

MAIN CASE

Reference No: 16/00448/FUL

Proposal: Proposed erection of link-detached one and half storey double garage with store and single storey utility room including the demolition of two existing single storey out-buildings

Site Address: 80 Barton Road, Ely, CB7 4HZ

Applicant: Mr Colin Every

Case Officer: Ruth Gunton, Planning Officer

Parish: Ely

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

Date Received: 13 April 2016 **Expiry Date:** 8th June 2016

[R11]

1.0 **RECOMMENDATION**

- 1.1 Members are requested to **approve** this application subject to the recommended conditions below:
- 1 Approved plans
 - 2 Time limit
 - 3 Materials
 - 4 Roof lights
 - 5 New openings on first floor

Conditions can be read in full on the attached appendix 1.

2.0 **SUMMARY OF APPLICATION**

- 2.1 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.**
- 2.2 Planning permission is being sought for a one and a half storey double garage and store with games room/gym above, and single storey utility room linking the garage

to the dwelling, following the demolition of two existing out-buildings. The proposed dimensions of the garage are a ridge height of 6.1m with an eaves height of 2.5m, a length of 10.4m, and a width of 6.8m. The utility room link would have a flat roof and height of 2.7m, a length of 3.1m, and a width of 5m. The proposed materials would closely match those on the existing dwelling.

2.3 Following neighbour comments, a site visit by the planning officer, and informal discussion with the conservation officer, amended plans were sought and received to remove concerns regarding potential overlooking from the dormer windows into windows of No.82, potential overlooking into the garden of No. 78a, and design of the dormer windows.

2.4 The application is being decided through Planning Committee as it concerns the home of a Council Member. In order to maintain transparency it is considered that delegated powers would not be suitable in determination of this proposal.

3.0 PLANNING HISTORY

3.1

04/00998/FUL	Replacement of existing conservatory with larger one.	Approved	09.09.2004
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4.0 THE SITE AND ITS ENVIRONMENT

4.1 The site is located within the development envelope of the city of Ely, and within the conservation area. It is a roughly triangular-shaped site located on a corner of Barton Road. The site contains a detached two-storey residential dwelling, two single storey outbuildings, and garden to the front. The boundary with Barton Road has a hedge and trees, and the boundaries to Nos. 82 and 78a have close-boarded fences between 1.2 and 1.8m in height.

5.0 RESPONSES FROM CONSULTEES

5.1 Responses were received from City of Ely Perspective, the Conservation Officer, and Ely City Council and these are summarised below. The full responses are available on the Council's web site.

Conservation Officer – The officer formally commented on the amended plans received 10th May 2016. *No objections - The revised plans addressed the concerns previously discussed. Ideally there would be less dormers but the amendments improve the overall appearance of the building. The garage is set back and there is considered to be no harm to the conservation area.*

Ely City Council – It has no concerns.

City of Ely Perspective – They reviewed the application and have no comments.

5.2 Neighbours – 4 neighbouring properties were notified and an advert was placed in the Cambridge Evening News. One response was received and is summarised below. A site notice was posted on 26th April 2016. A full copy of the responses are

available on the Council's website.

82 Barton Road – The following is based on original plans received on 8th April 2016: *Objection due to overlooking and from dormer windows into habitable rooms, overbearing on house and garden, out of scale as existing outbuildings are single-storey and proposed garage has a large footprint.*

No comments have been received from this neighbour on the amended plans received 10th May 2016.

6.0 The Planning Policy Context

6.1 East Cambridgeshire Local Plan 2015

ENV 2 Design
ENV 11 Conservation areas
COM 8 Parking provision

6.2 Supplementary Planning Documents

Design Guide
Ely Conservation Area

6.3 National Planning Policy Framework 2012

7 Requiring good design
12 Conserving and enhancing the historic environment

7.0 PLANNING COMMENTS

7.1 The main issues to consider in the determination of this application are impact on residential amenity, and impact on the streetscene including the conservation area.

7.1 **Residential Amenity**

7.1.1 Following officer concerns regarding the potential for overlooking into the rear garden of 78a Barton Road from the proposed roof lights on the north-east roof slope of the garage, amended plans were submitted which show that the roof lights will now be obscurely-glazed and a condition will be applied to this effect to ensure that they are fixed closed. The location of the proposed development is such that whilst the height will cause some overshadowing of the garden of 78a, the extent is such that this is not considered to be a significant detrimental impact.

