



NORTH AREA COMMITTEE



AGENDA

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

County Councillors: Manning, Onasanya, Sales and Scutt

Dispatched: Wednesday, 25 September 2013

Date: Thursday, 3 October 2013

Time: 6.00 pm

Venue: Shirley Primary School, NUffield Road, Cambridge CB4 1TF

Contact: Toni Birkin

Direct Dial: 01223 457013

PLANNING ITEMS

1 APOLOGIES FOR ABSENCE Committee Manager

2 DECLARATIONS OF INTEREST (PLANNING) Committee Manager

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**.

3 MINUTES (*Pages 7 - 10*)

4 PLANNING ITEMS City Development Manager

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.

Planning Items

- 4a 13/1050/FUL - 28 Elmfield Road
(Pages 21 - 46)
- 4b 13/1081/FUL - T Harmer Garage, Corona Road
(Pages 47 - 68)
- 4c 13/1238/FUL - Community Hall at St Andrews Hall
(Pages 69 - 90)
- 4d 13/0667/FUL - Land to the rear of 10 De Freville Avenue
(Pages 91 - 126)
- 4e 13/0753/FUL - The Mews, Mortlock Avenue
(Pages 127 - 148)
- 4f 13/0909/FUL - 167 Chesterton Road
(Pages 149 - 156)

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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<https://www.cambridge.gov.uk/speaking-at-committee-meetings>

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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.

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

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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.

General Information

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NORTH AREA COMMITTEE

1 August 2013

6.00 - 6.50 pm

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

Officers:

Principal Planning Officer: Tony Collins

Committee Manager: James Goddard

FOR THE INFORMATION OF THE COUNCIL**13/47/NAC Election of Chair and Vice Chair**

The Committee Manager took the Chair whilst the North Area Committee elected a Chair.

Councillor Gawthrop proposed, and Councillor O'Reilly seconded, the nomination of Councillor Todd-Jones as Chair.

Councillor Tunnicliffe proposed, and Councillor Ward seconded, the nomination of Councillor Pitt as Chair.

Resolved (by 6 votes to 6 and toss of coin by Committee Manager) that Councillor Pitt be Chair for the ensuing year.

Councillor Pitt assumed the Chair from the Committee Manager at this point.

Councillor Ward proposed, and Councillor Pitt seconded, the nomination of Councillor Tunnicliffe as Vice Chair.

Resolved (nem con) that Councillor Tunnicliffe be Vice Chair for the ensuing year.

13/48/NAC Apologies for Absence

Apologies were received from Councillors Onsanya and Sales.

13/49/NAC Declarations of Interest (Planning)

Name	Item	Interest
Councillor Todd-Jones	13/52/NAC	Personal: Discussed application with the Objector. Spoke as a Ward Councillor then withdrew from the discussion.

13/50/NAC Minutes

The minutes of the 16 May 2013 meeting were approved and signed as a correct record.

13/51/NAC Planning Applications

13/52/NAC 13/0542/FUL - 5 Carlyle Road

Councillor Todd-Jones spoke as a Ward Councillor then withdrew from the discussion.

The Committee received an application for full planning permission.

The application sought approval for a three storey rear extension.

The Principal Planning Officer referred to two late representations that had been received. One was listed on the amendment sheet, one was received after the amendment sheet had been published. The Principal Planning Officer suggested that Councillors discount the second late representation due to the lateness of its receipt.

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

The representation covered the following issues:

- i. Objected to the application on the grounds of Planning Policies 3/14 and 4/11 (form and materials).
- ii. Expressed concern that colour/materials were out of context with neighbouring buildings. Took issue with conditions suggested to mitigate this and suggested they would be ineffective.

- iii. Felt the flat roof would be higher than existing neighbours, which would be detrimental to the character of the terrace and Conservation Area.

Dr Todd (Applicant) addressed the Committee in support of the application.

Councillor Todd-Jones (Ward Councillor for Arbury) addressed the Committee about the application.

The representation covered the following issues:

- i. Referred to Local Plan Policies 3/14 (extension of existing building) and 4/11 (Conservation Area character).
- ii. Expressed serious concerns regarding:
 - Impact on residential amenities.
 - Nature of materials and form of the application out of character with the terrace and Conservation Area.

The Committee:

Resolved (by 10 votes to 0 with 2 abstentions) to grant the application for planning permission in accordance with the officer recommendation, for the reasons set out in the officer report, and subject to the conditions recommended by the officers.

13/53/NAC General Items

13/53/NACa 13/0201/FUL 418a Milton Road - General Item

The Committee received a 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.

On 16 May 2013, North Area Committee considered a planning application (13/0201/FUL) for the above development. 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.

The Committee:

Resolved (11 votes to 0 with 1 abstention) to accept the officer recommendation 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 the Officer's report.

The meeting ended at 6.50 pm

CHAIR

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	13/1050/FUL	Agenda Item	
Date Received	17th July 2013	Officer	Mr Amit Patel
Target Date	11th September 2013		
Ward	East Chesterton		
Site	28 Elmfield Road Cambridge Cambridgeshire CB4 1SF		
Proposal	Two storey rear extension to existing house and conversion to 2 (2 bed) flats.		
Applicant	Zhan-Jie- 207 Green End Road Cambridge CB5 8HS		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <p>The proposed flats will contribute to the mix of accommodation in the locality;</p> <p>The proposal respects residential amenity of neighbours;</p> <p>The Unilateral Undertaking is completed, which secures necessary mitigation measures.</p>
RECOMMENDATION	APPROVAL

- 1.1 No. 28 is situated on the north east side of Elmfield Road and is one of a pair of semi-detached houses. The surrounding area is predominantly residential in nature comprising mainly two storey, semi-detached houses. No. 28 and No. 26 both have a single storey element which projects from the rear of the houses, but only half of the width, closest to the boundary with each other. No. 28 also has a covered area adjacent to this.
- 1.2 To the north east of the site is a small parking area containing garages which is accessed from Dundee Close. No. 28 currently has a pair of gates at the end of the garden which enable access into this parking area.

1.3 The site falls outside the controlled parking zone and it is not in a conservation area.

2.0 THE PROPOSAL

2.1 This application seeks consent for the erection of a two storey and first floor extension along with the change of use of the premises from a house to two flats.

2.2 There is an existing single storey extension on the boundary with no. 26 Elmfield Road which is approximately 3.1 metres in width. The proposed two storey extension will be set adjacent to this with a projection of approximately 4.2 metres, which is the same as the existing single storey extension. The proposed extension will have a width of approximately 2.45 metres, which would bring it in line with the side of the existing house, and will have a height of 4.95 metres to the eaves, and 6.2 metres to the ridge.

2.3 The proposed first floor extension is set above the existing single storey element. The roof of the ground floor element is to be changed from a flat roof to a lean to roof, with the first floor extension above, set off the boundary with no. 26 by approximately 1.75 metres, with a projection of 1.05 metres.

2.4 The change of use of the dwelling would result in the ground floor being one unit accessed from the side, and the other unit on the first floor accessed from the front. A cycle and bin store is provided in the garden area, within an enclosure. The application also shows two car parking spaces being introduced on the front of the site.

2.5 This application is a re-submission of a previously refused application on the grounds of section 106 not being completed. The application is the same in other regards.

2.6 The application is accompanied by the following supporting information:

1. Design and Access Statement
2. Plans

3.0 SITE HISTORY

Reference	Description	Outcome
05/1279/FUL	Erection of two storey rear extension and conversion of house to 2 flats.	WDN
13/0423/FUL	Two storey rear extension to existing house and conversion to 2x two bed flats.	REF

Planning reference 13/0423/FUL was refused on the section 106 reason only.

4.0 PUBLICITY

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

5.0 POLICY

5.1 See Appendix 1 for full details of Central Government Guidance, East of England Plan 2008 policies, Cambridge Local Plan 2006 policies, Supplementary Planning Documents and Material Considerations.

5.2 Relevant Development Plan policies

PLAN	POLICY NUMBER
Cambridgeshire and Peterborough Minerals and Waste Plan (Development Plan Documents) July 2011	CS16
Cambridge Local Plan 2006	3/1 3/4 3/7 3/8 3/11 3/14 5/2 5/14 8/3 8/5 8/6 8/7 8/10 10/1

5.3 Relevant Central Government Guidance, Supplementary Planning Documents and Material Considerations

Central Government Guidance	National Planning Policy Framework March 2012 Circular 11/95 Community Infrastructure Levy Regulations 2010
Supplementary Planning Documents	Sustainable Design and Construction Planning Obligation Strategy
Material Considerations	<u>Central Government:</u> Letter from Secretary of State for Communities and Local Government (27 May 2010) Written Ministerial Statement: Planning for Growth (23 March 2011)
	<u>Citywide:</u> Cycle Parking Guide for New Residential Developments

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

6.1 No comments.

Environmental Health

6.2 No objection subject to conditions relating to construction hours and Housing Standard informative.

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:

- 100 Eastfield

7.2 The representations can be summarised as follows:

- The window in the side elevation at first floor should not be approved.

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

8.0 ASSESSMENT

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

1. Principle of Development
2. Context of site, design and external spaces
3. Residential amenity
4. Highway safety
5. Car and cycle parking
6. Refuse Arrangement
7. Third party representations
8. Planning Obligation

Principle of Development

8.2 Housing proposals are to be considered on their merits against policies and in light of the need for more housing in Cambridge. Policy 5/1 states that residential developments of an appropriate scale and character will be permitted and encourages the re-use of existing buildings. This proposal incorporates the existing building and further increases the number of units through the addition of an extension.

8.3 Policy 5/2 restricts the sub-division of residential properties of less than 110 square metres into smaller self-contained units. The existing dwelling is under 110 square metres, however, the

proposed extension will create a building of approximately 111 square metres and will therefore be in accordance with the size restriction of policy 5/2. Policy 5/5 does not prevent the permanent extension of a house to satisfy the size requirement provided the extension itself is acceptable. Policy 5/2 also sets out the criteria regarding sub-division and the need for car and cycle parking in accordance with the Council's standards (criterion a), provide refuse storage space (criteria b) and avoid noise nuisance through careful planning of room layout and use of sound insulation (criteria c). This criteria will be assessed below.

- 8.4 I am therefore of the view that there is no objection in principle to residential development on this site but there is a need to assess the proposed development against other issues and policies within the development plan.

Context of site, design and external spaces

- 8.5 The proposed extensions are situated to the rear of the existing dwellinghouse. Oblique views of the northwest elevation of the two storey extension would be possible from Elmfield Road, but views of the first floor extension and the proposed lean-to roof would not be visible within the streetscene. There would be views of the extensions from the small parking area to the rear of the application site, and possibly some views from the rear upstairs windows of no. 5 Dundee Close. The extensions have a lower ridge height than the existing building and would therefore appear as subsidiary additions. Matching materials (Condition 3) are proposed and, I am therefore of the view that the proposed extensions are in keeping with the existing dwelling and will not have an adverse impact on the streetscene. There is new boundary treatment (Condition 4) and trees (Condition 5) in the rear garden which are visible from the street and consider that these will need to be carefully considered and recommend conditions.
- 8.6 Subject to conditions, in my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/14 and 5/1.

Residential Amenity

26 Elmfield Road

8.7 The alterations to the roof of the single storey element will result in there being no increase in height at eaves level. The roof will be raised by 1 metre above the existing roof at its highest point. No. 26 is set to the south of no. 28, and I am therefore of the view that any loss of light would be minimal and should not warrant a reason for refusal. The first floor extension is set off the boundary with no.26 by approximately 1.75 metres with the two storey extension set off the boundary by approximately 3.1 metres. The projection of the extensions, the first floor being 1.05 metres and the two storey at 4.2 metres, are such that I am satisfied that the occupiers of no. 26 will not experience an overshadowing or overpowering effect from the proposal.

100 Eastfield

8.8 With regard to no. 100 Eastfield, the two storey extension would be set off the boundary by approximately 3.8 metres, with no. 100 being a further 7.5 metres beyond. There are windows at ground and first floor level in the south elevation of no. 100 which faces south, however, I am satisfied that the distances involved would preclude loss of light or overshadowing of to the property.

8.9 In terms of the potential for overlooking or loss of privacy, the proposal introduces additional windows in the northeastern elevation at ground and first floor facing 100 Eastfield in the envelope of the existing house.

8.10 Comments have been received that there is a introduction of a first floor window facing the neighbour at 100 Eastfields. I have looked at the plans and note that the proposed window is to the existing house and therefore would afford views to 100 Eastfields but I consider that given the distance involved and that there is similar arrangement along the road this is acceptable.

8.11 The Environmental Health Team have commented that the proposal in a residential area has the potential to affect the residential amenity of the neighbours through construction activity. It is stated that this can be mitigated by a condition to

control construction hours and I agree with this advice and recommend a condition.

- 8.12 In my opinion the proposal adequately respects the residential amenity of its neighbours and constraints of the site and as such consider that it is compliant with Cambridge Local Plan (2006) policy 3/14.

Amenity for future occupiers of the site

- 8.13 The proposal creates two flats. Each flat has its own amenity space in the form of rear gardens. Although these will be overlooked from the adjoining neighbours and interlooked by both flats, however this arrangement already exists and therefore will not be detrimental to the future occupiers.
- 8.14 By making separate area for bins and bikes will give the garden space high quality feel as the garden space will not feel too cluttered. In addition the arrangement will allow natural surveillance to these spaces which in my opinion could be easily breached, if there was no surveillance to these parts.
- 8.15 In my opinion the proposal provides a high-quality living environment and an appropriate standard of residential amenity for future occupiers, and I consider that in this respect it is compliant with Cambridge Local Plan (2006) policies 3/7 and 3/14.

Highway Safety

- 8.16 The Highway Authority has made a no comment on this application and therefore raises no highway safety concerns.
- 8.17 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/2.

Car and Cycle Parking

- 8.18 The Car Parking Standards state that there should be a maximum of one car parking space for each one or two bedroom unit, outside of the controlled parking zone. The proposal shows two car parking spaces at the front of the site, and I am therefore of the view that the proposal complies with the Standards. Car parking in the front gardens of properties

already takes place in the surrounding area and is therefore acceptable arrangement and is appropriate in visual terms.

- 8.19 The applicant proposes stores in the rear garden of the site, one for each unit, with provision for bicycle and bin storage. The Cycle Parking Standards require a cycle parking space for each bedroom, and therefore I am of the view that the proposed bicycle storage is sufficient.
- 8.20 In my opinion the proposal is compliant with this Cambridge Local Plan (2006) policies 8/6 and 8/10.

Refuse Arrangements

- 8.21 The applicant proposes the bins to be kept in the same store as the bicycles. This is acceptable in principal subject to the area being sufficiently large enough to allow for the bins and bikes to be manoeuvred within the space. I consider that the proposed area is not large enough to accommodate the recycling and refuse provision with cycle parking. I am of the view that the rear garden is large enough to accommodate the storage provision required subject to the imposition of a condition requiring full details to be submitted. (Condition 7).
- 8.22 In my opinion, subject to the imposition of a condition requiring details of waste, the proposal is compliant with Cambridge Local Plan (2006) policy 4/13.

Third Party Representations

- 8.23 Third party objections have been addressed above in the section titled 'Residential amenity' regarding the impact upon privacy to the neighbours.

Planning Obligation Strategy

Planning Obligations

- 8.24 The Community Infrastructure Levy Regulations 2010 have introduced the requirement for all local authorities to make an assessment of any planning obligation in relation to three tests. If the planning obligation does not pass the tests then it is unlawful. The tests are that the planning obligation must be:

- (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.

In bringing forward my recommendations in relation to the Planning Obligation for this development I have considered these requirements. The Planning Obligation Strategy (2010) provides a framework for expenditure of financial contributions collected through planning obligations. The Affordable Housing Supplementary Planning Document 2008 provides guidance in terms of the provision of affordable housing and the Public Art Supplementary Planning Document 2010 addresses requirements in relation to public art (amend/delete as applicable). The applicants have indicated their willingness to enter into a S106 planning obligation in accordance with the requirements of the Strategy and relevant Supplementary Planning Documents. The proposed development triggers the requirement for the following community infrastructure:

Open Space

- 8.25 The Planning Obligation Strategy requires that all new residential developments contribute to the provision or improvement of public open space, either through provision on site as part of the development or through a financial contribution for use across the city. The proposed development requires a contribution to be made towards open space, comprising outdoor sports facilities, indoor sports facilities, informal open space and provision for children and teenagers. The total contribution sought has been calculated as follows.
- 8.26 The application proposes the creation of 1 two-bedroom flat, so the net total of additional residential units is 1. A house or flat is assumed to accommodate one person for each bedroom, but one-bedroom flats are assumed to accommodate 1.5 people. Contributions towards provision for children and teenagers are not required from one-bedroom units. The totals required for the new buildings are calculated as follows:

Outdoor sports facilities					
Type of unit	Persons per unit	£ per person	£ per unit	Number of such units	Total £
studio	1	238	238		
1 bed	1.5	238	357		
2-bed	2	238	476	1	476
3-bed	3	238	714		
4-bed	4	238	952		
Total					476

Indoor sports facilities					
Type of unit	Persons per unit	£ per person	£ per unit	Number of such units	Total £
studio	1	269	269		
1 bed	1.5	269	403.50		
2-bed	2	269	538	1	538
3-bed	3	269	807		
4-bed	4	269	1076		
Total					538

Informal open space					
Type of unit	Persons per unit	£ per person	£ per unit	Number of such units	Total £
studio	1	242	242		
1 bed	1.5	242	363		
2-bed	2	242	484	1	484
3-bed	3	242	726		
4-bed	4	242	968		
Total					484

Provision for children and teenagers					
Type of unit	Persons per unit	£ per person	£ per unit	Number of such units	Total £
studio	1	0	0		0
1 bed	1.5	0	0		0
2-bed	2	316	632	1	632
3-bed	3	316	948		
4-bed	4	316	1264		
Total					632

8.27 A S106 planning obligation to secure the requirements of the Planning Obligation Strategy (2010) has been completed. The Cambridge City Council Open Space Standards Guidance for Interpretation and Implementation (2010), I am satisfied that the proposal accords with Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1 and P9/8, Cambridge Local Plan (2006) policies 3/8 and 10/1 and the Planning Obligation Strategy 2010 and the Cambridge City Council Open Space Standards Guidance for Interpretation and Implementation (2010)

Community Development

8.28 The Planning Obligation Strategy (2010) requires that all new residential developments contribute to community development facilities, programmes and projects. This contribution is £1256 for each unit of one or two bedrooms and £1882 for each larger unit. The total contribution sought has been calculated as follows:

Community facilities			
Type of unit	£per unit	Number of such units	Total £
1 bed	1256		
2-bed	1256	1	1256
3-bed	1882		
4-bed	1882		
Total			1256

8.29 A S106 planning obligation to secure the requirements of the Planning Obligation Strategy (2010) has been completed. I am satisfied that the proposal accords with Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1 and P9/8, Cambridge Local Plan (2006) policies 5/14 and 10/1 and the Planning Obligation Strategy 2010.

