

Application Number	09/0876/FUL	Agenda Item	
Date Received	18th September 2009	Officer	Mr Tony Collins
Target Date	13th November 2009		
Ward	West Chesterton		
Site	Corona House 1 Corona Road Cambridge Cambridgeshire CB4 3EE		
Proposal	Construction of a replacement Sheltered Housing Building (following demolition).		
Applicant	Endurance House Vision Park Chivers Way Histon Cambridge CB24 9ZR		

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The site lies on the west side of Corona Road, at the southern end of a row of terraced houses facing that side of the street. Residential property surrounds the site on three sides: to the north, to the east, where it faces 2-8 Corona Road across the street, and to the west, where the site abuts the perimeter of the Victoria Homes site, lying slightly to the south-east of N^o 16.
- 1.2 On the south side, the site abuts a driveway leading to the repair workshop of T Harmer Cars. The workshop itself is at the west end of this driveway, adjoining the south-west corner of the application site curtilage. Beyond the drive and workshop are further residential properties.
- 1.3 The present building is operated as sheltered housing, accommodating six homeless women.
- 1.4 The site is not within any conservation area. Within the footway to the east of the site, there is a single tree (ornamental pear) maintained by the Council.
- 1.5 The site falls outside the controlled parking zone.

2.0 THE PROPOSAL

- 2.1 Following the demolition of the existing building, which does not constitute development, and therefore does not require planning permission, the application proposes the erection of a new building, which would continue to be used as sheltered housing for six homeless women.
- 2.2 The main section of the proposed building would measure 21.5m wide by 22m deep. A two-storey projection would extend a further 16.5m further back on the south side of the plot; on the north side, a flat-roofed, single-storey sitting room would project westward from the main building form.
- 2.3 The three-storey main section would have its uppermost floor within a conventional pitched roof served by dormers at the front. It would contain two self-contained flats on each of the upper floors, and a single flat, office space and a communal kitchen at ground floor level. The two-storey rear projection would have a single flat at ground floor level, with a meeting room above.
- 2.4 To the rear of the building would be a small courtyard, cycle and waste bin storage, accessed by a gated passageway along the south side of the building.
- 2.5 The application is accompanied by the following supporting information:
1. Design and Access Statement
 2. Arboricultural report
 3. Site investigation

3.0 SITE HISTORY

Reference	Description	Outcome
84/0929/FP	Alterations to flats to form six bedsits plus communal rooms	Approved with conditions
09/0090/FUL	Replacement sheltered housing building	Not made valid

4.0 PUBLICITY

4.1 Advertisement:	Yes
Adjoining Owners:	Yes
Site Notice Displayed:	Yes
DC Forum (meeting of 25 th November 2009):	Yes

The minutes of the DC Forum will be attached to the amendment sheet for Committee

5.0 POLICY

5.1 Central Government Advice

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

5.3 **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.

5.4 **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.

5.5 East of England Plan 2008

SS1 Achieving sustainable development

T9 Walking, cycling and other non-motorised transport

T14 Parking

ENV7 Quality in the built environment

5.6 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
- 4/4 Trees
- 5/7 Supported housing
- 8/2 Transport impact
- 8/6 Cycle parking
- 8/10 Off-street car parking

5.7 Supplementary Planning Documents

Cambridge City Council (May 2007) – Sustainable Design and Construction: Sets out essential and recommended design considerations of relevance to sustainable design and construction. Applicants for major developments are required to submit a sustainability checklist along with a corresponding sustainability statement that should set out information indicated in the checklist. Essential design considerations relate directly to specific policies in the Cambridge Local Plan 2006. Recommended considerations are ones that the council would like to see in major developments. Essential design considerations are urban design, transport, movement and accessibility, sustainable drainage (urban extensions), energy, recycling and waste facilities, biodiversity and pollution. Recommended design considerations are climate change adaptation, water, materials and construction waste and historic environment.

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

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

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

Principal Arboricultural Officer

6.2 No objection. Condition required to protect neighbouring tree.

Head of Environmental Services

6.3 No objection. Conditions recommended to govern the construction process, waste storage and ground contamination.

Cambridge City Council Access Officer

6.12 Request to ensure flat threshold.

6.13 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:

Corona Road: Nos 3 and 4

Victoria Homes: Nos 2, 4, 6, 16, 18, 20, 24. Also the Trustees and the Warden.

