

Application Number	09/1048/FUL	Agenda Item	
Date Received	16th November 2009	Officer	Mr James D'Arcy
Target Date	11th January 2010		
Ward	Cherry Hinton		
Site	15 Colville Road Cambridge Cambridgeshire CB1 9EJ		
Proposal	Erection of 2 two-bed flats including widening of existing vehicular access and provision of off-street parking.		
Applicant	Mr T Chapman C/O Parkin Planning Services 2 Van Dyke Place St Ives PE27 3HD		

1.0 Site Description and Area Context

- 1.1 The application site is an area of open space at the corner junction of Keates Road and Colville Road, in the Cherry Hinton area of south-eastern Cambridge. It is part of the cartilage of 15 Colville Road, a two storey dwelling typical of the housing in this large residential development. It has a full-width, single storey, lean-to rear extension. The wider built environment consists of two storey dwellings, in both semi-detached and terraced forms.
- 1.2 The area is predominantly residential, with frontages set back from the highway and open areas at the junctions of streets. There have been a number of developments which have been added to the ends of the terraces to create a further residential property, which reduces the open elements of the junctions, although the character of the area has not been impacted to a detrimental level by these developments.
- 1.3 The site is not located within a Conservation Area, nor will the development impact any protected trees or listed buildings. There is a high level of on-street parking within Keates Road and Colville Road, and similarly on the surrounding streets, although many properties also have driveway accesses.

2.0 Description of Development

- 2.1 The application seeks permission to create a two-storey end of terrace addition to the western end of 15 Colville Road, which would contain two flats. It is proposed that the new property will have two ridges, the one running east-west continuing the ridge line of the existing properties upon Colville Road, and a second, north-south ridge with a lower ridge height (7 metres) than the main property (7.4metres); the extension on the north-south axis will have the impact of a two storey rear extension to an original property.
- 2.2 The property will have a porch and entrance to the Colville Road frontage, and an additional entrance on the west facing element (towards Keates Road). The window treatment on the Colville Road frontage will echo that of the neighbouring terrace of properties, and the side elevation to Keates Road will feature four large windows facing out onto the street. Facing south along Keates Road are two large windows, located near the eastern side of the building, one each at ground and first floor levels.
- 2.3 The application proposes two additional parking spaces, located to the rear of the new build, adjacent to the access for the parking space and garage of number 15 Colville Road. It is proposed that bin storage would be located to the rear of the parking spaces, adjacent to the existing garage serving number 15 Colville Road. The proposed building will be constructed in materials to match the existing terrace of residential properties.

3.0 Site History

Reference	Description	Outcome
C/84/0572	ERECTION OF SINGLE-STOREY EXTENSIONS TO EXISTING DWELLING HOUSE	A/C

4.0 Central Government Guidance

PPS1	Delivering Sustainable Development (2005)
PPS3	Housing (2006)
PPS23	Planning and Pollution Control (2000)

Development Plan Policy

East of England Plan 2008

SS1 Achieving sustainable development

T14 Parking

ENV7 Quality in the built environment

Cambridge Local Plan 2006

3/1 Sustainable development

3/4 Responding to context

3/7 Creating successful places

3/12 The design of new buildings

3/14 Extending buildings

5/1 Housing provision

8/10 Off-street car parking

Planning Obligation Related Policies

3/8 Open space and recreation provision through new development

5.0 Consultations

Cambridgeshire County Council (Engineering):
No objections, conditions and informatives requested.

Head of Environmental Services:
Conditions Requested

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.

6.0 Publicity

Advertisement:	No
Site notice:	No
Adjoining occupiers:	Yes

7.0 Representations

7.1 The owners/occupiers of the following addresses have made representations:

- 34 Keates Road
- 13 Colville Road

The representations can be summarised as follows:

- Potential for traffic/parking problems
- Flats could be “out of keeping”
- Increase in neighbourhood noise as a result of multiple occupants
- Disturbance during construction
- Potential for overlooking
- Opposition to windows/high walls overlooking
- Loss of green space

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. Highway safety
5. Representations
6. Planning Obligation Strategy

Principle of development

8.2 Policy 5/1 of the Cambridge Local Plan 2006 supports the provision of housing within the city where it would introduce properties within easy access of public transport and which will reduce the need to travel by vehicle. The policy also identifies the need within Cambridge for further residential development.

8.3 Policy 5/2, whilst primarily focussing on the subdivision of large properties, details the requirements upon the conversion of large properties, and details that the conversion of such properties can provide valuable additional housing. It is noted that whilst not a subdivision of a building, the application represents a subdivision of the plot, and the sentiment of the policy is applicable, but more specifically referenced in policy.

8.4 Policy 3/10 accepts subdivision of plots subject to various criteria. In my view the relevant criteria here are: neighbour impact; amenity space provision; local character; and impact on the potential for comprehensive development. These aspects are all addressed in the paragraphs below.

