

Application Number	08/1515/FUL	Agenda Item	10.4
Date Received	7th November 2008	Officer	Mr Amit Patel
Target Date	2nd January 2009		
Ward	Queen Ediths		
Site	16 Baldock Way Cambridge Cambridgeshire CB1 7UX		
Proposal	Erection of a single storey dwelling.		
Applicant	King Street Housing Society 89 King Street Cambridge Cambridgeshire CB1 1LD		

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 Baldock Way is a 400 metre long street linking Blinco Grove and Glebe Road (and bisecting Cavendish Avenue and Hills Avenue), the northern end of which is about 3km south of the city centre. The road is on an approximately north-south axis and the application site is the side garden to no. 16, the southern half of a semi-detached pair of houses on the west side of Baldock Way, just south of its junction with Hills Avenue. The plot has a 13.8 metre wide frontage and is 27.6 metres deep.
- 1.2 To the south is a detached house, with a stepped gable with elements of slightly different heights and different depths, facing onto the road. It was one of four houses built at the same time, a little more than 25 years ago; each pair of houses has a garage to serve two properties, which project forward of the house, almost but not quite up to the highway boundary.
- 1.3 The area is a residential street with a mix, primarily, of detached and semi detached houses. The plots that the houses sit within are characterised by rectangular arrangements with gardens and parking to the front and a private gardens to the rear.
- 1.4 The properties do not have any form of consistency with regard to the footprint of the buildings that occupy the site. The majority of the houses in the close vicinity are brick built with tiled roofs.

- 1.5 There are tree preservation orders on land adjacent to the site, but the area is outside any Conservation Area and also falls outside the controlled parking zone.

2.0 THE PROPOSAL

- 2.1 The applicant seeks permission to erect a detached single storey dwelling with a carport to the front, which is a revision of an earlier withdrawn application, reference 08/1315/FUL.
- 2.2 The application is accompanied by the following supporting information:
1. Design and Access Statement
 2. Proposed Plans

3.0 SITE HISTORY

Reference	Description	Outcome
08/1315/FUL	Single storey dwelling.	WDN

4.0 PUBLICITY

4.1	Advertisement:	No
	Adjoining Owners:	Yes
	Site Notice Displayed:	No
	Public Meeting/Exhibition (meeting of):	No
	DC Forum (meeting of):	No

5.0 POLICY

5.1 Central Government Advice

- 5.2 **PPS1 Delivering Sustainable Development (2005):** Paragraphs 7 and 8 state that national policies and regional and local development plans (regional spatial strategies and local development frameworks) provide the framework for planning for sustainable development and for development to be managed effectively. This plan-led system, and the certainty and predictability it aims to provide, is central to planning and plays the key role in integrating sustainable development objectives. Where the development plan contains relevant policies, applications for planning permission should be determined in line with the plan, unless material considerations indicate otherwise.

- 5.3 **Planning Policy Statement 3 (PPS 3) Housing** : Sets out to deliver housing which is: of high quality and is well designed; that provides a mix of housing, both market and affordable, particularly in terms of tenure and price; supports a wide variety of households in all areas; sufficient in quantity taking into account need and demand and which improves choice; sustainable in terms of location and which offers a good range of community facilities with good access to jobs, services and infrastructure; efficient and effective in the use of land, including the re-use of previously developed land, where appropriate. The statement promotes housing policies that are based on Strategic Housing Market Assessments that should inform the affordable housing % target, including the size and type of affordable housing required, and the likely profile of household types requiring market housing, including families with children, single persons and couples. The guidance states that LPA's may wish to set out a range of densities across the plan area rather than one broad density range. 30 dwellings per hectare is set out as an indicative minimum. Paragraph 50 states that the density of existing development should not dictate that of new housing by stifling change or requiring replication of existing style or form. Applicants are encouraged to demonstrate a positive approach to renewable energy and sustainable development.
- 5.4 **PPS22 Renewable Energy (2004)**: Provides policy advice to promote and encourage the development of renewable energy sources. Local planning authorities should recognise the full range of renewable energy sources, their differing characteristics, location requirements and the potential for exploiting them subject to appropriate environmental safeguards.
- 5.5 **Circular 11/95 – The Use of Conditions in Planning Permissions**: Advises that conditions should be necessary, relevant to planning, relevant to the development permitted, enforceable, precise and reasonable in all other respects.
- 5.6 **Circular 05/2005 - Planning Obligations**: Advises that planning obligations must be relevant to planning, necessary, directly related to the proposed development, fairly and reasonably related in scale and kind and reasonable in all other respect.

