line from this window will not be obstructed. Furthermore, due to the orientation, the proposed first floor extension is not considered to result in significantly harmful loss of light to the glazed doors on the ground floor level of No.67. The projection of 1.8m from the rear elevation is considered to be modest and the proposal is therefore not considered to have a significantly overbearing impact on No.67. The proposed window will provide oblique views of the rear garden of No.67 however this is not considered to increase the harm in overlooking any more so than the existing first floor windows on the rear elevation of No.65.
- 9.20 Impact on No.63
- 9.21 The proposed single storey extension will be set off the boundary with No.63 by approximately 1.7m, when considering this and the scale and massing of single storey extension the proposal is not considered to have an overbearing impact or cause a significant loss of light to No.63. The proposal is not considered to overlook neighbours given that the windows are located on the rear elevation.
- 9.22 The proposed first floor extension will set off the boundary with No.63 by approximately 2.2m. When considering the scale and positioning of the proposed first floor extension it is not considered to have an overbearing impact or cause loss of light to No.63. The amendment from a flat roof to a pitched roof is not considered to have a significant overbearing impact given that the height would be the same at the eaves as previously proposed and the modest height of the ridge which will be set off the boundary by approximately 4.4m. The proposed window will provide views of the rear garden of No.63 however this is not considered to increase the harm in overlooking any more so than the existing first floor windows on the rear elevation of No.65.
- 9.23 Representations have raised concern that No.61 is not comparable to No.65 due to No.61 being positioned at the end of a terrace and its siting within a larger plot. The proposed first floor extension will have the same impact on No.67 as the existing extension does at No.63 which is not considered to be significantly harmful in terms of residential amenity. The proposal therefore is considered to have an acceptable relationship with No.63.
- 9.24 Impact on Nos.11-17 Perse Way

- 9.25 The proposed single storey rear extension by virtue of its scale, massing and siting is not considered to result in any residential amenity harm to neighbouring properties on Perse Way.
- 9.26 A window is proposed on the rear elevation of the first-floor extension. Concerns have been raised regarding the loss of privacy for properties on Perse Way, in particular No.13 and No.17. The proposed window will be approximately 1.8m closer to the properties on Perse Way than the existing windows on the rear elevation. This distance is not considered to significantly increase overlooking from the proposed window any more so than the existing windows on the rear elevation.
- 9.27 Construction and Environmental Impacts
- 9.28 Policy 35 guards against developments leading to significant adverse impacts on health and quality of life from noise and disturbance.
- 9.29 Concerns have been raised regarding the construction impacts of the proposal. The scheme is, however, relatively small in scale and such impacts are likely to be limited to a temporary period. Whilst there may be impacts arising from construction related activities that would give rise to some harm to the amenity of nearby occupiers, the level of harm would not be significant. A condition will be added to limit the hours that construction works, and construction related deliveries are carried out. The proposal is compliant with Local Plan policy 35 (subject to conditions).
- 9.30 Representations have raised concern with the potential noise impact due to the increased number of occupants. Representations are concerned about the impact of noise on more vulnerable residents in the surrounding area. The proposal will increase the size of the dwelling from two beds to three beds. This application retains the use as a dwelling house. The increase in number of occupants is not considered to cause significant noise and disturbance to surrounding neighbours. Overall, as a retained use as a dwelling the noise impact is not considered to be significant.
- 9.31 Impact on future occupants
- 9.32 The proposal is considered to provide sufficient shared amenity space on the ground floor.
- 9.33 Representations have also raised concerns that the study and living room on the ground floor could be used as bedrooms. It is not reasonable for the LPA to control how an applicant wishes to use an internal room in the future and the speculative use cannot be considered under a householder application.
- 9.34 Summary

9.35 The proposal adequately respects the amenity of its neighbours and of future occupants and is considered that it is compliant with Cambridge Local Plan (2018) policies 35, 51, 52, 53, and 58.

