



NORTH AREA COMMITTEE



AGENDA

To: City Councillors: Todd-Jones (Chair), Price (Vice-Chair), Ward, Abbott, Boyce, Bird, Brierley, Gawthrope, Kerr, O'Reilly, Pitt and Tunnacliffe

County Councillors: Manning, Onasanya, Sales and Scutt

Dispatched: Wednesday, 24 July 2013

Date: Thursday, 1 August 2013

Time: 6.00 pm

Venue: Manor Community College, 101a Arbury Road, Cambridge CB4 2JF

Contact: Glenn Burgess

Direct Dial: 01223 457013

1 ELECTION OF CHAIR AND VICE CHAIR

2 APOLOGIES FOR ABSENCE

3 DECLARATIONS OF INTEREST (PLANNING)

Members of the committee are asked to declare any interests in the items on the agenda. In the case of any doubt, the advice of the Head of Legal Services should be sought **before the meeting**.

4 MINUTES (*Pages 7 - 24*)

To approve the minutes of the previous meeting. (*Pages 7 - 24*)

PLANNING ITEMS

5 PLANNING APPLICATIONS (*Pages 25 - 34*)

The applications for planning permission listed below require determination. A report is attached with a plan showing the location of the relevant site.

Detailed plans relating to the applications will be displayed at the meeting.
(Pages 25 - 34)

6 **13/0542/FUL - 5 CARLYLE ROAD** (Pages 35 - 60)

7 **GENERAL ITEMS**

7a 13/0201/FUL 418a Milton Road - General Item (Pages 61 -
66)

Meeting Information

Public Speaking on Planning Items

Area Committees consider planning applications and related matters. On very occasions some meetings may have parts, which will be closed to the public, but the reasons for excluding the press and public will be given.

Members of the public who want to speak about an application on the agenda for this meeting may do so, if they have submitted a written representation within the consultation period relating to the application and notified the Committee Manager that they wish to speak by **12.00 noon on the working day before the meeting.**

Public speakers will not be allowed to circulate any additional written information to their speaking notes or any other drawings or other visual material in support of their case that has not been verified by officers and that is not already on public file.

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The Chair will adopt the principles of the public speaking scheme regarding planning applications for general planning items and planning enforcement items.

Cambridge City Council would value your assistance in improving the public speaking process of committee meetings. If you have any feedback please contact Democratic Services on 01223 457013 or democratic.services@cambridge.gov.uk.

Representations on Planning Applications

Public representations on a planning application should be made in writing (by e-mail or letter, in both cases stating your full postal address), within the deadline set for comments on that application. You are therefore strongly urged to submit your representations within this deadline.

Submission of late information after the officer's report has been published is to be avoided. A written representation submitted to the Environment Department by a member of the public after publication of the officer's report will only be considered if it is from someone who has already made written representations in time for inclusion within the officer's report.

Any public representation received by the Department after 12 noon two working days before the relevant Committee meeting (e.g. by 12.00 noon on Monday before a Wednesday meeting; by 12.00 noon on Tuesday before a Thursday meeting) will not be considered.

The same deadline will also apply to the receipt by the Department of additional information submitted by an applicant or an agent in connection with the relevant item on the Committee agenda (including letters, e-mails, reports, drawings and all other visual material), unless specifically requested by planning officers to help decision- making.

Filming, recording and photography

The Council is committed to being open and transparent in the way it conducts its decision-making. Recording is permitted at council meetings, which are open to the public. The Council understands that some members of the

public attending its meetings may not wish to be recorded. The Chair of the meeting will facilitate by ensuring that any such request not to be recorded is respected by those doing the recording.

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<http://democracy.cambridge.gov.uk/ecSDDisplay.aspx?NAME=SD1057&ID=1057&RPID=42096147&sch=doc&cat=13203&path=13020%2c13203>

Fire Alarm In the event of the fire alarm sounding please follow the instructions of Cambridge City Council staff.

Facilities for disabled people Level access is available at all Area Committee Venues.

A loop system is available on request.

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Queries reports on If you have a question or query regarding a committee report please contact the officer listed at the end of relevant report or Democratic Services on 01223 457013 or democratic.services@cambridge.gov.uk.

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Present: Councillors Todd-Jones, Price (Chair), Ward, Abbott, Boyce, Bird, Brierley, Kerr, O'Reilly, Pitt and Tunnacliffe

Officers:

Principal Planning Officer: Tony Collins

Committee Manager: Glenn Burgess

FOR THE INFORMATION OF THE COUNCIL

13/30/NAC Apologies for Absence

Apologies for absence were received from Councillor Gawthrope.

13/31/NAC Declarations of Interest (Planning)

Councillor	Item	Interest
Tunnacliffe	13/33b/NAC	Personal: Knows the objectors

13/32/NAC Minutes

Councillor Pitt noted that the minutes did not include his apologies.

With this minor correction the minutes of the meeting held on 21 March were approved as a correct record and signed by the Chair.

13/33/NAC Planning Applications

13/33a/NAC 13-0210-FUL 49 Arbury Road

The Committee received an application for full planning permission.

The application sought approval for the erection of seven 3 x bed terrace dwellings, along with the conversion and vertical sub-division of No.49 Arbury Road into two houses (1 bed unit and 1 x 2 bed unit), together with eight car parking spaces, cycle parking and associated landscaping (following the demolition of the existing garage buildings on site).

The Applicants Agent spoke in support of the application.

The Committee received a representation in objection to the application from Mr Aplin.

The representation covered the following issues:

- (i) Speaking on behalf of local residents.
- (ii) Whilst the site should be used for housing, the current proposal did not respect neighbouring properties or the residential amenity.
- (iii) Proposal out of character with the suburban area.
- (iv) Overpowering and oppressive design.
- (v) Overshadowing of neighbouring properties.
- (vi) Lack of space for vehicle turning.

The Committee:

Resolved (by 8 votes to 0) to accept the officer recommendation to refuse the application for the following reasons:

1. Currently, 20-28 Leys Road and 51 Arbury Road enjoy a relatively open outlook to the rear of their properties. Due to the proximity of the proposed terrace of houses to the common boundaries and their design, scale and bulk, it is my opinion that the proposed houses would be oppressive and overbearing. Due to the orientation of the buildings they would also overshadow the gardens of 20-28 Leys Road. For these reasons it is my opinion that the proposed development is unacceptable as it would have a significant detrimental impact on the residential amenity of the occupiers of these dwellings, and their ability to enjoy their gardens. The proposals are therefore in conflict with policies 3/4, 3/7 and 3/12 of the Cambridge Local Plan (2006)

2. The proposed roof form, which includes pitched roofs and flat roofs is very unorthodox and the development will be a very alien form in the area. The alterations to the design to reduce its impact on neighbouring properties results in a scheme that would be poorly related to its context and out of character with the area and for these reasons the proposal does not comply with policies 3/4 or 3/12 of the Cambridge Local Plan (2006).

3. The proposed development does not make appropriate provision for public open space, community development facilities, education and life-long learning facilities, waste facilities, waste management and monitoring in accordance with Cambridge Local Plan 2006 policies 3/7, 3/8, 3/12, 5/5, 5/14, 8/3 and 10/1, Cambridgeshire and Peterborough Structure Plan 2003 policies P6/1 and P9/8 and as detailed in the Planning Obligation Strategy 2010, the Open Space Standards Guidance for Interpretation and Implementation 2010, and

2. In the event that the application is refused, and an Appeal is lodged against the decision to refuse this application, delegated authority is sought to allow officers to negotiate and complete the Planning Obligation required

13/33b/NAC 13-0352-FUL 2A Aylestone Road

The Committee received an application for full planning permission.

The application sought approval for Separate dwelling status for the studio from 58 De Freville Avenue.

The Committee received a representation in objection to the application from Mr Johnson.

The representation covered the following issues:

- (vii) Not suitable in a conservation area.
- (viii) Proposal would overshadow the skyline.
- (ix) The separate dwelling would not be for the use and amenity of the family.

The Committee received a representation in objection to the application from Ms McNish.

The representation covered the following issues:

- (x) Long complex history of planning applications.
- (xi) Issue of rubbish outside of the property.
- (xii) Proposal would be an eyesore in the conservation area.

Mr Brisby spoke in support of the application.

The Committee:

Resolved (by 9 votes to 0) to accept the officer recommendation to approve the application subject to the conditions listed below and also subject to the completion of a Section 106 agreement by 12th July 2013.

ADDITIONAL RESOLUTION: Unless prior agreement has been obtained from the Head of Planning, in consultation with 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 12th July 2013, it is recommended that the application be refused for the following reasons: The proposed development does not make appropriate provision for public open space, community development facilities, waste facilities and monitoring in accordance with Cambridge Local Plan 2006 policies 3/8, 3/12, 5/14, and 10/1 Cambridgeshire and Peterborough Structure Plan 2003 policies P6/1 and P9/8 and as detailed in the Planning Obligation Strategy 2010, and the Open Space Standards Guidance for Interpretation and Implementation 2010.

