

21/01778/FUL

29 Isaacson Road

Burwell

Cambridge

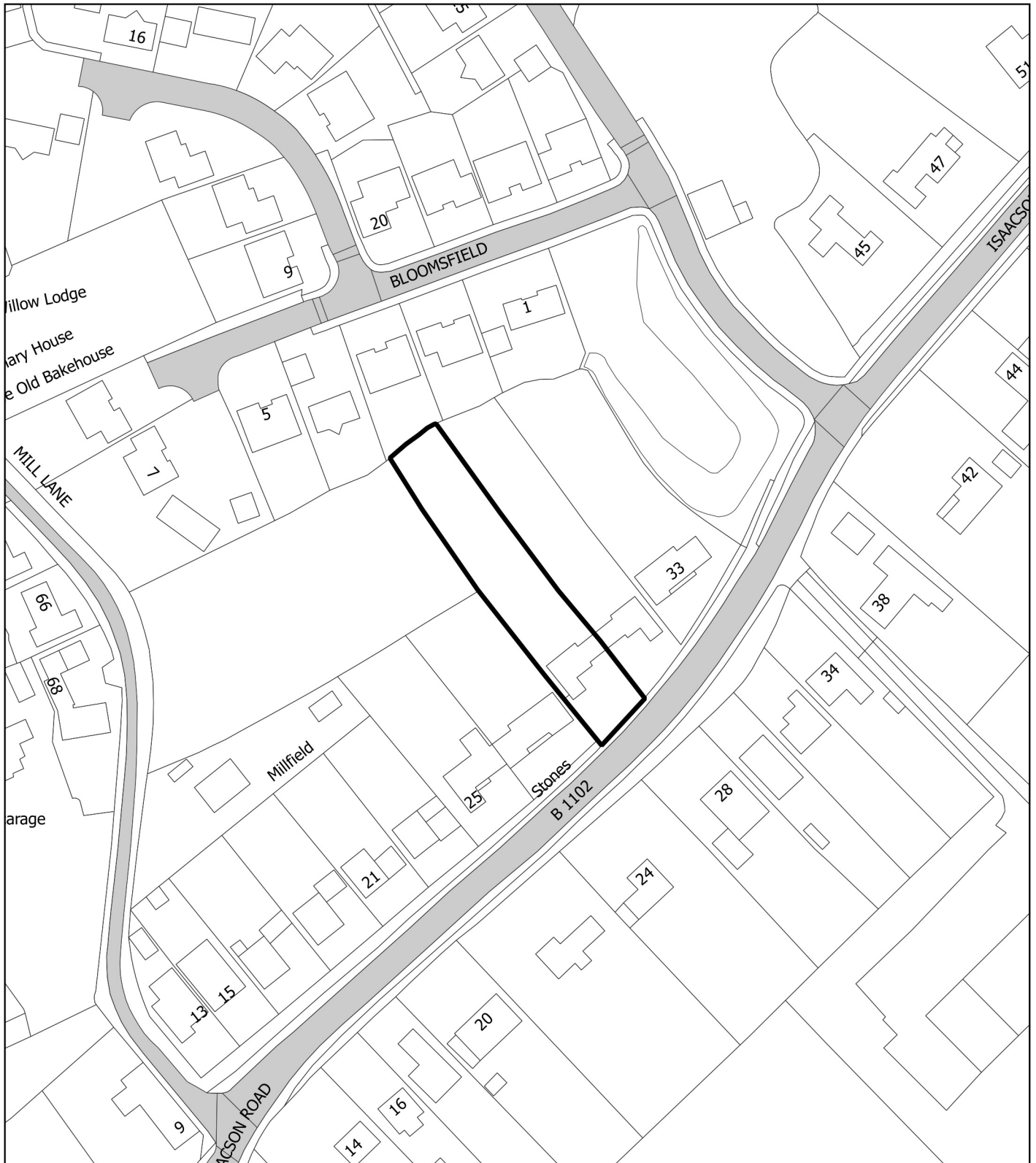
CB25 0AF

Demolition of existing attached garage and construction of two storey side extension