Victoria Road: No 22

Proprietor of T Harmer Cars, Corona Road

7.2 The representations can be summarised as follows:

Principle of development

- Unnecessary and waste of resources

Neighbour amenity

- Overlooking
- Overshadowing
- Intimidating appearance
- Increased noise
- Threat to security

Impact of construction

- Noise
- Dust
- Traffic movements

7.3 In addition, at the Development Control Forum, a number of issues were raised about the management of the site, and the attachment of conditions requiring a management plan was urged.

7.4 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. Renewable energy and sustainability
4. Disabled access
5. Residential amenity
6. Refuse arrangements
7. Highway safety
8. Car and cycle parking
9. Third party representations

Principle of Development

8.2 It is not proposed that the use of the building change. Policy 5/7 of the local plan supports the provision of supported housing, which adds to the mix and range of housing available to meet the needs of a diverse community. The principle of the demolition of the existing building is contested by some respondents on sustainability grounds, but it does not require planning permission and cannot therefore be sustained as a reason for refusal.

8.3 In my opinion, the principle of the development is acceptable and in accordance with policy 5/7 of the Cambridge Local Plan (2006).

Context of site, design and external spaces

- 8.4 I note the concern raised in representations that the principles of sustainability should recommend the retention of the existing building, but in my view the present building makes a significant negative contribution to the street scene. Its lack of depth gives it an insubstantial appearance, its roof form is atypical, and the curious internal layout, which produces a plethora of small stairwell, cupboard and WC windows in the centre of the front elevation, gives the street frontage a strong 'back-of-the-building' quality, which is not attractive.
- 8.5 The proposed replacement building would have a roof ridge 900mm higher than the existing building, and eaves 1100mm higher. It would also have a street frontage 1.5m narrower. In my view the front elevation of the proposed building has many positive qualities: a standard pitched roof, strong top-storey dormers, a well-proportioned symmetrical frontage and large projecting bays. All these features respond well to the immediate context, and in my view, the proposed building would sit more comfortably in that context than does the existing building. The rear elevation is more functional, but still represents an improvement on the existing building. I do not consider the bulk of the proposed building to be inappropriate on this site.
- 8.6 The external courtyard is modest, but in my view acceptable.
- 8.7 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, and 3/12.

Renewable energy and sustainability

- 8.8 The proposal does not fall within the remit of policy 8/16 requiring the generation of energy on-site from renewable means. Representations have suggested that the planned demolition and replacement does not conform to the principles of sustainability, but since the demolition of the existing building does not require permission, I do not consider that this could provide a reason to refuse the application.
- 8.9 In my opinion the application creates no conflict with the sustainability or renewable energy requirements of the Cambridge Local Plan (2006).

Disabled access

- 8.10 Level access to the front of the building is provided, and an accessible WC is included on the ground floor.
- 8.11 In my opinion, in respect of disabled access, the proposal is compliant with East of England Plan (2008) policy ENV7, and Cambridge Local Plan (2006) policies 3/7 and 3/12.

Residential Amenity

Impact on amenity of neighbouring occupiers

Overlooking

- 8.12 The only direction in which possible overlooking arises is to the rear, over the rear garden of No. 3 Corona Road and the rear of No.16 Victoria Homes. It is proposed that the rear window of the first-floor meeting room at the rear of the building be obscure-glazed, and this can be secured by condition. First- and second-floor rear windows in the proposed building would be 15m from the rear of 16 Victoria Homes (5m closer than the equivalent windows in the existing building, but no closer than rear windows of other houses in the street). I do not consider that there would be any significant loss of privacy to the occupiers of any other premises.

Overshadowing

- 8.13 The proposed building lies to the south of No.3 Corona Road. The three-storey element of the proposed building would extend 5m further to the rear than the three-storey section of the existing building. This would be 2.5m further back than the rear elevation of No.3. This additional projection to the rear would give rise to some loss of sunlight to the rear first-floor window of No.3 and the portion of the garden at that property closest to the house. In my view, however, this loss of sunlight would be slight, and not significant enough to merit refusal of the application

Noise

- 8.14 The proposal does not involve any increase in the number of residents, and I do not consider it likely that there would be any increase in noise.