8.5 In my opinion, the principle of the development is acceptable and in accordance with the East of England Plan 2008 policies SS1 & ENV7, and Cambridge Local Plan policies 5/1 & 5/2.

Context of site, design and external spaces

8.6 The site is located at the end of a row of terraced two storey houses, which all feature near-identical design styles and a common frontage to Colville Road. This conformity would be

echoed by the proposed building, despite the proposal providing a more “dual aspect” frontage to Keates Road. I consider that the design will replicate the existing style to an acceptable level, and will blend well with the existing properties. The proposed dwelling will initially be fairly prominent in the street, because of its location on the corner of Keates Road and Colville Road, but I consider that the building will sit well against the existing built environment, and that there is little potential for significant impacts upon the character of the area because of the similar developments within the local residential environment, and the conformity of style proposed.

- 8.7 The proposed building will face the gable end of a terrace of buildings to the west, with the nearest house (36 Keates Road) some 16 metres from the existing end terrace property (number 15 Colville Road), and given the angles, the existing garage building and the 12m distance between the proposal and 36, will not, in terms of presence, have a material adverse impact. The building will blend within the existing residential area, which although typified by “family” homes, also contains a number of properties recently converted to flats.
- 8.8 The new building will also feature a gable which faces the property to the south on the other side of Keates Road. This will feature two windows (ground and first floor) and overlook the proposed parking area to the rear. The construction of the gable in this position also allows the roofline to better relate to those residential properties upon Keates Road, and effectively allows a continuation of development around the corner space.
- 8.9 The proposal will remove an area of open space formerly found on the corner of Keates and Colville Roads, but I do not consider that this will have a detrimental impact upon the character of the immediate area, or the estate as a whole, as the new building will still be set 2m back from the footpath.
- 8.10 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.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.11 The proposed dwellings will form what is effectively an extension to the existing row of houses. The position on the corner means the distances across the street to the west will minimise overshadowing and any overlooking greater than already exists locally and is to be expected in such an urban location. 36 Keates Road to the south, presents only a flank wall, and although any overlooking would be from a slightly shorter distance than from the existing property at 15 Colville Road, the angles will help reduce any potential to a reasonable level and I do not consider it will have an adverse impact upon that property.
- 8.12 Of greater concern is the impact of the new 'wing' upon the first floor accommodation in the existing building, No. 15. However, given the advice that the nearest window serves only a bathroom, I do not consider the dominance of what is proposed or the sense of enclosure that would be created by it to be such as to warrant refusal.
- 8.13 To safeguard the amenity of nearby residents during development, I consider that conditions regarding delivery and construction times will be appropriate.
- 8.14 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, and Cambridge Local Plan (2006) policies 3/4 and 3/7.

Amenity for future occupiers of the site

- 8.15 I have some reservation about the access to the cycle parking and refuse storage areas and the rear garden of No. 15 and the proximity of the access path to those places to the ground floor window to bedroom 2. On balance, however, I am satisfied that a condition requiring details of the parking spaces and the re-organisation of the access (so that the parking for Flat 1 is adjacent to the bedroom and the path between the car parking spaces) can address this matter. I am conscious that there is a lack of external amenity space, but do not think that critical for the flats. As a whole I consider the proposal will provide an

acceptable level of amenity for future occupiers of the site, subject to the submission of information to satisfy the conditions requested by Environmental Health and the Highways Department.

- 8.16 In my opinion the proposal provides a satisfactory living environment and an appropriate standard of residential amenity for future occupiers, and I consider that in this respect it is compliant with East of England Plan (2008) policy ENV7, and Cambridge Local Plan (2006) policies 3/7, 3/10 and 3/12.

Highway safety

- 8.17 A number of concerns relating to Highway safety, and the potential for disruption as a result of additional vehicular traffic, were identified from the representations received. I consider however, that the proposed vehicular parking provision will be adequate, and will not result in increased pressure upon the existing on-street parking within the area.
- 8.18 The Highway Authority raised no objection to the proposal, but has requested the imposition of conditions which will ensure the appropriate provision of vehicular parking, including visibility splays for both vehicles and pedestrians to ensure the safety of local residents and prevent any conflict resulting from the proposed parking arrangement.
- 8.19 In my opinion the proposal is compliant with East of England Plan (2008) policy T1 and Cambridge Local Plan (2006) policy 8/2.

Third party representations

- 8.20 I consider that many of the objections relating to amenity and transport impacts have been addressed in the paragraphs above. In response to other comments, I do not think that the introduction of flats would be “out of keeping” with the area. The built form proposed is generally sympathetic and I do not think the internal arrangement of the flats will have a detrimental impact upon the character of the area, or the amenity of neighbours.
- 8.21 I also do not consider that the introduction of two flats would introduce a significant level of disturbance in terms of people movements or anti-social behaviour, as the property will be located in a residential area in which I consider the increase in occupants would be adequately encompassed without introducing any

detrimental impacts.