To view all of the public access documents relating to this application please use the following web address or scan the QR code:

<http://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R3WSDGGGIWW00>





21/01778/FUL

29 Isaacson Road
Burwell



East Cambridgeshire
District Council

Date: 11/02/2022
Scale: 1:1,250



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MAIN CASE

Reference No: 21/01778/FUL

Proposal: Demolition of existing attached garage and construction of two storey side extension

Site Address: 29 Isaacson Road Burwell Cambridge CB25 0AF

Applicant: Mr Charles Pilgrim

Case Officer: Molly Hood Planning Officer

Parish: Burwell

Ward: Burwell
Ward Councillor/s: David Brown
Lavinia Edwards

Date Received: 10 December 2021 **Expiry Date:** 9 March 2022
Report Number W147

1.0 RECOMMENDATION**1.1** Members are recommended to REFUSE the application for the following reason:

- 1 The proposal by virtue of its design, scale and siting is considered to result in a dominant and visually harmful development that fails to enhance or enrich the appearance of the existing dwelling or the streetscene. The design and scale of the front projections are detrimental to the character of the dwelling and its wider grouping of the four properties. The proposal fails to have regard for the supplementary planning documents and is not considered to be high quality design in accordance with Chapter 12 of the NPPF. By virtue of its scale, design and location the proposal is considered to result in a form of development which would be substantially harmful to the existing dwelling and the immediate streetscene. As such the proposal is contrary to policies ENV1 and ENV2 of the East Cambridgeshire Local Plan 2015, the Design Guide SPD and Chapter 12 of the NPPF.

2.0 SUMMARY OF APPLICATION

2.1 The application seeks permission for the demolition of the single storey side projection forming a single garage, utility and study which joins onto the adjacent properties garage. Following its demolition permission is sought for the construction of a two storey side extension to form an integral garage, utility, play room and a new master bedroom with walk-in wardrobe and en-suite. The two storey extension

will measure approximately 4.4m (14.4ft) in width, 10.7m (35.1ft) in depth and have a ridge height of 8.5m (27.8ft) and provide an additional front projection.

- 2.2 Permission is also sought for the conversion of the loft space, including raising the ridge height of the existing front projection, the inclusion of eight roof lights to the front roof slopes and one large dormer to the rear. The loft conversion will also utilise the loft space of the proposed two storey extension. Permission is also sought for the addition of four further roof lights to the existing single storey rear extension and raised patio.
- 2.3 The previous application (Reference 21/01146/FUL) on the site was taken to Decembers Planning Committee and refused. The current application has been called into Planning Committee by Councillor Brown to see whether the applicant has satisfied the concerns raised by the Committee.
- 2.4 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/>.

3.0 PLANNING HISTORY

3.1

16/01481/FUL	Single storey rear extension including demolition of conservatory and loft conversion	Approved	29.12.2016
18/01054/VAR	Variation of condition 1 (Approved Plans) and removal of condition 5 (Visual Screen) of previously approved 16/01481/FUL for single storey rear extension including demolition of conservatory and loft conversion	Approved	24.09.2018
21/01146/FUL	Demolition of existing attached garage and proposed two storey side extension	Refused	02.12.2021

4.0 THE SITE AND ITS ENVIRONMENT

- 4.1 The application site is a link detached property situated within the defined development envelope for Burwell. The dwelling has a well-sized front curtilage offering off street parking and a large rear curtilage with part adjacent to the boundary

for the High Town Conservation Area. The dwelling is joined to No.31 via the garages and shares similarities in its form and design. To the west of the site is a further pair of link detached properties, which are again similar in form and design. There are some differences between the properties, as No.27's first floor extends further and No.29 is rendered. The remainder of the wider streetscene is mixed with detached properties that range from single to two storey dwellings.

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 website.

Local Highways Authority - 13 January 2022

I do not object to this application on the grounds that it is unlikely to have any material impact upon the public highway, above the existing dwelling.

