

<b>Application Number</b>	11/0535/FUL	<b>Agenda Item</b>	
<b>Date Received</b>	13th May 2011	<b>Officer</b>	Mr John Evans
<b>Target Date</b>	8th July 2011		
<b>Ward</b>	Petersfield		
<b>Site</b>	14 Emery Street Cambridge Cambridgeshire CB1 2AX		
<b>Proposal</b>	Single storey side extension, dormer to loft and dormer to side (following demolition of existing single storey perspex leanto).		
<b>Applicant</b>	Dr Angeles Carreres And Prof Jaideep Prabhu 14 Emery Street Cambridge Cambridgeshire CB1 2AX		

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## **1.0 SITE DESCRIPTION/AREA CONTEXT**

- 1.1 Emery Street is a mid-terrace, two-storey dwelling situated on the eastern side of Emery Street, about 100 metres north of the junction with Mill Road. The house is finished in Cambridge stock brickwork under a slate roof.
- 1.2 The site falls within the Central Conservation Area and the Controlled Parking Zone.

## **2.0 THE PROPOSAL**

- 2.1 The application follows the earlier grant of planning permission for a rear dormer and single storey rear extension (09/1031/FUL, 10/1274/FUL) and again seeks permission for a single storey rear extension and a loft conversion involving the insertion of a rear box dormer within the roof slope.
- 2.2 The design of the proposed dormer window now includes a third storey flat roof extension projecting 1.7m beyond the roof plane.

2.3 The dormer will be lead lined with timber sash windows. The ground floor extension will be constructed in matching brickwork.

2.4 The application is accompanied by the following supporting information:

1. Design and Access Statement

### 3.0 SITE HISTORY

Reference	Description	Outcome
09/1031	Single storey rear extension and roof extension.	Approved
10/1274/FUL	Single storey side extension and rear dormer roof extension.	Approved

### 4.0 PUBLICITY

4.1 Advertisement:	Yes
Adjoining Owners:	Yes
Site Notice Displayed:	Yes

### 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 5: Planning for the Historic Environment (2010):** sets out the government's planning

policies on the conservation of the historic environment. Those parts of the historic environment that have significance because of their historic, archaeological, architectural or artistic interest are called heritage assets. The statement covers heritage assets that are designated including Site, Scheduled Monuments, Listed Buildings, Registered Parks and Gardens and Conservation Areas and those that are not designated but which are of heritage interest and are thus a material planning consideration. The policy guidance includes an overarching policy relating to heritage assets and climate change and also sets out plan-making policies and development management policies. The plan-making policies relate to maintaining an evidence base for plan making, setting out a positive, proactive strategy for the conservation and enjoyment of the historic environment, Article 4 directions to restrict permitted development and monitoring. The development management policies address information requirements for applications for consent affecting heritage assets, policy principles guiding determination of applications, including that previously unidentified heritage assets should be identified at the pre-application stage, the presumption in favour of the conservation of designated heritage assets, affect on the setting of a heritage asset, enabling development and recording of information.

**5.4 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.

**5.5 Circular 05/2005 - Planning Obligations:**

Advises that planning obligations must be relevant to planning, necessary, directly related to the proposed development, fairly and reasonably related in scale and kind and reasonable in all other respect.

**5.6 East of England Plan 2008**

ENV6: The Historic Environment

ENV7: Quality in the Built Environment

**5.7 Cambridge Local Plan 2006**

3/4 Responding to context

3/14 Extending buildings

## 5.8 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.

### **City Wide Guidance**

**Roof Extensions Design Guide (2003)** – Guidance on roof extensions.

## **6.0 CONSULTATIONS**

### **Cambridgeshire County Council (Transport)**

6.1 The Highway Authority has no comment to make on this application.

### **Historic Environment Manager**

6.2 The dormer proposed is cumbersome, covering the majority of the width of the roof and meeting the ridge height of the main building. It comes down to the eaves, being only minimally set back from them. Our preferred style is one or two pitched slate

roof dormers, with slate or lead cheeks. The windows should be timber, either sliding sash or side hung casements. The dormer(s) should be set back from the eaves so that it reads as a subservient addition to the main building. One or two dormers of this style may be acceptable on this building, in this location. There are very few dormers on other roofs in this area and any that are permitted should set a good precedent for any future development that may come forward.

- 6.3 The additional extension over the flat roof is not supported. This proposal is not in keeping with the character of the area and would be detrimental to the appearance of the conservation area. The proposals for the roof of this property are not supported as they are deemed to be detrimental to the character and appearance of the conservation area.
- 6.4 The above responses are 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 Councillor Brown has commented on this application. The representation is set out below:

*I am of the view that this application, "Single storey side extension, dormer to loft and dormer to side) is likely to be raise issues relating to section 3/14 (Extending Buildings) of the Local Plan. Specifically, I believe there are questions relating to overlooking, overshadowing or visually dominating neighbouring properties that are likely to be somewhat subjective, having had the chance to examine the site.*

*I am therefore requesting that it be heard at committee, whether it is recommended for refusal or not.*

## **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 and dormer window in relation to the terraced property and wider 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 as set out within Local Plan policy 3/14. Roof extensions of this scale and proportion, which project beyond the rear roof plane forming a 3 storey extension, are rarely acceptable in a Conservation Area. The rear roofscape is partially visible from both the historic park and garden of Mill Road Cemetery, and from Emery Road. This proposal is identical to the originally submitted application in 2009 for a rear dormer window and 3 storey extension.
- 8.4 The previous case officer negotiated removal of the third storey projection from the 2009 application, which was considered out of scale with the character of the property and to detract from the character and appearance of the Conservation Area. I agree with this assessment. The size and scale of the rear dormer and third storey extension would dominate the roof of this modest terraced property, and set an undesirable precedent for similar roof extensions in the vicinity.
- 8.5 The proposed ground floor extension is identical to that approved in 2010 and in my view is acceptable.

### **Residential Amenity**

#### Impact on amenity of neighbouring occupiers

- 8.6 The proposed box dormer window will have some visual impact on the adjoining neighbours numbers 13 and 15 Emery Street. I do not however consider the harm to be so significant as to justify refusal.
- 8.7 The ground floor rear infill extension will have some visual impact upon number 15 Emery Street. However the eaves level is relatively low at 2.3m and will not in my view create a harmful



visual impact. The 8m depth is identical to that approved in 2010.

- 8.8 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 3/7.

### **Third Party Representations**

- 8.9 The issues raised in the representation received have been considered in above report.

### **9.0 CONCLUSION**

- 9.1 The proposed rear dormer window with its third storey rear projection, will, in my view, detract from the character and appearance of the Conservation Area. REFUSAL is recommended.

### **10.0 RECOMMENDATION**

#### **REFUSE for the following reason:**

1. The proposed rear box dormer window, by reason of its size, scale, and third storey rear projection beyond the roof plane, would result in a disproportionate roof extension in relation to the terraced property, detracting from the character and appearance of the dwelling and the wider Conservation Area. As such, the development has not used the key characteristics of the locality to inform its design and is therefore contrary to Cambridge Local Plan policies 3/4, 3/14 and 4/11.

## **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](http://www.cambridge.gov.uk/planningpublicaccess)

or by visiting the Customer Service Centre at Mandela House.



11/0535/FUL

14 Emery Street Cambridge Cambridgeshire CB1 2AX

14 EMERY STREET - ANGELES CARRERES  
 PROPOSED ELEVATIONS AND SECTION @ 1:100 - DWG. 4087 P02 REV E  
 RETURN DORMER MAY 11

