

Application Number	09/1049/OUT	Agenda Item	
Date Received	30th November 2009	Officer	Miss Sophie Pain
Target Date	25th January 2010		
Ward	Trumpington		
Site	The Cottage Gazeley Road Cambridge Cambridgeshire CB2 9HB		
Proposal	Outline application to sub-divide existing residential site to form a separate 1000 sq m site suitable for a single 5-bedroom residence.		
Applicant	Mrs Betty Williams 3 Berks Hill Chorleywood Hertfordshire WD3 5AG		

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 Gazeley Road is a private road which is located on the eastern side of Trumpington Road, approximately 9 metres south of the junction with Long Road. The site is accessed from Gazeley Road.
- 1.2 The site is 0.1 hectares and accommodates the 'Cottage' which is a two storey gault brick and pantile dwelling, set on the western boundary with Gilmerton Court. The grounds of the existing property are an old orchard, which still retains a number of trees, especially along the north and eastern boundaries, providing mature screening.
- 1.3 To the north of the site are 106 and 108 Long Road which are approximately 20 metres away from the indicative positioning of the proposed property. The surrounding area is characterised by large properties on spacious plots, which are green in appearance.
- 1.4 The site does not fall within a Conservation Area. There is a tree preservation order on the boundary with Gazeley Lodge to the east of the site.

2.0 THE PROPOSAL

- 2.1 Outline-planning permission is sought for the erection of a 5 bedroom dwelling through the subdivision on the existing curtilage of 'The Cottage'. All matters including access, layout and scale are 'reserved' for future consideration. The location of the bungalow shown on the submitted plans is therefore 'illustrative only'.
- 2.2 The existing curtilage is approximately 42 metres in width by 52 metres in depth. The proposed site will be to the east of the existing site and will be approximately 19 metres in width and 52 metres in depth.
- 2.3 The application is accompanied by the following supporting information:
1. Design and Access Statement
 2. Plans

3.0 SITE HISTORY

Reference	Description	Outcome
C/90/1037	Outline application for erection of detached dwelling (renewal of unexpired consent)	APC
C/87/1023	Outline application for the erection of a detached dwelling house	APC

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**

SS1 Achieving sustainable development

T1 Regional transport strategy objectives and outcomes

T4 Urban transport

T9 Walking, cycling and other non-motorised transport

T14 Parking

ENV7 Quality in the built environment

WM6 Waste management in development

5.8 **Cambridgeshire and Peterborough Structure Plan 2003**

Planning Obligation Related Policies

P6/1 Development-related Provision

P9/8 Infrastructure Provision

5.9 **Cambridge Local Plan 2006**

3/1 Sustainable development

3/4 Responding to context

3/7 Creating successful places

3/10 Subdivision of existing plots

3/12 The design of new buildings

5/1 Housing provision

8/2 Transport impact

8/4 Walking and Cycling accessibility

8/6 Cycle parking

8/10 Off-street car parking

Planning Obligation Related Policies

3/7 Creating successful places (*public art/public realm*)

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.

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.

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

- 6.1 Objection: The junction of Gazeley Road with Trumpington Road is, by virtue of its width of a sub-standard layout such that it would not allow two vehicles to pass in the entrance. It is inadequate to take additional vehicular traffic and so refusal is recommended by the Highway Authority, on the grounds of highway safety, unless that junction is improved.

Arboricultural Officer

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

6.3 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:

- 106 Long Road

7.2 The representations can be summarised as follows:

- The proposed dwelling will be intrusive and will reduce the enjoyment of their garden.
- There is a diverse range of wildlife, which would be lost as a result of the development of this haven.
- In order to maintain the current level of privacy, conditions should be stipulated that there are no windows in the rear elevation of the property at first floor level.

