



25/01062/HFUL – 111 Perse Way, Cambridge, CB4 3SB

Application details

Report to: Joint Development Management Committee

Lead Officer: Joint Director of Planning and Economic Development

Ward/parish: Arbury

Proposal: Single storey front, side and rear extension following demolition of the attached garage and conservatory.

Applicant: Hester Carter

Presenting officer: Laise Facada

Reason presented to committee: Land within the ownership of an employee

Member site visit date: N/A

Key issues: 1. Design, layout, scale

2. Residential amenity

Recommendation: Approve subject to conditions

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1. Executive summary

- 1.1 The application seeks to erect a single storey front, side and rear extension following demolition of the attached garage and conservatory.
- 1.2 The proposed extensions and alterations will appear as subservient additions to the dwelling. The proposed materials are to match the existing render 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 The application has been brought before planning committee as the applicant is related to a member of staff at the Greater Cambridge Planning service.
- 1.6 Officers recommend that the Planning Committee approve the application

2. Site description and context

- 2.1 The application property is 111 Perse Way, Cambridge. In the Arbury ward. The application site is not within a Conservation Area or Green Belt. No Listed Building have been identified within proximity. There are no Tree Preservation Orders within proximity to the site. The site falls into Flood Zone 1 and is not at risk of Surface Water Flooding.
- 2.2 The application on site is in a highly sustainable location, in close proximity to local and neighbourhood centres, as well as public transport links to the centre of Cambridge.
- 2.3 The rear garden is enclosed by post and rail fences to the side boundaries and a 2 meters high brick wall to the rear boundary. The front garden has a low-level brick wall along the front (south) boundary with a post and rail fence on the side (west) boundary with No. 109 Perse Way. There is no boundary treatment on the front eastern elevation. The front garden has a driveway providing a single off street parking space, which would be retained, and the rest of the garden is laid out for planting.

3. The proposal

- 3.1 Single storey front, side and rear extension following demolition of the attached garage and conservatory.

4. Relevant site history

No relevant site history.

Several side, rear and front extensions have been erected on Perse Way and Acton Way, establishing a favourable precedent for the proposal. Some of these relevant applications are listed below for reference:

Reference	Description	Outcome
24/04796/HFUL	Single storey front, side and rear extensions following demolition of existing outbuilding with habitable space and incorporation into main dwelling.	Permitted 18 th February 2025
23/03963/HFUL	Single storey front and rear extensions	Permi ed 12 th December 2023

22/00194/HFUL	Demolition of Existing Flat Roof Side Projection to allow for Proposed Single Storey Side & Front Extensions along with Internal Additions and Alterations	Permitted 15th March 2022
18/0569/FUL	Single storey side and rear extension with conversion of existing garage to habitable space and incorporation into main dwelling	Permitted 29th May 2018

Table 2 Relevant site history

5. Policy

5.1 National policy

National Planning Policy Framework 2024

National Planning Practice Guidance

National Design Guide 2019

Equalities Act 2010

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: Protection of human health from noise and vibration

Policy 50: Residential space standards

Policy 52: Protecting garden land and the subdivision of existing 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 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 (SPD)

Biodiversity SPD – Adopted February 2022

Sustainable Design and Construction SPD – Adopted January 2020

Cambridgeshire Flood and Water SPD – Adopted November 2016

Open Space in New Developments SPD – Adopted January 2009

Cambridge Neighbourhoods Design Code for Arbury, King's Hedges and parts of West Chesterton

5.5 Other guidance

Greater Cambridge Housing Strategy 2024 to 2029

Biodiversity Checklist for Land Use Planners in Cambridgeshire and Peterborough (2001).

Buildings of Local Interest (2005)

Cambridge and Milton Surface Water Management Plan (2011)

Cambridge and South Cambridgeshire Level 1 Strategic Flood Risk Assessment (2010)

Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste

Cambridgeshire Design Guide For Streets and Public Realm (2007)

Roof Extensions Design Guide (2003)

6. Consultations

Neighbour letters – Y

Site Notice – N

Press Notice – N

7. 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. Assessment

- 8.1 From the consultation responses and representations received and from an inspection of the site and the surroundings, the key issues are:
- Principle of development
 - Design, layout, scale and landscaping
 - Highway safety and transport impacts
 - Car and cycle parking
 - Amenity
 - Third party representations
 - Planning balance
 - Recommendation
 - Planning conditions

9. Principle of Development

- 9.1 The application proposes a single storey front, side and rear extension following the demolition of the existing garage and conservatory. The proposed extension will provide additional living space in the dwelling. The proposal intends to improve the existing layout and also includes cycle parking to the front of the dwelling. Upper floors will remain unchanged. Given the context and minor nature of the proposal it is considered that the principle of the development is acceptable and in accordance with policies 55, 56 and 58.

