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**MAIN CASE**

**Reference No:** 17/01395/FUL

**Proposal:** Loft conversion, dormer window and rear extension

**Site Address:** 33 Cambridge Road Ely Cambridgeshire CB7 4HJ

**Applicant:** Mr S Paragon

**Case Officer:** Catherine Looper, Planning Officer

**Parish:** Ely

**Ward:** Ely East  
Ward Councillor/s: Councillor Richard Hobbs  
Councillor Lis Every

**Date Received:** 2 August 2017      **Expiry Date:** 5th January 2018  
**[S204]**

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**1.0      RECOMMENDATION**

- 1.1      Members are recommended to APPROVE the application subject to the recommended conditions below. The conditions can be read in full on the attached appendix 1.
1. Approved Plans
  2. Time Limit
  3. Materials
  4. PD- Restriction – Windows
  5. PD- Restriction - Extensions

**2.0      SUMMARY OF APPLICATION**

- 2.1      The application seeks consent for a single storey rear extension and loft conversion, including a dormer window to the rear aspect of the roof. The application also seeks an alteration to the pitch of the roof at the rear of the dwelling, which will extend the side elevation of the rear element of the dwelling by 1.3m. The proposed single storey rear extension would bring the side elevation of the dwelling closer to the south boundary of the site, and would extend the ground floor level by 4m further into the garden area.
- 2.2      The full planning application, plans and documents submitted by the Applicant can be viewed online via East Cambridgeshire District Council's Public Access online service, via the following link <http://pa.eastcambs.gov.uk/online-applications/>.

**Alternatively a paper copy is available to view at the East Cambridgeshire District Council offices, in the application file.**

- 2.3 The application has been called into Planning Committee by Councillor Richard Hobbs.

3.0 **PLANNING HISTORY**

- 3.1
- |              |                                        |          |            |
|--------------|----------------------------------------|----------|------------|
| 00/00613/FUL | Extension to rear forming utility room | Approved | 01.09.2000 |
|--------------|----------------------------------------|----------|------------|

4.0 **THE SITE AND ITS ENVIRONMENT**

- 4.1 The site is located within the Conservation Area of Ely and comprises a two storey detached dwelling constructed from red brickwork with a large bay window and recessed porch to the front aspect. The dwelling has white arches and sills around the windows, and a white archway above the recessed porch. The property is under an Article 4 Direction which restricts development under Classes A, C, D, F(a) of Schedule 2 Part 1, and Classes A and C of Schedule 2 Part 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015. Cambridge Road is characterised by large dwellings which are positioned closely together. The dwellings are generally set back from the public highway with a small amenity space to the front.

5.0 **RESPONSES FROM CONSULTEES**

- 5.1 Responses were received from the following consultees and these are summarised below. The full responses are available on the Council's web site.

**Consultee For Other Wards In Parish - No Comments Received**

**Parish –** The City of Ely Council recommends refusal of this application as the number of large windows to the rear of the property which will overlook the neighbouring properties and cause a loss of privacy. Another piece of land is identified as a parking area, but Members believe that this was refused planning permission to be used as off-street parking.

**Ward Councillors - No Comments Received**

**Conservation Officer –** The amendments have gone further still to address the concerns raised previously in regards to the scale, visibility, design of the proposed extension.

The removal of the hipped roof and reduction in the length of the 2 storey element is welcomed.

I would still have some concerns over the extent of the extensions and their visibility within the street scene (along the side elevation). However, the proposal in its

current form has tried to reduce this visual impact by reducing the height and the length of the proposed two storey element of the scheme.

It is likely that the proposal would still result in harm to the character and appearance of the conservation area but it is considered that this harm would be less than substantial and therefore this harm should be weighed against the public benefit of the scheme.

**Senior Trees Officer** - I have no concerns regarding this application as I do not perceive any tree impacts.

5.2 Neighbours – Four neighbouring properties were notified and the responses received are summarised below. A full copy of the responses are available on the Council's website.

- Trees are affected by the proposal.
- The house is being used as a larger house of multiple occupancy.
- The application forms are misleading and information is incorrect.
- The proposal will lead to overshadowing and loss of light.
- The proposal would be overbearing and would create overlooking.
- The proposal will be visible from the public highway.
- The Conservation Area will be affected.
- Fire risk from close proximity of dwellings.
- Proposal will create an alleyway between the properties which is a security risk.
- Insufficient parking for additional occupants at the property.
- The proposal will increase car parking, which is an on-street arrangement for this area.
- The increase in occupancy will create more noise nuisance.
- Close proximity to neighbouring dwellings creates a fire risk.

## 6.0 **The Planning Policy Context**

- 6.1 East Cambridgeshire Local Plan 2015  
ENV 2 Design  
ENV 11 Conservation Areas
- 6.2 Supplementary Planning Documents  
Design Guide
- 6.3 National Planning Policy Framework 2012  
12 Conserving and enhancing the historic environment  
7 Requiring good design
- 6.4 Proposed Submission Local Plan 2017  
LP22 Achieving Design Excellence  
LP27 Conserving and Enhancing Heritage Assets

