
Appeal Decision

Site visit made on 29 April 2025

by **A Phillips MPlan BA CertHE MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 04 June 2025

Appeal Ref: APP/Q0505/D/25/3359828

11 Fanshawe Road, Cambridge CB1 3QX

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Mr Jay Zhang against the decision of Cambridge City Council.
 - The application Ref is 24/03531/HFUL.
 - The development proposed is described as: Single storey side extension. Two storey front extension. Vehicle access.
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Decision

1. The appeal is dismissed.

Main Issues

2. The main issues are the effect of the proposed extensions on:
 - The character and appearance of the local area and host dwelling; and
 - the living conditions of the occupants of 11a Fanshawe Road (No.11a), with particular reference to outlook.

Reasons

Character and appearance

3. The site is on the corner of Fanshawe Road and Sterne Close, with a house of similar design on the opposite side of the road. Both Fanshawe Road and Sterne Close have a relatively strong building line made up predominantly of semi-detached dwellings. The dwellings of Sterne Close are set back behind a spacious green verge with mature tree planting.
4. It is proposed to extend the dwelling with a single storey element to the south and a two-storey element to the east. Both extensions would protrude beyond the principal elevation of the dwelling, facing onto Sterne Close.
5. The proposed two storey front projecting extension would substantially break the building line of Sterne Close, as well as reducing the sense of openness that defines the street scene of this road. In addition, this extension would not architecturally complement the dwelling opposite, which as a pair form a pleasant gateway entrance into Sterne Close. It is for these reasons that this element of the proposal would harm the character and appearance of the local area.
6. The proposed single storey extension's scale combined with its complex design would harm the character and appearance of the street scene, specifically by the

element that projects forward towards Sterne Close. The overall scale of the proposed extensions towards Sterne Close would significantly obscure the original dwelling to the detriment of its overall architectural quality.

7. The proposal would therefore significantly harm both the character and appearance of the local area and the host dwelling. The proposal does not comply with Policies 55 and 58 of the Cambridge Local Plan 2018 (Local Plan), which seek to create high quality distinctive places, ensure extensions are sympathetic to the existing building and local area and respect the spaces between buildings.

Living Conditions

8. No.11a Fanshawe Road forms the other half of the semi-detached property. The boundary between the two properties is currently a small amount of brick wall, with the remainder being defined by a hedgerow. The proposed side extension would extend approximately two thirds of the way down No.11a's rear garden and from my site visit would appear to be located adjacent to 11a's ground floor kitchen window and door.
9. There is no evidence before me to confirm that the window and door of No.11a which are closest to the shared boundary serve a habitable room. Based on everything I have read and seen, they do not appear to serve a habitable room. However, the proposed side extension would create a substantial amount of brickwork along the common boundary, which combined with the neighbour's cycle store to the rear of No.11a would significantly restrict outlook from the rear garden. This on account of the extent to which the side extension, by virtue of the parapet's height and length on the common boundary would enclose that space, which would cause unacceptable harm to the living conditions of the occupiers of No.11a when seeking to enjoy their garden.
10. The proposal would significantly enclose the rear garden of No.11a, which provides a valuable private outside space to the occupiers of that property. This would unduly restrict the outlook enjoyed by those occupiers and cause unacceptable harm to their living conditions. Therefore, the proposal would not comply with Policy 58 of the Local Plan, which seeks to protect residents from visually dominant developments.

Other Matters

11. It is noted on the drawings that the side extension element is annotated to include a dependant's bedroom. However, given that there is no further explanatory information in this regard, this is a neutral factor in my determination of this appeal.
12. It was noted on the site visit that there was a construction site opposite Sterne Close, though I do not have knowledge of the final design of this development. Based on my observations during my site visit, alongside the information submitted it does not affect my findings on the main issues covered above.

Conclusion

13. The proposal conflicts with the development plan and the material considerations do not indicate that the appeal should be decided other than in accordance with it. The appeal should therefore be dismissed.

A Phillips

INSPECTOR