
Application Number	08/0966/FUL	Agenda Item	9.2
Date Received	28th July 2008	Officer	Miss Amy Lack
Target Date	22nd September 2008		
Ward	Trumpington		
Site	24 Bishops Road Cambridge Cambridgeshire CB2 9NH		
Proposal	Conversion of existing house into two self contained flats and erection of two storey side and rear extension, single storey rear extension and front porch.		
Applicant	Ashley Hanspall 26 Bishops Road Cambridge Cambridgeshire CB2 9NH		

1.0 Site Description and Area Context

- 1.1 24, Bishops Road is a semi-detached two storey dwelling located on the northern side of the road. The area is characterised by two storey detached and semi detached dwellings in the immediate street scene. Neighbouring 26 Bishops Road to the west is an unattached dwelling staggered forward of the subject site.
- 1.2 The site is not located within a City of Cambridge Conservation Area, nor does it fall within a Controlled Parking Zone (CPZ).

2.0 Description of Development

- 2.1 This application seeks consent for the conversion of the existing semi-detached property into, two flats. This is to be achieved by the erection of a two storey side and rear extension, a single storey extension to the rear and a front porch.

3.0 Site History

Reference	Description	Outcome
C/03/0660	Erection of 2 storey side extension, single storey rear extension and front porch.	A/C

08/0439/FUL Conversion of existing house into two self contained flats and erection of two storey side and rear extension, single storey rear extension and front porch. W/D

4.0 Publicity

4.1 Advertisement:No
Site notice:No
Adjoining occupiers: Yes

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
T1 Regional transport strategy objectives and outcomes
T9 Walking, cycling and other non-motorised transport
T14 Parking
ENV7 Quality in the built environment
WM8 Waste management in development

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
3/11 The design of external spaces
3/14 Extending buildings
5/1 Housing provision
5/2 Conversion of large properties

- 8/2 Transport impact
- 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 new communities through new development
 - 10/1 Infrastructure improvements (*transport, public open space, recreational and community facilities, waste recycling, public realm, public art, environmental aspects*)
- Supplementary Planning Documents

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.

Cambridge City Council (2006) - Open Space and Recreation Strategy: Gives guidance on the provision of open space and recreation facilities through development.

6.0 Consultations

Cambridgeshire County Council (Engineering):

6.1 No significant adverse effect upon the Public Highway should result.

Head of Environmental Services:

6.2 No adverse comments to make.

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:

- 22 Bishops Road, Cambridge

7.2 The representations can be summarised as follows:

- There is limited parking at the address and the house is situated on a bend. Many cars park on the street and a dental practice at the top of the road generates additional traffic as will the new tram/bus line causing further parking problems for local residents in the future;
- The plot is not overly wide, an additional unit on this site will be overpowering and oppressive; and
- 22 Bishops Road will suffer a loss of privacy and light to the large extension that is proposed.

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

8.0 Assessment

8.1 From the consultation responses, the representation 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. Highway safety;
6. Car and cycle parking;
7. Third party representations; and
8. Planning Obligation Strategy.

Principle of development

- 8.2 Policy 5/1 of the Cambridge Local Plan (2006) explains that provision is to be made for an increase of 12,500 dwellings over the period 1999-2016, and while it is recognised that most of these will be from larger sites within the urban area and urban extensions, development of additional residential units on sites such as this will be permitted subject to the existing land use and compatibility with adjoining uses, which is assessed in the sections below within the main body of the report.
- 8.3 Policy 5/2 of the Cambridge Local Plan (2006) addresses the conversion of large properties and states that the sub-division of residential properties of more than 110 square metres are considered acceptable provided the impact upon on-street parking is acceptable; the living accommodation provided would be acceptable; satisfactory refuse and cycle storage can be provided; and the location of the property or the nature of nearby land uses would allow a satisfactory level of residential amenity.
- 8.4 Inclusive of the proposed extensions 24 Bishops Road will have a gross internal footprint which equates to an area greater than 110 square metres, the proposal therefore meets clause (a) of policy 5/2 which addresses floor space. As with policy 5/1 referred to the other criteria of the policy will be assessed in the sections below within the main body of the report.
- 8.5 Given the above I am therefore of the view that the development is acceptable and in accordance with policies 3/1, 5/1 and 5/2 of the Cambridge Local Plan (2006) in principle, subject to the proposed development being assessed against these other issues and policies within the development plan.

Context of site, design and external spaces

- 8.6 Of the additions proposed to the existing dwelling the front porch and two storey side extension will be visible in the street scene. Both extensions have been previously approved by planning reference C/03/0660/FUL. The proposed porch successfully integrates with the existing dwelling and I do not believe that this will have any significant detrimental impact upon the character and appearance of the street scene. The proposed two storey side extension extends the depth of the existing property by 2.2metres in width to the height of the existing ridge and gables the current hipped roof arrangement. Given that neighbouring 26 Bishops Road has a gable end roof and further down this side of the road 14 Bishops Road has a gable end as one of a pair of semi detached dwellings where the attached property has a hipped roof arrangement I do not consider the proposal to be out of keeping with the character of the surrounding residential form. Further to this 24 Bishops Road is set back from the building line of neighbouring 26 Bishops Road which effectively screens the site from views from the west. This extension will be visible when viewed from the east of the property in the street and while I am mindful that side extensions to semi-detached properties can result in an unbalanced and disproportionate appearance I consider that the staggered arrangement of neighbouring dwellings much reduces its impact in the street scene.
- 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 3/14.