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. Highway safety
5. Refuse arrangements
6. Car and cycle parking
7. Third party representations

8. Planning Obligation Strategy

Principle of Development

- 8.2 The application is broadly supported by Local Plan policy 5/1 which identifies the need for new housing within the city in appropriate locations and subject to other policies in the Local Plan. Proposals for windfall sites such as these will be permitted, subject to existing land use, compatibility with adjoining uses and subject to assessment against other policies of the Local Plan. The application site is in a predominately residential area where additional dwellings can be supported in principle.
- 8.3 In my opinion, the principle of the development is acceptable and in accordance with policy 5/1 of the Cambridge Local Plan 2006.
- 8.4 Policy 3/10 of the Local Plan is of direct relevance to the development as it relates to a proposal which involves the subdivision of an existing curtilage and retention of the original dwelling, in this case The Cottage, Gazeley Road. Policy 3/10 does not permit development in the following circumstances:
- Where it would have an adverse impact on residential amenities.
 - Where it would provide inadequate amenity space or access.
 - Where it would detract from the prevailing character of the area.
 - Where it would adversely affect the setting of a listed building or BLI.
 - Where it would adversely affect trees and wildlife features.
 - Where it would prejudice comprehensive development of a wider area.
- 8.5 The development is not near a listed building or BLI, will not affect wildlife features and does not prejudice comprehensive development. I have addressed the issues of protected trees, residential amenity impacts, amenity space, access and the impact on the character of the area below.

Context of site, design and external spaces

- 8.6 The application seeks outline planning permission to establish the principle of residential development on the site. All matters

are reserved and therefore it is not possible to fully assess the impact of the development on its context in terms of design and use of external space. However, the indicative plans that accompany the application demonstrate that a 5 bed-room dwelling could be accommodated on the site and that sufficient external space could be provided to serve the needs of the occupiers.

- 8.7 There are a variety of forms of development in the area such as Gilmerton Court to the west, which is a flatted scheme, and large properties within spacious grounds. It is my view that a dwelling of this size is an appropriate development in this context. 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, 3/10 and 3/12.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.8 The full impact on neighbouring occupiers can only be fully considered when the detailed plans are brought forward at the 'reserved matters' stage. In terms of the principle of residential development, there are existing dwellings on each of the boundaries with the proposed site. These dwellings are between 8 metres away to the east and 20 metres away to the north from the indicative position of the property. In my view it is unlikely that the dwelling would be built hard on any boundary and therefore separation distances would be greater. Given such distances I think it unlikely that any existing occupiers would be adversely affected by the development in terms of overlooking, loss of privacy, loss of light or overbearing impact and that such issues could be addressed by way of positioning of windows and orientation which would be determined at the 'reserved matters' stage.

Amenity for future occupiers of the site

- 8.9 The site has the potential to provide for a high quality living environment for future occupiers. There is sufficient space to accommodate both the dwelling building and private amenity space.

- 8.10 In my view the development accords with East of England Plan (2008) policy ENV7, and Cambridge Local Plan (2006) policies 3/4, 3/10 and 3/12.

Highway Safety

- 8.11 Concerns have been raised by the Highways Authority regarding the impact of additional vehicles on Gazeley Lane, which is an un-adopted road. The existing road has a sub-standard layout, which would make it difficult for two vehicles to pass in the entrance, as it is less than 5 metres in width.
- 8.12 I have taken into consideration that a dwelling has been granted permission under reference C/87/1023 and later renewed under C/90/1037. However, a recent application C/04/0763/FP was withdrawn due to the same concerns raised by the Highway Authority. As this is a material consideration I believe that if the scheme is to be recommended for approval it is necessary to include a Grampian condition, which ensures that these works are undertaken prior to development on the proposed site.
- 8.13 I am confident that an arrangement can be sought in order to widen the 'mouth' of Gazeley Road at its junction with Trumpington Road, and that this would make the development compliant with Cambridge Local Plan policy 8/2.

Refuse arrangements

- 8.14 Although there is no indication where the refuse will be allocated on the site at this stage, there is sufficient space to the front of the property to incorporate appropriate waste storage for the property. In my opinion the proposal is compliant with East of England Plan (2008) policy WM6 and Cambridge Local Plan (2006) policy 3/12.

Car and Cycle Parking

- 8.15 In my view the site is of sufficient size to accommodate appropriate car and cycle parking provision in accordance with the appropriate standards in the Cambridge Local Plan 2006. The development is compliant with Cambridge Local Plan policies 8/6 and 8/10.

Third Party Representations

- 8.16 I believe that the concerns raised have been addressed in the above report.