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. The lower half of the first-floor windows in the building shall be fixed shut and obscure glazed before the building is occupied as a separate dwelling. The windows shall be retained thereafter in that form.

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

3. 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)

4. 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)

5. No use as a separate dwelling 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 treatments to be erected. The boundary treatment shall be completed before the use hereby permitted is commenced 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. (Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

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). The applicant is reminded that under the terms of the s106 Agreement you are required to notify the City Council of the date of commencement of development.

Reasons for Approval

1. This development has been approved subject to conditions and the prior completion of a section 106 planning obligation (/a unilateral undertaking), because subject to those requirements it is considered to conform to the Development Plan as a whole, particularly the following policies: Cambridgeshire and Peterborough Structure Plan 2003: policies 6/1 and 9/8 Cambridge Local Plan (2006): policies 3/1 3/4 3/7 3/10 4/11 5/1 8/6 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.

3. In reaching this decision the local planning authority has acted on guidance provided by the National Planning Policy Framework, specifically paragraphs 186 and 187. The local planning authority has worked proactively with the applicant to bring forward a high quality development that will improve the economic, social and environmental conditions of the area.

These reasons for approval can be a summary of the reasons for grant of planning permission only. For further details on the decision please see the officer report online at

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& Fri 9am - 5:15pm, Weds 9am - 6pm

13/33d/NAC 13-0353-FUL The Studio

Application withdrawn

13/33d/NAC13-0201-FUL 418A Milton Road

The Committee received an application for full planning permission.

The application sought approval for demolition of 418A Milton Road and construction of 7x1 bedroom flats and 1x2 bedroom flats. General Housing C3 use along with parking, cycle and refuse storage.

The Applicant spoke in support of the application.

The Committee:

Resolved (by 8 votes to 0) subject to the conditions listed below, and the following two additional conditions with respect to trees listed on the amendment sheet:

New Condition 13 *(by 8 votes to 0)*

No works or development shall take place until full details of all proposed tree planting, and the proposed times of planting, have been submitted to and approved in writing by the local planning authority, and all tree planting shall be carried out in accordance with those details and at those times.

Reason: To ensure the satisfactory implementation of tree planting in the interests of visual amenity. (Cambridge Local Plan 2006 policies 3/4, 3/11, 3/12 and 4/4)

New Condition 14 *(by 8 votes to 0)*

If within a period of five years from the date of the planting of any tree or shrub, that tree or shrub, or any tree or shrub planted as a replacement for it, is removed, uprooted, destroyed or dies or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives written consent to any variation.

Reason: To ensure the provision of amenity afforded by the proper maintenance of existing and/or new landscape features. (Cambridge Local Plan 2006 policies 3/4, 3/12 and 3/11).

and the two informatives below, and also subject to the completion of a Section 106 agreement by 12th July 2013.

INFORMATIVE (by 6 votes to 1): The applicant is advised to ensure that bathrooms on the ground floor allow adequate space for disabled use and that bathroom doors open outwards.

INFORMATIVE (by 8 votes to 0): The applicant is urged to ensure that the whole layout of ground floor flats within the scheme enables use by disabled persons.

ADDITIONAL RESOLUTION (by 8 votes to 0): Unless prior agreement has been obtained from the Head of Planning, in consultation with 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 12th July 2013, it is recommended that the application be refused for the following reasons: The proposed development does not make appropriate provision for public open space, community development facilities, waste facilities and monitoring in accordance with Cambridge Local Plan 2006 policies 3/8, 3/12, 5/14, and 10/1 Cambridgeshire and Peterborough Structure Plan 2003 policies P6/1 and P9/8 and as detailed in the Planning Obligation Strategy 2010, and the Open Space Standards Guidance for Interpretation and Implementation 2010.

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. (Cambridge Local Plan 2006 policies 3/4, 3/12 and 3/14)

3. Except with the prior written agreement of the local planning authority 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)

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

5. No development shall commence until a programme of measures to minimise the spread of airborne dust from the site during the demolition / construction period has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved scheme.

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

6. Prior to the commencement of development, a noise insulation scheme detailing the acoustic noise insulation performance specification of the external building envelope of the residential units (having regard to the building fabric, glazing and ventilation) to reduce the level of noise experienced in the residential units as a result of the proximity of the habitable rooms to the high ambient noise levels in the area (Milton Road facade dominated by traffic), be submitted to and approved in writing by the local planning authority. The scheme shall achieve the internal noise levels recommended in British Standard 8233:1999 'Sound Insulation and noise reduction for buildings-Code of Practice'. The scheme shall be carried out in accordance with the agreed details.

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

7. No unbound material shall be used in the surface finish of the driveway within 6 metres of the highway boundary of the site.

Reason: To avoid displacement of loose material onto the highway in the interests of highway safety, Cambridge Local Plan 2006 policy 8/2.

8. 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)

9. No development shall take place until there has been submitted to and approved by the local planning authority in writing a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with a timetable agreed in writing with the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure an appropriate boundary treatment is implemented. (Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

10. No development shall take place within the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.

Reason: To ensure that an appropriate archaeological investigation of the site has been implemented before development commences. (Cambridge Local Plan 2006 policy 4/9)

11. 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) b12. Prior to occupation of the development hereby approved, a management plan for the premises shall be submitted to and agreed by the Local Planning Authority.

Reason: In the interests of neighbouring amenity, Cambridge Local Plan 2006 policy 3/4.

INFORMATIVE: New development can sometimes cause inconvenience, disturbance and disruption to local residents, businesses and passers by. As a result the City Council runs a

Considerate Contractor Scheme aimed at promoting high standards of care during construction. The City Council encourages the developer of the site, through its building contractor, to join the scheme and agree to comply with the model Code of Good Practice, in the interests of good neighbourliness. Information about the scheme can be obtained from The Considerate Contractor Project Officer in the Planning Department (Tel: 01223 457121).

Reasons for Approval

1. This development has been approved subject to conditions and the prior completion of a section 106 planning obligation (/a unilateral undertaking), because subject to those requirements it is considered to conform to the Development Plan as a whole, particularly the following policies:
Cambridgeshire and Peterborough Structure Plan 2003: P6/1, P9/8
Cambridge Local Plan (2006): 3/4, 3/7, 3/10, 3/11, 3/12, 4/13, 5/1, 8/2, 8/6, 10/1.

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

3. In reaching this decision the local planning authority has acted on guidance provided by the National Planning Policy Framework, specifically paragraphs 186 and 187. The local planning authority has worked proactively with the applicant to bring forward a high quality development that will improve the economic, social and environmental conditions of the area.

These reasons for approval can be a summary of the reasons for grant of planning permission only. For further details on the decision please see the officer report online at

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13/33e/NAC 13-0166-FUL 192 High Street

The Committee received an application for full planning permission.

The application sought approval for change of use from A1 retail to tanning salon (sui generis) in the alternative

The Committee:

Resolved (by 9 votes to 0) to accept the officer recommendation to approve the application 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.

Reasons for Approval

1. This development has been approved, conditionally, because subject to those requirements it is considered to conform to the Development Plan as a whole, particularly the following policies: Cambridge Local Plan (2006): 3/1, 3/4, 4/11, 6/7, 8/2 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.

3. In reaching this decision the local planning authority has acted on guidance provided by the National Planning Policy Framework, specifically paragraphs 186 and 187. The local planning authority has worked proactively with the applicant to bring forward a high quality development that will improve the economic, social and environmental conditions of the area.

These reasons for approval can be a summary of the reasons for grant of planning permission only. For further details on the decision please see the officer report online at

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& Fri 9am - 5:15pm, Weds 9am - 6pm.

13/33f/NAC 13-0182-FUL land rear of 115 Chesterton Road

The Committee received an application for full planning permission.

The application sought approval for erection of detached dwelling together with the extension of a dropped kerb following the demolition of the existing garage and store.

The Applicants Agent spoke in support of the application.

The Committee:

Resolved (by 7 votes to 2) to accept the officer recommendation to approve the application subject to the satisfactory completion of the s106 agreement by 31 August 2013 and subject to the following conditions and reasons for approval:

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 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 written agreement of the local planning authority, 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. Before starting any brick or stone work, a sample panel of the facing materials to be used shall be erected on site to establish the detail of bonding, coursing and colour, type of jointing shall be agreed in writing with the local planning authority. The quality of finish and materials incorporated in any approved sample panel(s), which shall not be demolished prior to completion of development, shall be maintained throughout the development.