5.7 East of England Plan 2008

SS1 Achieving sustainable development

T14 Parking

ENV7 Quality in the built environment

ENG6 CO₂ emissions and energy performance

WM8 Waste management in development

5.8 Cambridgeshire and Peterborough Structure Plan 2003

Planning Obligation Related Policies

P6/1 Development-related Provision

5.9 Cambridge Local Plan 2006

3/1 Sustainable development

3/4 Responding to context

3/7 Creating successful places

3/11 The design of external spaces

3/12 The design of new buildings

4/13 Pollution and amenity

5/1 Housing provision

5/9 Housing for people with disabilities

5/10 Dwelling mix

8/4 Walking and Cycling accessibility

8/6 Cycle parking

8/10 Off-street car parking

10/1 Infrastructure improvements

Planning Obligation Related Policies

3/8 Open space and recreation provision through new development

5/14 Provision of community facilities through new development

10/1 Infrastructure improvements (*transport, public open space, recreational and community facilities, waste recycling, public realm, public art, environmental aspects*)

5.10 Supplementary Planning Documents

Cambridge City Council (May 2007) – Sustainable Design and Construction: Sets out essential and recommended design considerations of relevance to sustainable design and construction. Applicants for major developments are required to

submit a sustainability checklist along with a corresponding sustainability statement that should set out information indicated in the checklist. Essential design considerations relate directly to specific policies in the Cambridge Local Plan 2006. Recommended considerations are ones that the council would like to see in major developments. Essential design considerations are urban design, transport, movement and accessibility, sustainable drainage (urban extensions), energy, recycling and waste facilities, biodiversity and pollution. Recommended design considerations are climate change adaptation, water, materials and construction waste and historic environment.

Cambridge City Council (January 2008) - Affordable Housing: Gives advice on what is involved in providing affordable housing in Cambridge. Its objectives are to facilitate the delivery of affordable housing to meet housing needs and to assist the creation and maintenance of sustainable, inclusive and mixed communities.

5.11 **Material Considerations**

Cambridge City Council (2004) – Planning Obligation Strategy: Sets out the Council's requirements in respect of issues such as public open space, transport, public art, community facility provision, affordable housing, public realm improvements and educational needs for new developments.

Cambridge City Council (2006) - Open Space and Recreation Strategy: Gives guidance on the provision of open space and recreation facilities through development.

6.0 **CONSULTATIONS**

Cambridgeshire County Council (Engineering)

- 6.1 No Objection: Subject to a condition and informatives to be added.

Cambridgeshire County Council (Transport)

- 6.2 Objection: no adequate area for a car to turn around and leave in a forward gear.

Head of Environmental Services

- 6.3 Comments are awaited. These will be reported on the amendment sheet or orally at the meeting.

Cambridge City Council Access Officer

- 6.4 No objection – this is a really good design.
- 6.5 The above responses are a summary of the comments that have been received. Full details of the consultation responses can be inspected on the application file.

7.0 REPRESENTATIONS

- 7.1 The owners/occupiers of the following addresses have made representations:
- 14 Baldock Way
 - 20 Baldock Way
- 7.2 The representations can be summarised as follows:
- Design
 - Roof design
 - Loss of light
 - Siting of Solar Panels
 - Foul Drainage System
 - Surface Water Drainage System
 - No Consultation by agents
- 7.3 The above representations are a summary of the comments that have been received. Full details of the representations can be inspected on the application file.

8.0 ASSESSMENT

- 8.1 From the consultation responses and representations received and from my inspection of the site and the surroundings, I consider that the main issues are:
- Principle of development
 - Context of site, design and external spaces
 - Renewable energy and sustainability
 - Disabled access

Residential amenity
Refuse arrangements
Highway safety
Car and cycle parking
Third party representations
Planning Obligation Strategy

Principle of Development

- 8.2** *Cambridge Local Plan 2006 Policy 5/1 permits proposals for housing development on windfall sites, subject to those proposals satisfying various tests and addressing all relevant material planning considerations. Central Government is committed to promoting more efficient use of land through higher density development and the use of suitably located, previously developed land and buildings, in order to bring vacant and underused previously developed land back into beneficial use and to achieve the targets that it has set in terms of producing new homes.*
- 8.3** *Given that this site is residential land in a residential area, it is my opinion that the broad principle of the development is acceptable and in accordance with policy 5/1 of the Cambridge Local Plan 2006, but clearly the proposal needs to be looked at in the context of other policies and material considerations.*
- 8.4** *Planning Policy Statement 1 (PPS1) - Delivering Sustainable Development requires that brownfield land should be developed first, and PPS 3 (Housing) looks to the need for housing and a variety of families and people. This application is for a single storey bungalow that is to be available for persons in need of single storey accommodation with good disability provision, on land that was previously used as part of number 16.*
- 8.5** In my opinion, the principle of the development is acceptable and in accordance with policies 5/1 and 5/5.