Waste

8.30 The Planning Obligation Strategy (2010) requires that all new residential developments contribute to the provision of household waste and recycling receptacles on a per dwelling basis. As the type of waste and recycling containers provided by the City Council for houses are different from those for flats,

this contribution is £75 for each house and £150 for each flat. The total contribution sought has been calculated as follows:

Waste and recycling containers			
Type of unit	£per unit	Number of such units	Total £
House	75		
Flat	150	2	300
Total			300

8.31 A S106 planning obligation to secure the requirements of the Planning Obligation Strategy (2010) has been completed. I am satisfied that the proposal accords with Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1 and P9/8, Cambridge Local Plan (2006) policies 3/7, 3/12 and 10/1 and the Planning Obligation Strategy 2010.

Monitoring

8.32 The Planning Obligation Strategy (2010) requires that all new residential developments contribute to the costs of monitoring the implementation of planning obligations. The costs are calculated according to the heads of terms in the agreement. The contribution sought will be calculated as £150 per financial head of term, £300 per non-financial head of term. Contributions are therefore required on that basis.

Planning Obligations Conclusion

8.33 It is my view that the planning obligation is necessary, directly related to the development and fairly and reasonably in scale and kind to the development and therefore the Planning Obligation passes the tests set by the Community Infrastructure Levy Regulations 2010.

9.0 CONCLUSION

9.1 This is a same proposal as previously refused as the section 106 was not completed. The proposal is acceptable and the section 106 has been completed. The proposal is acceptable subject to conditions 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. The extension hereby permitted shall be constructed in external materials to match the existing building in type, colour and texture.

Reason: To ensure that the extension is in keeping with the existing building. (Cambridge Local Plan 2006 policies 3/4, 3/12 and 3/14)

4. 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 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)

5. In this condition retained tree means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of two years from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (Tree Work).

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with British Standard 5837 and the approved plans and particulars before any equipment, machinery or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason: To protect the visual amenity of the area and to ensure the retention of trees on site. (Cambridge Local Plan 2006 policies 3/4, 3/11, 3/12 and 4/4)

6. 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)

7. Prior to the commencement of development, full details of the on-site storage facilities for waste including waste for recycling shall be submitted to and approved in writing by the local planning authority. Such details shall identify the specific positions of where wheelie bins, recycling boxes or any other means of storage will be stationed and the arrangements for the disposal of waste. The approved facilities shall be provided prior to the commencement of the use hereby permitted and shall be retained thereafter unless alternative arrangements are agreed in writing by the local planning authority.

Reason: To protect the amenities of nearby residents/occupiers and in the interests of visual amenity (in accordance with policy 4/13 of the Cambridge Local Plan (2006))

8. **INFORMATIVE:** The Housing Act 2004 introduces the Housing Health & Safety Rating System as a way to ensure that all residential premises provide a safe and healthy environment to any future occupiers or visitors.

Each of the dwellings must be built to ensure that there are no unacceptable hazards for example ensuring adequate fire precautions are installed; all habitable rooms have adequate lighting and floor area etc.

The applicant/agent is advised to contact housing standards at Mandela House, 4 Regent Street, Cambridge and Building Control concerning fire precautions, means of escape and the HHSRS

9. **INFORMATIVE:**

The council's domestic requirements for refuse and recycling per person are as follows:

- Dry recycling = 45L per person
- Organic waste = 20-30L per person, depending on garden size
- Residual waste = 40-50L per person

Cambridge city council would always recommend individual containers per flat where possible. However, if space is an issue then shared facilities are accepted.

Waste collection is a kerbside service, therefore bins must be accessible directly from the kerbside, without pulling distances except for large-scale flat developments, where a 10-metre pulling distance is acceptable.

Adequate off-street storage must be provided for bins, and storage areas need to have sufficient space for all necessary waste and recycling containers.

Consideration should be given as to whether there is a requirement to lock communal bin stores. If this is intended, the type should be discussed in advance where our staff require access. Ease of access to a store is very important for residents and collection staff. Door locking needs to be simple and appropriate for the level of security. Keys and fobs should be avoided where possible and key pad entry used. Alternatively, standard 'Fire Brigade' locks should be used.

Storage areas should be conveniently located with easy access for residents - residents should not have to take their waste and recycling more than 30 metres to a bin storage area, or take their waste more than 25 metres to a collection point, in accordance with Approved Document H Guidance.

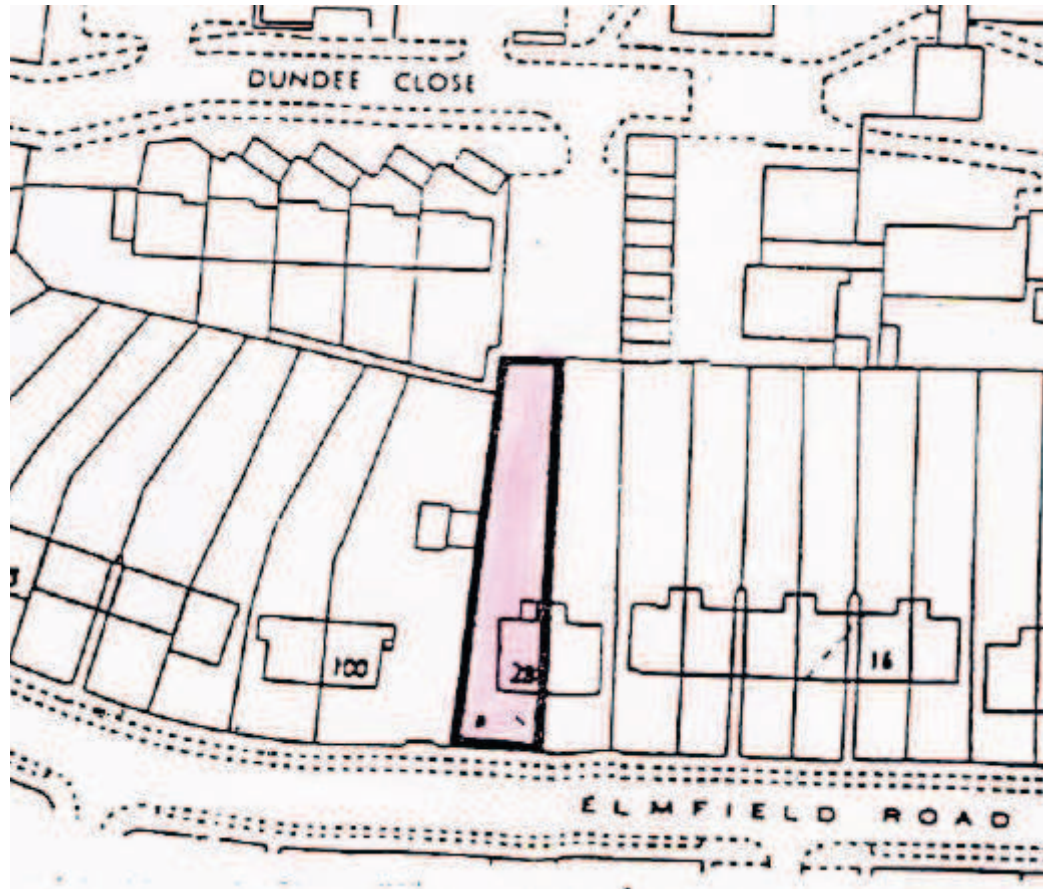
For communal bins, storage areas must be within 10 metres of an access point for collection vehicles. The surface to the collection point should be uninterrupted, level with no gravel or similar covering, and have a width to enable the easy passage of wheeled bins. For four-wheeled bins this should be 1.5 metres wide (including doorways), with a maximum gradient of 1:12.

Determined under delegated powers by:

Designation - Development Control Manager

Date:

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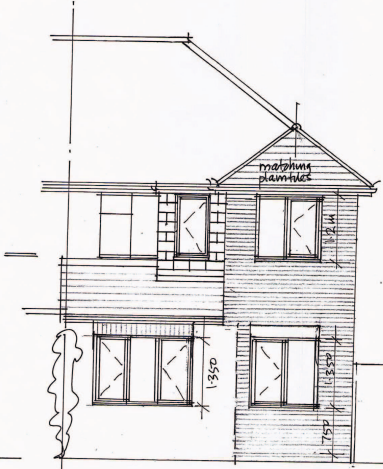
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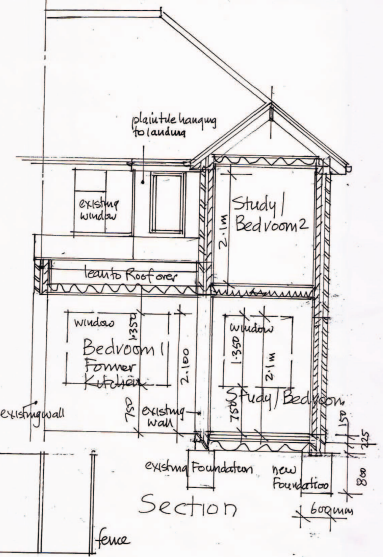
Front Elevation



Side Elevation

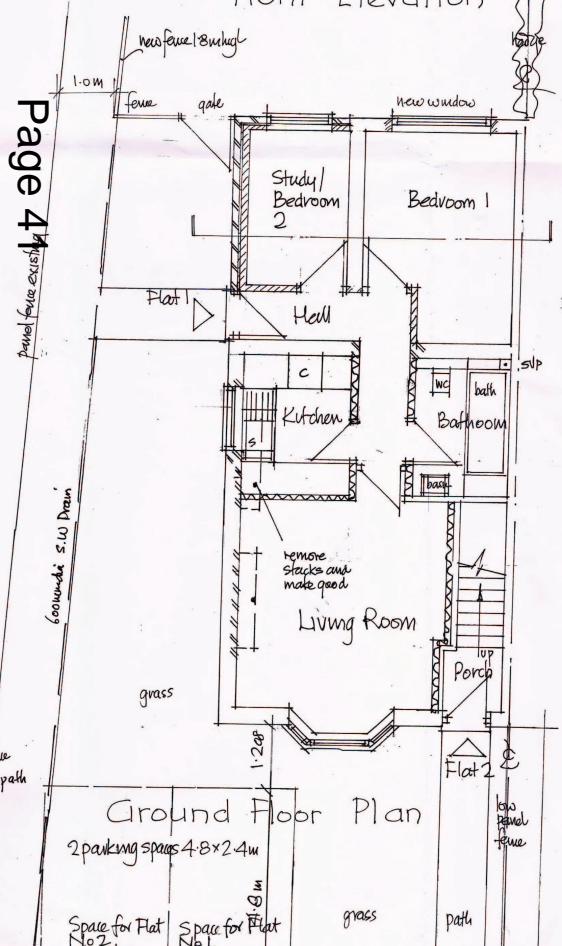


Rear Elevation

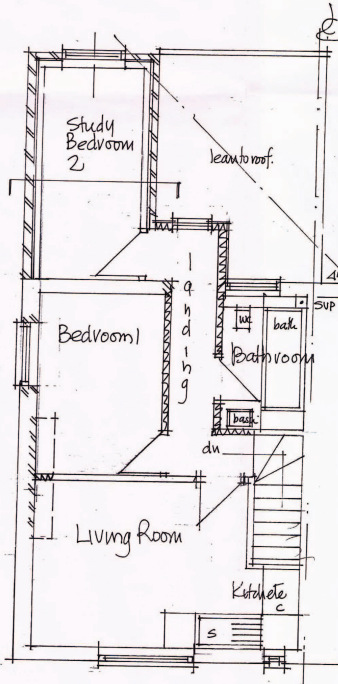


Section

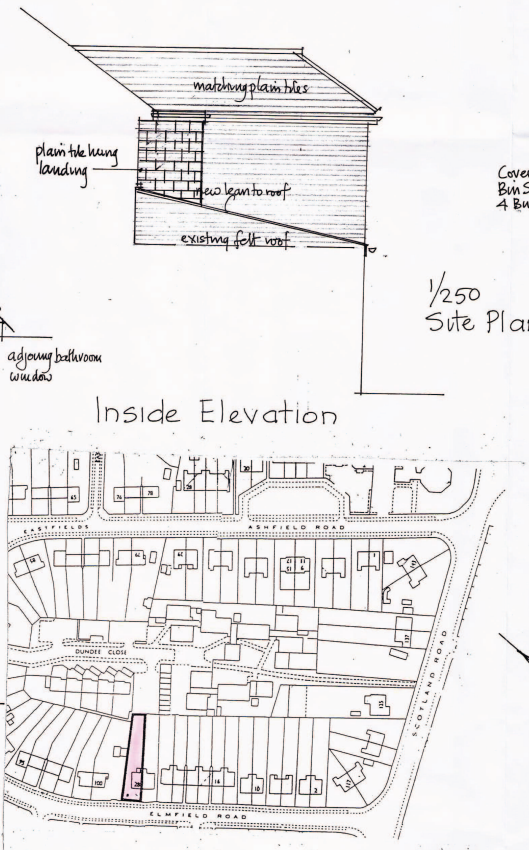
Page 4



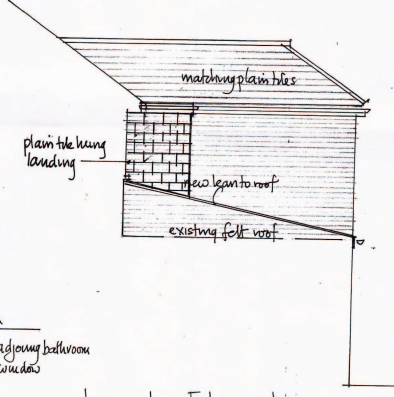
Ground Floor Plan



First Floor Plan

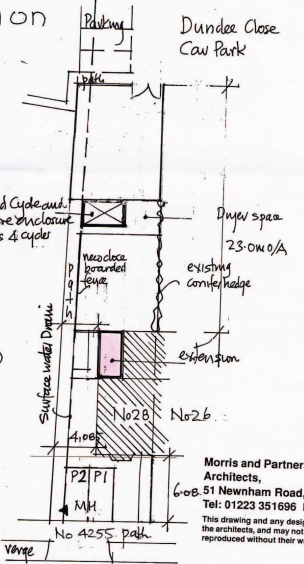


1/250 Location Plan



Inside Elevation

1/250 Site Plan

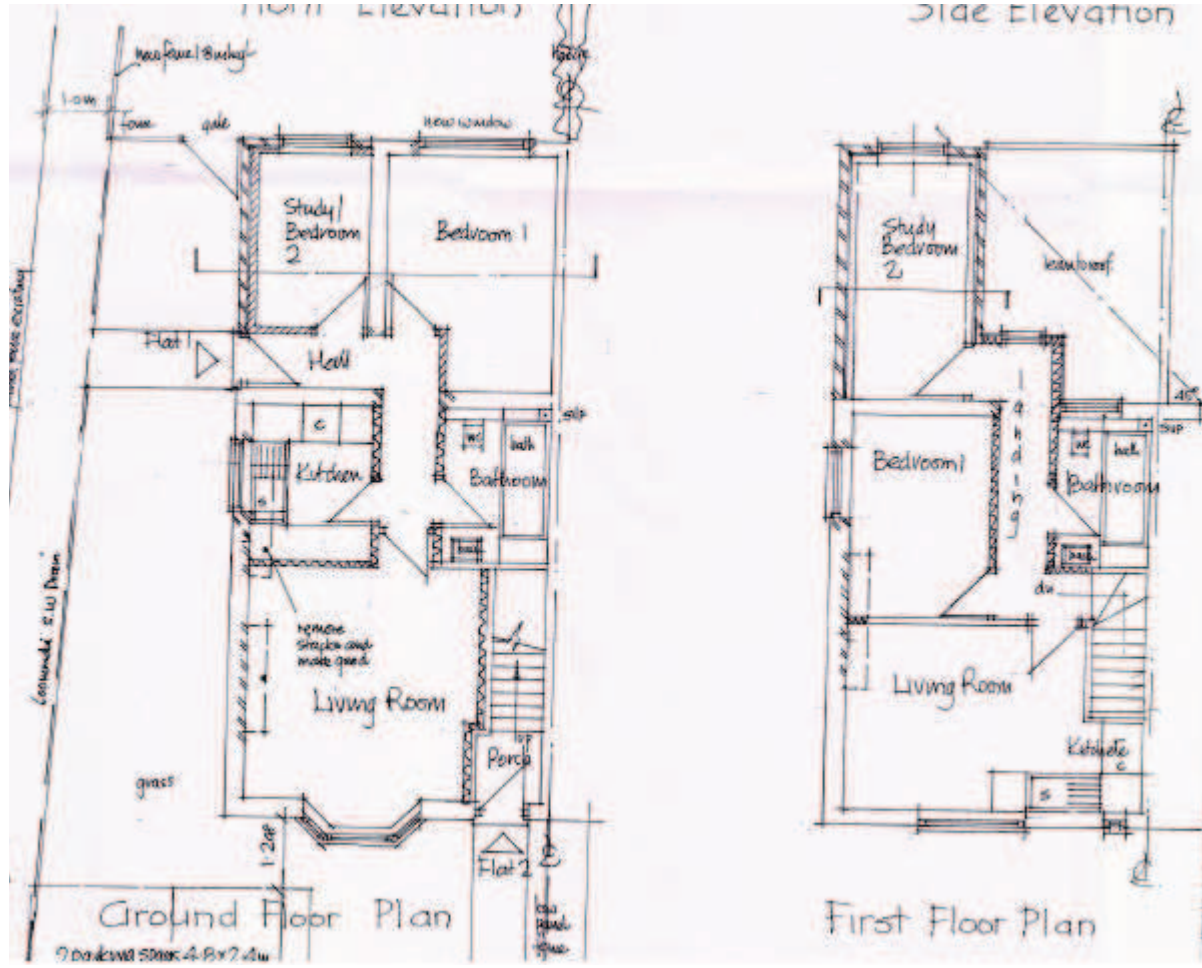


Morris and Partners,
Architects,
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Tel: 01223 351696 Fax: 01223 351698
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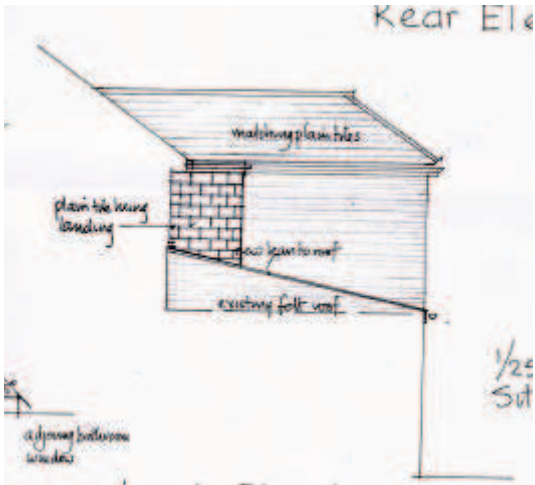
Zhan-Jie-Guo.
Alterations to .28
Elmfield Road.
Cambridge
2 Flats - 2 Bed.
A. Feb 2006 parking spaces added at the front
B. April 2013 Section added
V.C.138.3.B

1/50 - 1/250 - Oct 2005
1/250

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Application Number	13/1081/FUL	Agenda Item	
Date Received	23rd July 2013	Officer	Miss Catherine Linford
Target Date	17th September 2013		
Ward	West Chesterton		
Site	T Harmer Garage Corona Road Cambridge Cambridgeshire		
Proposal	Conversion of redundant vehicle workshop into 1 no single bed dwelling.		
Applicant	Mr Brian Sewell River Farm House Harston Road Haslingfield Cambridge CB23 1JX		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ol style="list-style-type: none"> 1. The development would preserve the character and appearance of the Conservation Area; 2. The development would not have a significant detrimental impact on the occupiers of neighbouring properties; and 3. Adequate cycle and bin storage would be provided
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 The application site is situated on the northwestern side of Corona Road, and is currently occupied by a single storey building. The building is now vacant but was most recently used as a vehicle repair garage. The building is situated to the rear of 34 Victoria Road (which stands to the south of the building) and is accessed via a driveway from Corona Road. The area is mixed in character, but the area directly surrounding

the application site is predominantly residential. The site is situated with City of Cambridge Conservation Area 1 (Central).

