

Application Number	10/0015/FUL	Agenda Item	
Date Received	11th January 2010	Officer	Mr Marcus Shingler
Target Date	8th March 2010		
Ward	West Chesterton		
Site	22 Leys Road Cambridge Cambridgeshire CB4 2AT		
Proposal Applicant	Single storey side and rear extension. Mr Paul Calleja 22 Leys Road Cambridge Cambridgeshire CB4 2AT		

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 22 Leys Road is the south-western half of a pair of two-storey, semi-detached houses and its associated front and rear gardens, situated on the south-east side of Leys Road, about 60 metres from its junction with Arbury Road. Leys Road itself is residential in character and comprises a mix of detached and semi-detached dwellings. 22 has a single storey side storage/utility space that links the property with that next door to the south west, 20 Leys Road, and a rear TV lounge 3.2m deep, set just off the boundary with no.24.
- 1.2 The site does not lie in a conservation area or the controlled parking zone.

2.0 THE PROPOSAL

- 2.1 The application follows the earlier refusal of a scheme for a two-storey side and single storey rear extension.
- 2.2 The current proposal seeks permission for a single storey side extension and a single storey rear extension to the existing dwelling. The proposed side extension will sit to the south western flank with a maximum depth of 7.9m by a width of 2.2m, with a hipped and pitched roof rising to a maximum height of 3.8m; the side element will link to a proposed single storey

rear extension the full width of the site, which measures 4m deep by 9.57m wide under a lean-to roof rising to a maximum height of 3.8m.

2.3 The application is reported to Committee at the request of Councillor Nimmo Smith.

3.0 SITE HISTORY

Reference	Description	Outcome
09/0622/FUL	Two-storey side and rear extension.	REF

3.1 The previously refused application 09/0622/FUL is attached to this report as Appendix 1.

4.0 PUBLICITY

4.1 Advertisement:	No
Adjoining Owners:	Yes
Site Notice Displayed:	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 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.

5.4 **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 **East of England Plan 2008**

ENV7 Quality in the built environment

5.6 **Cambridge Local Plan 2006**

3/4 Responding to context

3/14 Extending buildings

5.7 **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.

6.0 **CONSULTATIONS**

Cambridgeshire County Council (Engineering)

6.1 No Objection.

6.2 The above response is a summary of the comments received. Full details of the consultation responses can be inspected on the application file.

7.0 REPRESENTATIONS

7.1 An objection has been received from agents acting on behalf of the neighbouring occupiers at No. 20 Leys Road. The issues raised are summarised as follows: -

*The side extension will render No. 20 a terraced property;
Overdevelopment of the plot;
No use of boundary wall for guttering will be allowed;
The side extension is out of keeping with the area;
Detrimental impact on No. 24 Leys Road as well as No. 20;*

7.2 These issues, where relevant to the determination of this application, are considered below. Party wall issues are not planning matters and cannot be considered here.

7.3 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. Third party representations

Context of site, design and external spaces

8.2 The proposed single storey side extension will be clearly visible in the street scene and thus careful assessment of its merits and the impact on the character and appearance of the locality will be required. In this respect, I consider the application to be a significant improvement on the earlier refused development (09/0622/FUL). The earlier application proposed a two-storey side extension that would have given rise to the potential

creation of a terracing effect and this formed one of the reasons that the development was refused permission. On this occasion, the side extension is single storey only and thus does not, from a planning perspective lead to a terracing effect. I note the concerns received on behalf of the neighbours at No. 20 in this respect, but terracing can, pragmatically, only involve either two-storey or first floor side extensions because of what can (and already has been done here and at 24 at ground floor level) without, necessarily, planning permission being required. Permission could not be withheld purely on the grounds that the side extension would link with No. 20 at ground floor level. As well as being single storey only, the side extension has been set back about 1.8 metres from the line of the front gable, which is the alignment of the current entrance to the store and utility space at the side of the house. Subject to the use of appropriate materials, I consider that the side extension will integrate satisfactorily with both the dwelling itself and the character and appearance of the surroundings.

- 8.3 The proposed rear extension will not be visible in the street scene and will not cause harm to its character and appearance. I consider it to be of a satisfactory design that will integrate appropriately with the existing property and would not cause harm to the rear garden environment.
- 8.4 I have given consideration as to whether the proposals would represent an overdevelopment of the plot. However, the development relates purely to extensions to the main dwelling and no new dwellings are proposed and thus the residential density is not increased as a result of the proposals and I do not consider that permission could be withheld on the grounds of overdevelopment.
- 8.5 In my opinion the proposal is compliant with East of England Plan (2008) policy ENV7, and Cambridge Local Plan (2006) policies 3/4 and 3/14.

Residential Amenity

- 8.6 The proposed side extension will sit wholly to the flank of the dwelling and thus I consider that the only potentially significantly impacted dwelling is that to the south west at No. 20 Leys Road. The extension does not project behind the main dwelling and as it will sit to the north east of No. 20, and against the flank

wall I do not consider its physical presence will have any material adverse impact. Additionally, although the extension will link to No. 20, I do not consider that the potential for additional noise and disturbance would be of a degree to merit refusal in this instance, given that the development relates only to a householder extension and is not commercial in nature.