The submitted plans show space for six parked cars (1 in a garage and 5 on the driveway) however this parking arrangement would result in some cars blocking in others which is impractical and removes any ability to turn. With space for turning maintained, there would still be sufficient space for three cars (1 in the garage and 2 on the driveway) which meets policy requirements.

Conservation Officer - 22 December 2021

No conservation implications

Parish - 12 January 2022

Burwell Parish Council have no objections to this planning application.

Ward Councillor Brown – 26 January 2022

I believe that Committee should consider this application to see whether the applicant has satisfied the concerns raised by the Committee.

5.2 A site notice was displayed near the site on 23 December 2021 and a press advert was published in the Cambridge Evening News on 6 January 2022.

5.3 Neighbours – Four neighbouring properties were notified and one response has been received expressing concern about the height of the raised patio with regard to overlooking to No.31. The comments also sought clarification on what finishes are proposed to No.31's garage wall and roof. The comments also questioned whether there is sufficient drainage for rainwater coming off the gutter on the garage of No.31. A full copy of the responses are available on the Council's website.

6.0 The Planning Policy Context

6.1 East Cambridgeshire Local Plan 2015

ENV 1	Landscape and settlement character
ENV 2	Design
ENV 4	Energy and water efficiency and renewable energy in construction
COM 8	Parking provision

6.2 Supplementary Planning Documents

Design Guide
Climate Change SPD

6.3 National Planning Policy Framework 2021

12 Achieving well-designed places
14 Meeting the challenge of climate change, flooding and coastal change
16 Conserving & enhancing the historic environment

6.4 Planning Practice Guidance

7.0 PLANNING COMMENTS

7.1 The main issues to consider in the determination of this application are impact on residential amenity of nearby occupiers and the impact to the visual appearance and character of the wider area. It should be noted that the dwelling received permission under application 16/01481/FUL to convert the loft space of the original property, which included one roof light to the front and two dormers on the rear. Permission 16/01481/FUL has been implemented as the single storey rear extension has been constructed, however the loft conversion has not been carried out. The site was recently refused planning permission (reference 21/01146/FUL) for a similar proposal on the grounds of harm to residential amenity and visual harm to the area.

7.2 Residential Amenity

7.2.1 Policy ENV2 of the East Cambridgeshire Local Plan 2015 requires proposals to ensure that there are no significantly detrimental effects on the residential amenity of nearby occupiers. Additionally, paragraph 130(f) of the NPPF requires proposals to ensure that they create safe, inclusive and accessible development which promotes health and wellbeing and provides a high standard of amenity for existing and future users. Concerns have been received from No.31 over the overlooking impact from the raised patio to the rear of the property.

7.2.2 The proposal involves the demolition of the existing single storey side projection which joins to the neighbour's garage. To minimise harm to the neighbouring properties amenity, a demolition method statement and construction times can be conditioned. Neighbour concerns were expressed over the wall of their garage; however, this is not a material planning consideration and will be subject to the Party Wall Act. The agent has advised that a party wall agreement will be entered into and it is their intention to brick the neighbours garage wall.

7.2.3 The application seeks permission to construct a two storey side extension to the east of the property. The extension will project 4.4m (14.4ft) from the existing two storey built form and span a depth of 10.7m (35.1ft), allowing a separation distance of 1m (3.2ft) from the eastern boundary. The neighbouring properties garage will be immediately adjacent to the extension and the built form will span either side of it. Whilst the proposal will introduce a significant level of built form to the side of the

property, its location and proximity is not considered to result in detrimental overbearing, overshadowing or oppressive impacts to No.31. Furthermore, the location and scale of the two storey extension is not considered to result in significantly detrimental impacts to the other surrounding properties.

