

<b>Application Number</b>	09/0777/OUT	<b>Agenda Item</b>	11.4
<b>Date Received</b>	25th August 2009	<b>Officer</b>	Mr Amit Patel
<b>Target Date</b>	20th October 2009		
<b>Ward</b>	Coleridge		
<b>Site</b>	163 Coleridge Road Cambridge Cambridgeshire CB1 3PN		
<b>Proposal</b>	Outline planning permission for erection of 2-bed bungalow.		
<b>Applicant</b>	Executors Of R H Naylor C/O Agent Layer Associates 11 Signet Court Cambridge CB5 8LA		

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## **1.0 Site Description and Area Context**

- 1.1 The application site lies on the east of Coleridge Road approximately 10 metres southwest from the junction of Fanshawe Road and Ashbury Close to the rear of the site, accessed from the southeast of Coleridge Road.
- 1.2 163 Coleridge Road is a hipped roof semi-detached house with a garage extension on the south side and a large off-street parking at the front of the property that can accommodate approximately 2-3 cars. Access into the property is gained from Coleridge Road.
- 1.3 The house has a large rear garden enclosed by a timber fence. On the rear boundary of the site there is a double wooden gate on the northeast side of Ashbury Close and a 2-metre fence. There are some fruit trees in the garden. To the south and north boundaries there is fencing. Part of the northern boundary is defined by the side wall of an annexe building located to the rear of 161 Coleridge Road.
- 1.4 The site is not within a Conservation Area and there are no trees that are the subject of a Tree Preservation Order.

## **2.0 Description of Development**

- 2.1 Outline-planning approval is sought for the erection of a detached 2-bedroom chalet bungalow through the subdivision on the existing curtilage of 163 Coleridge Road. The bungalow would be accessed via Ashbury Close. 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 between 53 and 58 metres deep. The eastern most part measuring between 19 and 25 metres comprises the application site for the proposed bungalow.

## **3.0 Site History**

- 3.1 There are no applications that are relevant to this application.

## **4.0 Planning Policy**

### **4.1 Central Government Guidance**

#### **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.

**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.

### **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.

**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 respects.

### **Development Plan Policy**

#### **4.2 East of England Plan 2008**

SS1 Achieving sustainable development  
ENV7 Quality in the built environment  
T14 Parking  
WM8 Waste management in development

#### **4.3 Cambridge Local Plan 2006**

3/1 Sustainable development  
3/4 Responding to context  
3/7 Creating successful places  
3/10 Subdivision of existing plots  
3/11 The design of external spaces

3/12 The design of new buildings  
4/13 Pollution and amenity  
5/1 Housing provision  
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  
10/1 Infrastructure improvements

### 4.4 Supplementary Planning Documents

Sustainable Design and Construction (2007) 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.

### 4.5 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.

### 5.0 Consultations

Cambridgeshire County Council (Engineering):

The Highway has raised concerns regarding the amount of parking

provision for the main dwelling house. Visibility splays will be required at the access.

Head of Environmental Services:

No objection subject to conditions regarding construction working hours and on site storage of waste.

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**

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

23 Ashbury Close, Cambridge

The representations can be summarised as follows:

- ~ Resident, visitors and patron park on both side of the road, the access for the proposed development will be eroding the space needed particularly for vehicles that are not small in size;
- ~ On Ashbury Road, there are problems with parking spaces in the area
- ~ The parking for residents at Ashbury Close is within a cul-de-Sac, the issue is that the turning point with the cul-de-sac is already limited and if the access is located on the same side; it will cause obstruction for cars that are coming out.
- ~ Additional residents will use the surrounding car parking particularly for the visitors of the proposed development.

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. Impact on the highway
5. Car and cycle parking
6. Refuse arrangements
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 and compatibility with adjoining uses. 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 of the as it relates to development which involves the subdivision of an existing curtilage and retention of the original dwelling, in this case 163 Coleridge Road. Policy 3/10 does not permit development in the following circumstances (précised form):

- 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.

The development is not near a listed building or BLI, will not affect protected trees or wildlife features and does not prejudice comprehensive development. I have addressed the issues of residential amenity impacts, amenity space and access and impact on the character of the area below.