Context of site, design and external spaces

- 8.6** The site was the side garden to, part of, number 16, but is now separated by a close-boarded fence around the curtilage. The site is overgrown with some mature planting, which will need to be cleared to accommodate the new house. There is to be new

planting within the site that should help it become absorbed into and be harmonious with the surrounding area, which has a 'green character'.

- 8.7 The design of the bungalow is relatively straightforward. It has a rectangular roof 10 metres deep and 11.5 metres wide, which rises to a height of 5.7 metres, and overhangs in places the smaller, irregular footprint of the building beneath it. The front line of the roof is set 7.7 metres back from the site frontage; the sides of the roof are set 2.2 metres of the common boundary with no.20 to the south and 100 to 300 mm of the new common boundary with no.16 to the north roof is set to the front and rear. To the front of the roof is a 5.6 metre deep and 5.8 metre wide car port, the front line of which is set just over 2 metres back from the edge of the highway.
- 8.8 20 and 26 Baldock Way have ridges at 90 degrees to the highway, whereas 14, 22 and 24 have ridges that run parallel with the road. The character of the area is of residential houses of two-storey height with gardens to the front and rear which sit in amongst mature planting. Although bungalows are not a strong element or characteristic of the area, there are bungalows in the wider neighbourhood and I see no objection in principle to the introduction of a bungalow here, in contextual terms. The potential loss of the existing hedge, which is in a dilapidated state, has generated comment; I concur that this planting needs to be retained/reinforced and that it would be need to be done in a way to be harmonious to the street scene and to help soften the visual impact of the development, but I consider that this can be addressed by a condition. I do not consider the bulk, mass or siting of the building to be an issue in the vicinity where there is a mix of styles and forms of buildings. The car port is set to the front and in other circumstances could be intrusive; however, with the existing planting on the frontage retained and appropriately supplemented and the presence of the double garages to the front of 20 – 26 means that the car port would not be out of context.
- 8.9 In my opinion the proposal is compliant with East of England Plan (2008) policy ENV7, and Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11, 3/12.

Renewable energy and sustainability

- 8.10 The proposal is to incorporate solar panels on the west/south-west facing roof plain. This is encouraged as policy 8/17 of the

Cambridge Local Plan 2006 looks at reducing CO2 emissions and one way is for introducing renewable technology into a scheme. They are not required by policy on a single dwelling.

- 8.11 The siting of the solar panel has been raised as an objection; however, in terms of planning I believe that the solar panels have been sited to minimise their impact, by siting them on the rear of the roof plain, where they would not be visible on the street scene.
- 8.12 In my opinion the applicants have suitably addressed the issue of sustainability and renewable energy and the proposal is in accordance with East of England Plan (2008) policy ENG6, Cambridge Local Plan (2006) policy 8/16 and 'Cambridge Sustainable Development Guidelines' (2003).

Disabled access

- 8.13 The house has been designed to accommodate person/s with disabilities. There will be room for a live in carer to help, as well as room for adaptability if this is not required. The Access Officer has commented that this is a good design for the purpose it is being built for.
- 8.14 There is a ramped access to the front door and a level entrance into the house. The rooms are at ground floor level, accommodating the living space to the rear of the property.
- 8.15 In my opinion the proposal is compliant with East of England Plan (2008) policy ENV7, and Cambridge Local Plan (2006) policies 3/7 and 3/12.

Residential Amenity

- 8.16 The new proposal will have an impact on the adjacent existing houses, 16 and 20 Baldock Way. 20 has a flank wall some 15 metres long parallel with and only about a metre off the common boundary with the application site. There are three windows in the northern elevation of number 20 which serve the kitchen, office and living room. In the first and last of these rooms the flank windows are secondary windows, but in the case of the office it is the only window. The proposed bungalow is set about 2.4 metres off this boundary, which is marked by a close boarded fence about 1.8m in height. A freestanding concrete garage and a tree stand close to this boundary at present .