2.0 THE PROPOSAL

- 2.1 Full planning permission is sought to convert the building into a one-bedroom dwelling. To enable the building to be used in this way, it is proposed that the roof is raised by 0.4m at the eaves and 0.9m at the ridge, to provide a raised sleeping platform. Rooflights would be added to both roof slopes. The existing doors on the southern elevation would be replaced with patio doors, and a glazed entrance door would replace the existing doors in the eastern elevation.
- 2.2 One car parking space would be provided on the access driveway, along with a bin and cycle store.
- 2.3 The application is accompanied by the following supporting information:

1. Design and Access Statement

3.0 SITE HISTORY

Reference	Description	Outcome
12/1408/FUL	Conversion of existing redundant vehicle workshop into 2 no single bed dwellings	Withdrawn

4.0 PUBLICITY

- | | |
|------------------------|-----|
| 4.1 Advertisement: | Yes |
| Adjoining Owners: | Yes |
| Site Notice Displayed: | Yes |

5.0 POLICY

- 5.1 See Appendix 1 for full details of Central Government Guidance, Cambridge Local Plan 2006 policies, Supplementary Planning Documents and Material Considerations.
- 5.2 Relevant Development Plan policies

PLAN		POLICY NUMBER
Cambridge Plan 2006	Local	3/1 3/4 3/7 3/11 3/14 4/11 4/13 5/1 5/2 5/14 8/6 8/10 10/1

5.3 Relevant Central Government Guidance, Supplementary Planning Documents and Material Considerations

Central Government Guidance	National Planning Policy Framework March 2012 Circular 11/95 Community Infrastructure Levy Regulations 2010
Supplementary Planning Documents	Sustainable Design and Construction Cambridgeshire and Peterborough Waste Partnership (RECAP) : Waste Management Design Guide Planning Obligation Strategy
Material Considerations	<u>Central Government:</u> Letter from Secretary of State for Communities and Local Government (27 May 2010) Written Ministerial Statement: Planning for Growth (23 March 2011)
	<u>Citywide:</u> Cycle Parking Guide for New Residential Developments
	<u>Area Guidelines:</u>

	Conservation Area Appraisal: Castle and Victoria Road
--	--

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

- 6.1 No significant additional adverse effect upon the Public Highway should result from this proposal if it gains benefit of Planning Permission.

Head of Refuse and Environment

- 6.2 No objection. Conditions are recommended relating to construction hours, delivery hours, waste, and contaminated land.

Urban Design and Conservation Team

- 6.3 No objection. As the form of the roof will not be altered, the raising of the ridge will not have adverse effect on the Conservation Area, provided that appropriate materials are used for the roof covering. A condition is recommended requiring details of the roof.
- 6.4 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:
- 32 Victoria Road
 - 14 Thornton Close, Girton
- 7.2 The representations can be summarised as follows:
- The rooflights will overlook The Victoria Homes
 - The driveway is a right of way, and therefore the occupants could not park a car along it as it would block into the rear gardens of the houses on Victoria Road

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

8.0 ASSESSMENT

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

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

Principle of Development

8.2 Policy 5/1 of the Cambridge Local Plan (2006) states that proposals for housing developments on windfall sites will be permitted subject to the existing land use and compatibility with adjoining uses. Policy 5/2 of the Local Plan explains that the conversion of non-residential buildings into self-contained dwellings will be permitted except where: the likely impact upon on-street parking would be unacceptable; the living accommodation provided would be unsatisfactory; the proposal would fail to provide for satisfactory refuse bin storage or cycle parking; and the location of the property or the nature of nearby land uses would not offer a satisfactory level of residential amenity.

8.3 The immediate area surrounding the application site is predominantly residential and, therefore, it is my opinion that the proposal complies with policy 5/1 and part (e) of policy 5/2 of the Cambridge Local Plan (2006). I have addressed the other parts of policy 5/2 below.

Context of site, design and impact on the Conservation Area

- 8.4 The building is set back from the street frontage of Corona Road, and is not highly visible from the street. The Urban Design and Conservation Team do not object to the application. It is proposed that the existing roof pitch is retained but the ridge height is raised. As the form of the roof will not be altered, the raising of the ridge height will not have an adverse visual impact and will preserve the character and appearance of the Conservation Area. However, it is vital that the materials used are appropriate, and therefore I recommend a condition requiring details of the roofing materials (4). The proposed rooflights, patio doors, and entrance doors will not be visible from the street, and will subsequently not have a detrimental impact on the character or appearance of the Conservation Area.
- 8.5 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/14 and 4/11.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.6 The neighbouring properties that may potentially be impacted on by the proposals are 34 Victoria Road to the south; Corona House to the north; and Victoria Homes to the west.

Impact on 34 Victoria Road

- 8.7 34 Victoria Road is currently in use as a House in Multiple Occupation (HMO), The application site is situated to the north of 34 Victoria Road, and it is therefore my opinion that the proposed increase in height would not have a significant detrimental impact on this neighbour in terms of overshadowing. As the increase in height is minimal it is also my view that the building would not enclose or dominate this neighbour.
- 8.8 34 Victoria Road has a small yard to the rear, and it is proposed that the application building would also have a small yard adjacent to this. Due to the proximity of the two amenity spaces, and potential interlooking between them and into the application building, it is my opinion that the boundary treatment

along the common boundary needs careful consideration so that privacy is retained without the boundary treatment dominating the application building and blocking light from entering it. I recommend that details of the boundary treatment are required by condition (5).

Impact on the flats at Corona House

- 8.9 The application site is situated to the south of Corona House. Corona House is a 2.5 storey building with a blank flank wall. As the application building will remain single storey in height, it is my opinion that there would be no significant detrimental impact on the occupiers of Corona House in terms of overshadowing, dominance or enclosure. There are no windows on this side of the application building and there is therefore no potential for overlooking.

Impact on Victoria Homes

- 8.10 Victoria Homes are a group of houses around a central space occupied by the elderly. The application building is situated to the east of Victoria Homes, adjacent to shared amenity space. Due to the orientation of the buildings, the application building will cast shadow over this space in the morning. However, due to the minimal increase in height, it is my opinion that the level of overshadowing experienced would not be at a level significant enough to warrant refusal of the application, and that the application building would not enclose or dominate Victoria Homes.
- 8.11 Rooflights are proposed in both roof slopes, facing towards the driveway and towards Victoria Homes. The rooflights would be situated above the sleeping platform, above the staircase, and above the living room on the ground floor. Above the sleeping platform, the sill height would be 1750mm above floor level, but to prevent overlooking of Victoria Homes I recommend that this window is obscure glazed and fixed shut. This can be secured by condition (6). The window to the east will be clear and openable to provide light and ventilation to the sleeping platform.
- 8.12 In my opinion the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and I

consider that it is compliant with Cambridge Local Plan (2006) policies 3/4 and 3/7.

Amenity for future occupiers of the site

- 8.13 The dwelling would only have a small area of amenity space to the rear, but it is my opinion that this is acceptable for a one-bedroom dwelling. Due to the previous use of the site as a vehicle repair workshop, Environmental Health have recommended that the full contaminated land condition is added (7).
- 8.14 In my opinion the proposal provides an appropriate standard of residential amenity for future occupiers, and I consider that in this respect it is compliant with Cambridge Local Plan (2006) policies 3/7 and 3/14 and part c) of policy 5/2.

Refuse Arrangements

- 8.15 Bin storage is proposed along the edge of the driveway. This is acceptable in principle. However, details of the bin storage have not been provided, and it is recommended that these details are required by condition (8).
- 8.16 In my opinion the proposal is compliant with part d) of policy 5/2 Cambridge Local Plan (2006) policy 5/2.

Car and Cycle Parking

Car Parking

- 8.17 Appendix C (Car Parking Standards) of the Cambridge Local Plan (2006) states that one car parking space should be provided for a dwelling of this size. It is proposed that one parking space is provided on the driveway, which meets the standards. In one of the representations received it has been explained that the driveway is a right of way providing access to the rear of properties along Victoria Road. The applicant has explained that the land is owned by them but that there is a private right of way over it. This is a civil issue. If this land cannot be used for the parking of a car, it is my view that the proposal would still be acceptable as the site is close to local amenities and the City Centre.

Cycle Parking

- 8.18 Appendix D (Cycle Parking Standards) of the Cambridge Local Plan (2006) states that at least one covered and secure cycle parking space should be provided for a dwelling of this size. A cycle store is proposed at the edge of the driveway, which is acceptable in principle. Details of the cycle store have not been provided, and it is recommended that these details are required by condition (9).
- 8.19 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10 and parts b) and d) of policy 5/2.

Third Party Representations

- 8.20 The issues raised in the representations received have been addressed above.

Planning Obligations

- 8.21 The Community Infrastructure Levy Regulations 2010 have introduced the requirement for all local authorities to make an assessment of any planning obligation in relation to three tests. If the planning obligation does not pass the tests then it is unlawful. The tests are that the planning obligation must be:

- (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.

In bringing forward my recommendations in relation to the Planning Obligation for this development I have considered these requirements. The Planning Obligation Strategy (2010) provides a framework for expenditure of financial contributions collected through planning obligations. The Affordable Housing Supplementary Planning Document 2008 provides guidance in terms of the provision of affordable housing and the Public Art Supplementary Planning Document 2010 addresses requirements in relation to public art (amend/delete as applicable). The applicants have indicated their willingness to

enter into a S106 planning obligation in accordance with the requirements of the Strategy and relevant Supplementary Planning Documents. The proposed development triggers the requirement for the following community infrastructure:

Open Space

8.22 The Planning Obligation Strategy requires that all new residential developments contribute to the provision or improvement of public open space, either through provision on site as part of the development or through a financial contribution for use across the city. The proposed development requires a contribution to be made towards open space, comprising outdoor sports facilities, indoor sports facilities, informal open space and provision for children and teenagers. The total contribution sought has been calculated as follows.

8.23 The application proposes the erection of one studio. A house or flat is assumed to accommodate one person for each bedroom, but one-bedroom flats are assumed to accommodate 1.5 people. Contributions towards provision for children and teenagers are not required from one-bedroom units. The totals required for the new buildings are calculated as follows:

Outdoor sports facilities					
Type of unit	Persons per unit	£ per person	£ per unit	Number of such units	Total £
studio	1	238	238	1	238
1 bed	1.5	238	357		
2-bed	2	238	476		
3-bed	3	238	714		
4-bed	4	238	952		
Total					238

Indoor sports facilities					
Type of unit	Persons per unit	£ per person	£ per unit	Number of such units	Total £
studio	1	269	269	269	269
1 bed	1.5	269	403.50		
2-bed	2	269	538		

3-bed	3	269	807		
4-bed	4	269	1076		
Total					269

Informal open space					
Type of unit	Persons per unit	£ per person	£ per unit	Number of such units	Total £
studio	1	242	242	242	242
1 bed	1.5	242	363		
2-bed	2	242	484		
3-bed	3	242	726		
4-bed	4	242	968		
Total					242

Provision for children and teenagers					
Type of unit	Persons per unit	£ per person	£ per unit	Number of such units	Total £
studio	1	0	0	1	0
1 bed	1.5	0	0		0
2-bed	2	316	632		
3-bed	3	316	948		
4-bed	4	316	1264		
Total					0

8.24 Subject to the completion of a S106 planning obligation to secure the requirements of the Planning Obligation Strategy (2010) and the Cambridge City Council Open Space Standards Guidance for Interpretation and Implementation (2010), I am satisfied that the proposal accords with Cambridge Local Plan (2006) policies 3/8 and 10/1 and the Planning Obligation Strategy 2010 and the Cambridge City Council Open Space Standards Guidance for Interpretation and Implementation (2010)

Community Development

8.25 The Planning Obligation Strategy (2010) requires that all new residential developments contribute to community development facilities, programmes and projects. This contribution is £1256

for each unit of one or two bedrooms and £1882 for each larger unit. The total contribution sought has been calculated as follows:

Community facilities			
Type of unit	£ per unit	Number of such units	Total £
studio	1256	1	1256
1 bed	1256		
2-bed	1256		
3-bed	1882		
4-bed	1882		
Total			1256

8.26 Subject to the completion of a S106 planning obligation to secure the requirements of the Planning Obligation Strategy (2010), I am satisfied that the proposal accords with Cambridge Local Plan (2006) policies 5/14 and 10/1 and the Planning Obligation Strategy 2010.

Waste

8.27 The Planning Obligation Strategy (2010) requires that all new residential developments contribute to the provision of household waste and recycling receptacles on a per dwelling basis. As the type of waste and recycling containers provided by the City Council for houses are different from those for flats, this contribution is £75 for each house and £150 for each flat. The total contribution sought has been calculated as follows:

Waste and recycling containers			
Type of unit	£ per unit	Number of such units	Total £
House	75		
Flat	150	1	150
Total			150

8.28 Subject to the completion of a S106 planning obligation to secure the requirements of the Planning Obligation Strategy (2010), I am satisfied that the proposal accords with Cambridge Local Plan (2006) policies 3/7, 3/12 and 10/1 and the Planning Obligation Strategy 2010.

Monitoring

- 8.29 The Planning Obligation Strategy (2010) requires that all new residential developments contribute to the costs of monitoring the implementation of planning obligations. The costs are calculated according to the heads of terms in the agreement. The contribution sought will be calculated as £150 per financial head of term and £300 per non-financial head of term. Contributions are therefore required on that basis.

Planning Obligations Conclusion

- 8.30 It is my view that the planning obligation is necessary, directly related to the development and fairly and reasonably in scale and kind to the development and therefore the Planning Obligation passes the tests set by the Community Infrastructure Levy Regulations 2010.

9.0 CONCLUSION

- 9.1 The proposed dwelling would preserve the character and appearance of the Conservation Area and would not have a significant detrimental impact on the occupiers of neighbouring properties. The application is, therefore, recommended for approval subject to conditions and the completion of the S106 agreement.

10.0 RECOMMENDATION

1. APPROVE subject to the satisfactory completion of the s106 agreement by 31 January 2014 and subject to the following conditions and reasons for approval:

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 January 2014, 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, or waste facilities in accordance with Cambridge Local Plan 2006 policies 3/7, 3/8, 3/12, 5/5, 5/14, 8/3 and 10/1 and as detailed in the Planning Obligation Strategy 2010, and the Open Space Standards Guidance for Interpretation and Implementation 2010,

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

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. No roofs shall be constructed until full details of the type and source of roof covering materials and the ridge and eaves details 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)

5. Prior to occupation, full details of the boundary treatment to be erected along the common boundary with 34 Victoria Road shall be submitted to and approved in writing by the local planning authority. The approved boundary treatment shall be constructed before occupation and retained thereafter.

Reason: In the interests of residential amenity. (Cambridge Local Plan 2006, policy 3/7)

6. The rooflight above the sleeping platform on the western roof slope 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 be fixed shut, and shall be retained as such thereafter.

Reason: In the interests of residential amenity (Cambridge Local Plan 2006 policies 3/4 and 3/14).

7. No development approved by this permission shall be commenced prior to a contaminated land assessment and associated remedial strategy, being submitted to the Local Planning Authority and receipt of approval of the document/documents from the Local Planning Authority. This applies to paragraphs a), b) and c). This is an iterative process and the results of each stage will help decide if the following stage is necessary.

(a) The contaminated land assessment shall include a desk study to be submitted to the Local Planning Authority for approval. The desk study shall detail the history of the site uses and propose a site investigation strategy based on the relevant information discovered by the desk study. The strategy shall be approved by the Local Planning Authority prior to investigations commencing on site.

(b) The site investigation, including relevant soil, soil gas, surface and groundwater sampling, shall be carried out by a suitable qualified and accredited consultant/contractor in accordance with a quality assured sampling and analysis methodology.

(c) A site investigation report detailing all investigative works and sampling on site, together with the results of the analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the Local Planning Authority. The Local Planning Authority shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature as to render harmless the identified contamination given the proposed end use of the site and surrounding environment including any controlled waters.

No development approved by this permission shall be occupied prior to the completion of any remedial works and a validation report/s being submitted to the Local Planning Authority and receipt of approval of the document/documents from the Local Planning Authority. This applies to paragraphs d), e) and f).

(d) Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance.

(e) If, during the works contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the Local Planning Authority.

(f) Upon completion of the works, this condition shall not be discharged until a closure report has been submitted to and approved by the Local Planning Authority. The closure report shall include details of the proposed remediation works and quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from site.

