

building and accurately shown on any submission. Applications showing only vague outlines of prospective roof-top plant enclosures will normally be refused.

- 3.40 Views over the City can be gained from areas such as the Gogs and Lime Kiln Hill from the south, or parts of the M11 from the west. Such vistas are described in the Cambridge Landscape Character Assessment. Within the City there are some important more localised views, including those from the Castle Mound and those across key open spaces such as Midsummer Common and Lammas Land and the famous views of the University Colleges across the Backs. These and other more restricted views are identified in the Conservation Area Appraisals.

3/14 Extending Buildings

The extension of existing buildings will be permitted if they:

- a. reflect or successfully contrast with their form, use of materials and architectural detailing;
- b. do not unreasonably overlook, overshadow or visually dominate neighbouring properties;
- c. retain sufficient amenity space, bin storage, vehicular access and car and cycle parking; and
- d. do not adversely affect listed buildings or their settings, the character or appearance of conservation areas, gardens of local interest, trees or important wildlife features.

- 3.41 The extension of buildings helps to make the most efficient use of land, can extend the life of buildings and often provides the only way that needed accommodation can be provided. It is a form of sustainable development. However, such extensions can have a negative impact upon amenity unless they are carefully designed. Supplementary Planning Guidance gives guidance on design, how an extension can be made subsidiary to the main building, how a successful relationship with neighbouring properties can be achieved and gives pointers on how the design can ensure adequate light levels into rooms and surrounding spaces.

3/15 Shopfronts and Signage

Works to shopfronts, signage and shop security measures will be permitted which:

- a. contribute to the design and character of the building and its surroundings; and
- b. complement the quality of the built environment.

- 3.42 High quality design is important to the success of Cambridge as a Sub-regional shopping and service centre and to maintain its thriving District and Local shopping centres. The Cambridge Shopfront Design Guide SPG has been instrumental in improving the quality of design to retail premises in the City. It gives clear guidance on all aspects of shopfront, signage, illumination, canopy and security design whilst not stifling innovative approaches.