9.36 Highway Safety and Transport Impacts

9.37 Policy 80 supports developments where access via walking, cycling and public transport are prioritised and is accessible for all. Policy 81 states that developments will only be permitted where they do not have an unacceptable transport impact.

9.38 Para. 115 of the NPPF advises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

9.39 The application has been subject to formal consultation with Cambridgeshire County Council's Local Highways Authority and Transport Assessment Team, who raise no objection to the proposal. The proposal is not considered to have an adverse effect on the safety and functioning of the highway.

9.40 Representations have raised concerns with the use of Ferrars Way as a rat run and speeding in the area. This is not considered to be a material planning consideration for the assessment of this proposal on the impact on highway safety.

9.41 The proposal accords with the objectives of policy 80 and 81 of the Local Plan and is compliant with NPPF advice.

9.42 Cycle and Car Parking Provision

9.43 Cycle Parking

9.44 The Cambridge Local Plan (2018) supports development which encourages and prioritises sustainable transport, such as walking, cycling and public transport.

9.45 The plans have been amended to show that cycle storage is proposed to the front of the property. The details have not been submitted, a condition will be added to require the details of the cycle storage to be submitted to the LPA to ensure the cycle parking is covered, secure, convenient and provides the required quantum for a dwelling of this size.

9.46 Car parking

9.47 Policy 82 of the Cambridge Local Plan (2018) requires new developments to comply with, and not exceed, the maximum car parking standards as set out within appendix L. Outside of the Controlled Parking Zone the maximum standard is 2 spaces per dwelling per 3 or more bedrooms.

- 9.48 There are two on site car parking spaces provided on the front drive of the property, therefore the proposal complies with requirements set out in appendix L.
- 9.49 Representations have raised concern with the impact on the proposal on parking pressure within the surrounding streets. Representations imply that the use of the dwelling as an HMO would significantly increase the parking demand and pressure. This application has been assessed with the parking requirements for a dwelling. A HMO use has not been applied for in this application.
- 9.50 The site is located in a sustainable location with close and convenient access to bus routes and cycle routes, which reduces the reliance of occupants on a car. When considering this and the retention of the existing on-site car parking provision, the proposal is not considered to significantly impact parking pressure on the surrounding streets.
- 9.51 Subject to conditions, the proposal is considered to accord with policy 82 of the Local Plan and the Greater Cambridge Sustainable Design and Construction SPD.

9.52 Refuse Arrangements

- 9.53 Policy 57 requires refuse and recycling to be successfully integrated into proposals.
- 9.54 The plans have been amended to indicate that the bins will be stored to the front of the property. A condition will be added to ensure that the details of the bin storage are submitted to and approved by the LPA. The storage of bins had been a previous reason for refusal, the proposal has since been scaled back and number of bedrooms have been reduced. The provision for size of bin storage would be for a standard single occupancy dwelling.
- 9.55 Subject to conditions, the proposal is compliant with Policy 57 of the Local Plan with regards to refuse and recycling.

9.56 Third Party Representations

- 9.57 The remaining third-party representations not addressed in the preceding paragraphs are summarised and responded to in the table below:

Third Party Comment	Officer Response
Representations have raised concern with the consultation process and number of	The statutory process was followed, and all required neighbours were consulted. All neighbouring properties that adjoin the site and previously commented received letters and a site notice was displayed.

properties that were consulted.	
Concerns have been raised with the accuracy of the plans	The dormer shown on the existing plans have been removed. The plans show an outbuilding in the rear garden of No.63, planning history has been checked and a site visit has been undertaken, there is no outbuilding proposed or in place. This has not taken into consideration when assessing this application.
Representations have requested that permitted development rights are removed.	It is considered to be unreasonable to remove permitted development rights for this dwelling.
There are concerns that the dwelling could become an HMO in the future and the subsequent impact to the surrounding residential amenity as a result of this.	This application has been assessed as extensions and alterations to a dwellinghouse. No change of use is part of this application, and applications cannot be assessed on a speculative use.
Representations queried the access to the rear garden via a shared passageway which runs under No.63.	The shared passageway measures at approximately 1m in width and is sited underneath the overhang of the neighbouring property. No.65 has a right of access via this passage and during the construction process the rear will be accessed this way. This is considered to be a civil matter between the neighbouring properties in which the local planning authority has no role.
Management of drainage and sewerage	The proposed works would be connected to the existing foul water and surface water drainage systems for the dwelling. This would need to be checked and signed off by building control. A planning permission does not override the requirement for Building Regulations to be obtained which help ensure works are safe, structurally sound, water and fire protected.