Reason: In the interests of residential amenity. (Cambridge Local Plan 2006, policy 4/13)

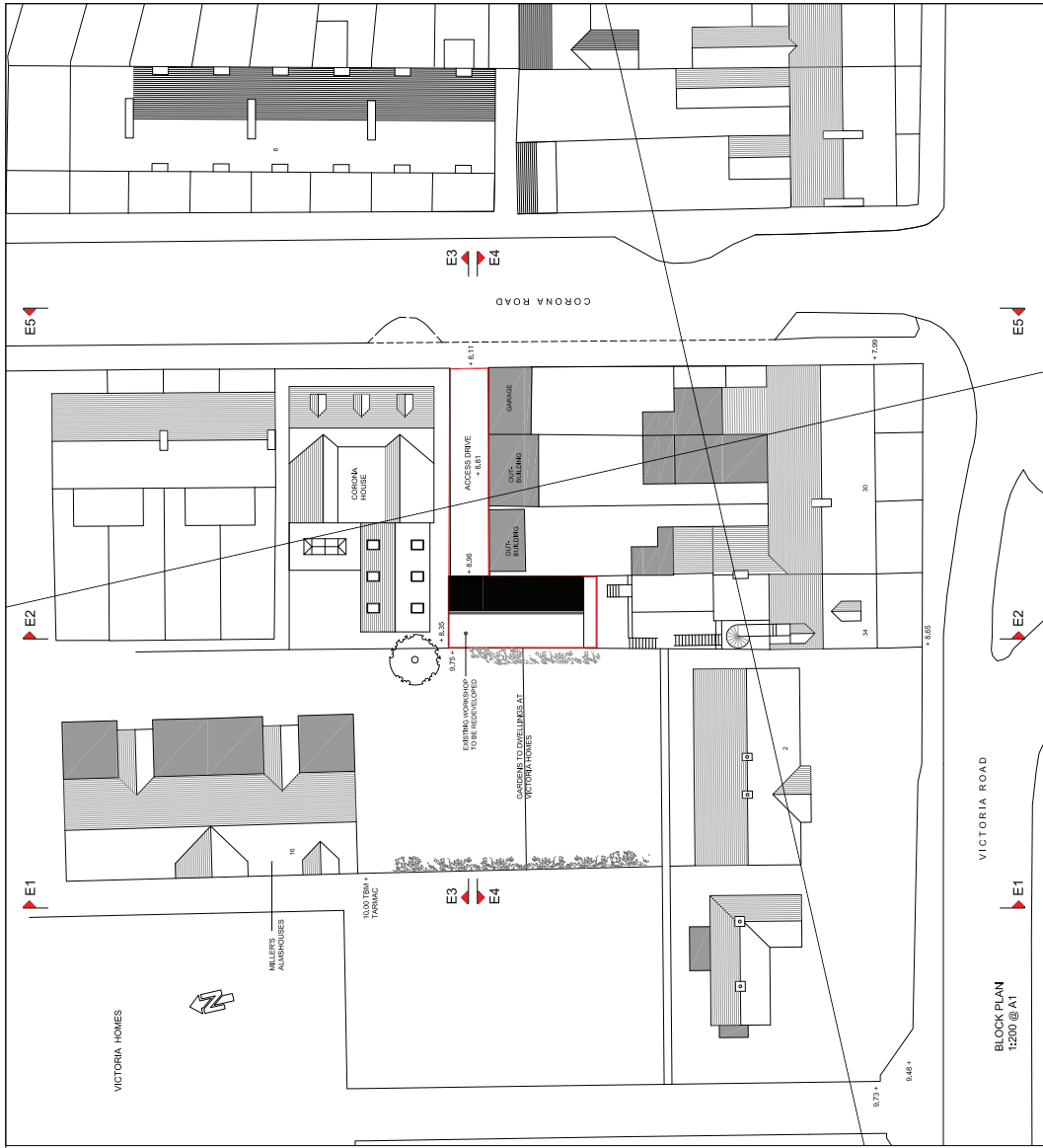
8. Prior to occupation full details of the on-site storage facilities for waste including waste for recycling shall be submitted to and approved in writing by the Local Planning Authority. Such details shall identify the specific positions of where wheelie bins, recycling boxes or any other means of storage will be stationed and the arrangements for the disposal of waste. The approved facilities shall be provided prior to the commencement of the use hereby permitted and shall be retained thereafter unless alternative arrangements are agreed in writing by the Local Planning Authority.

Reason; To protect the amenities of nearby residents/occupiers and in the interests of visual amenity. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4 and 4/13)

9. Prior to occupation full 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)

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 Telephone: (01223) 256070 Facsimile: 234849

Project:
 REDEVELOPMENT OF MOTOR WORKSHOP
 CORONA ROAD
 CAMBRIDGE CB4 3EB

For Bland Street

Drawn:
 BLOCK PLAN
 LOCATION PLAN

Date:
 Oct. 2012

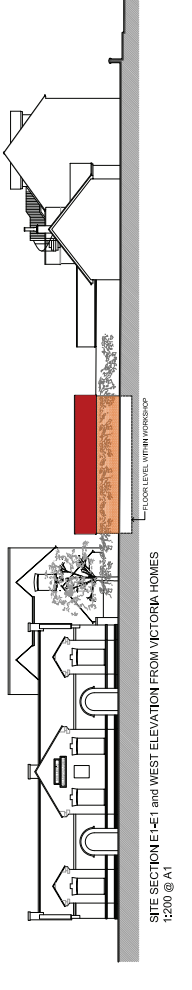
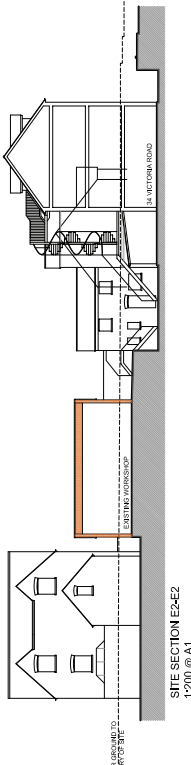
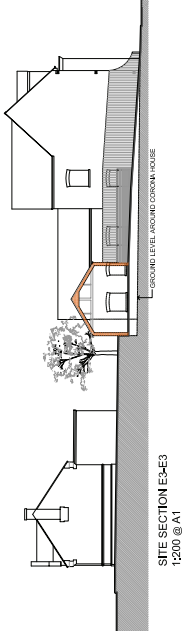
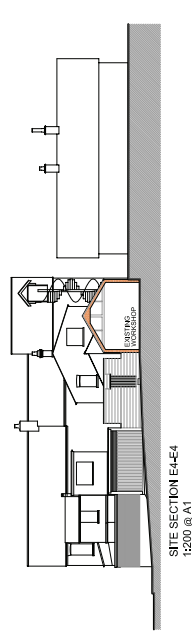
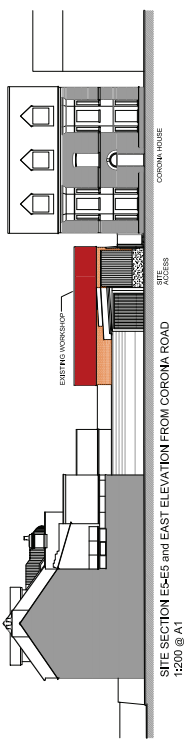
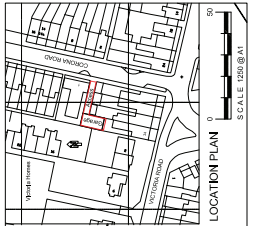
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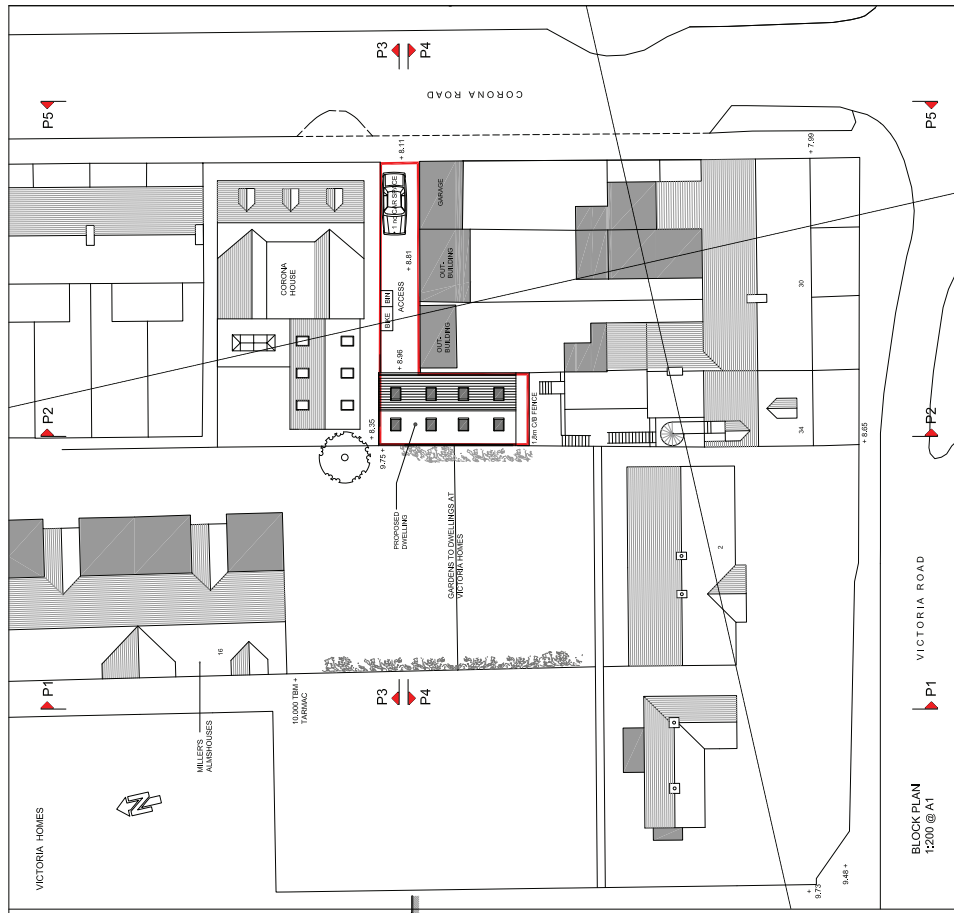
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EXISTING ARRANGEMENTS

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C 230713 - THREE OUTER FRONT DOORS ADDED
 B 200813 - FRONT DOOR AND PATIO DOORS AMENDED
 A 140113 - PATIO DOORS AMENDED WITH FINISHING
 WITH REDUCED VOLUME AND HEIGHT WITH SAME PTD
 ROOF PROFILE

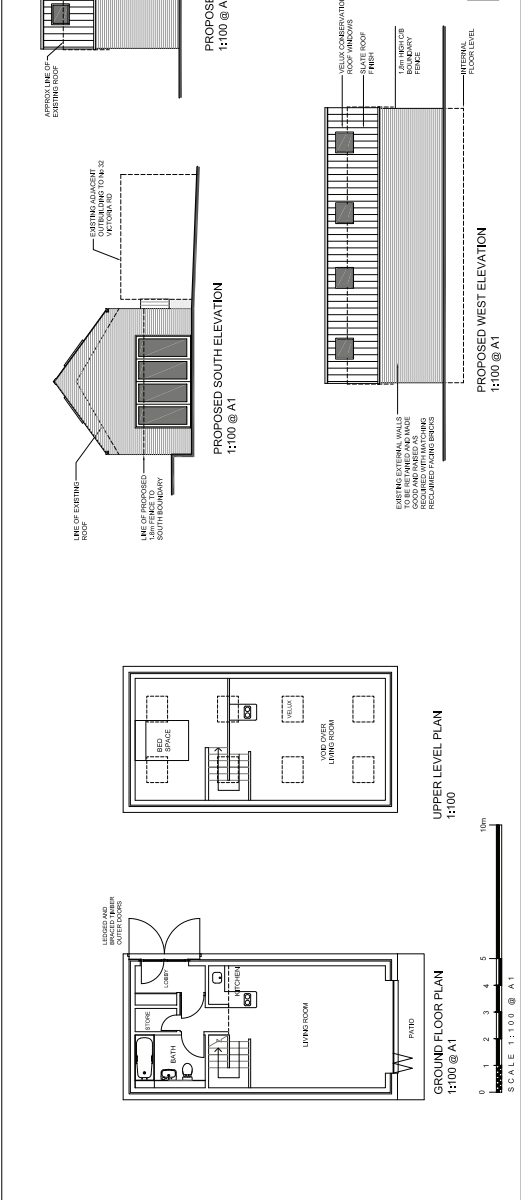
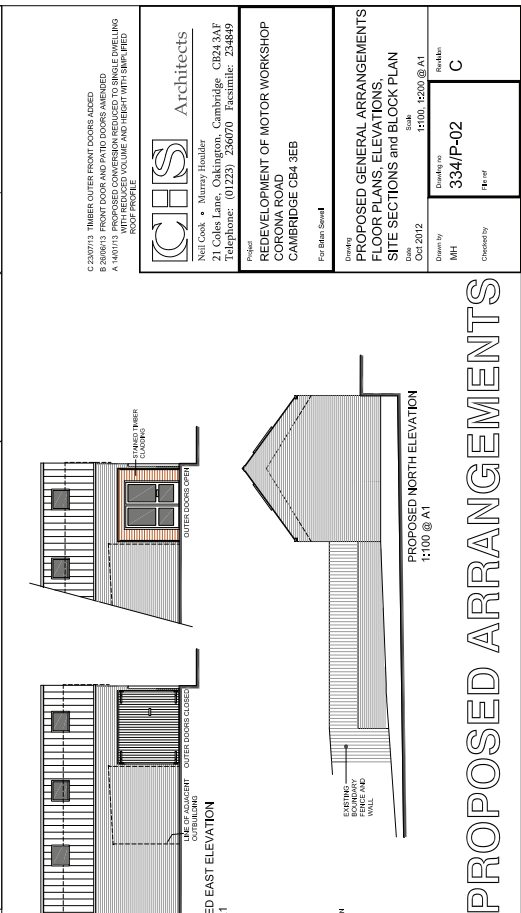
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Project:
 REDEVELOPMENT OF MOTOR WORKSHOP
 CORONA ROAD
 CAMBRIDGE CB4 3EB

For More Detail
 Drawn by: MH
 Date: Oct 2012
 Scale: 1:100, 1:200 @ A1

**PROPOSED GENERAL ARRANGEMENTS
 FLOOR PLANS, ELEVATIONS,
 SITE SECTIONS AND BLOCK PLAN**

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PROPOSED ARRANGEMENTS

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Application Number	13/1238/FUL	Agenda Item	
Date Received	21st August 2013	Officer	Natalie Westgate
Target Date	16th October 2013		
Ward	East Chesterton		
Site	St Andrews Hall St Andrews Road Cambridge Cambridgeshire CB4 1DH		
Proposal	Single storey front extension with covered walkway and first floor rear extension of existing community hall		
Applicant	Rev. Nicholas Moir The Vicarage 10 Lynfield Lane Cambridge CB4 1DR		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ol style="list-style-type: none"> 1. The extensions would strengthen an existing community facility. 2. The proposal would preserve the character and appearance of the conservation area. 3. The proposal would not be harmful impact upon the character and appearance of the adjacent listed buildings. 4. The proposal is not likely to significantly impact upon neighbouring occupiers.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 The application site is a community hall which fronts onto St Andrews Road. To the north of the site is St Andrews church. To the north east of the site is the residential property the Old Manor House which is a Grade II listed building. Dwellings are

situated to the south west of the site. There are commercial units on the opposite side of St Andrews Road.

- 1.2 The site is situated within Flood Zone 2 and Chesterton and Ferry Lane Conservation Area. There are no tree preservation orders on the site and it is outside a controlled parking zone.

2.0 THE PROPOSAL

- 2.1 The application seeks planning permission for a single storey front extension with covered walkway and first floor rear extension. At present the building includes a large multi-use hall, meeting rooms and office space, with ancillary areas including a kitchen. A community café is presently run from the hall on Tuesdays and Fridays. The proposed extension to the hall would provide new flexible space for the café to operate for the main part of the day or for additional meeting or teaching space. The extensions would increase the floor area of the hall by 23%.

- 2.2 The proposed front extension would be a wing to the west of the front elevation projecting towards the road by 11m. This would contain the main new accommodation and include an external covered walkway, ramp and new main entrance. It would be rectilinear in shape, with a width of 6.m. The front wing would be 3.7m to the eaves and 7m to the ridge. The roof form would be hipped on all four sides. Bricks and tiles would be to match.

- 2.3 The proposed first floor rear extension would be a partial infill development of a roof void roofing area and is shown on the plans as providing additional office space. There would be a cantilevered balcony and stairwell extending out from this office. The proposed rear extension would have a height of 5m.

- 2.4 The application is brought before Committee at the request of Councillor Kerr for the following reason: due to the history of the application and its proximity to a listed building.

3.0 SITE HISTORY

Reference	Description	Outcome
13/0743/FUL	Single storey front extension with covered walkway and first floor rear extension of existing	Withdrawn

C/02/1168 community hall A/C
 Erection of a two storey Parish
 Hall.

4.0 PUBLICITY

4.1 Advertisement: Yes
 Adjoining Owners: Yes
 Site Notice Displayed: Yes

5.0 POLICY

5.1 See Appendix 1 for full details of Central Government Guidance, Cambridge Local Plan 2006 policies, Supplementary Planning Documents and Material Considerations.

5.2 Relevant Development Plan policies

PLAN	POLICY NUMBER
Cambridge Local Plan 2006	3/4 3/7 3/11 3/14 4/10 4/11 5/12 8/2 8/4 8/6

5.3 Relevant Central Government Guidance, Supplementary Planning Documents and Material Considerations

Central Government Guidance	National Planning Policy Framework March 2012 Circular 11/95 Community Infrastructure Levy Regulations 2010
Supplementary Planning Documents	Sustainable Design and Construction
Material Considerations	<u>Area Guidelines:</u> Conservation Area Appraisal:

	Chesterton and Ferry Lane
--	---------------------------

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

6.1 No objection.

Urban Design and Conservation Team

6.2 No objection to the concept of an extension. Objects to the visual impact the front extension will have on the function of the design of the setting of the building and streetscene. The proposed internal layout is not well designed with users for the toilet being required to go through the main hall. The proposed use of similar materials is acceptable subject to detail through conditions. No objection to the rear extension.

Head of Environmental Services

6.3 No objections subject to conditions concerning collections and deliveries, odour extract and plant noise. A number of informatives are proposed.

Access Officer

6.4 There should be a hearing loop in the annexe. The door should be 900mm minimum width. The toilet doors should slide or open outwards. There should be a good colour contrast and signage for visually impaired users.

6.5 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 owner/occupier of The Old Manor House, St Andrews Road has made a representation:

7.2 The representation can be summarised as follows:

- The external staircase to the rear is against the raised boundary fence adjacent to the Old Manor house and should be shown on the 3-D drawing.

7.3 The Old Chesterton Residents' Association have made a representation:

7.4 The representation can be summarised as follows:

- Supports idea of more community uses on the site
- The design is harmonious to the building.

