

Application Number	09/0729/FUL	Agenda Item	
Date Received	7th August 2009	Officer	Miss Catherine Linford
Target Date	2nd October 2009		
Ward	Queen Ediths		
Site	100 Glebe Road Cambridge Cambridgeshire CB1 7TA		
Proposal	Erection of a new 2-bed dwellinghouse (following demolition of existing garage).		
Applicant	Mr And Mrs D Williams 100 Glebe Road Cambridge Cambridgeshire CB1 7TA		

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 The application site is situated on the southern side of Glebe Road in an area that is predominantly residential in character, with a mixture of housing styles and sizes. The site is not within a City of Cambridge Conservation Area and is outside the Controlled Parking Zone.

2.0 THE PROPOSAL

2.1 This application seeks planning permission for a two-bed detached dwelling to be built adjacent to 100 Glebe Road, following the demolition of an existing single garage. The dwelling would be situated 1m west of the boundary with No. 100 and 800mm east of the boundary with the access drive to 102 Glebe Road, a dwelling that lies behind No. 100. The proposed two-storey dwelling would be contemporary in design, and would be rendered with a zinc roof.

2.2 The application is accompanied by the following supporting information:

1. Design and Access Statement
2. Tree survey

3.0 SITE HISTORY

None

4.0 PUBLICITY

4.1 Advertisement:	No
Adjoining Owners:	Yes
Site Notice Displayed:	No
Public Meeting/Exhibition (meeting of):	No
DC Forum (meeting of):	No

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 **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.

5.4 **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.

5.5 **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.

5.6 **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

ENG6 CO₂ emissions and energy performance

5.7 **Cambridgeshire and Peterborough Structure Plan 2003**

Planning Obligation Related Policies

P6/1 Development-related Provision

P9/8 Infrastructure Provision

5.8 **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
- 8/6 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
- 10/1 Infrastructure improvements (*transport, public open space, recreational and community facilities, waste recycling, public realm, public art, environmental aspects*)

5.9 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.

5.10 Material Considerations

Cambridge City Council (2004) – Planning Obligation Strategy: Sets out the Council's requirements in respect of issues such as public open space, transport, public art, community facility provision, affordable housing, public realm improvements and educational needs for new developments.

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

- 6.1 No Objection: The drawings lack any dimensions.

Head of Environmental Services

6.2 No Objection: Condition recommended restricting contractor working hours.

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:

- 98 Glebe Road;
- 111 Glebe Road
- 111B Glebe Road.

7.2 The representations can be summarised as follows:

- Overdevelopment of the site;
- Loss of privacy;
- Traffic and parking problems.

7.3 The above representations are a summary of the comments that have been received. Full details of the representations can be inspected on the application file.

8.0 ASSESSMENT

8.1 From the consultation responses and representations received and from my inspection of the site and the surroundings, I consider that the main issues are:

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

Principle of Development

8.2 The provision of extra housing in the City is supported by the

Cambridge Local Plan (2006). Policy 5/1 of the Cambridge Local Plan (2006) maintains that proposals for housing development on windfall sites will be permitted subject to the existing land use and compatibility with adjoining land uses. This proposal for an additional dwelling would be compatible with adjoining land uses.

- 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), but that the proposal also needs to be tested against other policies of the Development Plan.

Context of site, design and external spaces

- 8.4 Policy 3/10 of the Cambridge Local Plan (2006), relating to the subdivision of existing plots states that residential development in the garden area or curtilage of existing properties will not be permitted if it will:

- a) Have a significant adverse impact on the amenities of neighbouring properties through loss of privacy, loss of light, an overbearing sense of enclosure and the generation of unreasonable levels of traffic or noise nuisance;
- b) Provide inadequate amenity space, or vehicular access arrangements and parking spaces for the proposed and existing properties;
- c) Detract from the prevailing character and appearance of the area;
- d) Adversely affect the setting of Listed Buildings, or buildings or gardens of local interest within or close to the site;
- e) Adversely affect trees, wildlife features or architectural features of local importance located within or close to the site; and
- f) Prejudice the comprehensive development of the wider area or which the site forms part.

- 8.5 The only part of policy 3/10 relevant to this section of the report is c). The other relevant parts will be discussed later on in the report.

- 8.6 Glebe Road is essentially traditional in character, with housing set back a little from the street frontage in what is a green part of the city. This western end of the street has large semi-detached and detached properties, while further to the east the houses become smaller and there is more terraced housing. However, this end of Glebe Road, close to the junction with Hills Road does also have more contemporary dwellings, built within the last 25 years. No.

110 Glebe Road, which is situated behind No. 255 Hills Road and separated from the site by a double garage and the access road to 102 Glebe Road, is not conventional in design. It is a 4-bedroom dwelling with two levels of accommodation, one below ground level, finished in white render under a zinc roof and has vertical floor to ceiling windows along with solar panels and rooflights concealed within a flat section of the roof. On the opposite side of Glebe Road, No.121 is a single storey form with a monopitch roof, built round two sides of a square, with a gable projecting towards the street. Templemore Close in contrast is new but comparatively conventional.

