

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The site is a semi-detached dwelling which is situated within the central conservation area and within a controlled parking zone.
- 1.2 The rear of the property is visible from Hooper Street. The property is a modest mid-row terrace dwelling and set back from the neighbouring south property.
- 1.3 It is apparent the dwellings on this corner contain their own character and have been extended and altered in a variety of ways that do not necessarily complement traditional Victorian terrace form.

2.0 THE PROPOSAL

- 2.1 The proposal is for a single storey side extension and roof extension, raising the ridge height and incorporating rear dormer.
- 2.2 The application has been amended since the original proposed development insofar as the proposed dormer has been set into the roof space with the extension set off the eaves.
- 2.3 The application is accompanied by the following supporting information:
 - 1. Design and access statement
 - 2. Amended drawings

3.0 SITE HISTORY

- 3.1 There is no specific planning history in relation to this site.

4.0 PUBLICITY

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

5.0 POLICY

5.1 Central Government Advice

National Planning Policy Framework 2012
Planning Practice Guidance 2014
Circular 11/95 – The Use of Conditions in Planning Permissions (Annex A)

5.2 Cambridge Local Plan 2006

3/1 Sustainable development
3/4 Responding to context
3/7 Creating successful places
3/14 Extending buildings

4/11 Conservation Areas

5.3 Supplementary Planning Documents

Cambridge City Council (May 2007) – Sustainable Design and Construction:

5.4 City Wide Guidance

Roof Extensions Design Guide (2003)

Area Guidelines

Mill Road Area Conservation Area Appraisal (2011)

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways)

6.1 The highways officer does not consider there to be any effect on the highways network.

Urban Design and Conservation team

6.2 The application is acceptable in parts, but those aspects of the proposal which impact on the area the greatest are awkward, and consequently neither preserve nor enhance the character of this part of the conservation area. The scheme does not accord with section 72 of the Listed Building Act. It is also less than substantially harmful to the character of the area (para.134 of the NPPF), and it does not accord with Local Plan policies 3/4, (responding to context) and 3/14 (extending buildings). The conservation team therefore does not support the proposal.

6.3 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

140A Gwydir Street – (supports)

7.1 The proposal is in keeping with other extensions in the street.

7.2 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

Context of site, design and external spaces

- 8.1 The proposed roof extension will sit in from the roof and existing eaves line. The proposed roof extension is larger than what would normally be encouraged on a modest terraced, but having taken existing context into account and understanding that this particular part of Gwydir Street that adjoins Hooper Street contains its own irregular and disturbed character that has already been eroded over time. This proposal will contain a contemporary style and maintain gable forms similar to those on the adjacent neighbouring properties and the height of the existing roof is proposed to increase by 390mm in between a property that is shorter and taller. I consider given the surrounding context this proposal is considered acceptable and will still allow to a certain extent for the roof extension to read as an addition. I understand the objection raised from my Conservation colleague, but the proposed dormer is a far cry from many of the characterless flat roof dormers that can be seen within the street. This dormer, whilst large is subservient in form to the main rear roof pitch and the strong gable echoes forms around it.
- 8.2 The rear single storey extension would be an addition to the existing ground floor. The amended proposal is considered subservient to the main dwelling.
- 8.3 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7 and 3/14.

Impact on the Conservation Area

- 8.4 I do not consider there to be any detrimental impact on the conservation area as the proposed development is considered within keeping with the immediate surrounding context of Gwydir Street that is visible from Hooper Street.
- 8.5 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 4/10, 4/11, 4/12,

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.6 It is apparent there is a degree of mutual overlooking between all neighboring gardens due to being a mid-row terrace property. All windows will directly face the rear garden of 142 Gwydir Street, therefore I do not consider there to be any significant overlooking impacts
- 8.7 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.

9.0 RECOMMENDATION

APPROVE, subject to the following conditions:

Date Last Updated	
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Reference Number	
Description of Development	
Address	

Condition No.	Condition Name	Consultee Code	Consulted Date	Status Green=Discharged/Agreed Amber=Part Discharged Red=Submission not Discharged RQ=Requires compliance
1	Standard time			
2	Approved drawings			
3	Constriction hours			
4				
5				
6				
7				
8				
9				
10				

Consultee codes:

AWA – Anglian Water Services.
LAN - Landscape
CNE – New Communities (County).
URB – Urban Design
CYC – Cycling and Walking Officer.
DRN – Drainage.
FIR – Fire and Rescue Service.
LAN – Landscape Architects.
NRA – Environment Agency.

CCA – Historic Environment Team (County)
POL - Policy
CON – Conservation.
ARC – Architectural Liaison Officer
DIS – Disability Access Officer.
ENV – Environmental Health.
HIG – Highways Authority.
NCON – Nature Conservation Projects Officer.
SOS – Streets and Open Space.