Planning Obligation Strategy

- 8.17 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

- 8.18 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.
- 8.19 The application proposes the erection of one five-bedroom house. No residential units would be removed, so the net total of additional residential units is one. 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		
3-bed	3	360	1080		
4-bed	4	360	1080		

5-bed	5	360	1800	1	1800
Total					1800

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		
3-bed	3	306	918		
4-bed	4	306	1224		
5-bed	5	306	1530	1	1530
Total					1530

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		
2-bed	2	399	798		
3-bed	3	399	1197		
4-bed	4	399	1596		
5-bed	5	399	1995	1	1995
Total					1995

8.20 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

8.21 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		
3-bed	1625		
4-bed	1625		
5-bed	1625	1	1625
Total			1625

8.22 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 RECOMMENDATION: APPROVE subject to the satisfactory completion of the s106 agreement by 6th April 2010 and subject to the following conditions:

1. Application for approval of the reserved matters shall be made to the local planning authority 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. Approval of the details of the sitting, design and external appearance of the building [s], the means of access thereto and the landscaping of the site (hereinafter called the reserved matters) shall be obtained from the local planning authority in writing before any development is commenced.

Reason: To ensure that all necessary details are acceptable. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4, 3/12 and 8/2)

3. No part of the development hereby permitted shall take place until the junction of Gazeley Road and Trumpington Road is widened to 5 metres for a distance of 10 metres from the adopted highway in order for two vehicles to pass in the entrance.

Reason: In the interests of highway safety. (Cambridge Local Plan 2006, policy 8/2)

4. 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)

5. No development shall commence until details of facilities for the covered, secured parking of bicycles for use in connection with the development hereby permitted shall be submitted to and approved by the local planning authority in writing. The approved facilities shall be provided in accordance with the approved details before use of the development commences.

Reason: To ensure appropriate provision for the secure storage of bicycles. (Cambridge Local Plan 2006 policy 8/6)

6. Prior to the commencement of development, the details of on-site storage facilities for waste, including waste for recycling, and the arrangements for the disposal of waste, shall be submitted to and approved in writing by the local planning authority. The approved facilities shall be provided prior to occupation of the site and shall thereafter be maintained 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 Cambridge Local Plan 2006 policies 4/13)

7. 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)

8. No development shall take place until full details of wheel washing facilities for use by construction vehicles exiting the site, including location and duration of provision, have been submitted to and approved in writing by the local planning authority. Unless otherwise agreed in writing by the local planning authority, the approved facilities shall be provided prior to the commencement of development, and retained for the agreed period.

Reason: To protect the amenity of the adjoining properties and road users during the construction period. (Cambridge Local Plan 2006 policy 4/13 and 8/2)

9. 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)

10. No dwelling shall be occupied until space has been laid out within the site, in accordance with the approved plans, for cars to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. The parking and turning spaces provided shall thereafter be retained and shall not be used for any purpose other than the parking or turning of vehicles, unless and until adequate, alternative parking and turning space is provided to the satisfaction of the local planning authority which is also to be given in writing.

Reason: To avoid obstruction of the surrounding streets and in the interests of highway safety and convenience. (Cambridge Local Plan 2006 policies 8/2 and 8/10)

INFORMATIVE: This planning permission should be read in conjunction with the associated deed of planning obligation prepared under s.106 of the Town and Country Planning Act 1990 (as amended).

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, T1, T4, T9, T14, ENV7 and WM6

Cambridgeshire and Peterborough Structure Plan 2003: P6/1 and P9/8

Cambridge Local Plan (2006):
3/1,3/4,3/7,3/8,3/10,3/12,5/1,5/14,8/2,8/4,/8/6,8/10,10/1

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.

Unless prior agreement has been obtained from the Head of Development Services, and the Chair and Spokesperson of this Committee to extend the period for completion of the Planning Obligation required in connection with this development, if the Obligation has not been completed by 6th April 2010 it is recommended that the application be refused for the following reason(s).