Reason: In the interests of the visual amenity of the Conservation Area and to ensure that the quality and colour of the detailing of the brickwork/stonework and jointing is acceptable and maintained throughout the development. (Cambridge Local Plan 2006 policies 3/12 and 4/11)

5. No roofs shall be constructed until full details of the type and source of roof covering materials and the ridge, eaves and hip details, if appropriate, have been submitted to the local planning authority as samples and approved in writing. Roofs shall thereafter be constructed only in accordance with the approved details.

Reason: To avoid harm to the special interest of the Conservation Area. (Cambridge Local Plan 2006, policy 4/11)

6. No new windows shall be installed until drawings at a scale of 1:10 of details of new or altered sills, lintels, jambs, transoms, and mullions have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To avoid harm to the special interest of the Conservation Area. (Cambridge Local Plan 2006, policy 4/11)

7. Full details of the obscure glazed sliding screen on the southern elevation shall be submitted to and approved in writing by the local planning authority prior to installation.

Reason: To prevent overlooking (Cambridge Local Plan 2006, policies 3/10 and 3/12)

8. Prior to installation details of the louvers shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the impact on 113 Chesterton Road is acceptable. (Cambridge Local Plan 2006, policy 3/10 and 3/12)

9. The windows shown as obscure glazed on the submitted plans shall be obscure glazed to a minimum level of obscurity to conform to Pilkington Glass level 3 or equivalent prior to commencement of use (of the extension) and shall have restrictors to ensure that the window cannot be opened more than 45 degrees beyond the plane of the adjacent wall and shall be retained as such thereafter.

Reason: To prevent overlooking of neighbouring properties. (Cambridge Local Plan 2006, policy 3/7)

10. Prior to the commencement of development/construction, a noise insulation scheme detailing the acoustic noise insulation performance specification of the external building envelope of the residential units (having regard to the building fabric, glazing and ventilation) to reduce the level of noise experienced in the residential units as a result of the proximity of the habitable rooms to the high ambient noise levels in the area be submitted to and approved in writing by the local planning authority. The scheme shall achieve the internal noise levels recommended in British Standard 8233:1999 Sound Insulation and noise reduction for buildings-Code of Practice. The scheme as approved shall be fully implemented before the use hereby permitted is commenced and shall not be altered without prior approval.

Reason: To ensure the living accommodation provided is satisfactory. (Cambridge Local Plan 2006, policies 3/10 and 3/12)

INFORMATIVE: New development can sometimes cause inconvenience, disturbance and disruption to local residents, businesses and passers by. As a result the City Council runs a Considerate Contractor Scheme aimed at promoting high standards of care during construction. The City Council encourages the developer of the site, through its building contractor, to join the scheme and agree to comply with the model Code of Good Practice, in the interests of good neighbourliness. Information about the scheme can be obtained from The Considerate Contractor Project Officer in the Planning Department (Tel: 01223 457121).

INFORMATIVE: The occupiers of the new dwelling will not qualify for Resident's Parking Permits.

Reasons for Approval

1. This development has been approved subject to conditions and the prior completion of a section 106 planning obligation (/a unilateral undertaking), because subject to those requirements it is considered to conform to the Development Plan as a whole, particularly the following policies:

Cambridgeshire and Peterborough Structure Plan 2003: P6/1, P9/8, P9/9;

Cambridge Local Plan (2006): 3/1, 3/4, 3/7, 3/10, 3/11, 3/12, 4/4, 4/11, 5/1, 5/10, 8/6, 5/10, 10/1;

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

3. In reaching this decision the local planning authority has acted on guidance provided by the National Planning Policy Framework, specifically paragraphs 186 and 187. The local planning authority has worked proactively with the applicant to bring forward a high quality development that will improve the economic, social and environmental conditions of the area.

These reasons for approval can be a summary of the reasons for grant of planning permission only. For further details on the decision please see the officer report online at www.cambridge.gov.uk/planningpublicaccess

or visit our Customer Service Centre, Mandela House, 4 Regent Street, Cambridge, CB2 1BY between Mon 8am - 5:15pm, Tues, Thurs & Fri 9am - 5:15pm, Weds 9am - 6pm.

2. Unless prior agreement has been obtained from the Head of Planning, in consultation with 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 31 August 2013, or if Committee determine that the application be refused against officer recommendation of approval, it is recommended that the application be refused for the following reason(s):

The proposed development does not make appropriate provision for public open space, community development facilities, waste facilities, waste management and monitoring in accordance with Cambridge Local Plan 2006 policies 3/7, 3/8, 3/12, 5/5, 5/14, 8/3 and 10/1 Cambridgeshire and Peterborough Structure Plan 2003 policies P6/1 and P9/8 and as detailed in the Planning Obligation Strategy 2010, and the Open Space Standards Guidance for Interpretation and Implementation 201

3. In the event that the application is refused, and an Appeal is lodged against the decision to refuse this application, delegated authority is sought to allow officers to negotiate and complete the Planning Obligation required in connection with this development

13/34/NAC General Items

13/34a/NAC Planning Enforcement Report-186A Victoria Road

The Committee received a planning enforcement report regarding the illegal display of an advertisement at 186a Victoria Road, Cambridge.

The Committee:

Resolved (by 9 votes to 0) to accept the officer recommendation that the Head of Planning Services be authorised to close the investigation into unauthorised operational development at 186A Victoria Road on the grounds that it is not expedient to pursue the matter further.

13/34b/NAC Planning Enforcement Report- 33 Searle Street

The Committee received a planning enforcement report regarding unauthorised development at 33 Searle Street, Cambridge.

The Committee:

Resolved (by 9 votes to 0) to accept the officer recommendation that the Head of Planning Services be authorised to close the investigation into unauthorised operational development at 33 Searle Street, Cambridge on the grounds that it is not expedient to pursue the matter further.

The meeting ended at 7.25 pm

CHAIR

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APPENDIX 1 – DEVELOPMENT PLAN POLICY, PLANNING GUIDANCE AND MATERIAL CONSIDERATIONS

1.0 Central Government Advice

1.1 **National Planning Policy Framework (March 2012)** – sets out the Government’s economic, environmental and social planning policies for England. These policies articulate the Government’s vision of sustainable development, which should be interpreted and applied locally to meet local aspirations.

1.2 **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.

1.3 **Community Infrastructure Levy Regulations 2010** – places a statutory requirement on the local authority that where planning permission is dependent upon a planning obligation the obligation must pass the following tests:

(a) necessary to make the development acceptable in planning terms;

(b) directly related to the development; and

(c) fairly and reasonably related in scale and kind to the development.

2.0 Cambridgeshire and Peterborough Structure Plan 2003

Planning Obligation Related Policies

P6/1 Development-related Provision

P9/8 Infrastructure Provision

P9/9 Cambridge Sub-Region Transport Strategy

3.0 Cambridge Local Plan 2006

3/1 Sustainable development

3/3 Setting of the City

3/4 Responding to context

3/6 Ensuring coordinated development

3/7 Creating successful places

3/9 Watercourses and other bodies of water

3/10 Subdivision of existing plots

3/11 The design of external spaces

3/12 The design of new buildings

3/13 Tall buildings and the skyline

3/14 Extending buildings

3/15 Shopfronts and signage

- 4/1 Green Belt
- 4/2 Protection of open space
- 4/3 Safeguarding features of amenity or nature conservation value
- 4/4 Trees
- 4/6 Protection of sites of local nature conservation importance
- 4/8 Local Biodiversity Action Plans
- 4/9 Scheduled Ancient Monuments/Archaeological Areas
- 4/10 Listed Buildings
- 4/11 Conservation Areas
- 4/12 Buildings of Local Interest
- 4/13 Pollution and amenity
- 4/14 Air Quality Management Areas
- 4/15 Lighting

- 5/1 Housing provision
- 5/2 Conversion of large properties
- 5/3 Housing lost to other uses
- 5/4 Loss of housing
- 5/5 Meeting housing needs
- 5/7 Supported housing/Housing in multiple occupation
- 5/8 Travellers
- 5/9 Housing for people with disabilities
- 5/10 Dwelling mix
- 5/11 Protection of community facilities
- 5/12 New community facilities
- 5/15 Addenbrookes

- 6/1 Protection of leisure facilities
- 6/2 New leisure facilities
- 6/3 Tourist accommodation
- 6/4 Visitor attractions
- 6/6 Change of use in the City Centre
- 6/7 Shopping development and change of use in the District and Local Centres
- 6/8 Convenience shopping
- 6/9 Retail warehouses
- 6/10 Food and drink outlets.

