



Appeal Decision

Site visit made on 31 October 2017

by R Norman BA (Hons) MA MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 15th November 2017

Appeal Ref: APP/Q0505/D/17/3180651

48 Ditton Walk, Cambridge CB5 8QE

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Wilson against the decision of Cambridge City Council.
 - The application Ref 17/0411/FUL, dated 6 March 2017, was refused by notice dated 3 July 2017.
 - The development proposed is the construction of a new first floor level to an existing garden room, to include a new pitched green roof covering.
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Decision

1. The appeal is allowed and planning permission is granted for the construction of a new first floor level to an existing garden room to include a new pitched green roof covering at 48 Ditton Walk, Cambridge CB5 8QE in accordance with the terms of the application, Ref 17/0411/FUL, dated 6 March 2017, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing Numbers 132/1 and W/CL01 Revision A.
 - 3) The extension to the existing building hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 48 Ditton Walk, Cambridge CB5 8QE.

Main Issue

2. The main issue is the effect of the development on the character and appearance of the area.

Reasons

3. The appeal site comprises a semi-detached property set within an existing residential area, with some commercial premises also present. The host dwelling is a two-storey property and the garden of this and the adjoining dwellings are very long and narrow. To the north is a newer in-depth development of dwellings, Abbey Gardens. Within the existing gardens there are a variety of outbuildings already present of varying scales, designs, materials and positioning. The existing building is set just over halfway along

the garden for No 48 and currently comprises a single storey building set adjacent to the side boundary. The proposed development would add a first floor to this existing outbuilding to provide additional domestic space.

4. Although the gardens are narrow along this part of Ditton Walk, they are also very lengthy. The ridge height of the outbuilding would increase as a result of the development, however on one side of the building the eaves height would decrease. Due to the length of the existing garden, the proposed development can be comfortably accommodated in this location. Furthermore, whilst the development would result in a large outbuilding, there are several examples of diverse outbuildings within nearby sites, including a large, steel clad, two-storey outbuilding within the adjacent garden. As such, the proposed development would not appear out of keeping with the general arrangement of varied outbuildings in the rear gardens of the surrounding properties.
5. The proposed materials for the development would consist of timber with a sedum green roof covering. The use of sedum green roof covering would blend in with the numerous trees and landscaping present within and around the site. Brick and tile, although commonly used for the surrounding dwellings, is not used on all of the existing outbuildings present nearby and would result in the development becoming visually dominant and out of keeping. As such, the proposed materials would not be harmful to the character and appearance of the existing site nor the surrounding area.
6. I acknowledge that the proposed development would be visible from the adjacent cul-de-sac, Abbey Gardens, as there are already domestic outbuildings visible from this area, including the appeal building. From this angle, however, the irregular roof pitch would be less apparent and the sedum green roof would blend in with the existing trees and landscaping and would mitigate the visual impact from this location to an acceptable level.
7. For the above reasons, the proposed development would not result in any harm to the character and appearance of the surrounding area due to its use of materials and limited views from the public realm. Furthermore, the proposed development could be accommodated within the site, without appearing out of keeping with its surroundings. As such, the proposal would comply with Policies 3/4 and 3/12 of the Cambridge City Local Plan (2006) which seek to ensure that new development responds to and has a positive impact on the characteristics of the locality.

Other Matters

8. There has been local concern raised in relation to the impact of the development on adjoining rear gardens. The lengths of the existing gardens are such that the proposed development would not result in unduly harmful impacts on the living conditions of the adjoining residents in terms of overshadowing or overbearing impacts. In addition, the eaves height to the elevation facing the garden of No 50 would be lower than the existing which would further minimise the impact on this area of adjoining garden.

Conditions

9. In addition to the standard time limit condition I have included a condition listing the approved plans in the interests of clarity. A condition restricting the

use of the building to one that is ancillary to the main dwelling is necessary as the building could be accessed independently via the side gate.

Conclusion

10. For the reasons given above I conclude that the appeal should be allowed.

R Norman

INSPECTOR