

21/01146/FUL

29 Isaacson Road

Burwell

Cambridge

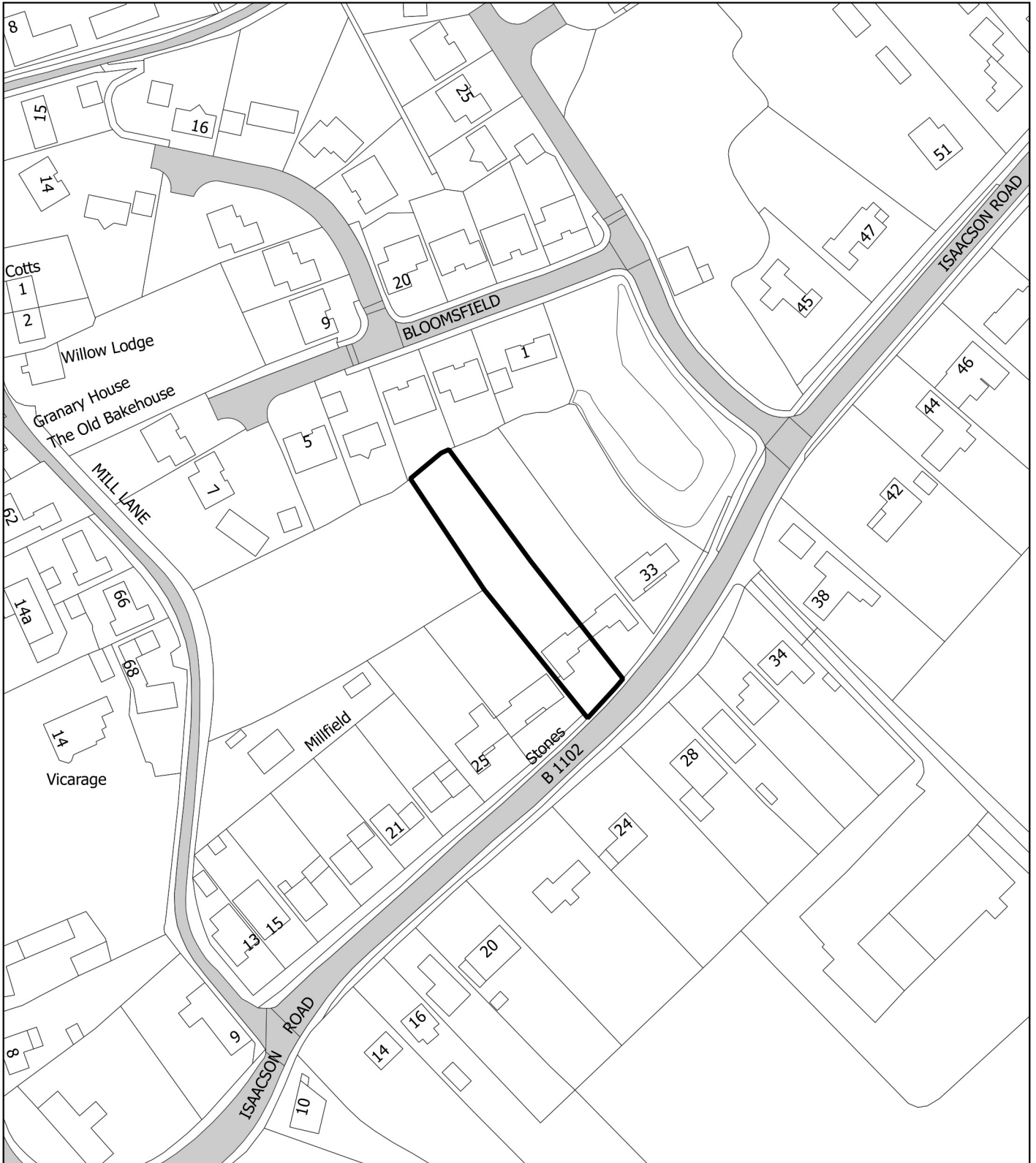
CB25 0AF

Demolition of existing attached garage and proposed 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=QXAZLVGGLUO00>





21/01146/FUL

29 Isaacson Road
Burwell



East Cambridgeshire
District Council

Date: 17/11/2021
Scale: 1:1,500



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MAIN CASE

Reference No: 21/01146/FUL

Proposal: Demolition of existing attached garage and proposed 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: 4 August 2021 **Expiry Date:** 7th December 2021
Report Number W123