### **Context of the site, design and external spaces**

- 8.5 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 which accompany the application demonstrate that a bungalow could be accommodated on the site and sufficient external space could be provided to serve the needs of the occupiers.
- 8.6 There are a variety of forms of development in the area in general and it is my view that a bungalow 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, 3/11 and 3/12.

### **Residential Amenity**

#### *Impact on amenity of neighbouring occupiers*

- 8.7 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 no existing dwellings to the north or south of the site. Houses fronting Coleridge Road are approximately 15 metres from the western site boundary. In my view it is unlikely that the bungalow would be built hard on this boundary therefore separation distances would be greater. To the south east dwellings on Ashbury Close lie between 15 and 20 metres from the site boundary. Given these distances I think it unlikely that any existing occupiers would be adversely effected by the development in terms of overlooking, loss of privacy, loss of light or overbearing impact.

#### *Amenity for future occupiers of the site*

- 8.8 The site has the potential to provide for a high quality living environment for future occupiers. There is sufficient space to accommodate both the bungalow building and private amenity space in the order of 11 metres by 10 metres of rear garden space.
- 8.9 In my view the development accords with East of England Plan (2008) policy ENV7, and Cambridge Local Plan (2006) policies 3/4, 3/10, 3/11 and 3/12.

### **Impact on the highway**

- 8.10 Concerns regarding the impact of additional vehicles on the highway have been raised by neighbours. The application details do not include access to the highway and this will be an issue to be addressed at the 'reserved matters' stage. The Highway Authority have advised that a visibility splay will be needed and this can be secured at the detailed stage by planning condition. I am confident that the site can be developed with minimal impact on the highway. The development is compliant with Cambridge Local Plan policy 8/2.

### **Car and cycle parking**

- 8.11 In my view the site is of sufficient size to accommodate appropriate car and cycle parking provision. I understand the concerns of the local resident that this development could result in overspill parking, particularly of delivery vehicles, onto Ashbury Close but it is unlikely in my view that such an impact would be so severe as to justify refusal of planning permission. The development is compliant with Cambridge Local Plan policies 8/6 and 8/10.

### **Refuse arrangements**

- 8.12 Although there is no indication where the refuse will be allocated on the site at this stage, the access along each side of the proposed building is adequate to access into the rear garden. In my opinion there is acceptable room for waste storage. In my opinion the proposal is compliant with East of England Plan (2008) policy WM6 and Cambridge Local Plan (2006) policy 3/12.



## Third Party Representations

8.13 I have addressed the concerns raised in the above sections.

### Planning Obligation Strategy

8.14 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

8.15 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.

8.16 The application proposes the erection of two-bedroom bungalow chalet. 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:

<b>Formal open space</b>					
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		720
3-bed	3	360	1080		
4-bed	4	360	1440		
<b>Total</b>					<b>720</b>

<b>Informal open space</b>					
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		612
3-bed	3	306	918		
4-bed	4	306	1224		
<b>Total</b>					<b>612</b>

<b>Children's play space</b>					
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		798
3-bed	3	399	1197		
4-bed	4	399	1596		
<b>Total</b>					<b>798</b>

8.17 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

8.18 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:

<b>Community facilities</b>			
Type of unit	£per unit	Number of such units	Total £
1 bed	1085		
2-bed	1085		1085
3-bed	1625		
4-bed	1625		

<b>Total</b>	<b>1085</b>
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8.19 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.

8.20 The Unilateral Undertaking has not yet been completed therefore I have included an alternative recommendation in the event that the Agreement is not completed before 30 November 2009.

## **9.0 Conclusion**

9.1 It is my view that the principle of residential development is acceptable and that a bungalow is an appropriate form of development in this location. The application accords with Development Plan policy and therefore approval is recommended.