- 7/1 Employment provision
- 7/2 Selective management of the Economy
- 7/3 Protection of Industrial and Storage Space
- 7/4 Promotion of cluster development
- 7/5 Faculty development in the Central Area, University of Cambridge
- 7/6 West Cambridge, South of Madingley Road
- 7/7 College and University of Cambridge Staff and Student Housing
- 7/8 Anglia Ruskin University East Road Campus
- 7/9 Student hostels for Anglia Ruskin University
- 7/10 Speculative Student Hostel Accommodation
- 7/11 Language Schools

8/1 Spatial location of development
8/2 Transport impact
8/4 Walking and Cycling accessibility
8/6 Cycle parking
8/8 Land for Public Transport
8/9 Commercial vehicles and servicing
8/10 Off-street car parking
8/11 New roads
8/12 Cambridge Airport
8/13 Cambridge Airport Safety Zone
8/14 Telecommunications development
8/15 Mullard Radio Astronomy Observatory, Lords Bridge
8/16 Renewable energy in major new developments
8/17 Renewable energy
8/18 Water, sewerage and drainage infrastructure

9/1 Further policy guidance for the Development of Areas of Major Change
9/2 Phasing of Areas of Major Change
9/3 Development in Urban Extensions
9/5 Southern Fringe
9/6 Northern Fringe
9/7 Land between Madingley Road and Huntingdon Road
9/8 Land between Huntingdon Road and Histon Road
9/9 Station Area

10/1 Infrastructure improvements

Planning Obligation Related Policies

3/7 Creating successful places
3/8 Open space and recreation provision through new development
3/12 The Design of New Buildings (*waste and recycling*)
4/2 Protection of open space
5/13 Community facilities in Areas of Major Change
5/14 Provision of community facilities through new development
6/2 New leisure facilities
8/3 Mitigating measures (*transport*)
8/5 Pedestrian and cycle network
8/7 Public transport accessibility
9/2 Phasing of Areas of Major Change
9/3 Development in Urban Extensions
9/5 Southern Fringe
9/6 Northern Fringe
9/8 Land between Huntingdon Road and Histon Road
9/9 Station Area
10/1 Infrastructure improvements (*transport, public open space, recreational and community facilities, waste recycling, public realm, public art, environmental aspects*)

4.0 **Supplementary Planning Documents**

- 4.1 **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.
- 4.2 **Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012):** The Design Guide provides advice on the requirements for internal and external waste storage, collection and recycling in new residential and commercial developments. It provides advice on assessing planning applications and developer contributions.
- 4.3 **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.
- 4.4 **Cambridge City Council (March 2010) – Planning Obligation Strategy:** provides a framework for securing the provision of new and/or improvements to existing infrastructure generated by the demands of new development. It also seeks to mitigate the adverse impacts of development and addresses the needs identified to accommodate the projected growth of Cambridge. The SPD addresses issues including transport, open space and recreation, education and life-long learning, community facilities, waste and other potential development-specific requirements.
- 4.5 **Cambridge City Council (January 2010) - Public Art:** This SPD aims to guide the City Council in creating and providing public art in Cambridge by setting out clear objectives on public art, a clarification of policies, and the means of implementation. It covers public art delivered through the planning process, principally Section 106 Agreements (S106), the commissioning of public art using the S106 Public Art Initiative, and outlines public art policy guidance.
- 4.6 **Old Press/Mill Lane Supplementary Planning Document (January 2010)** Guidance on the redevelopment of the Old Press/Mill Lane site.

Eastern Gate Supplementary Planning Document (October 2011)

Guidance on the redevelopment of the Eastern Gate site. The purpose of this development framework (SPD) is threefold:

- To articulate a clear vision about the future of the Eastern Gate area;
- To establish a development framework to co-ordinate redevelopment within the area and guide decisions (by the Council and others); and
- To identify a series of key projects, to attract and guide investment (by the Council and others) within the area.

5.0 Material Considerations

Central Government Guidance

5.1 Letter from Secretary of State for Communities and Local Government (27 May 2010)

The coalition government is committed to rapidly abolish Regional Strategies and return decision making powers on housing and planning to local councils. Decisions on housing supply (including the provision of travellers sites) will rest with Local Planning Authorities without the framework of regional numbers and plans.

5.2 Written Ministerial Statement: Planning for Growth (23 March 2011)

Includes the following statement:

When deciding whether to grant planning permission, local planning authorities should support enterprise and facilitate housing, economic and other forms of sustainable development. Where relevant and consistent with their statutory obligations they should therefore:

- (i) consider fully the importance of national planning policies aimed at fostering economic growth and employment, given the need to ensure a return to robust growth after the recent recession;
- (ii) take into account the need to maintain a flexible and responsive supply of land for key sectors, including housing;
- (iii) consider the range of likely economic, environmental and social benefits of proposals; including long term or indirect benefits such as increased consumer choice, more viable communities and more robust local economies (which may, where relevant, include matters such as job creation and business productivity);
- (iv) be sensitive to the fact that local economies are subject to change and so take a positive approach to development where new economic data suggest that prior assessments of needs are no longer up-to-date;

(v) ensure that they do not impose unnecessary burdens on development.

In determining planning applications, local planning authorities are obliged to have regard to all relevant considerations. They should ensure that they give appropriate weight to the need to support economic recovery, that applications that secure sustainable growth are treated favourably (consistent with policy in PPS4), and that they can give clear reasons for their decisions.

5.3 City Wide Guidance

Arboricultural Strategy (2004) - City-wide arboricultural strategy.

Biodiversity Checklist for Land Use Planners in Cambridgeshire and Peterborough (March 2001) - This document aims to aid strategic and development control planners when considering biodiversity in both policy development and dealing with planning proposals.

Cambridge Landscape and Character Assessment (2003) – An analysis of the landscape and character of Cambridge.

Cambridge City Nature Conservation Strategy (2006) – Guidance on habitats should be conserved and enhanced, how this should be carried out and how this relates to Biodiversity Action Plans.

Criteria for the Designation of Wildlife Sites (2005) – Sets out the criteria for the designation of Wildlife Sites.

Cambridge City Wildlife Sites Register (2005) – Details of the City and County Wildlife Sites.

Cambridge and South Cambridgeshire Strategic Flood Risk Assessment (November 2010) - a tool for planning authorities to identify and evaluate the extent and nature of flood risk in their area and its implications for land use planning.

Strategic Flood Risk Assessment (2005) – Study assessing the risk of flooding in Cambridge.

Cambridge and Milton Surface Water Management Plan (2011) – A SWMP outlines the preferred long term strategy for the management of surface water. Alongside the SFRA they are the starting point for local flood risk management.

Cambridge City Council (2011) - Open Space and Recreation Strategy: Gives guidance on the provision of open space and recreation facilities through development. It sets out to ensure that open space in Cambridge meets the needs of all who live, work, study in or visit the city and provides a satisfactory environment for nature and enhances the local townscape, complementing the built environment.

The strategy:

- sets out the protection of existing open spaces;
- promotes the improvement of and creation of new facilities on existing open spaces;
- sets out the standards for open space and sports provision in and through new development;
- supports the implementation of Section 106 monies and future Community Infrastructure Levy monies

As this strategy suggests new standards, the Cambridge Local Plan 2006 standards will stand as the adopted standards for the time-being. However, the strategy's new standards will form part of the evidence base for the review of the Local Plan

Balanced and Mixed Communities – A Good Practice Guide (2006) – Produced by Cambridgeshire Horizons to assist the implementation of the Areas of Major Change.

Green Infrastructure Strategy for the Cambridgeshire Sub-Region (2006) - Produced by Cambridgeshire Horizons to assist the implementation of the Areas of Major Change and as a material consideration in the determination of planning applications and appeals.

A Major Sports Facilities Strategy for the Cambridge Sub-Region (2006) - Produced by Cambridgeshire Horizons to assist the implementation of the Areas of Major Change.

Cambridge Sub-Region Culture and Arts Strategy (2006) - Produced by Cambridgeshire Horizons to assist the implementation of the Areas of Major Change.

Cambridgeshire Quality Charter for Growth (2008) – Sets out the core principles of the level of quality to be expected in new developments in the Cambridge Sub-Region

Cambridge City Council - Guidance for the application of Policy 3/13 (Tall Buildings and the Skyline) of the Cambridge Local Plan (2006) (2012) - sets out in more detail how existing council policy can be applied to proposals for tall buildings or those of significant massing in the city.

Cambridge Walking and Cycling Strategy (2002) – A walking and cycling strategy for Cambridge.

Protection and Funding of Routes for the Future Expansion of the City Cycle Network (2004) – Guidance on how development can help achieve the implementation of the cycle network.

Cambridgeshire Design Guide For Streets and Public Realm (2007): The purpose of the Design Guide is to set out the key principles and aspirations that should underpin the detailed discussions about the design of streets and public spaces that will be taking place on a site-by-site basis.