10. Design, layout, scale and landscaping

- 10.1 Policies 55, 56 and 58 seek to ensure that development responds appropriately to its context, is of high quality, reflects or successfully contrasts with the existing building forms and materials and includes appropriate landscaping and boundary treatment.
- 10.2 The proposed extension is single storey. The side extension is predominantly built on the existing footprint of the garage and proposed to provide a home office, bathroom and utility room. The rear extension will provide a larger kitchen/dining space in the dwelling. The front extension

will also provide the entrance with storage. The scale of the proposal is acceptable. Given the existing neighbouring developments, the scale and mass are proportionate to the site area with the resulting pattern of development being of an appropriate scale and unobtrusive to the setting and any neighbouring amenity in accordance with Policies 55, 56 and 58 of the Cambridge Local Plan 2018.

- 10.3 The proposed extension is similar in scale and design to extensions of neighbouring properties. The proposal is considered to be in keeping with the wider street has been designed to fit with the general styles of the immediate area, the extension is similar in nature to neighbouring properties. The extension will be finished in render, in keeping with the existing property. Joinery items such as window frames are proposed to be black frames.
- 10.4 The Draft Cambridge North Design Code sets out that the key characteristics of Arbury is its green and leafy frontages, deep front gardens and maintaining consistent building lines. Despite marginally extending to the front of the dwelling the proposal would encourage use of the redundant garage, whilst maintaining a large front garden which the owners have reinstated planting. The proposal would also not extend the building line beyond other single storey front extensions to neighbouring properties which is considered in keeping. Overall, it is considered that the proposal would accord with the Draft Cambridge Neighbourhoods Design Code for Arbury, King's Hedges and parts of West Chesterton.
- 10.5 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 policies 55,56,57,58,59 of the Local Plan and the NPPF.

11. Highway safety and transport impacts

- 11.1 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.
- 11.2 Para. 116 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.

1. Car and cycle provision

Car parking

- 1.1 A single off street car parking space is proposed to be retained. The proposal would not alter the existing provision of car parking at the front boundary and visibility splays would be retained as existing.
- 1.2 Sheffield stands are proposed to be installed to the front of the dwelling for secure cycle parking which would be as easily accessible as the car parking space. The proposal is considered to be compliant with Local Plan policies 81 and 82.
- 1.3 Subject to conditions the proposal accords with the objectives of policy TI/2 of the Local Plan and is compliant with NPPF advice.

2. Amenity

- 2.1 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.

Neighbouring properties

- 2.2 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 policies 35, 50, 52, 53 and 58 of the Local Plan (subject to condition(s) as appropriate).
- 2.3 Windows on the west (side) elevation are proposed to be high level windows which would prevent overlooking to neighbouring properties and amenity areas. The window proposed on the rear east (side) elevation would look out towards the neighbour's conservatory extension which has no windows on the common boundary. The proposal is not considered to give rise to any harmful levels of overlooking. Furthermore, given the single storey and that the proposal would also not intersect the 45-degree line, as set out within the BRE guidelines, it is not considered to be overbearing on the adjacent neighbours.
- 2.4 The proposal adequately respects the amenity of its neighbours and of future occupants. Subject to conditions, the proposal is compliant with

policies 55, 56, 57, 58, 59 of the Local plan. The associated construction and environmental impacts would be acceptable in accordance with policies 33, 34, 35 and 36 of the Local Plan.

3. Third party representations

- 3.1 No third party representations have been received.

4. Planning balance

- 4.1 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).
- 4.2 The proposed development is considered to be appropriate in scale and massing and it would be 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 subservience of the extensions, it is not considered to be overdevelopment.
- 4.3 The proposal is not considered to cause unacceptable harm to the amenity or living conditions of neighbouring occupiers.
- 4.4 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

5. Recommendation

- 5.1 **Approve** subject to:

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

6. 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. Materials

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 approved plans 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, 57 (for new buildings) and/or 58 (for extensions)).

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