- 8.7 The proposed single storey rear extension continues the line of the side extension along the common boundary with No. 20, but given the presence of the two-storey rear wing to that property, the extension will project only 1m deeper than their rear wing. As the proposal is north-east of No.20, any impact on light or outlook would be modest and I do not consider that any loss of amenity or privacy would justify refusal.
- 8.8 The proposed rear extension will abut the common boundary with the attached neighbouring property at No. 24 Leys Road. The second reason for refusal of the earlier application was undue impact on light and outlook to No. 24. On this occasion, however, the extension has been reduced in depth to 4m (4.2m previously) and more significantly has been reduced in height in height from a maximum 4.5m to 3.8m. Given the existing TV room is 3.2m deep and 3.6m maximum height (albeit 400mm off the boundary) I consider that the extension is not of a scale that would have a harmful impact on light and outlook to this property. Additionally, privacy to No. 24 will not be harmed as a result of the development. No other neighbouring properties are adversely affected by the development, which is considered to be acceptable from the neighbourliness perspective.
- 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 East of England Plan (2008) policy ENV7, and Cambridge Local Plan (2006) policies 3/4 and 3/14.

Third Party Representations

- 8.10 The issues raised in third party correspondence are addressed above.

9.0 CONCLUSION

- 9.1 The proposals are considered to be acceptable and approval is thus recommended.

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)

Reasons for Approval

1. This development has been approved, conditionally, because subject to those requirements it is considered to generally conform to the Development Plan, particularly the following policies:

East of England plan 2008: ENV7

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

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.

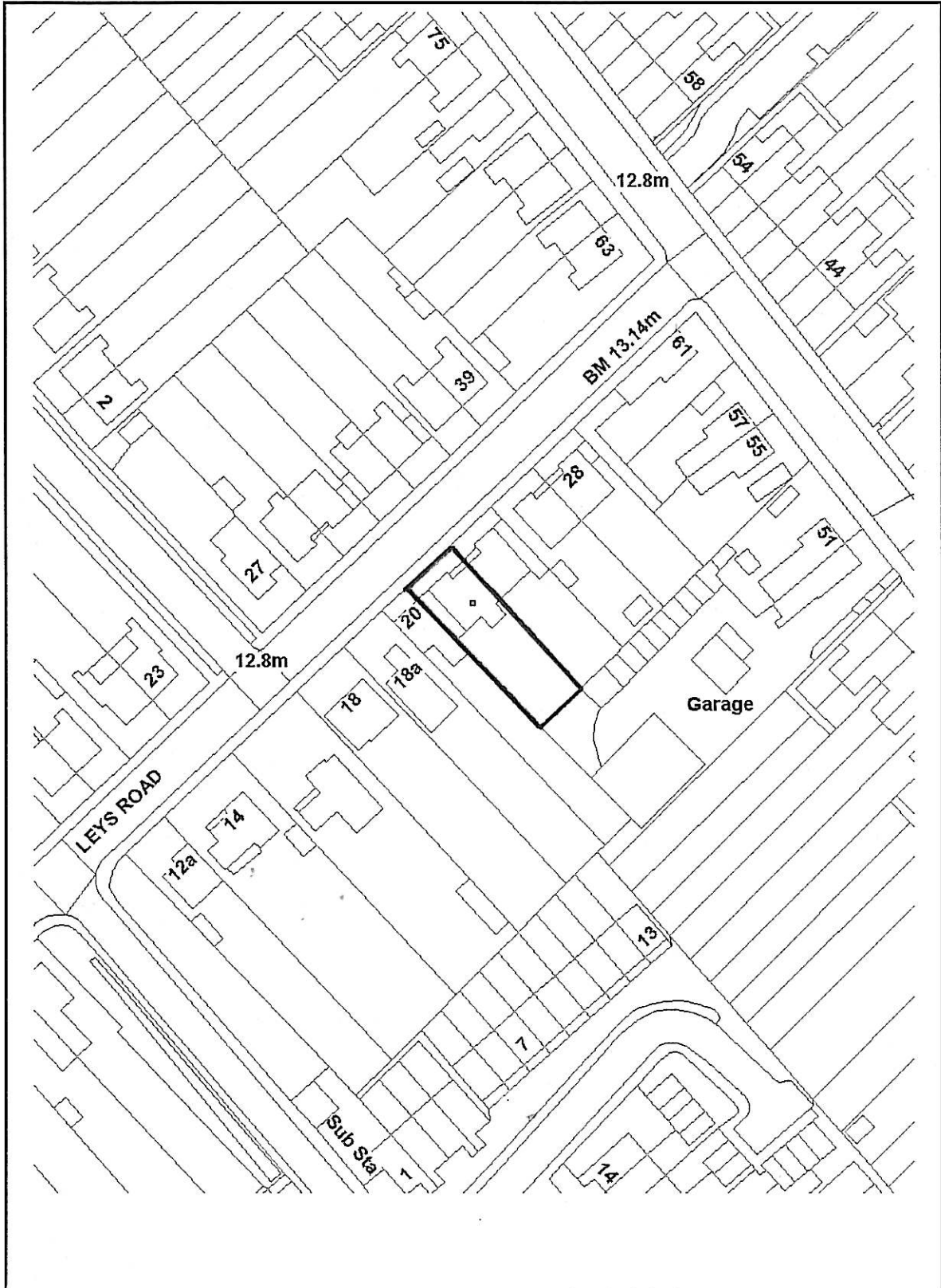
These reasons for approval can be a summary of the reasons for grant of planning permission only. For further details on the decision please see the officer report online at www.cambridge.gov.uk/planningpublicaccess or visit our Customer Service Centre, Mandela House, 4 Regent Street, Cambridge, CB2 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 by contacting John Summers (Ext.7103) in the Planning Department.



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22 Leys Road Cambridge