Cycle Parking Guide for New Residential Developments (2010) – Gives guidance on the nature and layout of cycle parking, and other security measures, to be provided as a consequence of new residential development.

Air Quality in Cambridge – Developers Guide (2008) - Provides information on the way in which air quality and air pollution issues will be dealt with through the development control system in Cambridge City. It compliments the Sustainable Design and Construction Supplementary Planning Document.

The Cambridge Shopfront Design Guide (1997) – Guidance on new shopfronts.

Roof Extensions Design Guide (2003) – Guidance on roof extensions.

Modelling the Costs of Affordable Housing (2006) – Toolkit to enable negotiations on affordable housing provision through planning proposals.

5.6 Area Guidelines

**Cambridge City Council (2003)–Northern Corridor Area Transport Plan:
Cambridge City Council (2002)–Southern Corridor Area Transport Plan:
Cambridge City Council (2002)–Eastern Corridor Area Transport Plan:
Cambridge City Council (2003)–Western Corridor Area Transport Plan:**
The purpose of the Plan is to identify new transport infrastructure and service provision that is needed to facilitate large-scale development and to identify a fair and robust means of calculating how individual development sites in the area should contribute towards a fulfilment of that transport infrastructure.

Buildings of Local Interest (2005) – A schedule of buildings of local interest and associated guidance.

**Brooklands Avenue Conservation Area Appraisal (2002)
Cambridge Historic Core Conservation Area Appraisal (2006)
Storeys Way Conservation Area Appraisal (2008)
Chesterton and Ferry Lane Conservation Area Appraisal (2009)
Conduit Head Road Conservation Area Appraisal (2009)
De Freville Conservation Area Appraisal (2009)
Kite Area Conservation Area Appraisal (1996)
Newnham Croft Conservation Area Appraisal (1999)
Southacre Conservation Area Appraisal (2000)
Trumpington Conservation Area Appraisal (2010)
Mill Road Area Conservation Area Appraisal (2011)**

West Cambridge Conservation Area Appraisal (2011)

Guidance relating to development and the Conservation Area including a review of the boundaries.

Jesus Green Conservation Plan (1998)

Parkers Piece Conservation Plan (2001)

Sheeps Green/Coe Fen Conservation Plan (2001)

Christs Pieces/New Square Conservation Plan (2001)

Historic open space guidance.

Hills Road Suburbs and Approaches Study (March 2012)

Long Road Suburbs and Approaches Study (March 2012)

Barton Road Suburbs and Approaches Study (March 2009)

Huntingdon Road Suburbs and Approaches Study (March 2009)

Madingley Road Suburbs and Approaches Study (March 2009)

Newmarket Road Suburbs and Approaches Study (October 2011)

Provide assessments of local distinctiveness which can be used as a basis when considering planning proposals

Station Area Development Framework (2004) – Sets out a vision and Planning Framework for the development of a high density mixed use area including new transport interchange and includes the **Station Area Conservation Appraisal**.

Southern Fringe Area Development Framework (2006) – Guidance which will help to direct the future planning of development in the Southern Fringe.

West Cambridge Masterplan Design Guidelines and Legal Agreement (1999) – Sets out how the West Cambridge site should be developed.

Mitcham's Corner Area Strategic Planning and Development Brief (2003) – Guidance on the development and improvement of Mitcham's Corner.

Mill Road Development Brief (Robert Sayle Warehouse and Co-Op site) (2007) – Development Brief for Proposals Site 7.12 in the Cambridge Local Plan (2006)

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Application Number	13/0542/FUL	Agenda Item	
Date Received	19th April 2013	Officer	Mr Tony Collins
Target Date	14th June 2013		
Ward	Arbury		
Site	5 Carlyle Road Cambridge CB4 3DN		
Proposal	Three storey rear extension		
Applicant	Dr Gillian Todd & Mr D Miller 5 Carlyle Road Cambridge CB4 3DN		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> The design enhances the character and appearance of the conservation area by providing a successful contrast with the existing building
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 The application site, on the south-west side of the street, forms part of a short terrace of houses sometimes referred to as Dalrymple Terrace. The land here falls sharply away from the street, and the nine houses have semi-basements opening on to rear garens, and three storeys above ground at street level, the uppermost of which is in the roof space and lighted by small dormer windows at the rear. The houses, dating from 1886, are constructed in buff brick with decorative courses in red brick, and slate roofs. A number of the houses have rear extensions; those at Nos 1 and 3, at the south end, extend up three storeys from ground level; those at 5, 9, 11, 13 and 17 only two. The house at No.15 has had a substantial array of steel balconies added to the rear, rising up to and beyond the eaves level of the main roof.

- 1.2 To the north-west, the terrace adjoins the park at Alexandra Gardens; to the south it is flanked by a distinctive house of contemporary design (1a Carlyle Road) dating from 2000, finished in render with a semi-circular section metal roof. The rear gardens of the application house and its neighbours abut the curtilage of the Arundel House Hotel on Chesterton Road. There is an extensive landscaped area to the rear of the main hotel building, which is used for car parking and servicing. There are also a number of outbuildings, including, in the centre of the hotel curtilage, and almost directly to the rear of the application site, the substantial Coach House building, used as hotel accommodation, which is finished in horizontal timber boarding with a series of pitched roofs clad in metal sheeting.
- 1.3 The site falls within the Castle and Victoria Road section of the City of Cambridge Conservation Area No.1 (Central). The terrace including the application site is identified as a building important to the character of the area, as are the majority of the nearby Victorian terraces, the contemporary house at 1a Carlyle Road, and the main hotel building. The hotel outbuildings, including the Coach House block, are not identified as contributing positively to the conservation area.
- 1.4 There are three large trees in the rear garden of No.1 Carlyle Road, and a somewhat smaller one in the rear garden of No. 9. Alexandra Gardens contains a large number of significant trees, including very large London planes.
- 1.5 The site falls within the controlled parking zone.

2.0 THE PROPOSAL

- 2.1 The application seeks consent for a part three-storey, part single-storey, rear extension to the existing dwelling. The proposed extension would replace in part, the existing rear wing and the existing conservatory. It would appear as two components: a three-storey element close to the boundary with No.7, essentially 2.3m wide by 2.8m deep, rising to a height of 8m with a flat roof, and a single-storey element with a lean-to glazed roof filling in the space between the three-story element and the boundary with No.3, and projecting 0.9m further to the rear. The three-storey element would mainly be clad in pre-patinated copper cladding but would be linked to the main house by a rendered section.

2.2 The application is accompanied by a Design and Access Statement.

2.3 The application is brought to Committee at the request of Councillor O'Reilly so that the potential impact of the proposal on the character of the conservation area that includes Carlyle Road can be subject to the extra scrutiny of members during a full committee discussion.

3.0 SITE HISTORY

3.1

Reference	Description	Outcome
07/0454/FUL	Three storey rear extension.	Approved with conditions
10/1164/EXP	Extension of time for implementation of planning permission 07/0454/FUL for three storey rear extension.	Approved with conditions

3.2 The above applications are the subject of an application for Judicial Review, because the Council failed to notify the occupier of a property immediately adjacent to the application site.

3.3 The present application is identical to the scheme submitted under 07/0454/FUL and 10/1164/EXP. It has been submitted because the earlier permission is likely to remain in the Judicial Review process for some time.

4.0 PUBLICITY

4.1 Advertisement:	No
Adjoining Owners:	Yes
Site Notice Displayed:	Yes

5.0 POLICY

5.1 Central Government Advice

5.3 Cambridge Local Plan 2006

3/1 Sustainable development
3/4 Responding to context
3/7 Creating successful places
3/14 Extending buildings
4/11 Conservation Areas

5.4 Supplementary Planning Documents

Cambridge City Council (May 2007) – Sustainable Design and Construction:

5.5 Area Guidelines

Castle and Victoria Road Conservation Area Appraisal (2012)

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

6.1 No comment.

Urban Design and Conservation Manager

6.2 The applicants propose to add a three storey-extension to the rear of their property. At basement level it is proposed to build a single storey garden room with a glazed roof across the width of the site. It is understood that this application is a resubmission of an approved permission from 2007 which was renewed in 2010. Since the previous applications were approved, the site has been included in the Central Conservation Area (June 2012).

6.3 Looking at the terrace as a whole, it would appear that these properties were originally flat on the rear elevation, with no projections. Over the years modest extensions have been added in mainly brick under a slate roof.