7.1.2 Following officer concerns and neighbour comments regarding the potential for overlooking and loss of privacy to 82 Barton Road from the closet dormer window on the front slope of the garage roof, the number of front dormers was reduced from 3 to 2 and the closest dormer moved further away from the boundary. A 45 degree view from the closest dormer now does not intersect the rear windows of 82 Barton Road, and overcomes the officer concerns.

7.1.3 The north–west elevation will be approximately 1m from the boundary with the rear garden of No. 82 Barton Road and due to the height of the garage this will result in some overbearing, however the distance from the dwelling (approx 7m at closet corners) and the shape of the elevation which slopes from a ridge height of approx. 6.1m to an eaves height of approx. 2.5m, means that it is not considered to be significantly overbearing.

7.1.4 For the reasons outlined above, the development is considered to comply with policy ENV2 regarding impact on residential amenity.

7.2 Visual Amenity and Conservation Area

7.2.1 As this development is within the Ely’s Conservation Area, care should be taken to preserve or enhance the character and appearance of the conservation area.

7.2.2 Original plans showed three pitched-roof dormer windows directly above the three garage doors. Following officer concerns and informal Conservation Officer consultation, the number and location of dormers was amended as well as amending the design to flat-roofed dormers; these amendments help the garage to appear smaller and more subservient to the dwelling. Whilst the garage is large it would be at a noticeably lower height than the dwelling and would appear subservient. It is considered that the site can take the development without appearing cramped and it is therefore not considered to be out of scale.

7.2.3 Materials would match those on the dwelling which will help to harmonise the garage and link with the existing development on site. Whilst concrete roof tiles are not high quality materials usually required for a conservation area, in this case they would be acceptable as they match the existing house to ensure that the garage does not appear out of place.

7.2.4 The Conservation Officer was formally consulted on the amended plans and noted that whilst a further reduction in the number of dormers would have been preferable, the amendments that had been made had addressed previous concerns. There was considered to be no harm to the conservation area that would arise from this development.

7.2.5 For the reasons outlined above, the development is considered to comply with policy ENV2 regarding impact on visual amenity, and policy ENV11 regarding conservation areas.

7.3 Parking

7.3.1 This application will improve the parking situation on site as the outbuildings cannot currently be used for parking. A minimum of two parking spaces are being retained which complies with policy COM8.

7.4 Summary

7.5 The application is for a garage and link to an existing dwelling, and demolition of two existing outbuildings. Issues of overlooking have been addressed through amended plans, and there are not considered to be any significant impacts from

overbearing. The amended design is considered to preserve the conservation area.

8.0 APPENDICES

8.1 Appendix 1 - Conditions

<u>Background Documents</u>	<u>Location</u>	<u>Contact Officer(s)</u>
16/00448/FUL	Ruth Gunton Room No. 011	Ruth Gunton Planning Officer 01353 665555
04/00998/FUL	The Grange Ely	ruth.gunton@eastca mbs.gov.uk

National Planning Policy Framework -

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 - 16/00448/FUL Conditions

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

Plan Reference	Version No	Date Received
CH15/LBA/364/PL100	A	10th May 2016
CH15/LBA/364/PL101	B	10th May 2016
CH15/LBA/364/PL102	B	10th May 2016
CH15/LBA/364/PL103	B	10th May 2016
DESIGN ACCESS ANDHERITAGE STATEM		8th April 2016
CH15/LBA/364/EX103		8th April 2016
CH15/LBA/364/EX102		8th April 2016
CH15/LBA/364/EX101 EXISTING		8th April 2016
CH15/LBA/364/EX100		8th April 2016

- 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 shall be as follows:
 - Roof tiles - concrete pantiles to match those on main roof of dwelling
 - Dormer windows - lead finish to gables and cheeks of dormer windows
 - Brickwork - to match brickwork on existing dwelling
 - Rainwater goods - black PVCU
 - Render - to match colour on existing dwelling
- 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.
 - 4 The roof lights in the north-east (rear) roof slope shall be obscurely-glazed and fixed closed in perpetuity,
 - 4 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
 - 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), 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 the north-east (rear) and north-west (side) elevations of the garage.

- 5 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.