

Application Number	09/1129/FUL	Agenda Item	
Date Received	4th December 2009	Officer	Mr John Evans
Target Date	29th January 2010		
Ward	Queen Ediths		
Site	102 Glebe Road Cambridge Cambridgeshire CB1 7TA		
Proposal	Erection of two dwelling (following demolition of existing dwelling).		
Applicant	Mr G B Jerffery C/O Development Land Agent 12 Back Road Linton Cambridge CB1 4JF		

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site is a square shaped plot situated on the southern side of Glebe Road, served by an unmade accessway off Glebe Road, approximately 65m in length. This suburban area of the City is characterised by relatively large detached and semi detached residential properties, set within generous, and typically rectangular shaped plots.
- 1.2 The plot is currently occupied by a 2 storey detached dwelling, which has its principal, front elevation facing north west.
- 1.3 The site is not within a Conservation Area. There are various mature trees and fruit trees within the site. There is 1 protected tree in relatively close proximity within the curtilage of number 100 Glebe Road.

2.0 THE PROPOSAL

- 2.1 This application seeks consent for the erection of 2 detached dwellings, each served by an ancillary outbuilding.
- 2.2 The larger proposed dwelling (I will refer to this as plot 1) to the south of the site, is a 2 storey dwelling with 3 levels of accommodation, the roof space being served by velux style roof lights. The building stands at 6m to eaves level, with an overall ridge height of approximately 9.5m. The width of the building is

16m. The dwelling will have its rear and southern flank roof slope partly constructed with solar tiles, to match the main roof tile. This property will be served by ancillary office/garage outbuilding 5.5m in height.

2.3 To the north of the plot is a smaller dwelling, (referred to as plot 2), rising 5.5m to eaves level, although with a similar overall height of 9.5m. The total width of the building is approximately 14m. Again, solar tiles are to be integrated into the rear and flank roof slopes. The proposed dwelling is also served by a cart lodge style double garage standing some 5m in height.

2.4 The application is accompanied by the following supporting information:

1. Design and access Statement
2. Tree Survey, Arboricultural Implication Assessment and Method Statement

Since the original submission amended plans have been received to address some of the concerns raised by neighbouring properties. The Local Planning Authority has formally reconsulted adjacent residential properties of these changes. They are as follows:

- The proposed plot 1 and garage have been resited further from the boundary of number 269 Hills Road.
- Reduced ridge height of the new dwelling on plot 1 by 0.5m.
- The 3 dormer windows in the roof space of plot 1 have been removed.
- The dormer windows on the roof elevation of the proposed garage to serve plot 1 have been removed and the overall height of the garage reduced from 6m to 5.5m.

3.0 SITE HISTORY

No relevant history.

4.0 PUBLICITY

- | | |
|------------------------|-----|
| 4.1 Advertisement: | No |
| Adjoining Owners: | Yes |
| Site Notice Displayed: | No |

5.0 POLICY

5.1 Central Government Advice

5.2 Planning Policy Statement 1: 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: Housing (2006): 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 Planning Policy Guidance 13: Transport (2001): This guidance seeks three main objectives: to promote more

sustainable transport choices, to promote accessibility to jobs, shopping, leisure facilities and services, by public transport, walking and cycling, and to reduce the need to travel, especially by car. Paragraph 28 advises that new development should help to create places that connect with each other in a sustainable manner and provide the right conditions to encourage walking, cycling and the use of public transport.

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

ENV6 The historic environment

ENV7 Quality in the built environment

5.8 Cambridgeshire and Peterborough Structure Plan 2003

Planning Obligation Related Policies

P6/1 Development-related Provision

P9/8 Infrastructure Provision

P9/9 Cambridge Sub-Region Transport Strategy

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

4/4 Trees

5/1 Housing provision

8/2 Transport impact

8/6 Cycle parking

8/10 Off-street car parking

Planning Obligation Related Policies

3/8 Open space and recreation provision through new development

5/14 Provision of community facilities through new development

8/3 Mitigating measures (*transport*)

10/1 Infrastructure improvements (*transport, public open space, recreational and community facilities*)

5.10 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 (Transport)

- 6.1 Refusal is recommended. The proposal is considered to present a significant risk of accident to the detriment of highway safety.
- 6.2 The proposal exceeds the maximum level of car parking allowable.