Residential amenity

- 8.8 In terms of amenity, the extension to the existing dwelling in terms of massing, loss of light and privacy must be considered and the potential increase in noise and disturbance from the intensification of the use at the site.
- 8.9 Planning reference C/03/0660/FUL granted consent for a two storey side extension which extends the depth of the existing dwelling as again proposed by this application but only approved a single storey mono-pitched extension the width of the rear elevation. This application increases the mass of the additions to the rear of the existing property by retaining a depth of 2.7metres as previously approved at single storey but proposing a two storey

element to the western side which comes within 2.35metres of the mutual boundary shared with adjoining semi-detached dwelling 22 Bishops Road. Whilst it is acknowledged that this will result in some loss of light currently enjoyed at the rear of 22 Bishops Road I am satisfied that a separation of 2.35 metres between the proposed two storey element and the mutual boundary is significant enough not to have an overbearing impact or result in an unacceptable perception of enclosure or loss of light. In some respects the impact of this scheme upon the neighbouring occupier in terms of proposed additions is reduced given that the single storey element retained closest to the neighbouring property is to have a flat roof as opposed to a mono-pitched roof as previously approved.

- 8.10 The relationship of the proposal to neighbouring occupiers must also be assessed in terms of noise and disturbance. The division of the existing dwelling into two units will result in a more intensive use of the site but I do not believe an additional residential unit of this type in this area would result in an increase of noise or disturbance over what currently exists which would warrant refusal of the application.
- 8.11 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

- 8.12 Local Plan policy 5/2 states that the conversion of residential properties into self contained dwellings might be acceptable provided that the proposal would provide satisfactory refuse and recycling storage on site.
- 8.13 Refuse storage for both units is proposed to the rear of the building in a purpose built area for storage of both wheelie bins required for both units. This is accessed from a side access which runs along the western elevation and provides access to the individual rear gardens allocated to each flat. I am confident that there is adequate space in this area for a store that will offer sufficient provision for both refuse and recycling for each unit but require full details to demonstrate how this will be achieved.

Subject to the imposition of a condition requiring full details of the storage facilities proposed on site I consider the proposal compliant with East of England Plan (2008) policy WM8 and Cambridge Local Plan (2006) policy 3/12.

Highway safety

- 8.14 I am mindful of the concerns raised by the third party representation suggesting that the proposal would unreasonably increase competition for on street car parking. However, car parking provision is made on site for each unit (considered in the following section) and no objections have been raised by the Highway Authority with regard to highway safety. As such I consider the proposal compliant with East of England Plan (2008) policy T1 and Cambridge Local Plan (2006) policy 8/2.

Car and cycle parking

- 8.15 Cycle parking is proposed in the individual rear garden areas of each flat. Full details are not specified on the plans but there is adequate space within each garden area to easily accommodate secure parking for at least two cycles per unit as required to comply with the City Councils Cycle Parking Standards (2004).
- 8.16 Car parking is proposed to the front of the site, allocating space for three car cars. The Car Parking Standards set a maximum provision of one car parking space per dwelling when the dwellings have two bedrooms or less (outside of the controlled parking zone). As such this scheme represents an over provision. However, this hard standing area is unchanging from the existing situation and the applicant could just as easily park two cars.
- 8.17 Subject to the imposition of a condition requiring full details of the cycle parking proposed on site I consider the proposal in compliance with the City Council's Car and Cycle Parking Standards (2004) and with the East of England Plan (2008) policies T9 and T14, and Cambridge Local Plan (2006) policies 8/6 and 8/10.

Third party representations

- 8.18 The comments received have been addressed within the main body of the report above.

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.

8.21 The proposed development requires contributions to be made towards open space comprising formal open space, informal open space and children's play areas and these have been calculated as follows: Formal open space: £720.00, Informal open space: £612.00 and Play space: £798.00. The total contribution sought equates to £2,130.00.

8.22 The proposed development has made appropriate provision for public open space to secure the requirements of the Planning Obligation Strategy (2004), and as such is compliant 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. The proposed development requires a contribution to be made towards community development. The total contribution sought equates to £1,085.00.

8.24 The proposed development has made appropriate provision for community development to secure the requirements of the Planning Obligation Strategy (2004), and as such is compliant with Cambridgeshire and Peterborough Structure Plan (2003) policies

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

6. 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)

7. No development shall commence until such time as the on-site facilities for waste including waste for recycling and the arrangements for the disposal of waste detailed on the approved plans have been submitted to and approved in writing by the local planning authority. Thereafter the development shall be in accordance with the approved plans.

Reason: To protect the amenities of nearby residents/occupiers and in the interests of visual amenity. (Cambridgeshire and Peterborough Structure Plan 2003 policy P1/3 and Cambridge Local Plan 2006 policies 3/4 and 3/12).

8. 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)

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: Policies SS1, T1, T9, T14, ENV7 and WM8

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

Cambridge Local Plan (2006): Policies 3/4, 3/7, 3/11, 3/14, 5/1, 5/2, 8/2, 8/6 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.

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.



08/0966/FUL
24 Bishop's Road Cambridge Cambridgeshire CB2 9NH

-oo00oo-