- 6.4 The principle of a three storey extension, with a full width, single storey extension at basement level would not be out of scale with existing additions to the terrace. The three storey projection is suitable in terms of the scale of the existing building. In the Design and Access Statement, it is stated that the external appearance is designed as a 'clearly separate contemporary addition'. It is agreed that it is an unusual choice of material, pre-patinated copper and render, which will be a contrast to the prevailing character of the conservation area. Its success would depend on the works being appropriately detailed, if it is to provide a reasonable addition to this mid-terraced building.
- 6.5 Conclusion: The proposed may not be out of scale to the main building. The proposed materials are unusual for the area, but provided that they are of a suitable quality, they could provide a reasonable contrast to the character of the area. Therefore the application complies with policy 4/11 of the Cambridge Local Plan 2006.
- 6.6 Conditions are recommended requiring submission of the details and samples of the wall cladding materials and samples of the roof material.
- 6.7 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 objecting to the application:

3B Carlyle Road
9 Carlyle Road
11 Carlyle Road

- 7.2 The representations can be summarised as follows:

- Materials inappropriate
- Roof form inappropriate
- Height excessive

- 7.3 Representations objecting to the application have also been received from Hewitsons on behalf of Arundel House Hotel.

This representation includes an eight-page report from Donald Insall Associates (Chartered Architects and Historic Building Consultants) in support of the objection, compiled by Matthew Seaborn, Senior Associate. I refer to this report in my assessment as 'Matthew Seaborn's report'.

7.4 This representation can be summarised as follows:

- Fails to reflect or successfully contrast with the form materials or detailing of the existing building
- Incongruous in its surroundings
- Contrasting materials not appropriate in a terraced context
- No justification for copper cladding and render
- Flat roof will appear to cut into the main roof
- Detrimental impact on visual amenity
- Highly visible from hotel car park (used by 35,000-40,000 guests annually)
- Fails to preserve or enhance the character of the conservation area
- Existing permission carries no weight because of flaws in the decision-making process, and designation of the area as a conservation area since the previous permission was granted.
- Application cannot be determined because the significance of the heritage asset is not described.

7.5 The owners/occupiers of the following address have made representations expressing no objection to the application:

15 Carlyle Road

7.6 The representation can be summarised as follows:

- Rear of terrace already an interesting and attractive mixture of different modifications

7.7 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. Context and design, including impact on the Conservation Area
2. Residential amenity
3. Third party representations

Context and design, including impact on the Conservation Area

- 8.2 Matthew Seaborn's report suggests that the application cannot be determined, and should not have been validated, because it fails to describe the significance of the heritage asset, and therefore fails to satisfy the requirements of Paragraph 128 of the Framework. I do not accept this view. The building concerned is a single house in a terrace which is identified in the conservation area appraisal as being important to the conservation area. It has no greater status than this. In general, the contribution of buildings to the character of the conservation area is principally made through those parts of the building visible from the street, and there is nothing in the Castle and Victoria Road appraisal to suggest that the rear of the application house is of more than normal significance. Paragraph 128 states that the level of detail provided about a heritage asset in an application should be proportionate to its significance, and no more than is sufficient to understand the potential impact of the proposal on its significance. In my view, the significance of the rear elevation of this house as a component of the conservation area is relatively low, and the level of description provided in the Design and Access Statement is adequate.
- 8.3 Rear extensions have previously been added to several of the houses in this terrace; it is clear that this principle does not in itself cause a conflict with policy nor cause harm to the conservation area. The elements of the proposal which have caused concern to objectors, and which require careful assessment, are the height of the extension, its roof form, and the choice of pre-patinated copper for the external surface. I deal with each of these issues separately below.

Height

- 8.4 The proposed extension would rise to 8m from ground level at the rear of the building, 350mm below the eaves line of the

main building. I accept the contention of Matthew Seaborn's report that at this height, the extension would obscure the eaves-level decorative brickwork, and would appear, when seen from ground level at the rear, to cut into the main roof slope at the rear of the building. I do not, however consider that this would cause significant harm to the character of the conservation area. I do not consider the role played by these elements on the rear elevation of the building to be important. Furthermore, the existing rear extensions at N^{os}. 1 and 3 Carlyle Road, and the balconies at N^o.15 all have a similar impact to what is proposed here, and the large dormer at N^o. 3 also interrupts the rear roof slope.

- 8.5 I also accept that the carrying through of the extension to eaves level will interrupt the pattern of stepped stair landing windows on the rear elevation, but this pattern has already been interrupted by the extensions at N^o.1 and N^o.3, and partially masked by the balconies at N^o.15. The proposed extension would mimic this pattern in a slightly different form, which I regard as a positive allusion to the character of the existing building. I do not consider that any significant harm to the conservation area would be caused.
- 8.6 In summary, I accept the description of the impacts of the height of the proposal on the rear elevation of the building set out in Matthew Seaborn's report, but I do not accept Mr Seaborn's assessment of their importance. The rear elevation of this terrace is not uniform, nor does it retain an unaltered character. (Mr Seaborn suggests that the terrace is 'largely unaltered', but in fact only Nos. 7, 13 and 17 do not have a significant rear alteration. I also differ from his judgement that the metalwork at the rear of No.15 can be described as 'three small balconies'.) I accept that the site is visible from the hotel car park, and, at an oblique angle, from Alexandra Gardens, but I do not accept that the interruption of brickwork patterning, the breaking of the rhythm of fenestration, or the visibility of the roof slope, on the rear elevation of this terrace, which has already been significantly and irregularly altered, would have any significant impact on the character of the conservation area. In my view, an extension of this height creates no conflict with policies 3/4 and 4/11 of the Cambridge Local Plan 2006, nor with Section 12 of the Framework.

Roof form

- 8.7 I do not consider that a small flat roof such as is proposed here will have a harmful impact on the character of the building. If, as I contend, a well-designed extension of contemporary form is acceptable at the rear of this terrace within the conservation area, a flat roof is also acceptable as part of such a design. From a ground-level viewpoint, the difference between a flat roof and a shallowly sloping lean-to or hipped roof at this level is slight, and would be of little visual significance in my view. The flat roof proposed for this extension would be of a similar size and in a similar position to that on the existing extension to No.1. I accept that the latter extension is screened from the car park at Arundel House hotel by trees, but notwithstanding this, I do not consider it reasonable to refuse permission for a small area of flat roof when two similar such roofs already exist on the terrace.

Copper cladding

- 8.8 The application proposes the use of pre-patinated copper for the main part of the three-storey extension. This material is not used to any significant extent in this section of the conservation area, and the material would thus contrast with the existing character of the building and the area. Objectors take the view that this material, and particularly its colouring, would cause significant harm to the conservation area.
- 8.9 I disagree with this view for three reasons: I do not accept that a contrasting material, even a dramatically contrasting material, will necessarily cause harm to the conservation area; I do not accept that the area is presently so homogeneous in character, or remains so unmodified, that a well-designed contemporary addition on this scale would cause significant harm; I do not consider that an extension of this scale at the rear of this terrace would have great visual significance in the conservation area.

Contrast

- 8.10 The local plan makes it clear in policy 3/14 that development may be acceptable if it provides a successful contrast with the existing context. Objectors argue that the contrast created with the existing building here would not be successful, but I fail to

see why this would be the case. The expression of a clear distinction between an addition to a historic building and the original structure is a principle which is widely regarded as desirable in such developments, and this is often successfully achieved by using entirely different materials. I do not believe this principle is any less applicable to a terraced situation; although the terrace has some degree of unity, the individual houses are distinct visual units, and some of the character of the area arises from the differentiation between different houses within a terrace. In my view, properly detailed, a sharply contrasting material is likely to enhance the character of the building and the conservation area more than, for example the 'piebald' effect of recycled bricks used in extensions elsewhere (including on this terrace), where the failure to eliminate soot, paint and other coatings from the recycled materials can create an appearance which is neither fully integrated with the original building nor a successful contrast.

8.11 Matthew Seaborn's report suggests that the proposal fails to create a successful contrast with the existing building because it is not sensitive to the existing character of the building, and does not form a 'sympathetic counterpoint'. I do not accept this assertion. In my view, the proposal respects the existing character of the building and the terrace by retaining a strong verticality, adhering to the pattern of narrow, part-width extensions which characterise the terrace as a whole, respecting the main roof eaves line, and mimicking the stepped window pattern of the other houses. The counterpoint is introduced by a number of contemporary qualities, including the contrasting materials.

8.12 I am of the view that even if the bright blue-green patina is selected for the copper cladding, a successful contrast can be achieved. I do not consider that this coloration on its own is unacceptable. There are many materials in the immediate environs of the application site which do not fall within the traditional palette of the area, including white, cream and grey render, galvanized metalwork, metal sheet roofing, and black-stained horizontal timber boarding. I do not consider any of these materials detract in any significant manner from the character of the area, and I do not consider that copper would either. The applicants have in fact said that they do not wish to use the bright blue-green patina, and would seek a more muted colour. The precise nature of the copper can be controlled by

condition, but I do not consider that the condition needs to be prescriptive as to colour.