Head of Environmental Services

- 6.3 No objections, subject to conditions relating to construction hours, waste and dust suppression.
- 6.4 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: 96, 98 Glebe Road, 269, 271 Hills Road, 81, 83 Holbrook Road,

7.2 The representations can be summarised as follows:

Objections in principle

- Overdevelopment of the site. (1 Response).
- The majority of representations received are not against the development of 2 properties in principle.

Design concerns

- Plot 1 should be reduced in scale. Reducing the height would ease visual impact for neighbours.
- Additional planting to the boundaries would be beneficial.
- Use of slate for the roofs is welcomed.
- Size of garages if of concern in relation to boundary of number 271 Hills Road and 83 Holbrook Road.
- Glass balconies are unsightly and will overlook neighbouring properties.

Amenity concerns

- Proximity of the northerly dwelling to number 98 Glebe Road.
- Concerns regarding dormer windows in the roof of the new dwelling. To the south of the plot.
- Proximity of garage block to number 296 Hills Road.

Highway concerns

- Problems associated with cars waiting on Glebe Road waiting to turning into the access.
- Increase in traffic generated from the proposal.

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:

1. Principle of development
2. Context of site, design and external spaces
3. Residential amenity
4. Refuse and bicycle arrangements
5. Highway safety
6. Car parking
7. Third party representations
8. Planning Obligation Strategy

Principle of Development

8.2 The provision of additional dwellings on previously developed land, and the provision of higher density housing in sustainable locations is generally supported by central government advice contained in Planning Policy Statement (PPS) 3: Housing, and policy H1 of the East of England Plan 2008. Policy 5/1 of the Cambridge Local Plan 2006 allows for residential development from windfall sites, subject to the existing land use and compatibility with adjoining uses. The neighbouring uses are residential, therefore the proposal is in compliance with this policy.

8.3 Policy 3/10 of the Cambridge Local Plan 2006 relates to proposals for the sub-division of existing plots to allow residential development in the curtilage of existing properties. Development of this nature will not be permitted if it will have a significant adverse impact on the amenities of neighbouring properties through loss of privacy, light or an overbearing sense of enclosure, provide inadequate amenity space or detract from the prevailing character and appearance of the area. An analysis of these issues is provided in the sub sections below.

8.4 There is no objection in broad principle to residential development, but the proposal has to be assessed against the criteria of other relevant development plan policies. In my opinion, the principle of the development is acceptable and in accordance with policy 5/1, Cambridge Local Plan 2006.

Context of site, design and external spaces

- 8.5 The key design issue relates to the detailed design and appearance of the new dwellings in their context. This site is an anomaly being almost landlocked, served only by the access way linking into Glebe Road. The site is relatively large, and can in my view comfortably carry the 2 residential dwellings in accordance with policy 3/10, the subdivision of existing plots.
- 8.6 New buildings should however have a positive impact upon their setting in terms of height, scale, form, materials, detailing and wider townscape views, in accordance with Local Plan policy 3/12. The proposed dwellings are of a similar scale and height to other residential properties in the vicinity. The buildings are substantial in terms of the amount of accommodation that is being proposed, but the buildings would not dominate the surrounding residential gardens, nor compete with the scale of properties that front both Glebe Road and Hills Road. This is because the dimensions of the plot are generous and the useable, and regular square shaped nature of the plot lends itself to a logical layout. The new dwellings are well secluded from any street frontage and would not have a commanding appearance, which might otherwise detract from the overall character and appearance of the area.
- 8.7 In terms of detailed design, the design of the buildings is traditional, with relatively steep pitched roofs, chimney detailing, and stone cills. While Government Guidance contained within PPS1 does not prevent contemporary design which might have been explored here, the guiding principle as rehearsed within Local Plan policy 3/4 is that buildings sit comfortably and harmoniously within their setting. Opinions may differ on the deployment of more traditional architectural detailing in this suburban location, although this is not an inappropriate approach here. The development represents a well designed scheme because the buildings and external spaces function effectively for their purpose, responding to the constraints of the site and will, in my view, sit harmoniously in their setting.
- 8.8 The dwellings also have features to reduce their environmental impact, which for this scale of development is not a mandatory requirement. The roofs of both buildings have solar tiles which are designed to seamlessly integrate with the proposed Sandtoft Calderdale roof tiles, which in turn illustrates the

successful design of these buildings, in accordance with Local Plan policy 3/12 (c).