## **Recommendation**

### **APPROVE 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 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 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)

5. 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)

6. 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)

7. 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)

8. 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 EVN7 and Cambridge Local Plan 2006 policies 4/13)

**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, T14 and ENV7

Cambridgeshire and Peterborough Structure Plan 2003:

Cambridge Local Plan (2006): 3/1,3/4,3/11,3/12,3/14 and 8/10

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 30 November 2009 it is recommended that the application be refused for the following reason:**

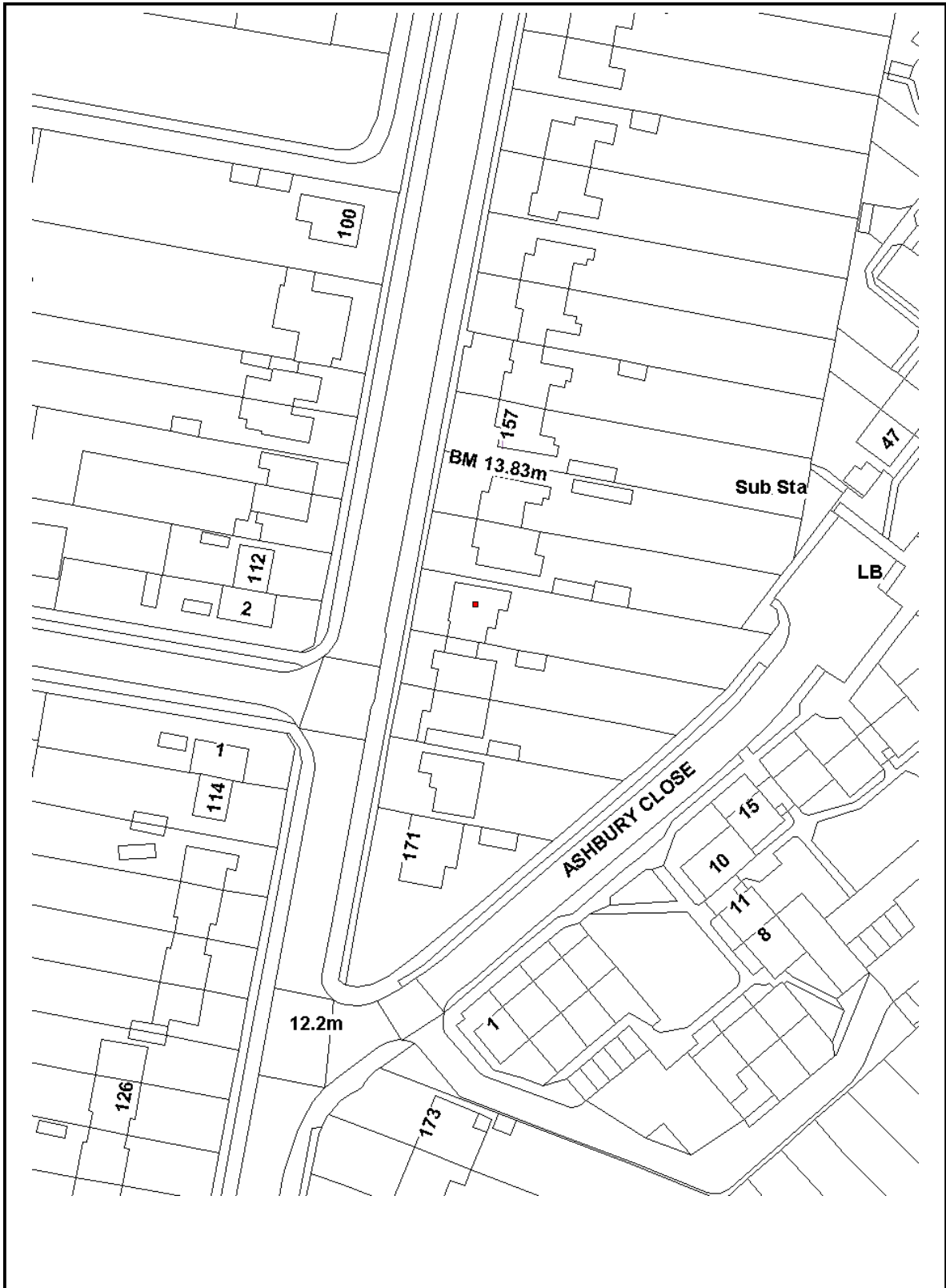
The proposed development does not make appropriate provision for public open space and community development facilities, in accordance with policies 3/8, 5/14 and 10/1 of the Cambridge Local Plan 2006; and policies P6/1 and P9/8 of the Cambridgeshire and Peterborough Structure Plan 2003; and as detailed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

## **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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163 Coleridge Road Cambridge Cambridgeshire CB1 3PN