Visual domination

- 8.15 Although representations have suggested that the proposed building would have an intimidating appearance, I do not consider that this is the case. Because of its greater depth, the three-storey part of the replacement building would have a greater presence when seen from Victoria Homes, or from the rear gardens of 3-5 Corona Road, or 28-34 Victoria Road. I do not consider that from any of these angles, the proposed building would be intimidating or unacceptably dominant.

Security

- 8.16 In my view, the improved boundary fencing and walling, the better cycle and bin storage, and the position of the new office would all improve security both for residents and neighbours.
- 8.17 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

- 8.18 The proposed new building will provide improved accommodation for six residents, granting them increased independence, improving site security and making effective management of the premises easier.
- 8.19 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 East of England Plan (2008) policy ENV7, and Cambridge Local Plan (2006) policies 3/7 and 3/12 (or 3/14).

Refuse Arrangements

- 8.20 The proposal includes a covered waste storage area to the rear of the building which will eliminate the need for bins to be stored in front of the building as they are at present.

8.21 In my opinion the proposal is compliant with East of England Plan (2008) policy WM6 and Cambridge Local Plan (2006) policy 3/12.

Highway Safety

8.22 The application proposes no increase in resident numbers and no changes to access. I do not consider that it will have any impact on highway safety or traffic. The construction process will be difficult to manage, because of the restricted space in Corona Road for manoeuvring, highlighted in neighbour representations. In my view, this can be handled by conditions.

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

Car and Cycle Parking

8.24 No car parking on site is provided at present. No intensification of use is proposed, and no car parking is proposed for the new building. In my view this is reasonable, given the location of the building relatively close to the city centre, and the nature of the housing proposed.

8.25 The City Council Cycle Parking Standards require six cycle parking spaces. Six such spaces are provided under cover in a secure location to the rear of the building.

8.26 In my opinion the proposal is compliant with East of England Plan (2008) policies T9 and T14, and Cambridge Local Plan (2006) policies 8/6 and 8/10.

Third Party Representations

8.27 I have addressed all the issues raised in representations above, in paragraphs 8.2, 8.4, 8.8, 8.12-8.16 and 8.22.

9.0 CONCLUSION

9.1 In my view, the proposed building will not have a significant detrimental impact on neighbour amenity, but will improve the street scene, and enable an improvement in the range of sheltered housing.

10.0 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. 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. No work shall start on the application site (including soil stripping, pre-construction delivery of equipment or materials, the creation of site accesses, and positioning of site huts) until:

a) A Tree Protection Plan has been submitted to and agreed in writing by the local planning authority.

(b) The developer has appointed a competent arboriculturalist and there has been a site meeting between the site agent, the developer's arboriculturalist, and the Council's Arboricultural Officer.

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

(d) All tree protection barriers and ground protection measures have been installed to the satisfaction of the local planning authority

Reason: To protect the health and welfare of the protected trees on the site. (Cambridge Local Plan 2006 policy 4/4)

4. 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.

The developer's 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: To protect the health and welfare of the protected trees on the site. (Cambridge Local Plan 2006 policy 4/4)

5. 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)

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

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

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

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

8. The windows to the first-floor meeting room shall be obscure glazed and fixed shut, and shall be maintained in that condition except with the written approval of the local planning authority.

Reason: To protect the residential amenity of neighbours (Cambridge Local Plan 2006 policy 3/4)

9. The boundary treatments indicated on the approved drawings shall be implemented before occupation of the building, and shall be maintained in the form indicated except with the written approval of the local planning authority.

Reason: To protect the residential amenity of neighbours (Cambridge Local Plan 2006 policy 3/4)

Reasons for Approval

1. This development has been approved, conditionally, because subject to those requirements it is considered to generally conform to the Development Plan, particularly the following policies:

East of England plan 2008: policy ENV7

Cambridge Local Plan (2006): policies 3/4, 3/7, 3/11, 3/12 and 5/7

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.