7.5 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 of site, conservation area, design and external spaces
2. Residential amenity
3. Third party representations

Context of site, conservation area, design and external spaces

8.2 The application site is highly visible in the streetscene of St Andrews Road. There is a varied character of buildings within the area. There are historic listed buildings including the Old Manor house to the north west of the site and St Andrews Church to the north of the site. To the south of the site are dwellings and commercial development of modern design.

8.3 The proposed front extension is situated to the western side of the building and has been redesigned to a reduced length following the withdrawal of application 13/0743/FUL. The proposed bulk of the building of the front extension projects out a further 2.5m than the wing on the eastern side of the front of the building and is screened by landscaping to the north east of the extension. I am of the opinion that the proposed design is in

keeping with the height, roofscape and design of the wing on the eastern side of the community hall and would not be harmful to the character or appearance of the conservation area. The proposed conditions recommended by the Conservation Officer are attached.

- 8.4 The Conservation Officer objects to the visual impact that the front extension would have on the setting of the building and streetscene. I acknowledge that the extension would be visible, but this is a community facility and a degree of presence within the street would not be unwarranted. I note also that the wing has been reduced in length from the previous application in terms of its projection out towards the road. Combined with its hipped roof form and matching materials, I am satisfied the development responds appropriately to its context within the Conservation Area.
- 8.5 The proposed front extension is situated away by approximately 11.7m from the front of the neighbouring property of the Old Manor house which is a Grade II listed building and set back from the community hall. The design of the community hall has an existing wing to the east of the front elevation and in my opinion an additional wing of similar height would not have harmful impact on the listed building. There is proposed landscaping adjacent to the front extension to this property which will help to screen the impact of the development from the setting of the listed building. The proposed rear extension does not extend further out than the existing building so will have little impact upon the setting of the listed building or the conservation area. There is a proposed balcony but this is not highly visible from outside the site and would not detract from the appearance of the building. I do not consider there to be a significantly harmful impact upon the listed building to warrant refusal of the application.
- 8.6 There are no objections from the Environmental Health Officer and I attach the proposed conditions and informatives recommended.
- 8.7 In my opinion, the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/14, 4/10 and 4/11.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.8 To the south west of the site lies the neighbouring property of No.95 St Andrews Road. There is a separation distance between the neighbouring property and the proposed front extension of 7.9m. There is a separation distance between the neighbouring property and the proposed first floor rear extension of 9.3m. There is a small ground floor window and two small high level windows proposed to be on the front elevation facing the side of this neighbour but given the separation distances and high fenced boundary treatment there will be no significant loss of privacy. The proposed rear extension includes a balcony and stairwell but given the separation distances and the high level fencing boundary treatment there will be no significant loss of privacy to warrant refusal of the application.
- 8.9 To the north east of the site lies the neighbouring property of the Old Manor house, St Andrews Road. The proposed single storey front extension is situated approximately 11.7m away from this neighbouring property, which is set back from the community hall. There is a separation distance between the neighbouring dwelling and the proposed rear extension of 7.6m. The sites abut one another at the point of the rear first floor extension. The rear extension includes an external staircase which tapers away from the common boundary and would be well screened by a boundary fence. The stairwell would not be higher than the boundary treatment, which is illustrated on the perspectives and elevations drawings. There would be limited overlooking possible.
- 8.10 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 Cambridge Local Plan (2006) policies 3/4, 3/7 and 3/14.

Third Party Representations

8.11 See comments addressed above.

Conclusion

8.12 The proposed extensions would sit comfortably on the building and comply with policy 5/12 of the Cambridge Local Plan (2006), which supports proposals to extend existing community facilities. They would thus enable the hall to strengthen its role within the community and provide additional space on a constrained site. My view is that the front extension has been designed sympathetically and would not be overly prominent within the street scene. The character and appearance of the conservation area would be preserved.

9.0 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 brickwork is to be erected until the choice of brick, bond, mortar mix design and pointing technique have been submitted to and approved in writing by the local planning authority by means of sample panels prepared on site. The approved panels are to be retained on site for the duration of the works for comparative purposes, and development must take place 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)

4. 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)

5. Large scale drawings of details of new / altered sills, lintels, jambs, transoms, mullions, thresholds, etc. to be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be undertaken in accordance with the agreed details unless the Local Planning Authority agrees to any variation in writing.

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

6. All new render is to be approved by the Local Planning Authority by means of a sample panel to be prepared on site for inspection. It is likely that only traditional render mix designs will be acceptable. Rendered walls 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)

7. Full details of all new timber structural members are to be submitted to and approved in writing by the Local Planning Authority. Timber structure shall thereafter be installed only in accordance with the approved details. No new, replacement or altered external joinery is to be installed, nor existing historic joinery removed, until drawings at a scale of 1:20 of all such joinery (doors and surrounds, windows and frames, sills, etc.) have been submitted to and approved in writing by the local planning authority. Joinery shall thereafter be installed 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)

8. 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)

9. 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)

10. Before the development/use hereby permitted is commenced, details of equipment for the purpose of extraction and/or filtration of fumes and or odours shall be submitted to and approved in writing by the local planning authority. The approved extraction/filtration scheme shall be installed before the use hereby permitted is commenced.

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

11. Before the development/use hereby permitted is commenced, a scheme for the insulation of the building(s) and/or plant in order to minimise the level of noise emanating from the said building(s) and/or plant shall be submitted to and approved in writing by the local planning authority and the scheme as approved shall be fully implemented before the use hereby permitted is commenced.

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

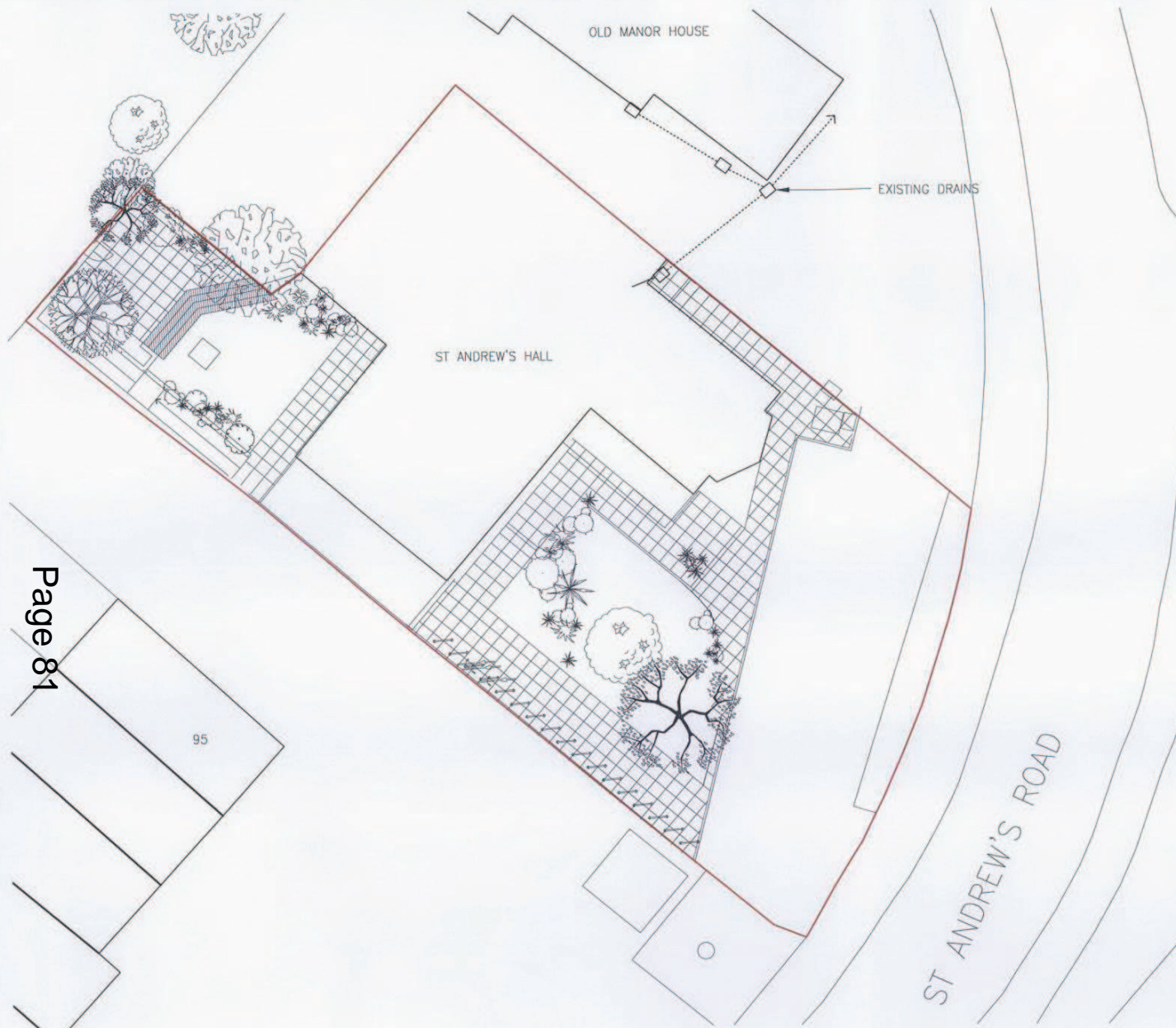
12. **INFORMATIVE:** New development can sometimes cause inconvenience, disturbance and disruption to local residents, businesses and passers by. As a result the City Council runs a Considerate Contractor Scheme aimed at promoting high standards of care during construction. The City Council encourages 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).
13. **INFORMATIVE:** To satisfy standard condition C60 (Fume Filtration/Extraction), details should be provided in accordance with Annex B of the, Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems, prepared by Netcen on behalf of Department for Environment, Food and Rural Affairs (DEFRA) dated January 2005 available at: <http://www.defra.gov.uk/environment/quality/noise/research/kitc henexhaust/documents/kitchenreport.pdf>
14. **INFORMATIVE:** To satisfy standard condition C62 (Noise Insulation), the noise level from all plant and equipment, vents etc (collectively) associated with this application should not raise the existing background level (L90) by more than 3 dB(A) (i.e. the rating level of the plant needs to match the existing background level). This requirement applies both during the day (0700 to 2300 hrs over any one hour period) and night time (2300 to 0700 hrs over any one 5 minute period), at the boundary of the premises subject to this application and having regard to noise sensitive premises.

Tonal/impulsive noise frequencies should be eliminated or at least considered in any assessment and should carry an additional 5 dB(A) correction. This is to guard against any creeping background noise in the area and prevent unreasonable noise disturbance to other premises.

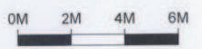
It is recommended that the agent/applicant submits a noise prediction survey/report in accordance with the principles of BS4142: 1997 Method for rating industrial noise affecting mixed residential and industrial areas or similar. Noise levels shall be predicted at the boundary having regard to neighbouring premises.

Such a survey / report should include: a large scale plan of the site in relation to neighbouring premises; noise sources and measurement / prediction points marked on plan; a list of noise sources; details of proposed noise sources / type of plant such as: number, location, sound power levels, noise frequency spectrums, noise directionality of plant, noise levels from duct intake or discharge points; details of noise mitigation measures (attenuation details of any intended enclosures, silencers or barriers); description of full noise calculation procedures; noise levels at a representative sample of noise sensitive locations and hours of operation.

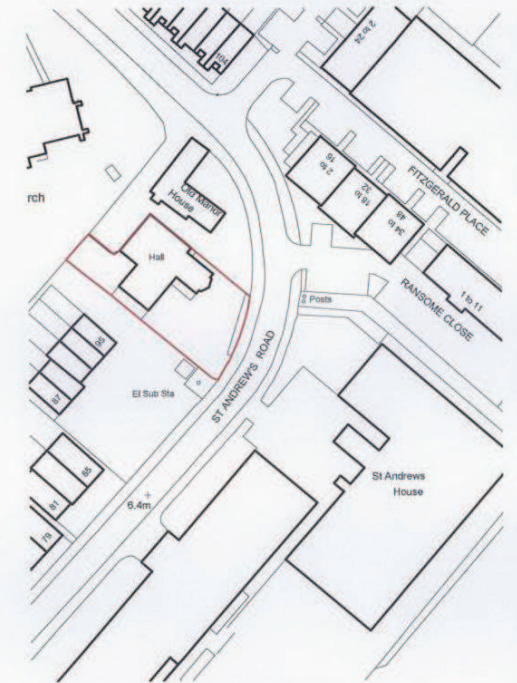
Any report shall include raw measurement data so that conclusions may be thoroughly evaluated and calculations checked.



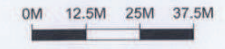
SITE/BLOCK PLAN
1:200



- NOTE
1. DRAWINGS MUST NOT BE SCALED; WORK ONLY TO FIGURED DIMENSIONS
 2. CHECK ALL DIMENSIONS ON SITE BEFORE ORDERING MATERIALS OR PUTTING WORK IN HAND
 3. SHOP DRAWINGS OF MANUFACTURED ITEMS MUST BE APPROVED BY THE ARCHITECTS BEFORE WORK IS PUT IN HAND
 4. DIMENSIONS MUST BE VERIFIED ON SITE BEFORE PREPARATION OF SHOP DRAWINGS
 5. THE ARCHITECT MUST BE NOTIFIED OF ANY DISCREPANCIES IMMEDIATELY IF IN DOUBT ASK!



LOCATION PLAN
1:1250



revisions

PLANNING

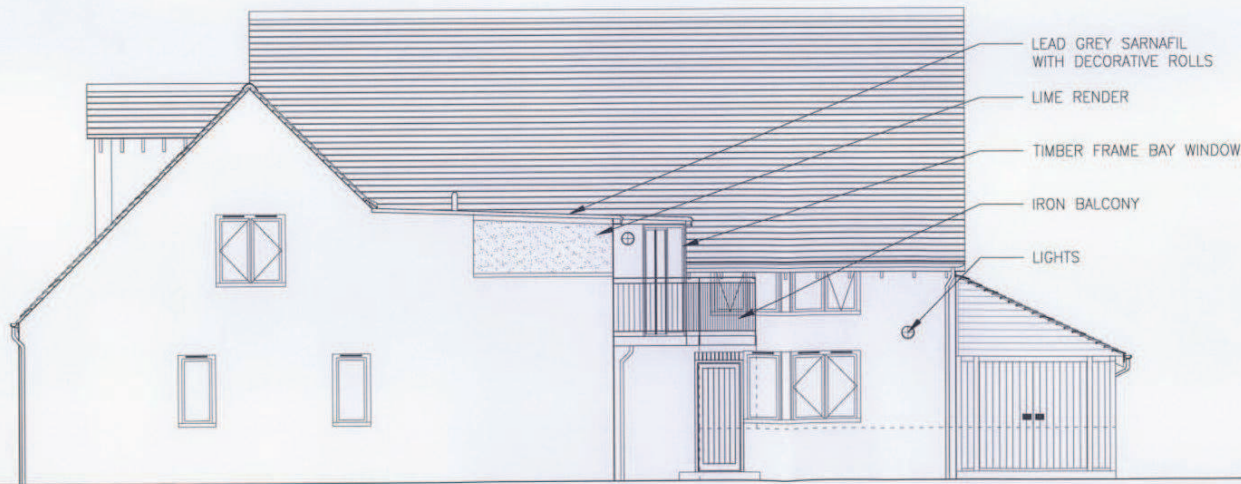


drawing title Location Plan & Site/Block Plan Existing (Showing Drainage)		FREELAND REES ROBERTS ARCHITECTS 25 City Road, Cambridge CB1 1DP tel 01223 366555 fax 01223 312882 info@frarchitects.co.uk			
client St Andrew's Hall	job title St Andrew's Hall Extension	scale XX @A3	drawn SD/JO	date May 13	sheet/layout number 13.045-SP-106
					rev -

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SOUTH ELEVATION



NORTH ELEVATION

- NOTE
1. DRAWINGS MUST NOT BE SCALED; WORK ONLY TO FIGURED DIMENSIONS
 2. CHECK ALL DIMENSIONS ON SITE BEFORE ORDERING MATERIALS OR PUTTING WORK IN HAND
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 5. THE ARCHITECT MUST BE NOTIFIED OF ANY DISCREPANCIES IMMEDIATELY
 6. IF IN DOUBT ASK!



revisions

PLANNING

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ARCHITECTS

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client
St Andrew's Hall

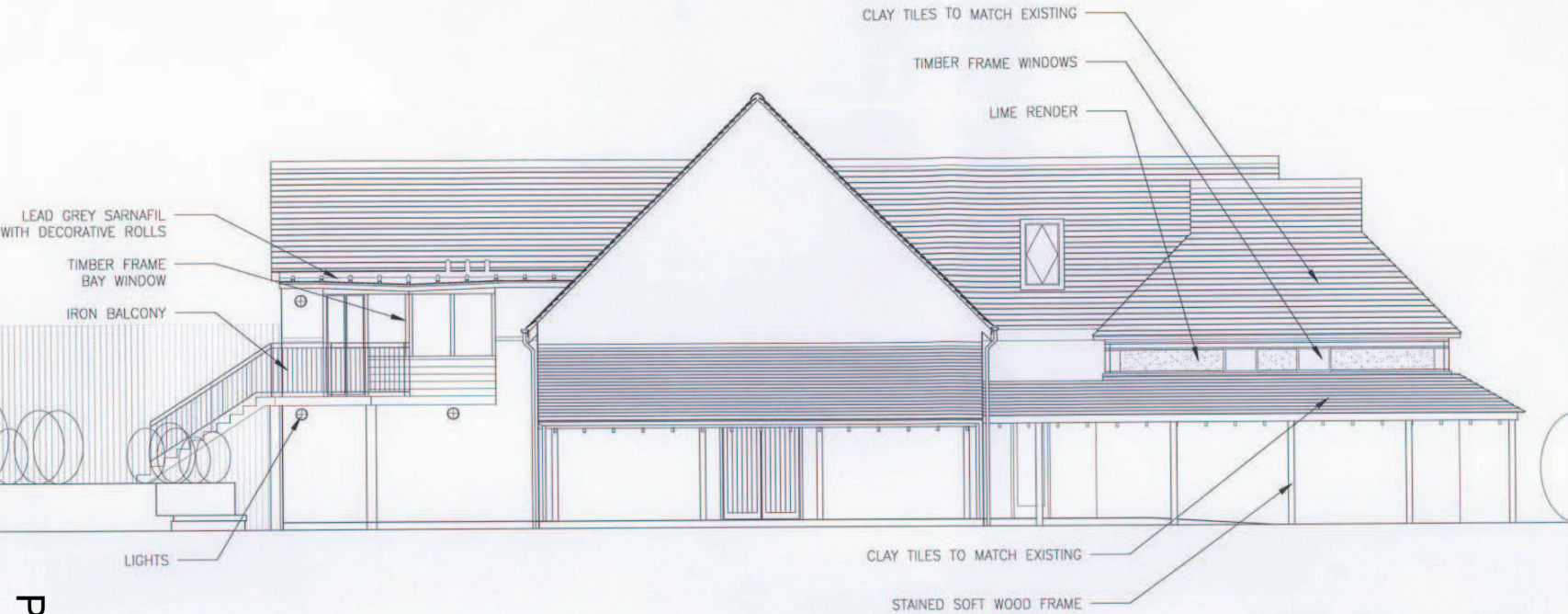
job title
St Andrew's Hall
Extension

drawing title
Proposed Elevations
North and South

scale 1:100 @A3	drawn by SD/JO	date April 13
sheet / layout number 13.045-SE-300		rev -

