



Appeal Decision

Site visit made on 31 May 2022

by Nichola Robinson BA (Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 13TH June 2022

Appeal Ref: APP/Q0505/D/22/3297065

3 Anglers Way, Cambridge CB4 1TZ

- 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 and Mrs Page against the decision of Cambridge City Council.
 - The application Ref 21/05452/HFUL, dated 10 December 2021, was refused by notice dated 9 February 2022.
 - The development proposed is a two storey side extension and single storey rear extension to house.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposed side extension on the character and appearance of the surrounding area.

Reasons

3. The appeal property is a two storey semi detached dwelling located within a streetscene of similar properties. Gaps between the dwellings contribute to the spacious character of the surrounding area. A number of nearby properties have been altered and extended. Where dwellings have been extended to the side elevation a gap between dwellings at first floor level is maintained and consequently throughout the street the gaps between properties are preserved.
4. Side extensions to the row of properties in which the appeal site is located have changed the character of the dwellings within this row somewhat. Nonetheless the properties remain distinguishable as pairs of semi detached dwellings consistent with the surrounding area and this would be lost as a result of the appeal proposal. The terraced form would be at odds with the prevailing pattern rather than architecturally completing the houses on this side of Anglers Way. Thus, whilst the properties within the street are not uniform in themselves, the existence of gaps at first floor level between the properties is. These gaps are not individually spacious and do not safeguard protected views. Nonetheless, they contribute to the spacious character of the area.
5. The neighbouring property, 5 Anglers Way, has been extended at two storeys to the boundary shared with the appeal property and the proposed two storey side extension would link to this extension at the site boundary. This would create a terrace with the neighbouring property and entirely close the gap between these dwellings contrary to the spacious character of the area.

6. A degree of subservience would be achieved through the lower ridge and eaves height of the extension, however this reduction in the ridge and eaves height would not maintain any gap between the properties. Accordingly, the appeal proposal differs from other extensions in the surrounding area which have maintained the gap between dwellings.
7. I consider therefore that the proposed development would adversely affect the character and appearance of the surrounding area. The appeal proposal would therefore be contrary to those aims of policies 55 and 58 of the Cambridge Local Plan 2018 that seek to ensure that development is reflective of existing building forms and are sympathetic to the surrounding area.

Conclusion

8. I find that the proposal conflicts with the development plan. No material considerations have been shown to have sufficient weight to warrant a decision otherwise than in accordance with it. Therefore, for the reasons given above, I conclude that the appeal should be dismissed.

Nichola Robinson

INSPECTOR