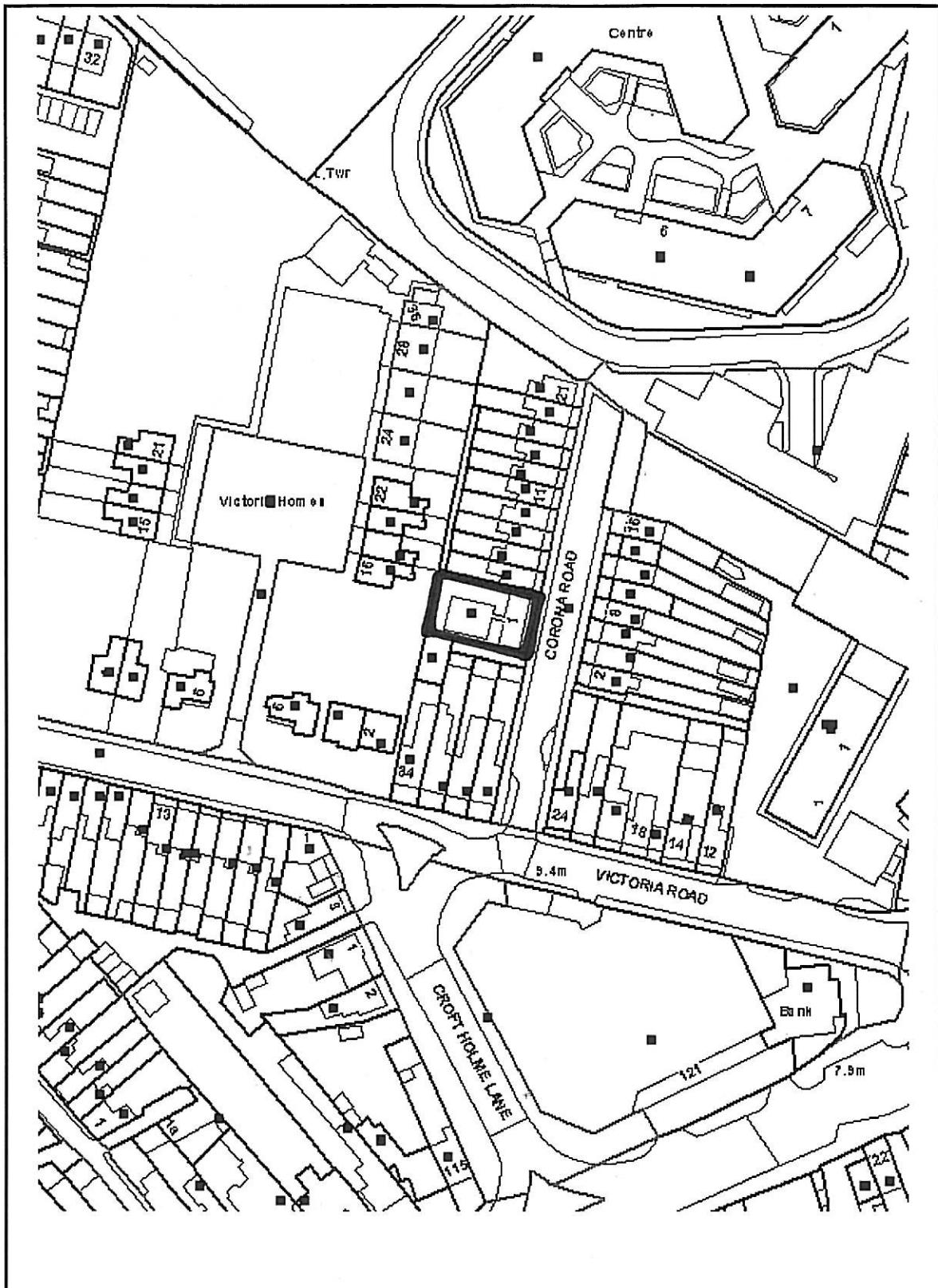
These reasons for approval can be a summary of the reasons for grant of planning permission only. For further detail on the decision please see the officer report by visiting the Council Planning Department.

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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