- 8.7 Considering the mixture of housing styles at this end of Glebe Road, I am of the opinion that a house of contemporary design would work well here and would successful fit in with its surroundings. I do not believe it necessary for a proposed dwelling here to follow a traditional design. The proposed dwelling would be built of similar materials to the new house adjacent at No. 110, being rendered with a zinc roof. I am aware that the choice of roofing material at 110 was controversial locally, but in my opinion, No. 110 is a successful development. However, in saying this I would recommend that if this application is approved, a condition should be added requesting samples of materials. No. 100 sits on a large plot and the splitting of the plot for the two dwellings would, in my view, leave sufficient amenity space for both properties.
- 8.8 The single storey element of the proposed dwelling (away from 100) would project a little further forward than the existing house, but as the building line along Glebe Road is not uniform and it is a single storey element only that does not project forward of 110, I do not believe that this would result in the proposed dwelling appearing incongruous in the street scene.
- 8.9 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

Overlooking and loss of privacy

- 8.10 The proposed dwelling has, in my opinion, been carefully designed to minimize the potential overlooking of neighbouring properties. The elevation to No. 100 is blank at both ground floor and first floor

levels with the exception of a door with a high level window above.

I am therefore satisfied that there is no potential for any direct overlooking of this property. The rear elevation of the proposed dwelling would be heavily glazed, with a glazed wall rising through from ground floor level to eaves, with a Juliette balcony. However, I do not see this as problematic as the dwelling to the rear of the site is over 30m away from the rear of the proposed dwelling. Any views from the first floor across to the neighbouring property (No. 100), would be at an oblique angle which, in my opinion, would not be significant enough (or sufficiently different from overlooking of any two houses that stand alongside each other), to warrant refusal of this application. The west elevation to the boundary with the access road the property at the rear (No. 102) is potentially more problematic as it includes a balcony. However, I do not believe this to be of fundamental concern. Views from the balcony across to No. 110 will be at least partially blocked by the roof of the double garage between the two properties. I am, therefore not overly concerned about the impact of this balcony on the privacy of the occupiers of No.110 and do not consider it such as to warrant refusal.

Overshadowing

- 8.11 No. 100 Glebe Road has side windows facing out onto the site of the proposed house. These windows are, however, secondary windows to the rooms they serve and I have therefore taken the view that the proposed dwelling would not have a significant detrimental impact on daylight entering these rooms. The proposed dwelling would project further back into the rear garden space than its neighbour at No. 100 and this would be at two stories just 1m from the boundary and 2m from No. 100. However, the proposed house would only project 2m further back and considering the orientation of the buildings, the proposed dwelling would only minimally block some late afternoon/early evening sunlight. I do not consider this loss of light significant enough to warrant refusal of this application.
- 8.12 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.

Refuse Arrangements

- 8.13 It is proposed that bin storage is provided in the rear garden of the proposed dwelling. I consider this location to be acceptable and am satisfied that there is enough space to accommodate this. Nevertheless, I would recommend that details of the bin storage be requested by condition.
- 8.14 In my opinion the proposal is compliant with East of England Plan (2008) policy WM6 and Cambridge Local Plan (2006) policy 3/12, subject to a condition requesting details of the bin storage.

Car and Cycle Parking

- 8.15 Appendix C (Car Parking Standards) of the Cambridge Local Plan (2006) states that in this location, outside the Controlled Parking Zone, a maximum of one car parking space should be provided for a two-bed dwelling (proposed dwelling) and a maximum of two car parking spaces should be provided for a three-bed dwelling (existing dwelling). Here, two car parking spaces are proposed for each dwelling, which technically is an overprovision. However, considering residents concerns that the development could exacerbate the parking problems already experienced on Glebe Road, I do not consider it reasonable to refuse planning permission on the grounds of over provision of car parking spaces.
- 8.16 Appendix D (Cycle Parking Standards) of the Local Plan maintains that at least two cycle parking spaces must be provided for a two-bed dwelling. No details of cycle parking provision have been provided, although the plans do state that this would be in the rear garden of the property. I am confident that there is sufficient space here, but would recommend that details of this cycle parking provision be requested by condition.
- 8.17 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, subject to a condition requesting details of the cycle storage.

Third Party Representations

- 8.18 The issues raised in the representations received have been addressed under previous headings.

Planning Obligation Strategy

8.19 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

8.20 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.

8.21 The application proposes the erection of one two-bedroom house. 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	1	720
3-bed	3	360	1080		
4-bed	4	360	1440		
Total					720

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	1	612
3-bed	3	306	918		
4-bed	4	306	1224		
Total					612

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	1	798
3-bed	3	399	1197		
4-bed	4	399	1596		
Total					798

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 3/8 and 10/1.

Community Development

8.23 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	1	1085
3-bed	1625		
4-bed	1625		
Total			1085

8.24 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 Although contemporary and individual in design, I am of the opinion that the proposed dwelling would fit in with its surroundings and have a positive impact on the character of the area. I do not believe that the dwelling would have any significant detrimental impact on the occupiers of neighbouring properties. I therefore recommend this application for approval, subject to conditions.