- 7.2.4 The fenestration has changed since the last application (21/01146/FUL) as the two loft conversion side elevation windows have been removed from the scheme. This improves the relationship with No.27 and No.31 Isaacson Road. The only fenestration changes to the western elevation include the addition of a further roof light on the existing single storey rear extension, however no significant harm is considered to occur from this addition. Two further roof lights are proposed on the internal roof slopes of the existing rear projection and one on the eastern slope. The addition of these roof lights are not considered to result in detrimental overlooking or harm to the neighbouring properties.
- 7.2.5 The proposal introduces new elevational windows to the eastern side and rear of the property. It is accepted the new first floor bedroom window on the rear elevation will add a new window which has the potential for views to the neighbours curtilages, however its presence is not significantly different to the existing rear windows relationship to the neighbouring properties. No detrimental harm is considered to arise from the front projection roof light or the front en-suite window. The existing first floor bathroom window on the east will be altered to an obscure glazed and non-opening window for the walk in wardrobe, a condition can secure it in perpetuity. At ground floor a new single door will serve the utility. Amendments have been received to remove the two ground floor side habitable room windows, as the one nearest to the rear of the property was considered to have resulted in significantly harmful overlooking towards No.31. As such the scheme is considered to overcome all concerns previously raised about the harm of overlooking or loss of privacy from windows.
- 7.2.6 The topography of the site is sloped down to the north and the property currently has a raised patio beyond the existing rear extension. The two storey extension will follow the same floor levels of the existing dwelling and as such, it will be raised from the ground levels of the garden. Concerns have been raised from No.31 over the impact of overlooking from the raised patio at the back of the two storey extension. Currently there is a small raised patio at the rear of the existing single storey side projection and the current application will seek to add to that.
- 7.2.7 The proposal will enlarge the patio, meaning it extends up to the boundary and the existing shed will be removed. The raised patio will incorporate a step from the rear doors and connect to the pedestrian side access along the house. Whilst the patio area will be larger it's scale would not cause significant harm to the adjacent property as the dwelling has an existing external seating area and the location means it is most likely to form a walkway. However, to protect the amenity of the adjacent property from the raised level an amendment was received to increase the height of the fence line on part of the eastern boundary. The fence line will be raised to approximately 1.8m from the raised ground level to help further protect amenity of No.31.
- 7.2.8 The proposal has addressed all previous concerns surrounding residential amenity and as such the extension would not result in detrimental overlooking, overbearing

or loss of privacy to the neighbouring properties, compliant to policy ENV2 and paragraph 130(f).

7.3 Visual Amenity

- 7.3.1 Policy ENV2 requires all development proposal to be designed to a high quality, enhancing and complementing the local distinctiveness and public amenity by relating well to existing features and introducing appropriate new designs. Development proposals which fail to have regard for local context or take advantage of opportunities to preserve, enhance or enrich the character, appearance and quality of an area will not be acceptable. Chapter 12 of the NPPF seeks to ensure high quality, beautiful and sustainable buildings. Paragraph 134 advises that where development is not well designed it should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.
- 7.3.2 The proposal will be highly visible in the streetscene of Isaacson Road and the development will make substantial changes to the volume of built form and appearance. The application includes demolition, a new two storey extension and increases in ridge heights of existing form as well as a loft conversion. The principle of demolishing the existing single storey side projection and replacing with a two storey side extension is considered acceptable, however the scale of the development proposed is considered to be significantly harmful.
- 7.3.3 The proposed two storey extension will match the ridge height of the existing property (8.5m/27.8ft) and includes a front projection with a 8.2m (26.9ft) ridge height. Part of this application also includes increasing the ridge height of the existing front projection by 1.2m (3.9ft) to provide additional floor space in the loft conversion. The loft space in both front projections will be used as walk-in-wardrobes and will not form the main habitable areas for the bedroom. The 8m (26.2ft) and 8.2m (26.9ft) ridge heights of the front projections will add a significant proportion of massing to the front of the dwelling and is considered to result in a level of built form which is dominant. In addition, the increased ridge heights will be out of character with the directly adjacent properties.
- 7.3.4 Whilst there are a variety of properties within the wider streetscene of Isaacson Road, the key characteristics of this property are that it forms a pair with No. 31 and is similar in form to No.25 and No.27 (in particular the front projections). The two storey side extension and separation will alter the original character of the dwelling; however, the ridge heights of the front projections are a feature where the symmetry can be retained and ensures the dwelling is still sympathetic to No.31, No. 27 and No.25. With the volume of additional floor space being created the dwelling starts to become top heavy and results in an unbalanced appearance. The reduction of the ridge height on the front projections and subsequently the removal of this space as additional accommodation would not compromise the applicant's ability to still be able to achieve a well sized loft conversion.
- 7.3.5 With the proposed additions to the property, the existing dwelling would be overpowered, the character removed and the original property would not be clearly legible. The Design Guide SPD seeks for extensions to not be dictated by a desire for a particular amount of additional floor space, with the form and proportions of the