- 8.17 The proposed building will stand north of 20 and it will, unquestionably, have a presence for anyone sitting in that room, because the apex of the roof will be close to opposite the relevant window. I nevertheless consider that with the proposed pitch at less than 30 degrees, the distance between the two properties and the loss of the tree, light will still be received by the office and while the outlook will be restricted I do not think that the diminution of that outlook is such as to warrant refusal of the application. The suggestions of a lower pitch and a roof hipped away from 20 have been noted, but are not considered to be reasonable requirements.
- 8.18 The impact on number 16 is a concern, because of the proposal standing south of that dwelling and having a span that is greater than the house. In all, the bungalow will project about 4 metres behind the rear of 16 at about 2.5 metres from the house. There are no flank windows in the side of 16, but there are windows in the rear wall, though the nearest of these are about a metre off the boundary. Having looked at the relationship of the proposal and the existing property, given the distances involved, the slope of the roof and the presence of the boundary fence, I again do not consider that the impact upon 16 is such as to justify refusal, despite the roof having a presence for this neighbour.
- 8.19 The car port proposed will be visible on the street scene, but will not have unreasonable amenity implications for the neighbours. Its impact in the street has been discussed above.
- 8.20 In my opinion the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and I consider that it is compliant with East of England Plan (2008) policy ENV7, East of England Plan (2008) policy ENV7, Cambridge Local Plan (2006) policies 3/4 and 3/7.

Refuse Arrangements

- 8.21 The bin store is located to the south of the building, enclosed by a fence and a gate to allow easy access through the car port and colleagues in Environmental Health have suggested a condition.
- 8.22 Subject to condition, in my opinion the proposal is compliant with East of England Plan (2008) policy WM8 and Cambridge Local Plan (2006) policy 3/12.

Highway Safety

- 8.23 The local highway authority have asked to show that the car parking area can accommodate the car so that it can turn and leave in a forward gear. I consider that as Baldock Way is not a busy thoroughfare and that reversing a car onto Baldock Way would not have serious safety implications for the highway.
- 8.24 I concur with the highway authority on that the visibility splay should be shown as motor vehicles entering and exiting the site will need to drive over a public footpath which could lead to safety concerns. I feel that with the visibility splay shown this could mitigate some concern to the fact that the driver can see any pedestrians and other road users.
- 8.25 The local highway authority has also suggested informatives to inform the applicant on works to the highway would need highway's consent.
- 8.26 In my opinion the proposal is compliant with East of England Plan (2008) policy T1 and Cambridge Local Plan (2006) policy 8/2.

Car and Cycle Parking

- 8.27 There are 2 cycle spaces being provided which are in accordance with cycle parking standards in the Cambridge Local Plan 2006.
- 8.28 In my opinion the proposal is compliant with East of England Plan (2008) policies T9 and T14, and Cambridge Local Plan (2006) policies 8/6 and 8/10.

Third Party Representations

- 8.29 The third party objections have been addressed through the report.
- 8.30 The issue of foul drainage and surface water drainage system are material considerations but no objection has been raised by the Environment Agency and the detailed considerations will have to be addressed through the Building Control process.

Planning Obligation Strategy

- 8.31 A planning obligation Unilateral Undertaking has been sent to the agents, which show the amount of monies that need to be paid is shown below:

Community Facilities	£ 1085
Formal Open Space	£ 720
Informal Open Space	£ 612
Children's/Teenager Provision	£ 789
Fees	£ 130

9.0 CONCLUSION

- 9.1 In conclusion the proposal will have an impact on the neighbouring properties as almost all new buildings will, but I do not consider that the implications are such as to warrant refusal. I consider that the proposal has been designed to meet the constraints of the site and the local area and is providing much needed accommodation.

10.0 RECOMMENDATION

APPROVE subject to the satisfactory completion of the s106 agreement no later than 2nd January 2009 and subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with the requirements of section 51 of the Planning and Compulsory Purchase Act 2004.

2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification), no windows or dormer windows other than those expressly authorised by this permission shall be constructed.

Reason: To protect the amenity of adjoining properties. (Cambridge Local Plan 2006 policies 3/4 and 3/14)

3. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the external surfaces is appropriate. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4, 3/12 and 3/14)

4. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg furniture, play equipment, refuse or other storage units, signs, lighting); proposed and existing functional services above and below ground (eg drainage, power, communications cables, pipelines indicating lines, manholes, supports); retained historic landscape features and proposals for restoration, where relevant. Soft Landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme.

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

5. No development shall commence until details of soft landscape works have been submitted to and approved in writing by the local planning authority. Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme.

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

6. No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the building(s) is/are occupied and retained thereafter unless any variation is agreed in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure an appropriate boundary treatment is implemented. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

7. Except with the prior written agreement of the local planning authority in writing no construction work or demolition shall be carried out or plant operated other than between the following hours: 0800 hours to 1800 hours Monday to Friday, 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2006 policy 4/13)

8. Before the development hereby permitted is commenced details of the following matters shall be submitted to and approved by the local planning authority in writing.

i) contractors access arrangements for vehicles, plant and personnel,

ii) contractors site storage area/compound,

iii) the means of moving, storing and stacking all building materials, plant and equipment around and adjacent to the site,

iv) the arrangements for parking of contractors vehicles and contractors personnel vehicles.