- 8.22 In terms of loss of green space I recognise that the proposal will result in the loss of a degree of open space, although I note this was “private” garden space, and as such not a common amenity area. Whilst the introduction of a built form will alter the visual aspects of the corner, the wide verges which typify the area will compensate for this and I do not consider the loss of this space to be sufficient as to recommend the application for refusal.

Planning Obligation Strategy

- 8.23 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

- 8.24 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.
- 8.25 The application proposes the creation of two two-bedroom flats. No residential units would be removed, so the net total of additional residential units is two. A house or flat is assumed to accommodate one person for each bedroom, but one-bedroom flats are assumed to accommodate 1.5 people. Contributions towards children’s play space are not required from one-bedroom units. The totals required for the new buildings are calculated as follows:

Formal open space					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
1 bed	1.5	360	540		
2-bed	2	360	720	2	1440
3-bed	3	360	1080		
4-bed	4	360	1440		
Total					1440

Informal open space					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
1 bed	1.5	306	459		
2-bed	2	306	612	2	1224
3-bed	3	306	918		
4-bed	4	306	1224		
Total					1224

Children's play space					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
1 bed	1.5	0	0		0
2-bed	2	399	798	2	1596
3-bed	3	399	1197		
4-bed	4	399	1596		
Total					1596

8.26 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

8.27 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 £
1 bed	1085		
2-bed	1085	2	2170
3-bed	1625		
4-bed	1625		
Total			2170

8.28 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 Despite the concerns raised by local residents I am of the view that the development proposed can be accommodated without any demonstrable harm to neighbours or to the character of the area.

Recommendation: APPROVE 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. 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)

3. 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: To protect the amenity of nearby residential properties in accordance with Cambridge Local Plan 2006 policy 4/13.

4. Prior to the commencement of development, full details of the on-site storage facilities for waste including waste for recycling and for bicycle storage shall be submitted to and approved in writing by the local planning authority. Such details shall show the precise nature of the structures and the specific positions of where wheelie bins, recycling boxes or any other means of storage will be stationed and the arrangements for the disposal of waste, and bicycles stored. The approved facilities shall be provided prior to the commencement of the use hereby permitted and shall be retained thereafter.

Reason: To protect the amenities of nearby residents/occupiers and in the interests of visual amenity. (Cambridge Local Plan 2006 policy 4/13)

5. The applicant shall provide two 2.0 x 2.0 metres visibility splays, which will be detailed on scaled drawings, and shall be submitted to the Local Planning Authority for approval. 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. Development shall be implemented in accordance with the approved details.

Reason: In the interests of Highway safety.

6. Prior to the commencement of development, details shall be submitted to the local planning authority for approval, which is to be given in writing, of the proposed vehicle parking and turning areas and access to the refuse and bicycle stores to the two flats and the garden to 15 Colville Road. The details shall demonstrate that the dimensions for the proposed car parking spaces, which should be 2.5m x 5m, will be made of porous materials, or that provision is made to direct run-off water from the surfaces to a permeable or porous area or surface within the curtilage of the flats or the control of the applicant. They must also be hard paved from the boundary of the adopted public highway and the site, to prevent debris spreading onto the adopted public highway. The details as agreed shall be implemented before the flats hereby approved are first occupied.

Reason: To ensure that this aspect of the development is delivered in a sustainable manner and to safeguard users of the highway. (Cambridge Local Plan 2006 policy 3/4, 3/12 and 8/2)

7. 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)

INFORMATIVE: Housing Health & Safety Rating System (HHSRS)

The Housing Act 2004 introduces the Housing Health & Safety Rating System as a way to ensure that all residential premises provide a safe and healthy environment to any future occupiers or visitors.

Each of the dwellings must be built to ensure that there are no unacceptable hazards for example ensuring adequate fire precautions are installed; all habitable rooms have adequate lighting and floor area etc.

The applicant/agent is advised to contact housing standards at Mandela House, 4 Regent Street, Cambridge and Building Control concerning fire precautions, means of escape and the HHSRS

INFORMATIVE: The granting of a 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 that a separate permission must be sought from the Highway Authority for such works.

INFORMATIVE: The developer should contact the Highway Authority, or its Agent, to arrange construction of any works within, or disturbance of, or interference with, the Public Highway, and that all costs associated with such works shall be borne by the Developer

INFORMATIVE: The Developer will neither 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 connexion

INFORMATIVE: No window nor door will be allowed to open over a highway, and no foundation nor footing for the structure will be allowed to encroach under the Public Highway.