- 8.9 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/10, 3/11 and 3/12.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.10 The main concern relates to the third level of accommodation to the proposed new dwelling to the south, on plot 1. From my site visit, I recognise there may have been some overlooking from the front dormers into the rear garden area of number 267 Hills Road in particular. However, the applicant has responded to these concerns and amended plans have been received, replacing the dormers with small velux roof lights. In my view this suitability addresses this issue. In addition, the garage/office outbuilding has been resited from the common boundary with number 269 Hills Road, which eases the sense of enclosure to their rear garden area.
- 8.11 To the south, some concerns have been raised with regard to the siting of the garage/office outbuilding. I acknowledge that this building will have some visual impact and presence from the secluded rear garden of number 83 Holbrook Road. However, I do not feel that this will be so harmful as to justify refusal. The outbuilding has low eaves rising 2.5m, which combined with the pitch of the roof away from the garden, will further reduce its presence. The boundary treatment is illustrated as being a 2m boarded fence, although a mix of planting would relate better to the other boundaries of the site. This can however be agreed through the imposition of a suitable planning condition, (condition 3).
- 8.12 To the north, concerns have been raised from the owners of number 96 and 98 Glebe Road with regard to the visual impact of the proposal from plot 2 and the impact upon trees to the northern boundary. However, the northerly dwelling on plot 2 has been set in from the common boundary by some 3m and trees are to be retained and protected on the boundary. Given the overall rear to flank distance between the existing properties and the proposed plot 2, I do not consider there to be any undue harm by way of visual impact.

8.13 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 Cambridge Local Plan (2006) policies 3/4, 3/7, 3/10 and 3/12.

Amenity for future occupiers of the site

8.14 The proposed new dwellings will in my view provide a good level of amenity for future occupants. The rear gardens are generous in size, in keeping with surrounding residential properties, and internally both properties are thoughtfully set out with bedrooms well served with natural light.

8.15 In my opinion the proposal provides a high-quality living environment and an appropriate standard of residential amenity for future occupiers, and I consider that in this respect it is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7 and 3/12.

Refuse and Bicycle Arrangements

8.16 The ancillary outbuildings provide ample space for bicycle and refuse storage. In my opinion the proposal is compliant Cambridge Local Plan (2006) policy 3/12.

Highway Safety

8.17 The County Highways Authority have considered this proposal and recommend refusal on the basis that the access is too narrow to allow 2 cars to pass. The concern is that vehicles may be forced to reverse onto Glebe Road. However, at the junction of the access with Glebe Road, the width of the access at 4m only marginally falls short of the minimum 4.5m width demanded by the Highways Authority. I do not feel that 1 additional dwelling on this plot of substantial size will present a significant risk to highway safety, over and above the current situation.

8.18 In my opinion the proposal is compliant with East of England Plan (2008) policy T1 and Cambridge Local Plan (2006) policy 8/2.

Car Parking

8.19 The County Highways Authority have commented that there would be an over provision of car parking on the site. However, the garages proposed are in my view proportionate to the size of the dwellings. The 2 car parking spaces provided within these outbuildings is in fact compliant with the adopted car parking standards. The Local Planning Authority cannot control car parking which is ancillary to the enjoyment of the dwelling house, on the other areas of hard landscaping. In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

Third Party Representations

8.20 The issues raised have been adequately considered in the above report.

Planning Obligation Strategy

8.21 The Planning Obligation Strategy (2004) provides a framework for expenditure of financial contributions collected through planning obligations. The applicants have indicated their willingness to enter into a S106 planning obligation in accordance with the requirements of the Strategy. The proposed development triggers the requirement for the following community infrastructure:

Open Space

8.22 The Planning Obligation strategy requires that all new residential developments contribute to the provision or improvement of public open space, either through provision on site as part of the development or through a financial contribution for use across the city. The proposed development requires a contribution to be made towards open space, comprising formal open space, informal open space and children's play areas. The total contribution sought has been calculated as follows.

Formal open space					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
4-bed	4	360	1440	1 (minus existing)	1,440.00
Total					1,440.00

Informal open space					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
4-bed	4	306	1224	1 (minus existing)	1,224.00
Total					1,224.00

Children's play space					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
4-bed	4	399	1596	1 (minus existing)	1,596.00
Total					1,596.00

8.23 Subject to the completion of a S106 planning obligation to secure the requirements of the Planning Obligation Strategy (2004), I am satisfied that the proposal accords with Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1 and P9/8 and Cambridge Local Plan (2006) policies 3/8 and 10/1.