1.0 **RECOMMENDATION**

- 1.1 Members are recommended to REFUSE the application for the following reasons:
- 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) The proposed development, by virtue of its location and fenestration placement is considered to result in significantly detrimental impacts to the residential amenity of No.31 Isaacson Road and No.27 Isaacson Road. The two side elevation windows on the eastern elevation serving the bedroom and playroom would introduce a level of overlooking which is currently not existing and would lead to detrimental overlooking and loss of privacy of No.31. Furthermore, the bedroom window on the west elevation would result in detrimental overlooking to

the amenity area of No.29 Isaacson Road. The introduction of the additional side elevation windows is considered to have cumulative overlooking and perceived overlooking impacts with the existing side and rear elevation fenestration, introducing a degree of glazing which would result in harm to neighbouring properties. As such the proposal is contrary to policy ENV2 of the East Cambridgeshire Local Plan 2015 and Chapter 12 of the NPPF which seeks all new development to ensure there are no significantly detrimental impacts on the residential amenity of nearby occupiers.

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 and 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 4.1m (13.4ft) in width, 10.6m (34.7ft) 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 three roof lights to the front roof slope and one large dormer to the rear. The loft conversion will also utilise the loft space of the proposed two storey extension.
- 2.3 The application has been called into Planning Committee by Councillor Brown to allow for wider debate on the merits, or otherwise, of the application.
- 2.4 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

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 where part sits 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 south-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 web site.

Conservation Officer - 20 August 2021

No conservation implications

Local Highways Authority - 25 August 2021

This application is not proposing to make any changes to the existing access to Isaacson Road and is maintaining space for parking and turning. The submitted plans demonstrate that there is space for up to six vehicles to park off-street. However there appears to be only be sufficient space for three vehicles to park if space for turning is to be maintained. As the property is accessed from a B road, vehicles should not be encouraged to reverse into the public highway. I therefore recommend that the LPA consider whether the provision of three parking spaces for a six-bedroom home complies with local policy.

I do not have any other concerns relating to this application. Should the applicant be granted any permission, please append the following conditions.

HW9A: Prior to the commencement of use, any gate or gates to the vehicular access shall be set back a minimum of 5m from the rear edge of the highway carriageway. Any access gate or gates shall be hung to open inwards. This style of access gate or gates shall be used at all times/thereafter be retained in perpetuity.

Parish - 25 August 2021

Burwell Parish Council has No Objections to this application

Ward Councillors – 8th November 2021

I would like to call-in this application to Planning Committee to allow for a wider debate on the merits, or otherwise, of the application.

5.2 A site notice was displayed near the site on 13 August 2021. Four neighbouring properties were notified. Two responses were received, expressing the following concerns:

- Concerned over the roof of their garage and wall following demolition, referencing the Party Wall Act.
- Concerns were raised about the joint drains on the boundary, both the front and back of the properties.

- The windows on the side and rear of the extension will overlook their private rear amenity space.
- The comments also advise that whilst the extension is balanced it is not subservient.
- We are to the west of No.29 and note the recent amendment which removes some windows and obscure glazes the eastern windows.
- On the west side I would like to propose the window in bedroom 6 is also obscure glazed for privacy, as the bathroom window is already obscured glazed but not sure about the landing.
- As you appreciate this is all to ensure our privacy as these windows look directly over our rear garden and not the side wall as No.29 is set further back into the garden.

5.3 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 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 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.