Thereafter the development shall be undertaken in accordance with the approved details.

Reason: To protect the amenity of the adjoining properties during the construction period. (Cambridge Local Plan 2006 policy 4/13)

9. Except with the prior agreement of the local planning authority in writing, there should be no collection or deliveries to the site during the demolition and construction stages outside the hours of 0700 hrs and 1900 hrs on Monday - Saturday and there should be no collections or deliveries on Sundays or Bank and public holidays.

Reason: Due to the proximity of residential properties to this premises and that extensive refurbishment will be required, the above conditions are recommended to protect the amenity of these residential properties throughout the redevelopment in accordance with policies 4/13 and 6/10 of the Cambridge Local Plan (2006)

10. Prior to the commencement of the use hereby permitted, the on-site storage facilities for trade waste, including waste for recycling and the arrangements for the disposal of waste detailed on the approved plans shall be provided. The approved arrangements shall be retained thereafter unless alternative arrangements are agreed in writing by the local planning authority.

Reason: To protect the amenities of nearby residents/occupiers and in the interests of visual amenity. (East of England Plan 2008 policy ENV7 and in accordance with policies 4/13 and 6/10 of the Cambridge Local Plan (2006)

11. Prior to the commencement of development two 2.0 x 2.0 metres visibility splays be provided and shown on the drawings. The splays are to be included within the curtilage of the new dwelling. One visibility splay is required on each side of the access, measured to either side of the access, with a set-back of two metres from the highway boundary along each side of the access. This area shall be kept clear of all planting, fencing, walls and the like exceeding 600mm high. Please forward the amended drawing showing the above visibility splays to the Highway Authority for approval.

Reason: To ensure the safety of Highway users. (Cambridge Local Plan Policy 8/10).

INFORMATIVE: Notwithstanding any consent granted under the relevant planning act/s, the applicant is advised that before any works are carried out on any footway, carriageway, verge or other land forming part of the public highway the express consent of Cambridgeshire County Council as the Local Highway Authority will be required. All costs associated with any construction works will be borne by the developer. The developer will not be permitted to drain roof water over the public highway, nor across it in a surface channel, but must make arrangements to install a piped drainage connection. No window or door will be allowed to open over a highway and no foundation or footing for the structure will be allowed to encroach under the public highway.

INFORMATIVE: Notwithstanding any consent granted under the relevant planning act/s, the applicant is advised that before any works are carried out on any footway, carriageway, verge or other land forming part of the public highway the express consent of Cambridgeshire County Council as the Local Highway Authority will be required. All costs associated with any construction works will be borne by the developer.

INFORMATIVE: The applicant is advised that any granting of Planning Permission does not constitute a permission or licence to a developer to carry out any works within, or disturbance of, or interference with, the Public Highway, and a separate permission must be sought from the Highway Authority for such works.

Reasons for Approval

1.This development has been approved subject to conditions and following the prior completion of a section 106 planning obligation (/a unilateral undertaking), because subject to those requirements it is considered to generally conform to the Development Plan, particularly the following policies:

East of England plan 2008: SS1, T14, ENV7 and ENG6;

Cambridgeshire and Peterborough Structure Plan 2003: P6/1;

Cambridge Local Plan (2006): 3/1, 3/4, 3/7, 3/11, 3/12, 4/13, 5/1, 5/9, 5/10, 8/4, 8/6, 8/10 and 10/1;

2. The decision has been made having had regard to all other material planning considerations, none of which was considered to have been of such significance as to justify doing other than grant planning permission.

These reasons for approval can be a summary of the reasons for grant of planning permission only. For further detail on the decision please see the officer report by visiting the Council Planning Department.

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

Under Section 100D of the Local Government Act 1972, the following are “background papers” for each report on a planning application:

1. The planning application and plans;
2. Any explanatory or accompanying letter or document from the applicant;
3. Comments of Council departments on the application;
4. Comments or representations by third parties on the application as referred to in the report plus any additional comments received before the meeting at which the application is considered; unless (in each case) the document discloses “exempt or confidential information”
5. Any Structure Plan, Local Plan or Council Policy Document referred to in individual reports.

These papers may be inspected by contacting John Summers (Ext.7103) in the Planning Department.

10.4



08/1515/FUL

16 Baldock Way Cambridge Cambridgeshire CB1 7UX