Community Development

8.24 The Planning Obligation Strategy (2004) requires that all new residential developments contribute to community development facilities, programmes and projects. This contribution is £1085 for each unit of one or two bedrooms and £1625 for each larger unit. The total contribution sought has been calculated as follows:

Community facilities			
Type of unit	£per unit	Number of such units	Total £

4-bed	1625	1	1,625.00
Total			1,625.00

8.25 Subject to the completion of a S106 planning obligation to secure the requirements of the Planning Obligation Strategy (2004), I am satisfied that the proposal accords with Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1 and P9/8 and Cambridge Local Plan (2006) policies 5/14 and 10/1.

9.0 CONCLUSION

9.1 The proposed 2 dwellings are appropriate in their context, and will not detract from the prevailing character and appearance of the area. There will not in my view be any harmful visual impact upon neighbouring residential properties. APPROVAL is recommended.

10.0 RECOMMENDATION: APPROVE subject to the satisfactory completion of the s106 agreement by 1 May 2010 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. 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)

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or with any order revoking and re-enacting that Order with or without modifications) no windows or dormer windows shall be constructed other than with the prior formal permission of the local planning authority.

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

4. No development shall take place until there has been submitted to and approved by the local planning authority in writing a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with a timetable agreed in writing with 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)

5. 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)

6. In the event of the foundations for the proposed development requiring piling, prior to the development taking place, the applicant shall provide the local authority with a report/method statement for approval detailing the type of piling and mitigation measures to be taken to protect local residents noise and or vibration. Potential noise and vibration levels at the nearest noise sensitive locations shall be predicted in accordance with the provisions of BS 5228 - Part 4: COP for noise and vibration control applicable to piling operations. The development shall be carried out in accordance with the approved details.

Reason: In the interests of neighbouring amenity, Cambridge Local Plan 2006 policy 4/13.

7. No development shall commence until a programme of measures to minimise the spread of airborne dust from the site during the demolition/construction period has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved scheme.

Reason: In the interests of neighbouring amenity, Cambridge Local Plan 2006 policy 4/13.

8. No work shall start on the application site (including soil stripping, pre-construction delivery of equipment or materials, the creation of site accesses, positioning of site huts) until:
 - a) A Tree Protection Plan, as defined in BS 5837:2005 Trees in Relation to Construction - Recommendations, containing the following Arboricultural Method Statements/specifications has first been submitted and agreed to, in writing, by the Council's Principal Arboricultural Officer:
 - Arboricultural method statements for the precise location and erection of tree protection barriers and ground protection for all trees retained on, and adjacent to, the site, in order to establish Root Protection Areas and construction exclusion zones;
 - Arboricultural method statements for any special engineering operations within Root Protection Areas;
 - Arboricultural method statements for root pruning and root barrier installation; including specifications for root-barrier material; and root-soil back-fill;
 - Arboricultural method statements for the amelioration of the rhizosphere within the Root Protection Areas comprising of de-compaction (Terravention) and soil inoculation with spore derived mycorrhizae and bio-activators; soil tilthing utilising air-spade technology; irrigation; and mulching where appropriate;
 - Arboricultural method statement for any development facilitation pruning.and,

b) that there has been:

A pre-construction site meeting between the site agent, the developers chosen arboriculturalist, and the Council's delegated Arboricultural Officer.

All development facilitation pruning, where required, has been completed in accordance with BS 3998:1989.

All tree protection barriers and ground protection measures have been installed to the satisfaction of the Council's delegated Arboricultural Officer.

All Arboricultural works shall be carried out by a competent tree contractor, proficient in both root-zone and aerial arboricultural work and shall follow strictly the agreed method statements and specifications.

All tree protection barriers and ground protection must be in accord with BS 5837:2005 clause 9 - "The construction exclusion zone: barriers and ground protection"

The developer shall appoint a competent arboriculturalist to oversee the project. The arboriculturalist shall monitor, record and confirm the implementation and maintenance of tree protection measures as set out in the conditions of the planning permission.

Reason: In order that adequate provision is made for the retention of trees on the site, particularly to the boundaries, Cambridge Local Plan 2006 policy 4/4.

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: ENV6, ENV7.