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 both adjacent properties about the level of overlooking and privacy issues from the side elevation windows of the proposal.
- 7.2.2 The proposal involves the demolition of the existing single storey side projection which joins to the neighbours garage. To ensure demolition does not harm the neighbour's amenity construction times could be conditioned and a demolition method statement could be conditioned. Neighbour concerns were expressed over the wall of their garage; however, this is not a material planning consideration and will fall down 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 north-east of the property. The extension will project 4.1m (13.4ft) from the existing two storey built form and span a depth of 10.6m (10.6ft), allowing a separation distance of 1m (3.2m) from the north-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 proposal introduces new elevational windows to the side and rear of the property. It is accepted the new bedroom window on the rear elevation will add to the existing level of overlooking but it is not significantly different to the existing rear windows relationship to the neighbouring properties. However, some of the proposed windows pose significant concern to the amenity of the adjacent properties through the cumulative impact through either the new glazing itself or the addition on top of the existing fenestration.
- 7.2.5 On the eastern elevation there is one existing window which serves the bathroom and the current application, after the amendment, proposes five new openings. The proposal has been amended to remove two first floor side elevation windows which served bedroom 1 and made the walk in wardrobe window obscure glazed. The east elevation still includes a bedroom window which will serve the loft conversion and two ground floor windows and door to serve the utility and playroom. The utility door and the more central ground floor playroom window will be situated in line with the adjacent properties garage and are not considered to cause significant harm. The ground floor playroom window nearest the rear of the property will have views towards the neighbouring property and due to the difference in ground levels it is considered the habitable room will overlook No.31. In addition, the eastern loft window of the two storey extension will also overlook No.31.

- 7.2.6 Amendments were requested to remove both of these windows but these were not accepted by the applicant. 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, meaning the windows will be higher and have greater views to next door. It is considered the introduction of these habitable room windows at both the ground and first floor would result in detrimental harm to the residential amenity of No.31. There will be an introduction of overlooking from the side elevation which will not only compromise the privacy of the rear amenity space due to the height of the bedroom window, but also the rear elevation due to the location of the playroom window.
- 7.2.7 On the western elevation there are five existing elevational windows, three of these serving habitable rooms. The proposal seeks to add a further elevational window to accommodate the loft conversion and this will serve the bedroom. Whilst a loft conversion was accepted previously under application 16/01481/FUL the side elevation window was only to serve the stairway and not a habitable room. This current application has altered the room the window serves and it is considered the window would have significant views into the private amenity space of No.27 Isaacson Road compromising the neighbour's amenity.
- 7.2.8 In summary, the application is considered to be significantly detrimental to the residential amenity of No.31 and No.27 Isaacson Road due to both the individual and cumulative impacts of the new side elevation windows paired with the existing side and rear fenestration. The proposed fenestration would result in detrimental overlooking, perceived overlooking and loss of privacy to the neighbouring properties, contrary 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 for 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. Concerns have been received about the extension not being subservient to the dwelling.
- 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, new two storey built form, increases in ridge heights of existing form and 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 extension 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 an 8m (26.2ft) 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) 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. 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.
- 7.3.4 Amendments were suggested to reduce the ridge heights of the front projection to the existing 6.8m (22.3ft) ridge, which would be a reduction of 1.2m (3.9ft). It would ensure these projections are subservient to the main dwelling, in character and not visually prominent in the streetscene of Isaacson Road. This would still allow for a sizeable loft conversion and maintain the footprint of the two storey extension without compromising the character of the streetscene and the dwellings placement in four alike property types. However, these amendments were not adopted and the applicants wished to proceed with the original proposal. The agent advised of other properties nearby, however these are either not within the immediate streetscene or are unique detached properties.
- 7.3.5 With the current 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 note no changes are proposed to the existing access to Isaacson Road and space is maintained for parking and turning. The Officer advised the submitted plans demonstrate there is space for up to six vehicles to park off-street. However there appears to only be sufficient space for three vehicles to park if space for turning is to be maintained. As the property is accessed from a B road, vehicles should not be encouraged to reverse into the public highway. I therefore recommend that the LPA consider whether the provision of three parking spaces for a six-bedroom home complies with local policy. 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 natural light is important to the applicant, as well as the improved feelings of 'well being', this will mean much less reliance on artificial lighting and the electricity required. It is appreciated that windows lose more heat than an external wall, but all of the windows and external doors (save for the recent rear extension) are proposed to be replaced. These will have significantly improved heat loss performance. Efficiency has been considered in the proposal and it is considered to deliver an energy efficient development and as far possible reduce carbon. The proposal is considered to address policy ENV4 and the Climate Change SPD.

7.6 Planning Balance

7.6.1 The proposal is considered to result in detrimental harm to the residential amenity of surrounding occupiers through the introducing fenestration in locations which compromise the amenity space of the adjacent occupiers. The proposal will also result in significant harm to the character of the property and the streetscene through the scale and design of the development. As such the proposal is recommended for refusal.

Background Documents

21/01146/FUL
16/01481/FUL
18/01054/VAR

Location

Molly Hood
Room No. 011
The Grange
Ely

Contact Officer(s)

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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>