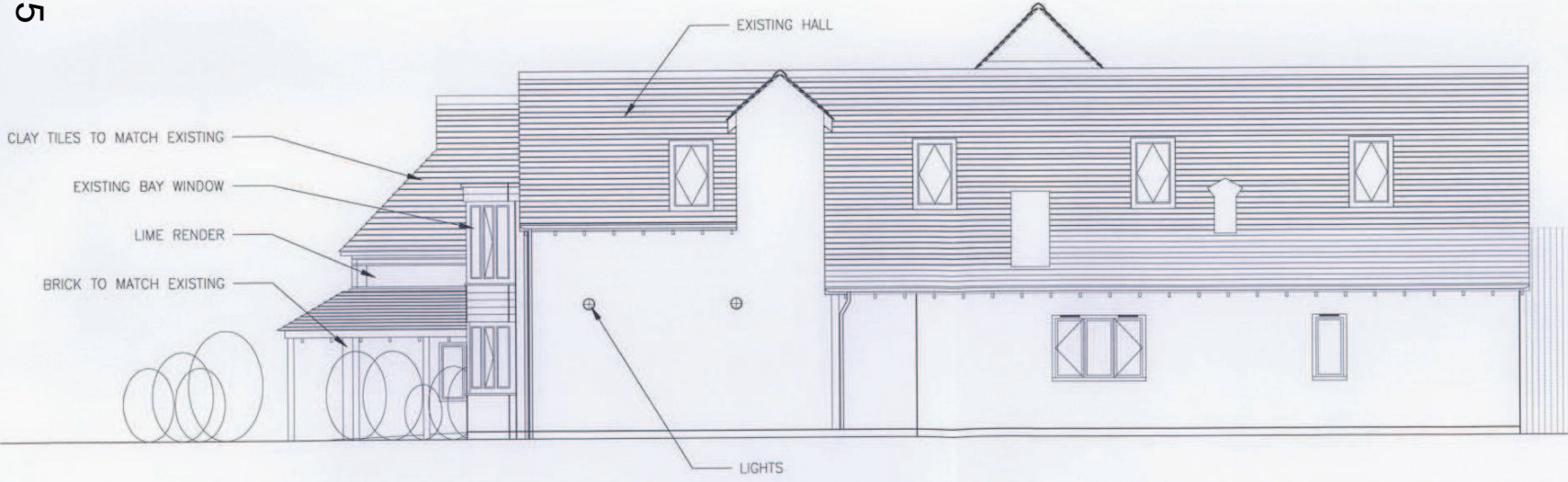
Freland Rees Roberts Ltd Company No. 5399379

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EAST ELEVATION

- NOTE
1. DRAWINGS MUST NOT BE SCALED; WORK ONLY TO FIGURED DIMENSIONS
 2. CHECK ALL DIMENSIONS ON SITE BEFORE ORDERING MATERIALS OR PUTTING WORK IN HAND
 3. SHOP DRAWINGS OF MANUFACTURED ITEMS MUST BE APPROVED BY THE ARCHITECTS BEFORE WORK IS PUT IN HAND
 4. DIMENSIONS MUST BE VERIFIED ON SITE BEFORE PREPARATION OF SHOP DRAWINGS
 5. THE ARCHITECT MUST BE NOTIFIED OF ANY DISCREPANCIES IMMEDIATELY
 6. IF IN DOUBT ASK!



WEST ELEVATION

Page 85

B 20130819 Annex Window Amendments
 A 20130815 Size of Annex Reduced
 revisions

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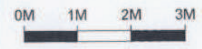
client
 St Andrew's Hall

job title
 St Andrew's Hall
 Extension

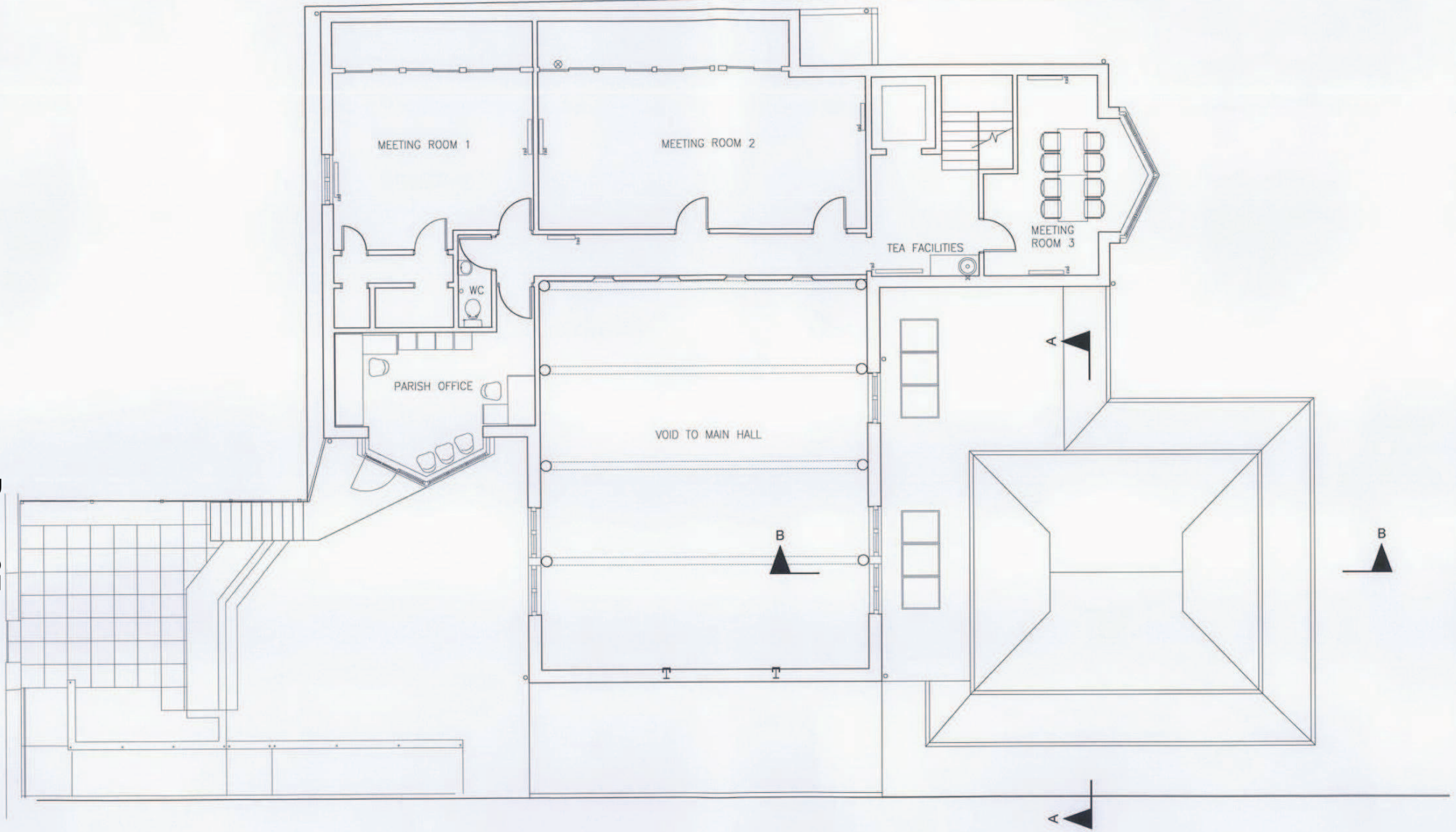
drawing title
 Proposed Elevations
 East and West

scale 1:100 @A3 drawn by SD/JO date April 13

sheet / layout number 13.045-SE-301 rev B



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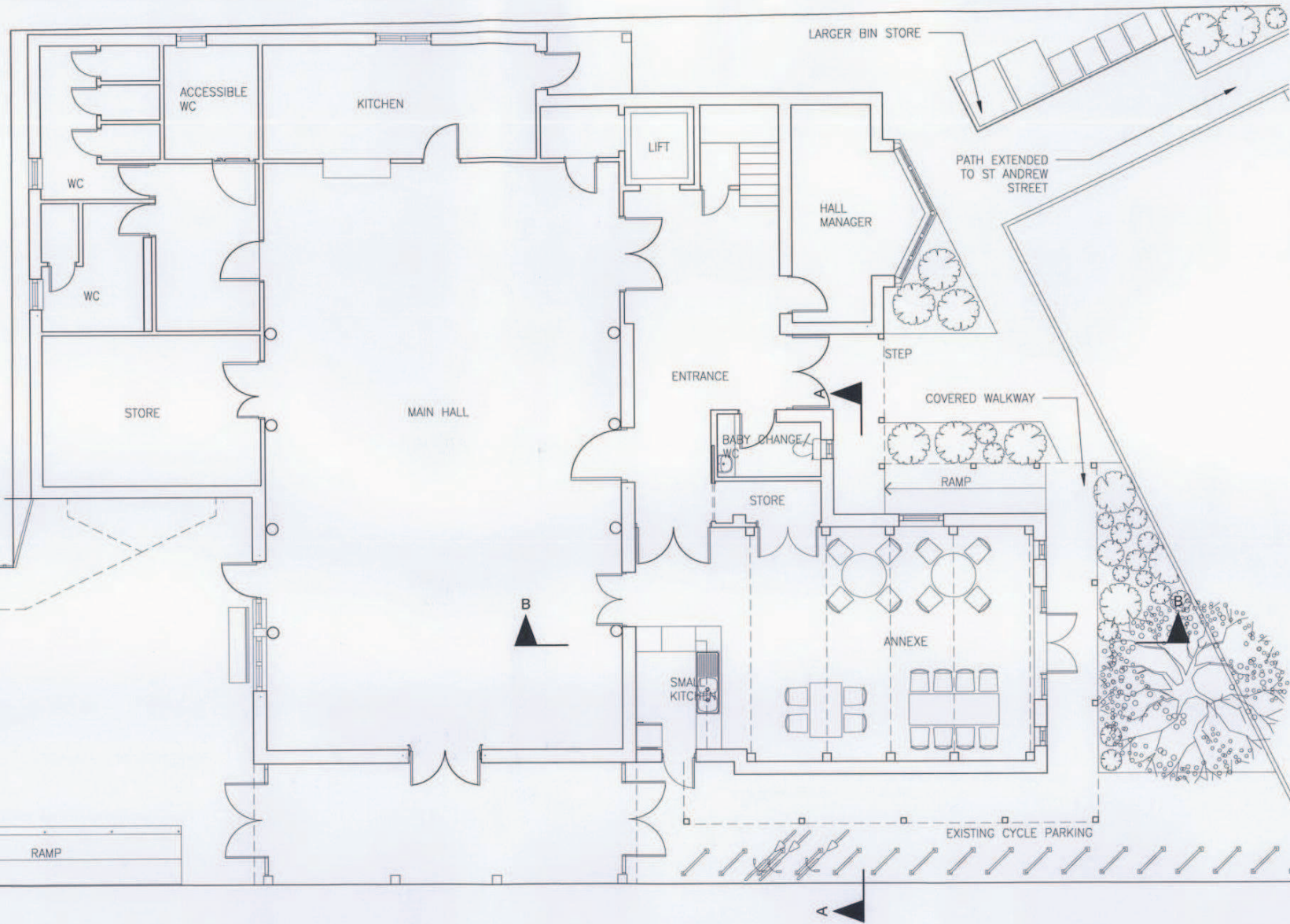
A 20130815 Size of Annex Reduced
 revisions

PLANNING



drawing title Proposed First Floor Plan		FREELAND REES ROBERTS ARCHITECTS			
		25 City Road, Cambridge CB1 1DP tel 01223 366555 fax 01223 312882 info@frarchitects.co.uk			
client St Andrew's Hall	job title St Andrew's Hall Extension	scale 1:100@A3	drawn SD/JO	date April 13	sheet/layout number 13.045-SP-101
					rev A

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A 20130815 Size of Annexe Reduced
revisions

PLANNING



drawing title Proposed Ground Floor Plan		FREELAND REES ROBERTS ARCHITECTS			
		23 City Road, Cambridge CB1 1DP tel 01223 366555 fax 01223 312882 info@frarchitects.co.uk			
client St Andrew's Hall	job title St Andrew's Hall Extension	scale 1:100@A3	drawn SD/JO	date April 13	sheet/layout number 13.045-SP-100
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Application Number	13/0667/FUL	Agenda Item	
Date Received	15th May 2013	Officer	Natalie Westgate
Target Date	10th July 2013		
Ward	West Chesterton		
Site	Land to the rear of 10 De Freville Avenue Cambridge CB4 1HR		
Proposal	Erection of 1 no. 3 bed dwelling house (following the demolition of the existing out building)		
Applicant	Mr A D and Dr I A Lehmann & Roth c/o Agent		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <p>1 The proposed house will make a positive contribution to the Conservation Area</p> <p>2 The design of the house respects the residential amenity enjoyed by nearby residents.</p> <p>3 The necessary legal agreement has been completed which secures necessary mitigation measures</p>
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 The application site fronts onto Sandy Lane and currently forms part of the existing 'L' shaped garden to No.10 De Freville Avenue. The application site measures 7m wide x 40-45m deep and accommodates a mono-pitched garage with corrugated roof. The site is accessed from Sandy Lane, an unadopted road.

1.2 To the west of the site are three dwellings fronting Sandy Lane. Immediately adjacent to the east of the site is a tree situated in

the rear garden of No.3 Montague Road which is protected by a Tree Preservation Order (TPO).

- 1.3 To the east the site is adjacent to an area of land allocated under policy 5/1 of the Local Plan for residential development (allocation 5.18). The site is on the edge of the De Freville Conservation Area which runs around the property boundaries of De Freville Avenue and Montague Road. The rest of Sandy Lane is outside of the conservation area and where there has been development, it is an eclectic mix of modern properties with no consistency in style. The site is outside a controlled parking zone.

2.0 THE PROPOSAL

- 2.1 The application seeks planning permission for erection of one 3 bed dwelling house (following the demolition of the existing out building).
- 2.2 The application is brought before North Area Committee because there are objections from third parties.
- 2.3 The plans have been amended in response to the comments made by the Conservation Officer and concerns about potential for overlooking.

3.0 SITE HISTORY

Reference	Description	Outcome
07/0386/REM	Erection of a four bedroomed dwelling - land fronting Sandy Lane.	Withdrawn
05/1070/REM		Withdrawn
05/0501/FUL	Erection of a single 4-bed dwelling.	Withdrawn
C/03/1392	Erection of a detached 4-bed dwelling house. Erection of a single dwelling on land to rear of No. 10 De Freville Avenue and adjacent to Sandy Lane (Outline Application).	A/C
C/02/0882	Outline application for erection of a single dwelling (to replace existing double garage adjacent to Sandy Lane).	Ref

4.0 PUBLICITY

4.1 Advertisement: Yes
 Adjoining Owners: Yes
 Site Notice Displayed: Yes

5.0 POLICY

5.1 See Appendix 1 for full details of Central Government Guidance, Cambridge Local Plan 2006 policies, Supplementary Planning Documents and Material Considerations.

5.2 Relevant Development Plan policies

PLAN	POLICY NUMBER
Cambridge Local Plan 2006	3/4 3/7 3/10 3/12 4/4 4/11 4/13 5/1 5/2 8/2 8/4 8/6

5.3 Relevant Central Government Guidance, Supplementary Planning Documents and Material Considerations

Central Government Guidance	National Planning Policy Framework March 2012 Circular 11/95 Community Infrastructure Levy Regulations 2010
Supplementary Planning Documents	Sustainable Design and Construction Planning Obligation Strategy
Material Considerations	<u>Citywide:</u> Cycle Parking Guide for New Residential Developments

	<p><u>Area Guidelines:</u></p> <p>Conservation Area Appraisal:</p> <p>De Freville</p>

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

- 6.1 Parking dimensions and vehicular access not shown. The residents will not qualify for the Residents Permits within the Residents Parking Scheme on surrounding streets.

Head of Refuse and Environment

- 6.2 No objection subject to conditions relating to construction/demolition pollution (construction hours and hours of delivery during construction) and contaminated land, and informatives.

Urban Design and Conservation team

- 6.3 The applicants propose to build a new, three storey, flat roofed dwelling in Sandy Lane where the garage now stands. This would be directly adjacent to a new terrace of three buildings which are on a site which was previously the gardens to nos. 2 and 4 De Freville Avenue. This development was approved in 2005 before the designation of the De Freville Conservation Area (2009).

The loss of part of the garden to no. 10 De Freville Avenue can be supported, provided the proposed new dwelling is appropriate to the site, as there would still be a well-proportioned garden left for the original house.

The pre-application scheme was very similar to that which has now been submitted. Conservation commented on the pre-application submission that, as Sandy Lane curves at the De Freville Avenue end and the new build terrace is staggered, the proposed dwelling could also be part of the staggered frontage,

bringing it further forward than the adjacent building. The pre-application drawings had the front elevation in line with the end of the terrace.

The design of the new building is substantially different to that of the prevailing character of the conservation area. There are other examples of modern houses in the conservation area, some of which have paid little heed to the Edwardian character of the majority of the properties. This site is on the edge of the conservation area and would read as one of the new buildings in Sandy Lane which have a different character to the Edwardian De Freville Estate. The existing new terrace has some traditional detailing, with pitched slate roofs, and timber windows and doors, but they also have less traditional features such as integral garages and French doors with Juliette balconies on the front elevation. The rear elevations have very few traditional features, for example there is little 'flat' fenestration on the rear facade.

The car port that was on the front elevation of the pre-application submission has now been removed and a better bins, bikes and main entrance covered area added. This is as a result of comments that were made and is a better detail.

The first and second floor front elevation is as per the pre-application submission which was not commented on by Conservation previously. However, on reflection, the proposed fenestration is unconventional and gives an unbalanced, very 'flat' façade. This could be improved if the small, square windows were replaced with something larger, for example long, thin vertical openings, similar in proportion to the other windows on the elevation. In addition, all windows and doors in the dwelling should be recessed to ensure that they do not have 'dead' facades.

The design of the rear elevation of the property is focussed on the need to ensure there is no overlooking of the buildings adjacent. This has resulted in a tiered approach which is in keeping with the overall scheme of the development. The use of brick for the elevations and timber joinery will pick up some of the more traditional features in the area.