original dwelling determining the extent to which it can be extended. It is considered the current proposal has been driven by the desire of additional floor space and fails to have regard for the existing development on the site or its surroundings. As such as the proposal is considered to be out of keeping with existing characteristics, resulting in a significant mass of built form which would not result in a positive or complementary relationship.

7.3.6 The proposal fails to have regard for the supplementary planning documents and is not considered to be high quality design in accordance with Chapter 12 of the NPPF. The scale of the loft conversion would not have a sympathetic relationship with the existing dwelling and fails to enhance or enrich the character and appearance of the area. The proposal is contrary to policies ENV1 and ENV2 of the Local Plan 2015, the Design Guide SPD and the NPPF.

7.4 Parking Provision

7.4.1 Policy COM8 of the East Cambridgeshire Local Plan 2015, requires proposals to supply appropriate car parking. The driveway to the side will be retained and will still be utilised for off street parking. The Local Highway Authority have no objection and advise it is unlikely to have any material impact upon the public highway. The Officer advised the submitted plans demonstrate there is space for six parked cars (1 in a garage and 5 on the driveway) however this parking arrangement would result in some cars blocking in others which is impractical and removes any ability to turn. With space for turning maintained, there would still be sufficient space for three cars (1 in the garage and 2 on the driveway) which meets policy requirements. Policy COM8 requests two parking spaces per residential dwelling and the bedroom numbers of a dwelling doesn't influence the parking provision. The dwelling can accommodate at least two off street parking spaces and the proposal therefore complies with policy COM8.

7.5. Energy and Water Efficiency and Renewables

7.5.1 The recently adopted Climate Change Supplementary Planning Document predominantly focusses on providing additional guidance to the implementation of Local Plan Policy ENV 4 – Energy and water efficiency and renewable energy in construction. Policy ENV 4 states all proposals for new development should aim for reduced or zero carbon development in accordance with the zero carbon hierarchy: first maximising energy efficiency and then incorporating renewable or low carbon energy sources on-site as far as practicable. The agent advised that one of the main reasons the applicant / homeowner is proposing the works is to improve the overall insulation to dwelling and thermal resistance of the elements e.g. improved insulation, new windows all round and, potentially, an air source heat pump. Therefore, once works are completed the thermal performance of the dwelling will be significantly improved. The proposal is considered to address policy ENV4 and the Climate Change SPD.

7.6 Other Matters

7.6.1 Neighbour comments questioned whether there is sufficient drainage for rainwater coming off the gutter on the garage of No.31. From the site visit it is evident there is an existing down pipe on the boundary which is fed by the guttering of No.31 and

No.29. Due to the demolition of the garage for No.29 its guttering will no longer feed into this downpipe. The capacity of this existing drainage system for the neighbour's property is not a matter for consideration. The proposed extensions guttering will not connect to No.31 and the application form also indicates the dwelling will introduce black UPVC guttering for the extension.

7.7 Planning Balance

7.7.1 Whilst the proposal has overcome the significant concerns to residential amenity, the development will still result in significant harm to the character of the property and the streetscene through the scale and design. As such the proposal is recommended for refusal.

<u>Background Documents</u>	<u>Location</u>	<u>Contact Officer(s)</u>
21/01778/FUL	Molly Hood Room No. 011 The Grange	Molly Hood Planning Officer 01353 665555
21/01146/FUL	Ely	molly.hood@eastcambs.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>