Character of the area

- 8.13 I am of the view that Matthew Seaborn's report overestimates the extent to which the immediate vicinity of the proposed extension has a uniform and distinctive character which is important to the conservation area.
- 8.14 The terrace containing the application site has a number of recent rear extensions of different types, which use different materials, including recycled brick, render, and galvanized steelwork. No.1a Carlyle Road relates well to the terrace, but uses entirely different materials and has an entirely different roof form and fenestration. The area to the rear of the Arundel House Hotel has been carefully and generously landscaped, but the hard landscaping and the massing, roof profile and materials of the Coach House building are of a wholly different character to the Carlyle Road terrace or the hotel's main building. I do not consider that any of these components of the immediate context are inappropriate, or that they detract in any way from the conservation area, but I do consider that they create an environment which is heterogeneous and varied in character, into which additional built elements of contrasting forms and in contrasting materials may be inserted without detrimental impact.

Visual prominence of the site

- 8.15 Objections assert that the prominence of the proposal would be very high, pointing to the visibility of the rear of the terrace from the hotel car park and from some hotel windows, the large number of guests using the car park in a year, and the visibility of the rear of the terrace from Alexandra Gardens. I am not convinced by this argument.
- 8.16 I accept that the hotel car park is a semi-public space, and that large numbers of guests see the rear of the terrace. I also accept that the rear of the terrace is visible from points in Alexandra Gardens even when trees there are in leaf, and is more visible in winter. However, I do not accept the view that the hotel car park and Alexandra Gardens should be regarded together as an open space within this section of the

conservation area; unlike Mr Seaborn, I do not believe they are experienced in this way. The rear of the Arundel House Hotel and other buildings in the blocks to the east and west of the hotel curtilage are not hidden from Alexandra Gardens, but neither are they fully exposed, even in winter. The conservation area appraisal, which is very recent, does not define the two areas as a single space. In fact it makes no reference to the hotel car park, the buildings in the rear of the hotel curtilage, or the backland on either side of it. There are no references to views into this area from Alexandra Gardens. What are noted in the appraisal are the positive views into the Gardens from its northern corner opposite Fisher Street, and from its eastern corner adjacent to 17 Carlyle Road. I do not consider that the proposed extension would have any significant impact on either of these views, even when the trees are not in leaf.

- 8.17 I do not consider the rear elevation of this building to be of great significance in the conservation area, and there is nothing in the conservation area appraisal to cause me to alter this view. It is my opinion that the impact of an extension in this position on the character of the conservation area would be very limited, regardless of the materials used.
- 8.18 In summary, it is my view that the rear elevation of Dalrymple Terrace (1-17 Carlyle Road) is an area whose contribution to the character of the conservation area is relatively minor. It is also my view that the immediate environment of the application site is a heterogeneous area where the original characteristic elements of the conservation area have been modified and added to. In this context, and bearing in mind the advice in paragraphs 129, 132 and 135 of the Framework, it is my view that a contrasting contemporary design can enhance the character of the conservation area. In my opinion, what is proposed here would achieve that result, and I consider it to be in accordance with policies 3/4, 3/14 and 4/11 of the Cambridge Local Plan 2006, and government advice in Section 12 of the Framework.

Residential Amenity

- 8.19 The extension covers the full width of the curtilage at rear ground-floor level but the full-width section essentially replicates the volume of the existing conservatory, and I do not consider this will be perceptibly different. The first- and second-floor

elements of the extension are set 2.8m away to the north-west from the common boundary with No. 3 and will not impact on light to or outlook from this dwelling to any significant degree. The first and second floor elements contain flank southeast facing windows but these will serve new bathrooms and can be obscure glazed by condition to protect the privacy of occupiers at No. 3.

8.20 The extension will be close to the boundary with No. 7 at first and second floor level (on the boundary for the first 1.7m of its depth, and 250mm from the boundary for the remaining 1.1m of depth). However, at first floor level the proposed extension would be largely screened from No.7 by that house's own extension, notwithstanding its smaller size. At second floor level, the proposed extension would impinge to some degree on sunlight to and outlook from, the stairwell window at No.7, but this impact would be limited, and not sufficient in my view to merit refusal. There would be no windows on this side of the extension. The development would not adversely affect the residential amenity of the occupiers of any other properties.

8.21 In my opinion the proposal adequately respects the residential amenity of its neighbours and I consider that it is compliant with Cambridge Local Plan (2006) policies 3/4 and 3/14.

Third Party Representations

8.22 I have addressed the issues raised in the paragraphs indicated.

materials	8.8-8.17
roof form	8.7
height	8.4-8.6
harm to conservation area	8.2, 8.3, 8.6, 8.9, 8.10, 8.12, 8.13, 8.14, 8.16, 8.17
visibility	8.4, 8.6, 8.9, 8.15-8.17
no weight to be given to previous application	I have given no weight to the previous applications, nor referred to them, because the matter is currently subject to Judicial Review
inadequate description of heritage asset	8.2

9.0 CONCLUSION

- 9.1 I acknowledge that objectors adhere very strongly to the view that this proposal would be harmful to the character of the conservation area, principally because of the proposed materials. I have considered the arguments put forward in Matthew Seaborn's report very carefully, but it is my view that that report overstates both the significance of this site to the character of the conservation area and the 'unmodified' quality of the terrace. I also disagree with the report's conclusions that the height, roof form and materials of the proposed extension would be harmful to the conservation area. In my view, subject to conditions, the proposal would not be harmful to the conservation area, and I recommend approval.

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. The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

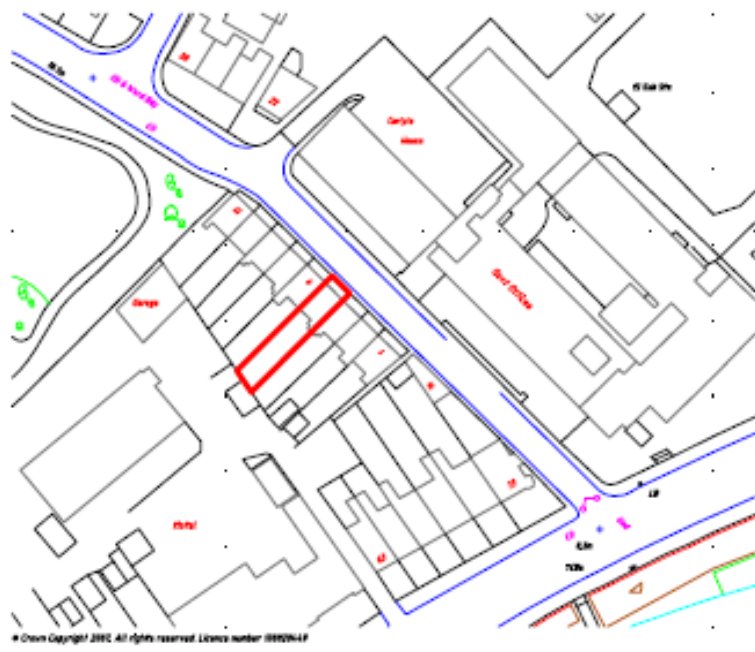
3. No development shall take place until full details of all the external materials (including samples of roof surface, metal cladding and render), have been submitted to and approved in writing by the local planning authority. Development shall proceed only in accordance with the approved details.

Reason: To ensure the appearance of the building is appropriate to the context (Cambridge Local Plan 2006 policies 3/4, 3/14 and 4/11)

4. Those elements of the first and second floor windows proposed which face towards No.3 Carlyle Road shall be obscure glazed to a minimum level of obscurity to conform to Pilkington Glass level 3 or equivalent and fixed shut prior to occupation and shall be retained as such thereafter.

Reason: In the interests of residential amenity (Cambridge Local Plan 2006 policies 3/4 and 3/12).