INFORMATIVE: New development can sometimes cause inconvenience, disturbance and disruption to local residents, businesses and passers by. As a result the City Council runs a Considerate Contractor Scheme aimed at promoting high standards of care during construction. The City Council encourages the developer of the site, through its building contractor, to join the scheme and agree to comply with the model Code of Good Practice, in the interests of good neighbourliness. Information about the scheme can be obtained from The Considerate Contractor project Officer in the Planning Department (Tel: 01223 457121).

To meet the requirements of condition 6 and to safeguard the amenity of the ground floor flat 1, the access to the bin and bike storage for the flats and the rear garden of 15, shall be located between the two new parking spaces and the parking space for flat 1 located closest to flat 1.

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, ENV7

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

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.

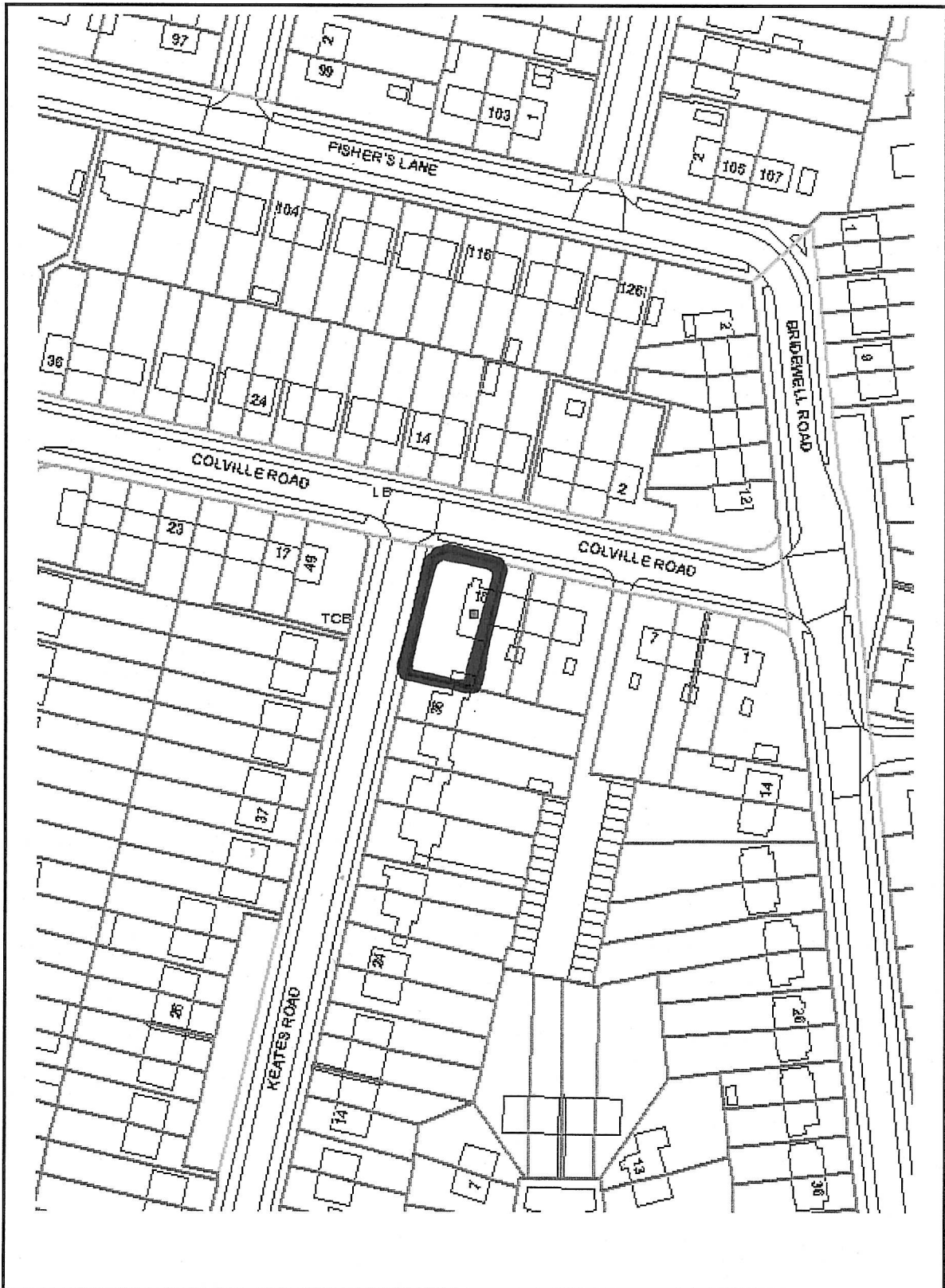
These reasons for approval can be a summary of the reasons for grant of planning permission only. For further detail on the decision please see the officer report by visiting the Council Planning Department.

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.



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15 Colville Road Cambridge Cambridgeshire CB1 9EJ