9.58 Planning Balance

9.59 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).

- 9.60 The proposed part single storey part two storey rear extensions are considered to be appropriate in scale and massing and are in keeping with the character of the existing dwelling. The proposal is not considered to appear out of character within the surrounding area. Due to the subservient extensions and increase in the dwelling from a two-bed dwelling to a three-bed dwelling, it is not considered to constitute overdevelopment.
- 9.61 The proposal is not considered to cause unacceptable harm to the amenity or living conditions of neighbouring occupiers.
- 9.62 Third party representations have raised concern regarding the proposal impact on noise and disturbance to neighbouring occupiers due to the increase in occupancy and the construction process. Officers consider that the given the retained use of a dwelling, such impacts would be minimal and construction impacts temporary. Conditions will be added to limit the hours of construction and construction related deliveries.
- 9.63 Third party representations have also raised concern regarding the proposals impact on the demand in car parking in the surrounding streets. When considering that the proposal retains the existing parking provision which meets the requirements for a dwelling and the sustainable location of the site the proposal is not considered to have a significant impact on the demand in parking.
- 9.64 The details of the proposed bin and cycle storage will be required to be submitted and approved by the LPA via a condition.
- 9.65 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for approval.

10.0 Recommendation

10.1 Approve subject to:

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

11.0 Planning Conditions

1 – Time Limit

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- Drawings

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- Bins and Bike Storage

The development shall not be occupied or the permitted use commenced, until details of facilities for the covered, secure parking of cycles at the front of the property and secure storage of bins for use in connection with the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include the means of enclosure, materials, type and layout of the cycle and bin store. A cycle store proposed with a flat / mono-pitch roof shall include plans providing for a green roof. Any green roof shall be planted / seeded with a predominant mix of wildflowers which shall contain no more than a maximum of 25% sedum planted on a sub-base being no less than 80 millimetres thick. The bin store, cycle store and green roofs as appropriate shall be provided and planted in full in accordance with the approved details prior to occupation or commencement of use and shall be retained as such.

Reason: To ensure appropriate provision for the secure storage of bicycles, to encourage biodiversity and slow surface water run-off (Cambridge Local Plan 2018 policies 31 and 82).

4- Green Roof

Notwithstanding the approved plans, the flat roof of the single storey rear extension hereby approved, shall be a biodiverse (green) roof(s) and shall be constructed as such prior to occupation. It shall include the following:

- a) access for maintenance
- b) the make-up of the sub-base to be used which may vary in depth from between 80-150mm
- c) Planting/seedling (the seed mix shall be focused on wildflower planting indigenous to the local area and shall contain no more than a maximum of 25% sedum)

The roof(s) shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance/repair or escape in case of emergency.

Reason: To help mitigate and respond to climate change and to enhance ecological interests. (Cambridge Local Plan 2018 policies 28 and 31)

5- Noise Construction Hours

No construction or demolition work shall be carried out and no plant or power operated machinery operated other than between the following hours: 0800 hours and 1800 hours on Monday to Friday, 0800 hours and 1300 hours on Saturday and at no time on Sundays, Bank or Public

Holidays, unless otherwise previously agreed in writing with the Local Planning Authority.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2018 policy 35).

6- Demolition and Construction Deliveries

There should be no collections from or deliveries to the site during the demolition and construction stages outside the hours of 0800 hours and 1800 hours on Monday to Friday, 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays unless otherwise previously agreed in writing with the Local Planning Authority.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2018 policy 35).

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