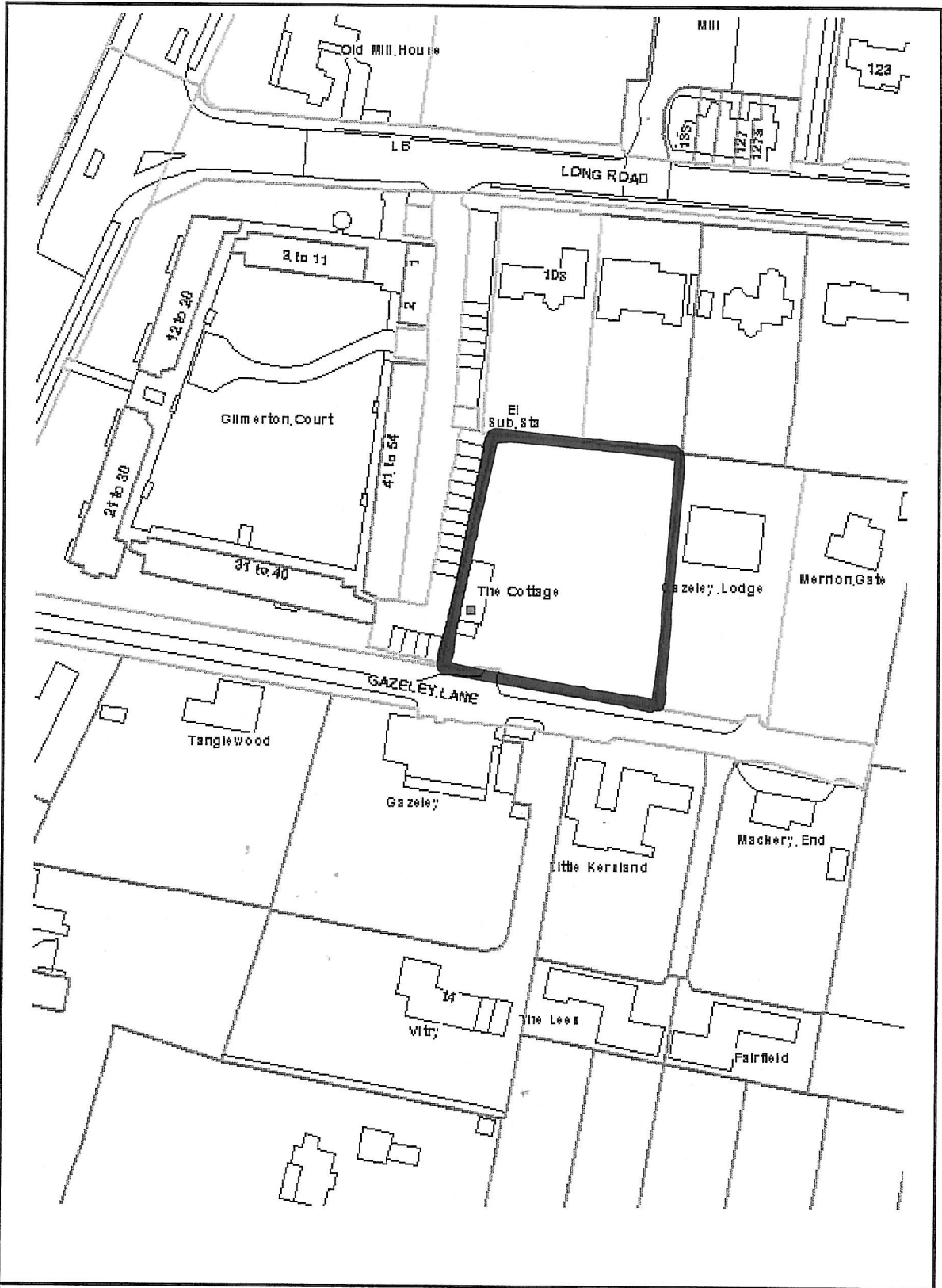
The proposed development does not make appropriate provision for public open space and community development facilities in accordance with the following policies, standards and proposals 3/7, 3/8, 5/14 and 10/1 of the Cambridge Local Plan 2006; and policies P6/1 and P9/8 of the Cambridgeshire and Peterborough Structure Plan 2003; and as detailed in the Planning Obligation Strategy 2004.

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.



09/1049/OUT

The Cottage Gazeley Road Cambridge Cambridgeshire