Conclusion:

Although the proposal is a modern design, it is in a road that has a different character to the majority of the De Freville Conservation Area. Provided that the proposed amendment to the fenestration on the front façade is agreed and the suggested conditions discharged appropriately, the proposal is supported as it complies with policy 4/11 of the Cambridge Local Plan 2006.

Arboricultural Officer

- 6.4 There is a tree immediately adjacent to the site but in the garden of 3 Montague Road which is protected by a TPO. Following previous development pressure this tree and others in Montague Road were afforded protection by TPO to ensure that they are given due consideration in relation to any development proposals.

The nearby Sycamore, is an early-mature, self-set, located close the boundary. It is twin stemmed from ground level and the union between the stems is tight and indicates the potential for included bark. The crown contains numerous small decay pockets and foliage is typically affected with black spot. While the tree is worthy of TPO protection and there are no sound arboricultural reasons to remove it at present, if there are no other reason to refuse the application and the removal of the tree would benefit the proposal, consideration should be given to this option provided suitable accommodation can be made for a replacement specimen. It is appreciated that this could be a complicated solution as the tree is not part of the proposal site.

At present it is proposed to retain the tree with minor pruning works, and the building has been designed to avoid damage to the tree's root system and to maximise available light.

Given the level changes between the site and the adjacent tree and the existence of a building (to be removed) already on site, the new dwelling can be construction without material damage to the adjacent tree.

While some remedial work will be required to the crown to allow construction this can be done sensitively and will have no material impact on the tree's visual contribution.

There is an arboricultural objection to the proposal and this is noted but not accepted, for the reasons detailed above.

- 6.5 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:

96 Sandy Lane
3 Montague Road
6 De Freville Road
8 De Freville Road
140 Chesterton Road

Adjoining residential development site on Sandy Lane between Murfitts Patch and rear of No.3 Montague Road (with representations on the behalf of the owners and Bury Investments LLP by Beacon Planning, Hembriar and David Brown Landscape Design)

- 7.2 The representations can be summarised as follows:

Site context and design of new dwelling

- Over development of area
- The dwelling would be forward of the building line along Sandy Lane
- Out of keeping with streetscene in terms of modern style, roofscape, form, scale and bulk (height and footprint)
- Out of character with the Conservation Area
- Poor design of front windows at first and second storey
- Poor design of the bins, bicycles and car parking in front of the property so intrusive to character of the streetscene

Impact on Trees

- Damage/loss to the adjacent trees, in particular the TPO'd sycamore tree and conflict with previous Council Arboricultural Officer advice on the site
- The sycamore tree would overshadow the northern side of the dwelling, including ground floor bedroom
- Adjacent proposed residential development in Sandy Lane relied on protection of the TPO'd sycamore tree

Impact on residential amenity

- Overshadowing, overlooking, loss of privacy and loss of outlook to No.3 Montague Road
- Overlooking from front window into garden of No.140 Chesterton Road

- There is no tree as screening to the rear of the property and boundary with No.3 Montague Road
- Increase in problem to residents parking in the area

Other issues

- No Heritage Assessment
- Lack compliance with Building Regulations in terms of risk of fire spreading and unprotected areas on boundary
- Maintenance and discharge of extracts from kitchen and bathroom onto No.3 Montague Road
- There will be no access to sewers and gas ducting from new development in Sandy Lane
- Precedent should not be set because three dwellings were constructed on the neighbouring site. The previous application in 2003 was considered from different policy guidance to the Local Plan 2006 and was not constructed because the constraints of the tree
- Consideration should be made in terms of sub-division of plots using Local Plan policy 3/10 and National Planning Policy Framework paragraph 53

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

8.0 ASSESSMENT

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

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

Principle of Development

8.2 This is a windfall site under 5/1. Policy 3/10 sets out the relevant criteria for assessing proposals involving the subdivision of existing plots. Such proposals will not be permitted where: a) there is a significant adverse impact on the amenities of neighbouring properties, through loss of privacy, loss of light, an overbearing sense of enclosure and the generation of unreasonable levels of traffic or noise nuisance; b) they provide inadequate amenity space, vehicular access arrangements and car parking spaces for the proposed and existing properties; c) where they detract from the prevailing character and appearance of the area; d) where they adversely affect the setting of Listed Buildings; e) where there is an adverse impact upon trees, wildlife or architectural features within or close to the site; f) where development prejudices the comprehensive development of the wider area, of which the site forms part.

8.3 The scheme could not form part of a wider development in accordance with 3/10 (f). There are no nearby listed buildings 3/10 (d). The character, amenity and tree sections of policy 3/10 (a), (b), (c) and (e) are considered in the relevant subsections below.

8.4 There is no objection in broad principle to residential development, but the proposal has to be assessed against the criteria of other relevant Development Plan policies. In my opinion, the principle of the development is acceptable and is in accordance with Local Plan policy 5/1. .

Context of site, conservation area, design and external spaces

- 8.5 The application site fronts onto Sandy Lane and currently forms part of the existing 'L' shaped garden to No.10 De Freville Avenue. The application site measures 7m wide x 18m deep and accommodates a mono-pitched garage with corrugated roof close to the Sandy Lane frontage. This garage has no architectural merit and there is no objection to its demolition. The site is accessed from Sandy Lane, an unadopted track which serves a number of residential properties.
- 8.6 The application site and the wider area have a complex planning history. There have been two applications for outline planning permission. The earlier application in 2002 was refused on the grounds of unacceptable arrangements for access via Sandy Lane and the cramped form of development which would be likely to be necessary to accommodate the protected sycamore tree. The approved outline consent in 2003 was granted on the basis that Sandy Lane was to be upgraded and a design for the house could be brought forward which accommodated the tree i.e. in the absence of detailed plans it could not be demonstrated that development of the site was impossible.
- 8.7 Between 2005 and 2007 three applications were made which sought to achieve consent for detailed plans. Both applications in 2005 were fully assessed and reports recommending refusal on the grounds of adverse impact on the sycamore tree were published on agendas for North Area Committee (28/07/2005 and 12/06/2006). Both applications were withdrawn before the Committee meetings. The application in 2007 was withdrawn before it was fully assessed.
- 8.8 The sycamore tree which lies outside the application site but which significantly overhangs the site is protected by a Tree Preservation Order (TPO). In the past the presence of this tree has been regarded as a constraint on the development of the site. The current application refers to the need for the tree to be crown lifted and the removal of the lowest four limbs.

- 8.9 The advice from the Arboricultural Officer has changed in comparison with advice provided by Arboricultural Officers in the past. Her view is that the tree remains worthy of a TPO and there are no sound arboricultural reasons for its removal. She is satisfied that the tree works that are proposed are acceptable and that the building has been designed to avoid damage to the tree's root system and to maximise available light. In her view given the level changes between the site and the adjacent tree and the existence of a building (to be removed) already on site, the new dwelling can be construction without material damage to the adjacent tree.
- 8.10 In the light of the advice from the Arboricultural Officer I am of the view that a refusal of planning permission on the grounds of impact on the protected tree would be difficult to justify at appeal.
- 8.11 The site is on the edge of the De Freville Conservation Area which runs around the property boundaries of De Freville Avenue and Montague Road. The rest of Sandy Lane is outside of the conservation area. The character of dwellings in De Freville Avenue and Montague Road are fairly large semi-detached Victorian/Edwardian dwellings with reasonably wide frontages. The north side of Sandy Lane is characterised by single storey and two storey dwellings and outbuildings which have been constructed with the curtilage of buildings that front Chesterton Road. These buildings have no consistent style. To the south side is open land which benefits from planning permission for residential development of a modern but consistent style.
- 8.12 The proposed dwelling is brought forward of the building line to the three dwellings to the west of the site (land previously the rear gardens of No's 2 and 4 De Freville Avenue) and is in keeping with the staggered frontage in the streetscene. The application was amended to remove the car port so the building line is more in keeping with the adjoining terrace. A single storey projection provides protection for the front door, cycle and bin storage and which will provide for adequate screening of bikes and bins from the streetscene.
- 8.13 At three storeys the dwelling is one storey higher than the houses to the west but the flat roof form and change in levels- means that the building is only 0.5 m higher.

- 8.14 The fact that the house is forward in the street compared to the neighbouring buildings and the three storey flat roofed form result in a building which will have a dominant impact in the street. However this will be softened by the presence of the sycamore tree and I tend to agree with the Conservation Officer that a building of contrasting character is appropriate here. The front elevation of the building has been amended to provide a more appropriate form of fenestration. I have also recommended the conditions suggested by the Conservation Officer which will control the details of the building.
- 8.15 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/10, 3/11, 3/12, 4/4 and 4/11.

Residential Amenity

Impact on amenity of neighbouring occupiers

3 Montague Road

- 8.16 To the east of the site is the substantial rear garden serving 3 Montague Road which accommodates the protected sycamore tree. The separation distance between the house at 3 Montague Road and the proposed house is in excess of 33m. The plans have been amended to introduce obscure glazing into the side windows to preclude overlooking. Any enclosing or overshadowing impacts will be restricted to the end of the rear garden which is already affected by the sycamore tree.

Adjacent houses in Sandy Lane

- 8.17 The proposed house is set 1m forward of the existing houses. In my view this limited depth is unlikely to lead to any significant impact in terms of enclosure or loss of outlook. The only window facing these houses and Sandy Lane is on the second floor and will provide views along the street only.
- 8.18 At ground floor the proposed house includes a single storey projection beyond the rear wall of the existing houses that is 8 metres in depth. It is set off the boundary by 1.7m and this combined with the fact that it is at a lower ground level and 2.8 metres render it acceptable in terms of its impact on the occupiers of the neighbouring house.

8.19 In terms of the potential for overlooking, a ground floor window is proposed which faces the adjacent house but the outlook from this window is towards the boundary fence. The rear windows face the gardens and there is the potential for mutual overlooking which is not uncommon in this part of the City.

Houses fronting De-Freville Avenue and Chesterton Road

8.20 The proposed house will be mainly screened from views from De Freville Road by the Sandy Lane houses. The gardens serving the De Freville Avenue houses have gardens which are in excess of 20m in length which provides further protection from impacts such as loss of overlooking and loss of privacy.

8.21 In my view Sandy Lane provides sufficient separation from buildings in the curtilage of houses on Chesterton Road to mitigate against overlooking. This is a common arrangement in the City.

8.22 I have recommended the conditions suggested by the Environmental Health Officer relating to construction phase impacts.

8.23 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 Cambridge Local Plan (2006) policies 3/4 and 3/7.

Amenity for future occupiers of the site

8.24 Generous garden space will be provided for the occupiers of the new dwelling and is retained to serve 10 De Freville Avenue. The sycamore tree is so close the boundary that it will significantly overshadow the new dwelling. However the potential for loss of light is limited to a ground floor bedroom, first floor bathroom and dressing room and second floor bathroom. In my view it is not vital that these rooms have high degrees of natural light and the arrangement is in my view acceptable and will not have a significantly adverse impact on residential amenity.

8.25 I have recommended the condition suggested by the Environmental Health Officer relating to contaminated land.

8.26 In my opinion the proposal provides a high-quality living environment and an appropriate standard of residential amenity for future occupiers, and I consider that in this respect it is compliant with Cambridge Local Plan (2006) policies 3/7 and 3/12.

Refuse Arrangements

8.27 The layout of the proposed dwelling makes adequate on-site refuse arrangements. The proposed bins will be set back by 4.5-5m from the street.

8.28 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

Car and Cycle Parking

Car Parking

8.29 The car parking standards allow for up to two car parking spaces to be provided. There is space for one car parking space within the front of the proposed dwelling with access from Sandy Lane and given the town centre location with adequate public transport in the area this acceptable. I have recommended the informative on Residents' Permits as recommended by the Highway Engineer.

Cycle Parking

8.30 The cycle parking standards require 3 spaces to be provided. Provision is made for the parking of 3 bicycles in the lean to on the site frontage.

8.31 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

Third Party Representations

8.32 I have dealt with the issues raised in relation to site context and design, impact on trees and residential amenity in my Assessment. A Heritage Statement was not required and conservation area impacts have been addressed in the Design and Access Statement. Maintenance of domestic extracts and

access to sewers/gas ducting falls outside planning control. The application has been assessed against prevailing Development Plan policies.

Planning Obligation Strategy

Planning Obligations

8.33 The Community Infrastructure Levy Regulations 2010 have introduced the requirement for all local authorities to make an assessment of any planning obligation in relation to three tests. If the planning obligation does not pass the tests then it is unlawful. The tests are that the planning obligation must be:

(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.

In bringing forward my recommendations in relation to the Planning Obligation for this development I have considered these requirements. The Planning Obligation Strategy (2010) 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 and relevant Supplementary Planning Documents. The proposed development triggers the requirement for the following community infrastructure:

Open Space

8.34 The Planning Obligation Strategy requires that all new residential developments contribute to the provision or improvement of public open space, either through provision on site as part of the development or through a financial contribution for use across the city. The proposed development requires a contribution to be made towards open space, comprising outdoor sports facilities, indoor sports facilities, informal open space and provision for children and teenagers. The total contribution sought has been calculated as follows.

8.35 The application proposes the erection of one three-bedroom house. A house or flat is assumed to accommodate one person for each bedroom, but one-bedroom flats are assumed to accommodate 1.5 people. Contributions towards provision for children and teenagers are not required from one-bedroom units. The totals required for the new buildings are calculated as follows:

Outdoor sports facilities					
Type of unit	Persons per unit	£ per person	£ per unit	Number of such units	Total £
studio	1	238	238		
1 bed	1.5	238	357		
2-bed	2	238	476		
3-bed	3	238	714	1	714
4-bed	4	238	952		
Total					714

Indoor sports facilities					
Type of unit	Persons per unit	£ per person	£ per unit	Number of such units	Total £
studio	1	269	269		
1 bed	1.5	269	403.50		
2-bed	2	269	538		
3-bed	3	269	807	1	807
4-bed	4	269	1076		
Total					807

Informal open space					
Type of unit	Persons per unit	£ per person	£ per unit	Number of such units	Total £
studio	1	242	242		
1 bed	1.5	242	363		
2-bed	2	242	484		
3-bed	3	242	726	1	726
4-bed	4	242	968		
Total					726

Provision for children and teenagers					
Type of unit	Persons per unit	£ per person	£ per unit	Number of such units	Total £
studio	1	0	0		0
1 bed	1.5	0	0		0
2-bed	2	316	632		
3-bed	3	316	948	1	948
4-bed	4	316	1264		
Total					948

8.36 The s106 Agreement has been completed to secure the requirements of the Planning Obligation Strategy (2010) and the Cambridge City Council Open Space Standards Guidance for Interpretation and Implementation (2010), I am satisfied that the proposal accords with Cambridge Local Plan (2006) policies 3/8 and 10/1 and the Planning Obligation Strategy 2010 and the Cambridge City Council Open Space Standards Guidance for Interpretation and Implementation (2010)

Community Development

8.37 The Planning Obligation Strategy (2010) requires that all new residential developments contribute to community development facilities, programmes and projects. This contribution is £1256 for each unit of one or two bedrooms and £1882 for each larger unit. The total contribution sought has been calculated as follows:

Community facilities			
Type of unit	£ per unit	Number of such units	Total £
1 bed	1256		
2-bed	1256		
3-bed	1882	1	1882
4-bed	1882		
Total			1882

8.38 The s106 Agreement has been completed to secure the requirements of the Planning Obligation Strategy (2010), I am satisfied that the proposal accords with Cambridge Local Plan

(2006) policies 5/14 and 10/1 and the Planning Obligation Strategy 2010.

Waste

8.39 The Planning Obligation Strategy (2010) requires that all new residential developments contribute to the provision of household waste and recycling receptacles on a per dwelling basis. As the type of waste and recycling containers provided by the City Council for houses are different from those for flats, this contribution is £75 for each house and £150 for each flat. The total contribution sought has been calculated as follows:

Waste and recycling containers			
Type of unit	£ per unit	Number of such units	Total £
House	75	1	75
Flat	150		
Total			75

8.40 The s106 Agreement has been completed to secure the requirements of the Planning Obligation Strategy (2010), I am satisfied that the proposal accords with Cambridge Local Plan (2006) policies 3/7, 3/12 and 10/1 and the Planning Obligation Strategy 2010.

Monitoring

8.41 The Planning Obligation Strategy (2010) requires that all new residential developments contribute to the costs of monitoring the implementation of planning obligations. The costs are calculated according to the heads of terms in the agreement. The contribution sought will be calculated as £150 per financial head of term, £300 per non-financial head of term. Contributions are therefore required on that basis.

Planning Obligations Conclusion

8.42 It is my view that the planning obligation is necessary, directly related to the development and fairly and reasonably in scale and kind to the development and therefore the Planning Obligation passes the tests set by the Community Infrastructure Levy Regulations 2010.

9.0 CONCLUSION

- 9.1 This site has a complex history particularly in relation to the presence of the protected sycamore tree which undoubtedly has a positive impact on the streetscene. The Arboricultural officer is convinced that the tree will not necessarily be lost as part of the development and that the tree works to facilitate the construction of the house are acceptable. In the light of this view it is difficult to justify refusal of planning permission in my opinion.
- 9.2 The design of the house does contrast with other development in the area but I do not think that that is a reason for refusal in itself. The Conservation Officer is supportive of the scheme and considers that it will make a positive impact on the Conservation Area. Approval is recommended.

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. 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)

4. 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)

5. No new windows shall be installed in the existing building, nor existing windows altered until drawings at a scale of 1:20 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).

6. All new joinery [window frames, etc.] shall be recessed at least 50mm back from the face of the wall / façade. The means of finishing of the 'reveal' shall be submitted to and approved in writing by the local planning authority prior to installation of new joinery. 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. 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)

8. 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)

9. No development approved by this permission shall be COMMENCED prior to a contaminated land assessment and associated remedial strategy, being submitted to the LPA and receipt of approval of the document/documents from the LPA. This applies to paragraphs a), b) and c). This is an iterative process and the results of each stage will help decide if the following stage is necessary.
 - (a) The contaminated land assessment shall include a desk study to be submitted to the LPA for approval. The desk study shall detail the history of the site uses and propose a site investigation strategy based on the relevant information discovered by the desk study. The strategy shall be approved by the LPA prior to investigations commencing on site.
 - (b) The site investigation, including relevant soil, soil gas, surface and groundwater sampling, shall be carried out by a suitable qualified and accredited consultant/contractor in accordance with a quality assured sampling and analysis methodology.
 - (c) A site investigation report detailing all investigative works and sampling on site, together with the results of the analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the LPA. The LPA shall approve such remedial works as required prior to

any remediation commencing on site. The works shall be of such a nature as to render harmless the identified contamination given the proposed end use of the site and surrounding environment including any controlled waters. No development approved by this permission shall be OCCUPIED prior to the completion of any remedial works and a validation report/s being submitted to the LPA and receipt of approval of the document/documents from the LPA. This applies to paragraphs d), e) and f).