Cambridgeshire and Peterborough Structure Plan 2003: P6/1, P9/9.

Cambridge Local Plan (2006): 3/1, 3/4, 3/7, 3/8, 3/11, 3/12, 4/4, 5/1, 5/14, 8/2, 8/6.

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.

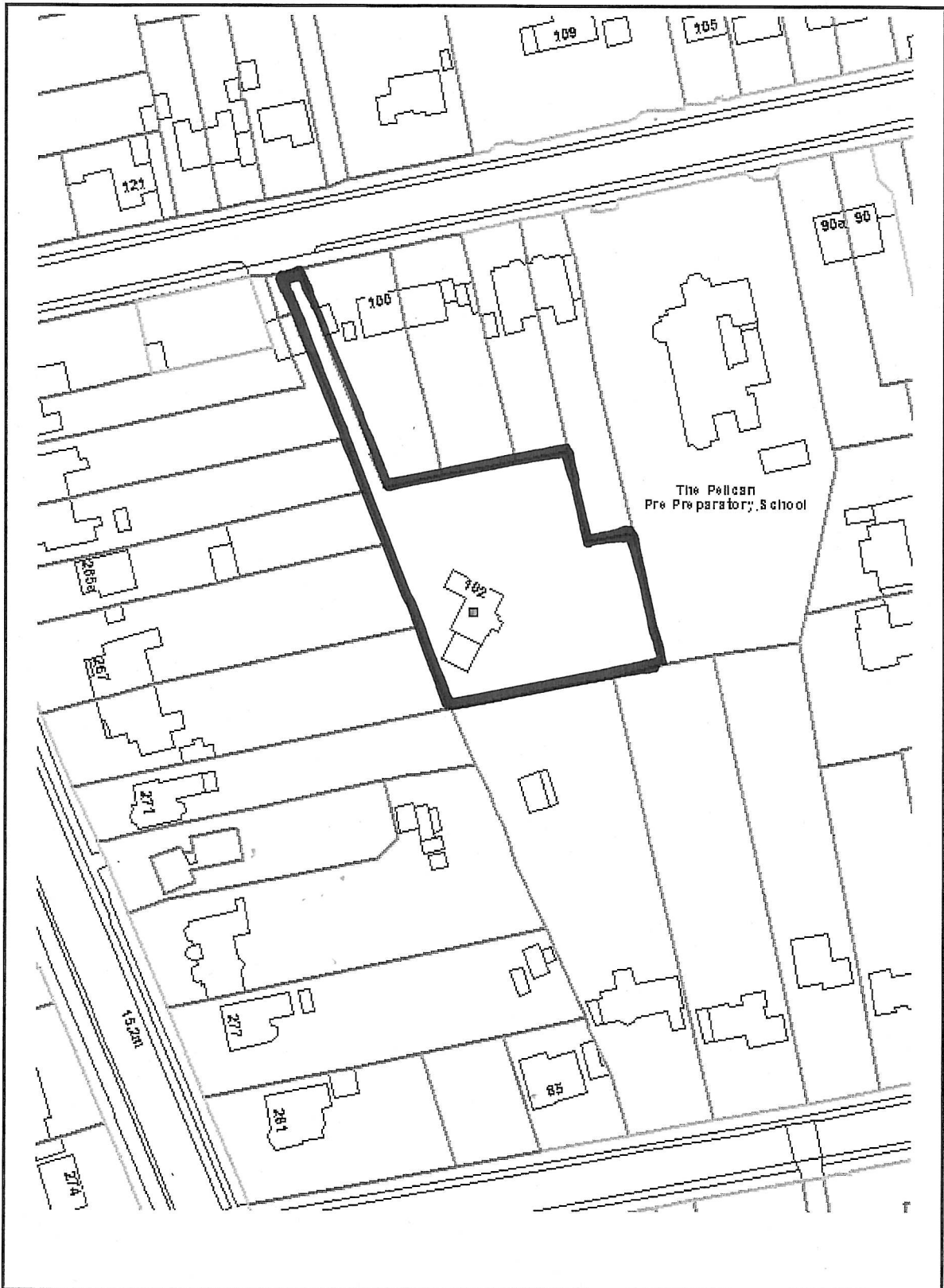
These reasons for approval can be a summary of the reasons for grant of planning permission only. For further detail on the decision please see the officer report by visiting the Council Planning Department.

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.



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