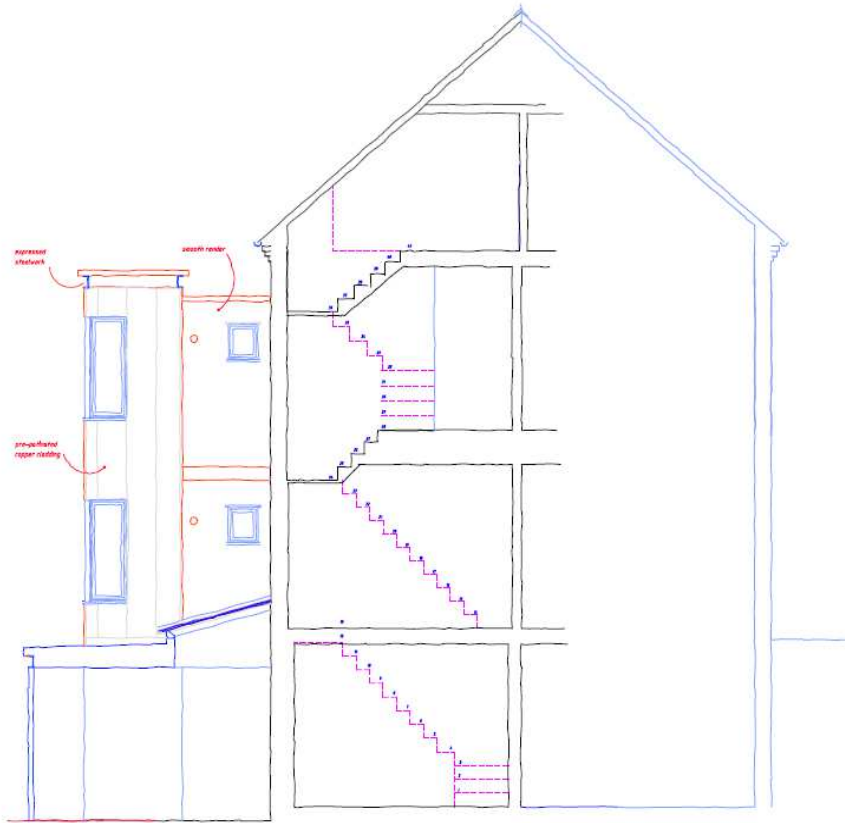
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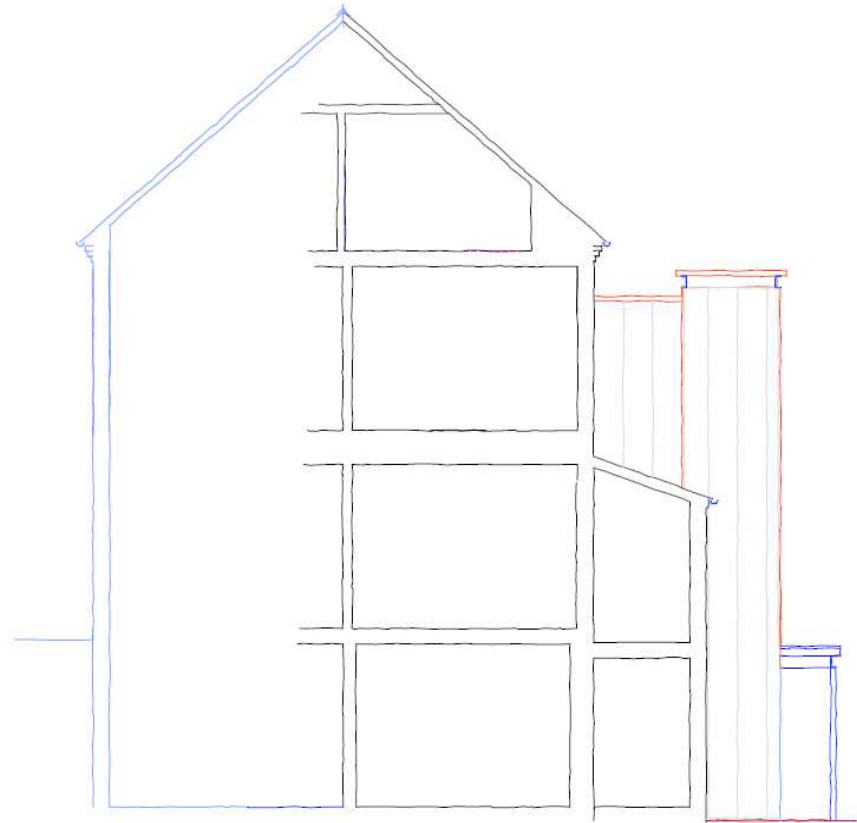
Location Plan



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TYPICAL SECTION / SOUTH-EAST ELEVATION



NORTH-WEST ELEVATION

Side elevations

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Rear elevation

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No.5 Carlyle Road



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CAMBRIDGE CITY COUNCIL

REPORT OF: Head of Planning
TO: Main Planning Committee
WARD:

Request for an amendment to the original officer recommendation for demolition of 418A Milton Road and construction of 7x1 bedroom flats and 1x2 bedroom flats, with parking, cycle and refuse storage.

1. INTRODUCTION

- 1.1 On 16 May 2013, North Area Committee considered an planning application (13/0201/FUL) for the above development.
- 1.2 The Committee resolved to approve the planning officer's recommendation to grant planning permission for the application subject to conditions and the completion of a s106 agreement.
- 1.3 Since the Committee meeting, officers have begun drafting the s106 agreement and it has come to their attention that the requirements for financial towards Household Recycling Centres was not included in the report. In addition, contributions towards Life Long Learning have changed very slightly. For this reason the application is brought back to Committee for its further consideration.

2. RECOMMENDATIONS

- 2.1 To approve the amendment to the contributions required for the s106 agreement so that it includes the financial contribution detailed in paragraph 3.6 of this report.

3. BACKGROUND

- 3.1 As a result of consultation with the County Council, officers were aware of the need for contributions to be made towards HRCs. However this requirement was not set out in the officer's report. This was an error and officers have apologised to the applicant.
- 3.2 I have set out below the detailed justification for contribution, which should have been set out in the original report. The contribution is

considered to be a necessary financial obligation that meets the tests set out in the Community Infrastructure Levy Regulations 2010, which place a statutory requirement on the Local Planning Authority to ensure that where planning permission is dependent upon a planning obligation under s106 being completed, the obligations sought pass the following tests:

- (a) they are necessary to make the development acceptable in planning terms;
- (b) they are directly related to the development; and they are fairly and reasonably related in scale and kind to the development.

Household Recycling Centres

- 3.3 A network of Household Recycling Centres are operational across the Cambridgeshire and Peterborough area. Continued development will put pressure on the existing facilities and require expansion of the network. Financial contributions are required in accordance with the Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012). These contributions vary according to the nature and scale of the proposed development and are based on any additional costs for the relevant local authority arising out of the need for additional or improved infrastructure, which is related to the proposed development.
- 3.4 The adoption of the Waste Management Design Guide SPD requires a contribution to be made in relation to all new development where four or more new residential units are created. Policy CS16 of the adopted Minerals and Waste Core Strategy requires new development to contribute towards Household Recycling Centres (HRCs) consistent with the RECAP Waste Management Design Guide SPD.
- 3.5 For new development in Cambridge the relevant HRC is located at Milton. The following table sets out how the contribution per new dwelling has been calculated for the Milton HRC.

Notes for Milton	Infrastructure/households	Source
4 sites at £5.5 million	£22 million	Cost per site sourced from Mouchel Parkman indicative costs 2009
Total catchment	115,793	WMT Recycling

(households)		Centre catchment tables CCC mid 2009 dwelling figures
New households	24,273	CCC housing trajectory to 2025 as of December 2010
<u>Infrastructure costs</u> Total number of households in catchment		
x New households in catchment		
<u>£22 million</u> 115,793	x 24,273	= £4,611,730
Total Developer Contribution per household = £190 Contribution for the proposed development:- £190 x 7 units (net) = £1330		

Education

- 8.31 Commuted payments are required towards education facilities where four or more additional residential units are created and where it has been established that there is insufficient capacity to meet demands for educational facilities.

Life-long learning					
Type of unit	Persons per unit		£per unit	Number of such units	Total £
1 bed	1.5		160	7	1120
2+-	2		160	1	160

beds					
4 bed house			160	- 1	- 160
Total					1120

The original report stated £1130.

- 3.6 In accordance with the above table, the proposal development is required to make a contribution of **£1,330** towards HRCs and **£1,120** towards Life Long Learning.

4. CONSULTATIONS

- 4.1 No further consultations were required.

5. OPTIONS

- 5.1 To resolve to include the requirement for contributions towards HRCs and Life Long Learning in the s106 agreement.
- 5.2 To resolve not to include the requirement for contributions towards HRCs in the s106 agreement on the basis that it is not justified (This would be inconsistent with similar developments elsewhere in the City).

6. CONCLUSIONS

- 6.1 A requirement for contributions towards HRCs and Life Long Learning is justified and the s106 agreement should be drafted to include such contributions.

7. IMPLICATIONS

- (a) **Financial Implications** – None
- (b) **Staffing Implications** – None
- (c) **Equal Opportunities Implications** – None
- (d) **Environmental Implications** – None

Climate Change Impact: Nil

- (e) **Procurement** – None
- (f) **Consultation and Communication** - None
- (g) **Community Safety** – None

BACKGROUND PAPERS: The following are the background papers that were used in the preparation of this report:

Planning application 13/0231/FUL

To inspect these documents contact John Evans on extension 7148.

The author and contact officer for queries on the report is John Evans on extension 7148.

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