## **7.0 PLANNING COMMENTS**

- 7.1 The main considerations in the determination of this application are the impact it may have on the residential amenity of nearby occupiers and the impact it may have on the visual appearance and character of the Conservation Area.
- 7.2 It should be noted that the application has been subject to amendments since it was first received. The original application featured a full height two-storey rear extension which would increase the length of the rear element by 4m and bring the side elevation in line with the main dwelling. This was considered to be significantly detrimental to residential amenity, and also be highly visible from certain aspects of Cambridge Road. Subsequent amendments sought to reduce the impacts on neighbouring occupiers.
- 7.3 Residential Amenity
- 7.4 Policy ENV2 of the East Cambridgeshire Local Plan 2015 states that proposals should ensure that there are no significantly detrimental effects on the residential amenity of nearby occupiers. The proposed ground floor extension would protrude into the garden by 4 metres and increase the width of the ground floor of the rear element to be level with the side elevation of the existing dwelling. This would feature a flat roof, with a maximum height of 2.9m and is not considered to create a significant level of overbearing. Windows are proposed in the south elevation at ground floor level, however views would be obscured by the existing boundary fencing between these dwellings.
- 7.5 At first floor level, the rear extension widens the existing first floor element by approximately 1.3m, and the pitch of the roof has changed accordingly. This is to provide larger bathroom areas and a wider bedroom area. The applicant proposes velux rooflights with a vertical element, in the south elevation at first floor level. The plans show that the vertical element will be obscurely glazed and fixed shut. This will prevent overlooking to neighbouring occupiers. The proposed alterations to the first floor will reduce the space between the dwelling and the neighbouring occupier to the south, however this will be by approximately 1.3m and is not considered sufficiently harmful to warrant refusal of the application. The extension has been designed to continue the slope of the roof, and does not involve the erection of a full height wall at first floor level.
- 7.6 The application also includes the introduction of a box dormer window to the rear roof slope. This measures 4.7m in width and features three panes. This will create an increased level of overlooking, but this is not considered to be significantly detrimental to residential amenity due to the existing presence of windows at the rear of the dwelling which already allow views into neighbouring properties. The potential for additional windows in the future can be controlled by condition, to prevent overlooking impacts on neighbouring residential dwellings.
- 7.7 Visual Amenity
- 7.8 The proposed alterations to the dwelling will not be visible from the public highway of Cambridge Road as only the northern elevations of the dwelling are visible. The length of the rear element at first floor level is not being increased, and the ground

floor extension would be obscured by the boundary treatments of the property and the neighbouring property at Number 31a. The application form states that materials will be used which match the original dwelling, and therefore the proposal will not appear uncoordinated.

7.9 Historic Environment

7.10 Policy ENV11 of the Local Plan states that development proposals within Conservation Areas should be of a particularly high standard of design and materials. The proposal would be sympathetic to the surrounding area and the street scene in terms of the materials proposed and will not be visible from the street scene of Cambridge Road. The Conservation Officer has been consulted regarding this application and has stated that they still have concerns about the impact on the conservation area, but that the harm caused by the proposals would be less than substantial and therefore should be weighed against the public benefit of the scheme.

7.11 The proposal would not be highly visible from Cambridge Road, and therefore the impact on the conservation area is likely to be minimal. This is considered to comply with Policy ENV11 of the Local Plan 2015 and Policy LP27 of the Proposed Submission Local Plan 2017.

7.12 Highway Safety

7.13 Concerns have been raised during the neighbour consultation regarding the parking arrangements for the property. The proposal is for extensions to the property and therefore is not required to provide additional parking provision. Concerns have been raised that the area of land outlined in red to the north of the dwelling is not a parking area owned by the applicant, however the applicant has stated that they own the land. In any event, land ownership issues are not a material planning consideration and would not affect the determination of an application. The application does not propose parking or provide the necessary details for this to be considered, and therefore any grant of permission does not include permission for a new parking area.

7.14 Planning Balance

7.15 On balance, the proposal is considered to comply with planning policy. The proposal is not considered to create significantly harmful impacts to the neighbouring dwellings or on the visual amenity and character of the conservation area. The application is therefore recommended for approval.

8.0 APPENDICES

8.1 Appendix 1- Conditions

<b><u>Background Documents</u></b>	<b><u>Location</u></b>	<b><u>Contact Officer(s)</u></b>
17/01395/FUL	Catherine Looper Room No. 011	Catherine Looper Planning Officer 01353 665555
00/00613/FUL	The Grange Ely	catherine.looper@e astcambs.gov.uk

National Planning Policy Framework -

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf)

East Cambridgeshire Local Plan 2015 -

<http://www.eastcambs.gov.uk/sites/default/files/Local%20Plan%20April%202015%20-%20front%20cover%20and%20inside%20front%20cover.pdf>

## Appendix 1- 17/01395/FUL Conditions

- 1 Development shall be carried out in accordance with the drawings and documents listed below

Plan Reference EDG/15/40/1D EDG/15/40/2	Version No  A	Date Received 2nd November 2017 11th December 2017
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- 1 Reason: To define the scope and extent of this permission.
- 2 The development hereby permitted shall be commenced within 3 years of the date of this permission.
- 2 Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended.
- 3 The materials to be used in the construction of the external surfaces, including walls, doors, windows and the roof, shall be as specified on the application form. All works shall be carried out in accordance with the approved details.
- 3 Reason: To safeguard the special architectural or historic interest, character and appearance and integrity of the Conservation Area, in accordance with policies ENV2 and ENV11 of the East Cambridgeshire Local Plan 2015, and policies LP22 and LP27 of the Proposed Submission Local Plan 2017.
- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any order amending, revoking or re-enacting that Order), no windows, dormer windows, rooflights or openings of any other kind, other than those expressly authorised by this permission shall be constructed at first floor level or above in any elevations.
- 4 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 and policy LP22 of the Proposed Submission Local Plan 2017.
- 5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order amending, revoking or re-enacting that Order), the dwelling shall not be extended in any way, and no structures shall be erected within the curtilage of the dwelling.
- 5 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 and policy LP22 of the Proposed Submission Local Plan 2017.
- 6 The first floor windows in the south elevation shall be glazed using obscured glass and any part of the window(s) that is less than 1.7m above the floor of the room in which it is installed shall be non-opening. The window(s) shall be permanently retained in that condition thereafter.
- 6 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 and policy LP22 of the Proposed Submission Local Plan 2017.