10.0 RECOMMENDATION

APPROVE subject to the satisfactory completion of the s106 agreement by 3rd December 2009 and subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with the requirements of section 51 of the Planning and Compulsory Purchase Act 2004.

2. 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: 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)

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, secure parking of 2 number bicycles for use in connection with the development hereby permitted have been 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 satisfactory provision for the secure storage of bicycles. (Cambridge Local Plan 2006 policy 8/6)

6. No development shall commence until such time as full details of the on-site storage facilities for waste including waste for recycling have been submitted to and approved in writing by the local planning authority. Thereafter the development shall be in accordance with the approved details. The approved facilities shall be retained thereafter 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 3/4 and 4/13)

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extensions, or additions or garages shall be erected other than those expressly authorised by this permission.

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

8. 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)

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: ENV7

Cambridgeshire and Peterborough Structure Plan 2003:

Cambridge Local Plan (2006): 3/4, 3/10, 3/12

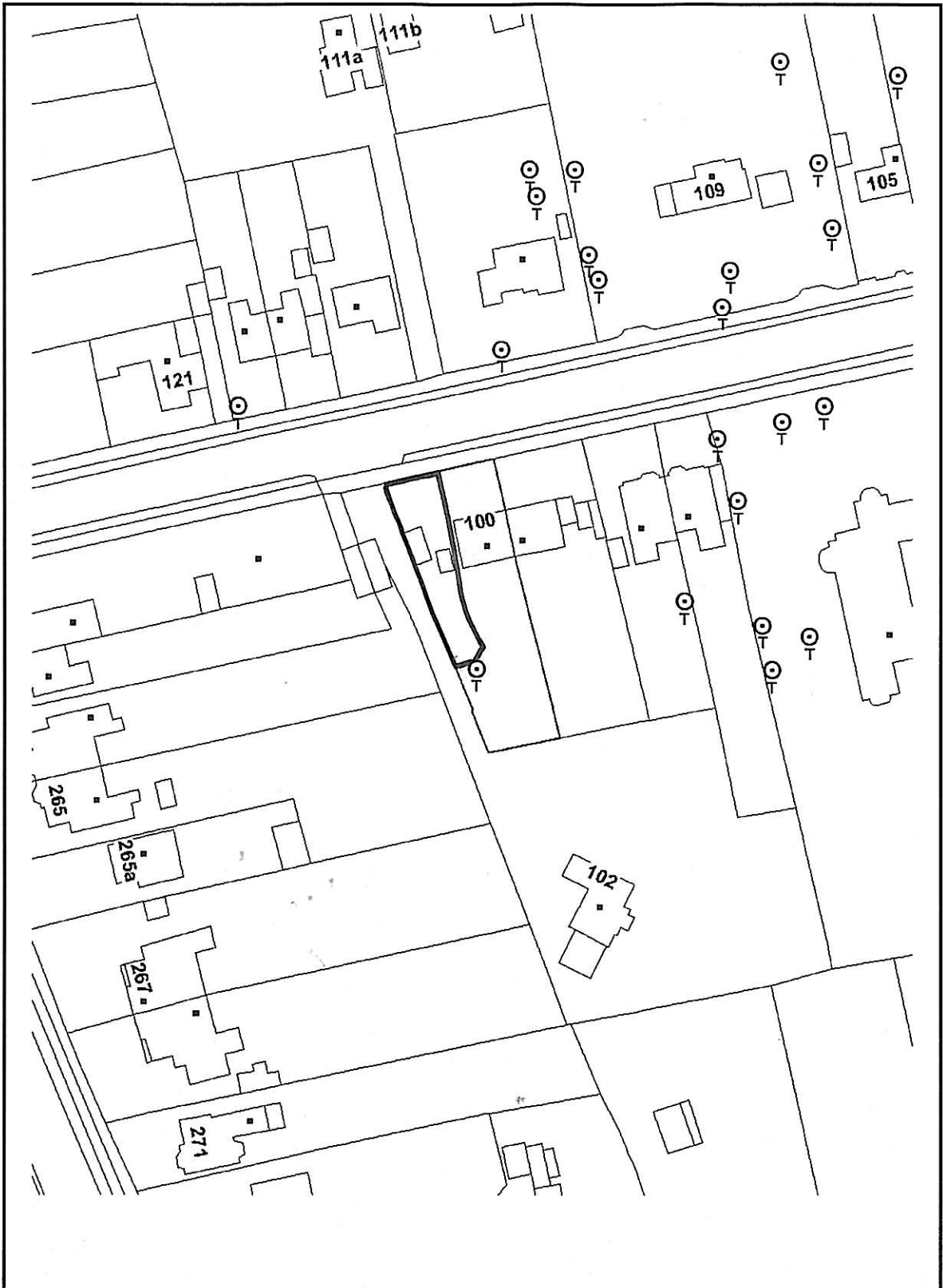
2. The decision has been made having had regard to all other material planning considerations, none of which was considered to have been of such significance as to justify doing other than grant planning permission.

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.

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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