



26/02489/HFUL – 69A Ditton Walk, Cambridge CB5 8QD

Application details

Report to: Planning Committee

Lead Officer: Joint Director of Planning and Economic Development

Ward/parish: Abbey

Proposal: *Single storey rear extension, following demolition of existing outbuilding. Alterations to fenestration.*

Applicant: Cambridge City Council

Presenting officer: Pierre Labat

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

Member site visit date: N/A

Key considerations: 1. Design/Visual Impact
2. Residential Amenity

Recommendation: Approve subject to conditions

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1. Executive summary

- 1.1 The property this application relates to is a semi-detached, two storey property that sits on a semi residential road within the North-eastern portion of Cambridge
- 1.2 This proposal is for the erection of single-storey extension to the rear of the property.
- 1.3 This application is being presented to the Planning Committee due to the land being within the ownership of an employee of Cambridge City Council.
- 1.4 The proposed extension would remain single storey and align with the projection of the rear outrigger; the design would stay visibly subservient to the original property. If the proposed flat roof should be conditioned to be green in accordance with local plan provisions, neither the scale nor the sitting of the development give rise to material considerations for refusal here.
- 1.5 Officers therefore recommend that the application be **approved**, subject to conditions as listed in section 16.

2. Site Description and Context

- 2.1 Ditton Walk is a semi residential road located north of Newmarket Road, on of North-East Cambridge's key traffic axis. Though it features traditional housing built form, Ditton Walk is notable for its connection to more industrial sites that sit south of Ditton Meadows and punctuate the street scene. The mixed nature of the street grants it a particularly varying built form where no clear character and architectural typology take precedent.
- 2.2 The property at No69A is traditional brick-built semi-detached property. The house adopts a classic end-of-terrace two storey form, including a subservient outrigger to the rear.
- 2.3 There are no notable site constraints for development within the locality. The area already features examples of secondary developments to the rear, and there is no significant aesthetic value to the present housing design.

3. The proposal

- 3.1 The applicant has submitted a householder application for the erection of a single storey rear extension and alterations to fenestration, following the demolition of an existing outbuilding.

4. Relevant site history

- 4.1 None relevant.

5. Policy

5.1 National policy

National Planning Policy Framework 2026

National Planning Practice Guidance

National Design Guide 2021

Circular 11/95 – The Use of Conditions in Planning Permissions (Annex A)

5.2 Draft Greater Cambridge Local Plan 2024-2045 (Regulation 18 Stage Consultation – December 2025 to January 2026)

5.2.1 The Proposed Submission Greater Cambridge Local Plan represents the latest stage of preparing a new joint Local Plan for Greater Cambridge. Once it is adopted, it will become the statutory development plan for the Greater Cambridge area, replacing the current (adopted) Local Plans for Cambridge City and South Cambridgeshire District.

5.2.2 Following the Proposed Submission Local Plan was published for public consultation (under Regulation 19 of The Town and Country Planning (Local Planning) (England) Regulations 2012) between 3 August and 25 September 2026.

5.2.3 In line with Policy DM4 of the National Planning Policy Framework (NPPF), local planning authorities may give weight to relevant policies in emerging plans according to several factors. The Proposed Submission Local Plan is consistent with policies in the National Planning Policy Framework 2026. Whilst the joint Local Plan is at an advanced stage in the plan making process, the Regulation 19 consultation is yet to be completed. Therefore, at this stage, the Proposed Submission Local Plan and its policies can only be afforded limited weight as a material consideration in decision making.

5.3 Cambridge Local Plan (2018)

Policy 1: The presumption in favour of sustainable development

Policy 31: Integrated water management and the water cycle

Policy 55: Responding to context

Policy 56: Creating successful places

Policy 58: Altering and extending existing buildings

5.4 Supplementary Planning Documents (SPD)

Sustainable Design and Construction SPD – Adopted January 2020

6. Consultations

Publicity

Neighbour letters – Yes

Site Notice – No

Press Notice – No

No specialist consultations.

7. Third Party Representations

- 7.1 No third-party representations have been received

8. Member Representations

- 8.1 No member representations have been received

9. Local Groups / Petition

- 9.1 No Local Groups/Petitions have been received

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.

10. Assessment

- 10.1 From the consultation responses and representations received and from an inspection of the site and the surroundings, the main considerations are as follows:
- Design/Visual Impact
 - Residential Amenity

11. Design and Visual Impact

- 11.1 Policies 55, 56, 58 and 59 of the Cambridge Local Plan (2018) 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.
- 11.2 The proposed extension would remain single storey throughout; it would extend up to ~6 metres to the rear and stand about 2.5 metres wide. Materials would be painted brickwork to match the existing design.
- 11.3 The new fenestration would include a side window and glazed door, along with a skylight on the extension, as well as an updated side window on the ground floor of the existing outrigger. None of it would

create opportunities for vis a vis or be disproportional to the original fenestration.

- 11.4 The extension would feature a flat roof at a ~3.5 metres height. 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. This can be ensured by way of condition.
- 11.5 Overall, the proposed extension would remain visibly subservient to the original dwelling. The single storey nature of the development would limit its perception within the locality. Both the design and associated fenestration would align with the existing character of the property and site.
- 11.6 It is therefore considered that the proposal would not result in an unacceptable level of impact on the existing properties, street scene or surrounding areas. Therefore, it would comply with policies 55, 56 and 58 of the Cambridge Local Plan 2018.

12. Residential Amenity

- 12.1 Policy 58 of the Cambridge Local Plan (2018) permits extensions and / or alterations to existing buildings provided they do not unacceptably overlook, overshadow or visually dominate neighbouring properties.
- 12.2
- 12.3 No objections have been received from third parties.
- 12.4 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
- 12.5 The proposal is compliant with Policies 30, 35, 56 and 58 of the Cambridge Local Plan (2018)

13. Recommendation

13.1 Approve subject to:

the planning conditions as set out in Section 15 of this report with delegated authority to officers to carry through amendments to those conditions and informatives (including additional / revised conditions as appropriate and necessary), prior to the issuing of the planning permission.

14. Planning 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 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.

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 the approved documents/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)).

4. Notwithstanding the approved plans, the flat roof(s) of the development hereby approved shall be a green biodiverse roof(s). The green biodiverse roof(s) shall be constructed and used in accordance with the details outlined below:

a) 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 mm thick.

b) Provided with suitable access for maintenance.

c) Not used as an amenity or sitting out space and only used for essential maintenance, repair or escape in case of emergency.

The green biodiverse roof(s) shall be implemented in full prior to the use of the approved development and shall be maintained in accordance with the Green Roof Organisation's (GRO) Green Roof Code (2021) or successor documents, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the development provides the maximum possible provision towards water management and the creation of habitats and valuable areas for biodiversity (Cambridge Local Plan 2018, policy 31). The Green Roof Code is available online via: green-roofs.co.uk

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 Development Framework SPDs