(d) Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance.

(e) If, during the works contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the LPA.

(f) Upon completion of the works, this condition shall not be discharged until a closure report has been submitted to and approved by the LPA. The closure report shall include details of the proposed remediation works and quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from site.

Reason: To protect the amenities of nearby residents/occupiers (in accordance with policy 4/13 of the Cambridge Local Plan (2006))

10. 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)

11. The dwelling hereby permitted shall not be occupied until the cycle parking and waste storage facilities shown in the approved drawings have been put in place in full. These facilities shall be retained permanently, and the space assigned to waste and cycle storage shall not be used for any other purposes.

Reason: To protect the amenity of the adjoining properties, and to ensure appropriate waste and cycle storage. (Cambridge Local Plan 2006 policies 3/4, 3/12 and 8/6)

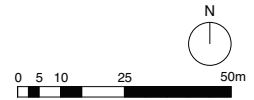
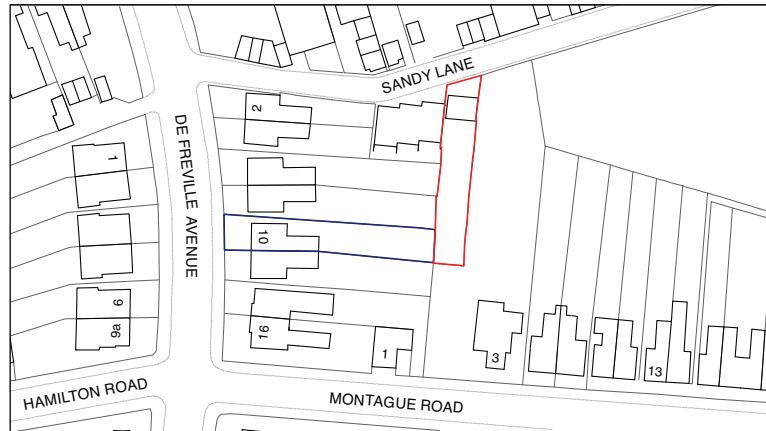
INFORMATIVE:

The demolition may give rise to dust and therefore the applicant is advised to ensure that appropriate measures are employed to minimise the spread of airborne dust from the site. Further guidance can be obtained from: Councils Supplementary Planning Document Sustainable Design and Construction 2007: https://www.cambridge.gov.uk/sites/www.cambridge.gov.uk/files/documents/SustainComSPD_WEB.pdf Control of dust and emissions from construction and demolition - Best Practice Guidance produced by the London Councils: http://www.london.gov.uk/thelondonplan/guides/bpg/bpg_04.jsp

INFORMATIVE:

Following implementation of any Permission issued by the Planning Authority in regard to this proposal the residents of the new dwelling will not qualify for Residents' Permits (other than visitor permits) within the existing Residents' Parking Schemes operating on surrounding streets. This should be brought to the attention of the applicant, and an appropriate informative added to any Permission that the Planning Authority is minded to issue with regard to this proposal.

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NOTES:
Do not scale off drawing. All dimensions to be checked on site.
This drawing is to be read in conjunction with all other relevant consultants drawings and specifications

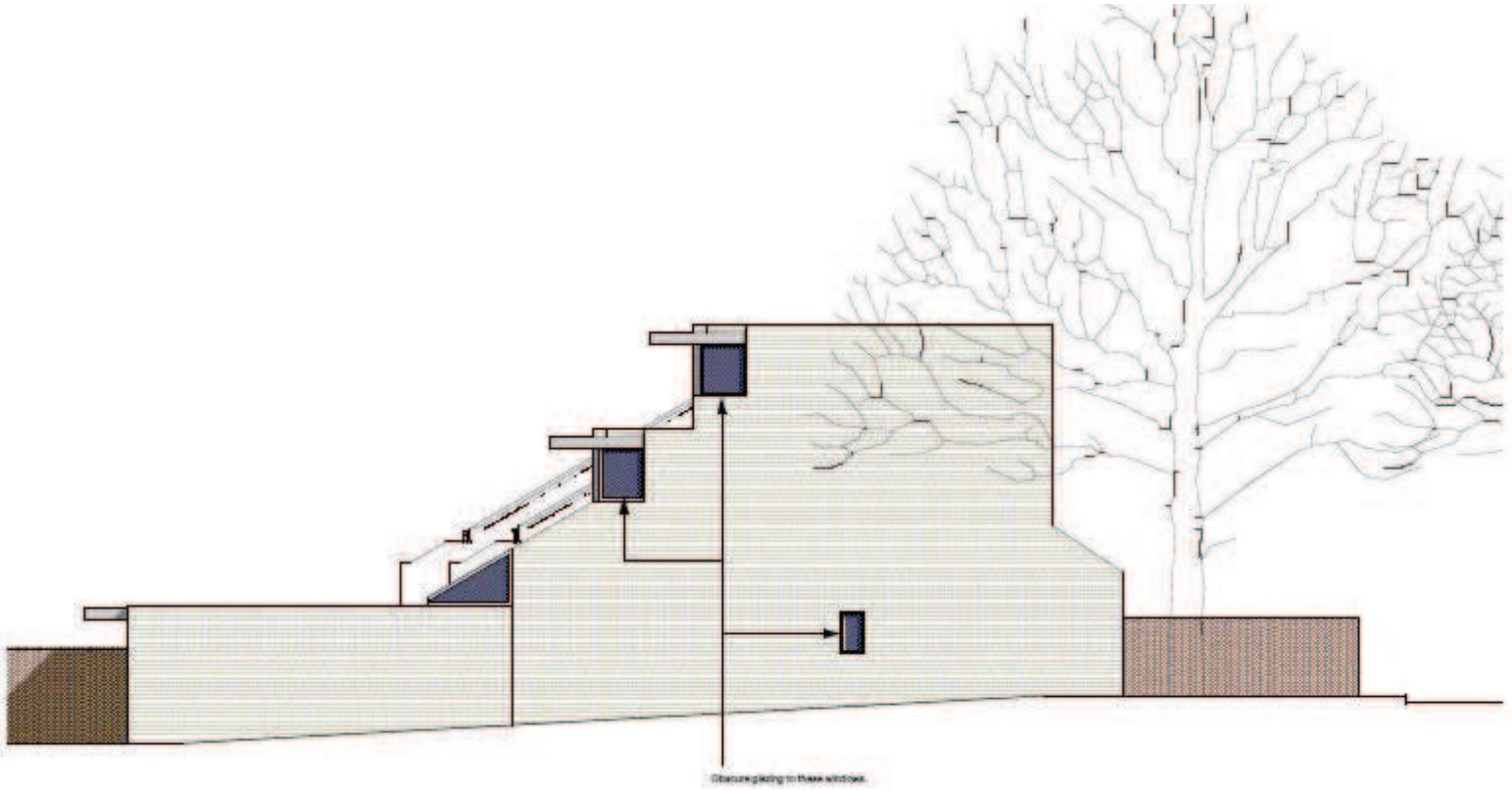
KEY:
 Boundary of the site.
 Boundary of other land owned by the applicant.

PLANNING

Date	Rev.	Notes			

Project Title	Roth - Sandy Lane			www.nrap.co.uk design@nrap.co.uk
Drawing No.	2491-P101			NRAP NICHOLAS RAY & PLASTIK ARCHITECTS
Drawing Title	Location Plan			
Scale	1:1250	Status	For Planning	13-15 Covent Garden Cambridge CB1 2HS
Size	A3	Date	APR 2013	T 01223 464 455 F 01223 464 404

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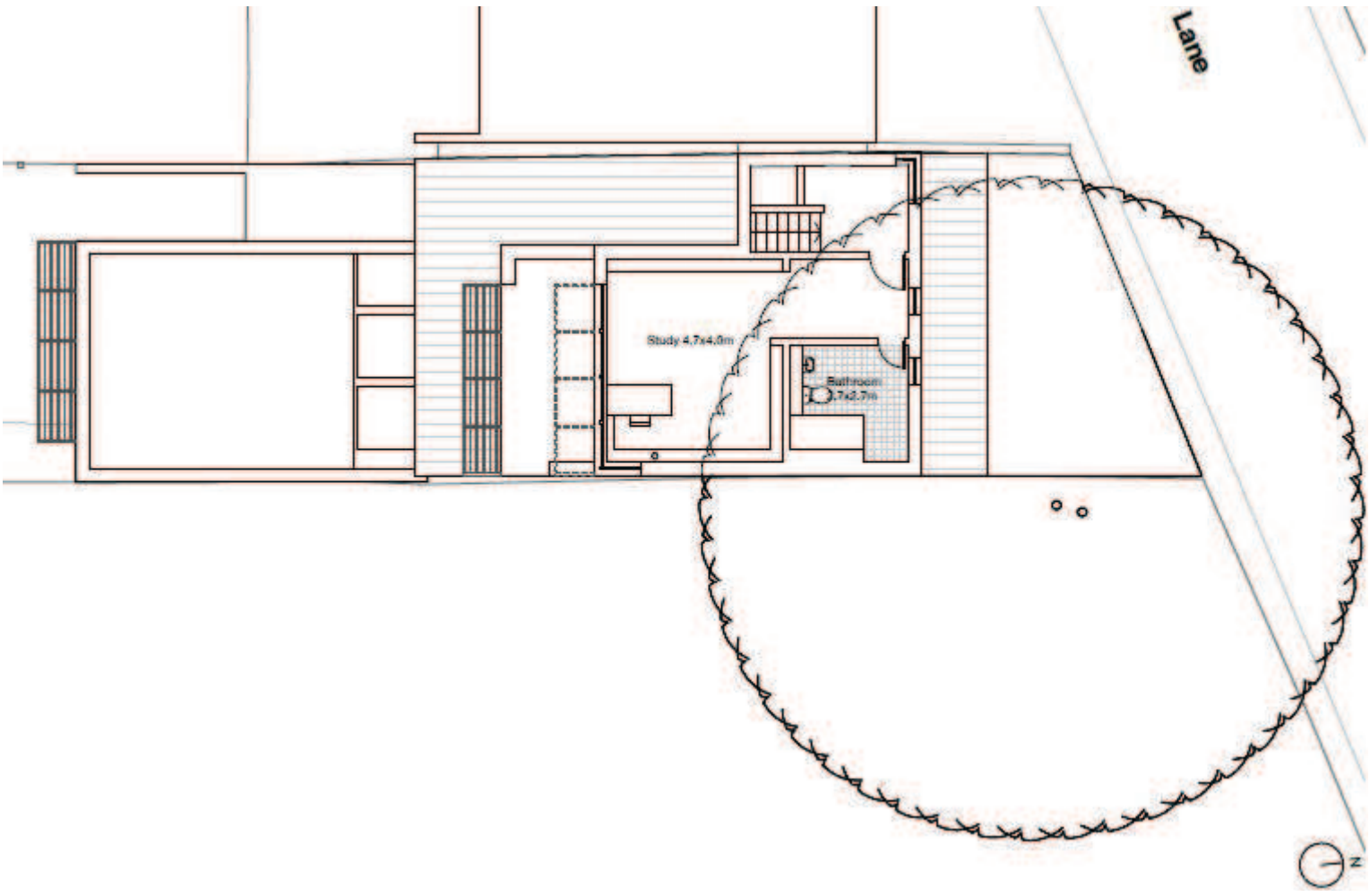
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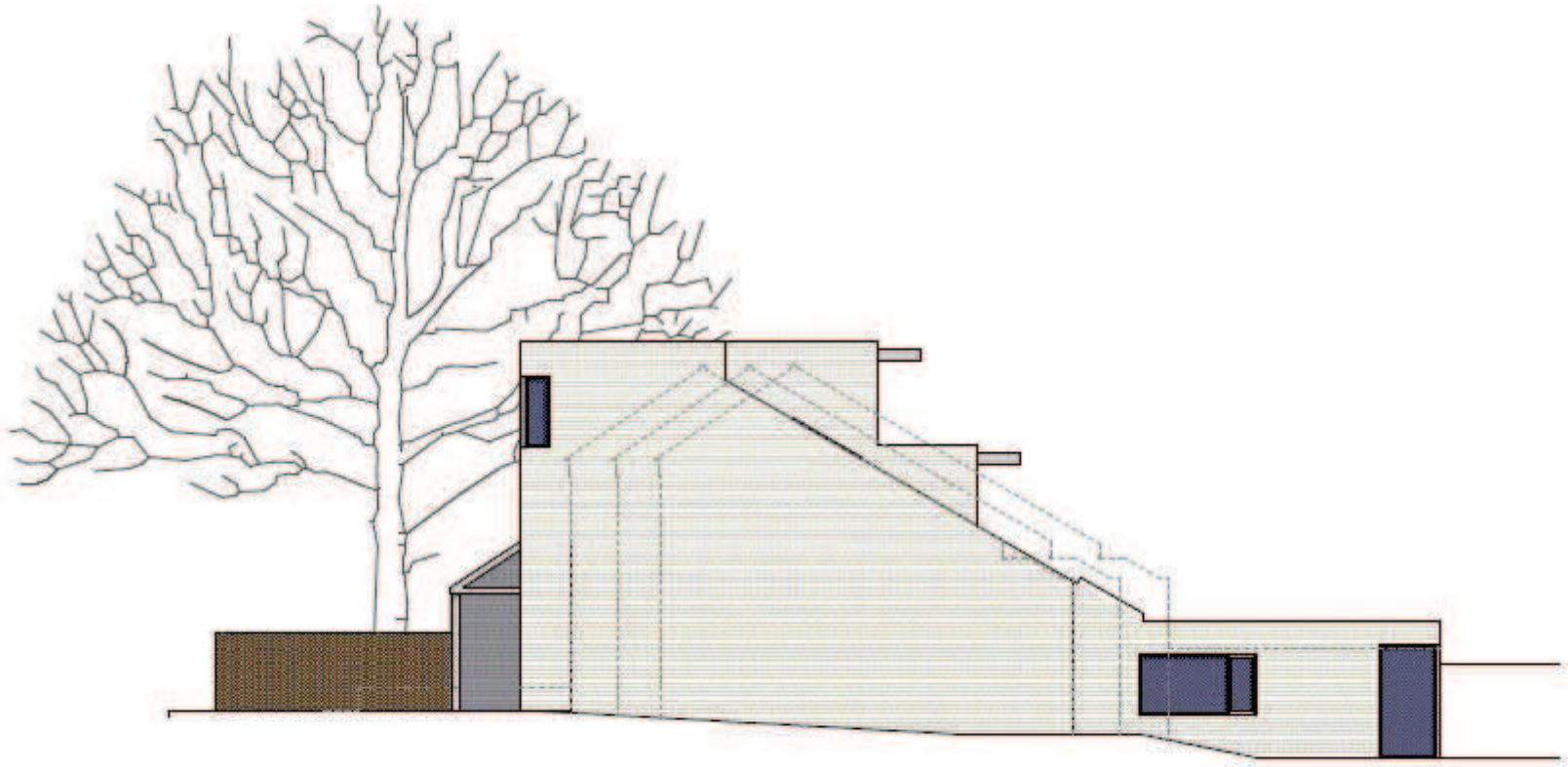
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Application Number	13/0753/FUL	Agenda Item	
Date Received	30th May 2013	Officer	Mr Sav Patel
Target Date	25th July 2013		
Ward	East Chesterton		
Site	The Mews Mortlock Avenue Cambridge Cambridgeshire CB4 1LY		
Proposal Applicant	Erection of 3no 1 bedroom flats. Mr J Price The Mews Mortlock Avenue Cambridge Cambridgeshire CB4 1LY		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <p>The proposed development would make effective and efficient use of ancillary land to provide additional housing stock in a sustainable location within close proximity to local services and public transport links.</p> <p>The proposed development would integrate into the site without have a detrimental impact on the surrounding built form and residential amenity of the adjoining neighbours</p>
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The built form of the area is characterised by residential two storey detached and semi-detached properties with deep rear gardens.

- 1.2 The application site is located behind no.56 and 60 Green End Road and within a recently constructed housing development known as The Mews, which comprises five one-and-a-half storey dwellings. Access to the site is via Mortlock Avenue which is located to the east of the site. The entrance into the site is gated for private access.

- 1.3 To the west of the site are the rear amenity areas of no's 56 and 60 Green End Road, which have been converted into flats.
- 1.4 The rear boundary of the site (south-east) is adjoined to the side (north-west) boundary of no.64 Green End Road.
- 1.5 To the north-east is the access into The Mews development and beyond this is a row of single storey garages in an 'L' shape arrangement, which appear to be related to the properties within Mortlock Avenue.
- 1.6 The site is not located within any designated area of constraint.

2.0 THE PROPOSAL

- 2.1 The proposal is for the construction of a one-and-a-half storey building to accommodate three 1-bedroom flats (two on the ground and one in the roof space). The proposed building includes two pitched roof dormer windows similar to those found in the existing dwellings with The Mews. The building would also be set back from the frontage of the adjacent property by approximately five metres with car parking in front.
- 2.2 In terms of its dimensions, the building would be six metres to the ridgeline, 2.5 metres to the eaves, 9.5 metres deep and 12.35 metres wide. The building would sit lower than the existing properties by approximately 400mm.
- 2.3 The location for the proposed building is currently used as an informal car parking and cycle storage area. According to the approved plans for The Mews development this area appears to be retained as a turning head.
- 2.4 The car parking area would be formalised as part of the proposed development by providing five spaces. A new cycle storage area would be located along the rear boundary. The existing cycle store would be maintained in its current location.
- 2.5 The application is accompanied by a design and access statement.

3.0 SITE HISTORY

Reference	Description	Outcome
13/0520/FUL	Erection of 3 1bedroom flats	Withdrawn

4.0 PUBLICITY

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

5.0 POLICY

5.1 See Appendix 1 for full details of Central Government Guidance, Cambridgeshire and Peterborough Structure Plan 2003 policies, Cambridge Local Plan 2006 policies, Supplementary Planning Documents and Material Considerations.

5.2 Relevant Development Plan policies

PLAN	POLICY NUMBER
Cambridgeshire and Peterborough Structure Plan 2003	P6/1 P9/8 P9/9
Cambridge Local Plan 2006	3/1 3/4 3/7 3/12 5/1 5/7 8/6

5.3 Relevant Central Government Guidance, Supplementary Planning Documents and Material Considerations

Central Government Guidance	National Planning Policy Framework March 2012 Circular 11/95 Community Infrastructure Levy Regulations 2010
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Supplementary Planning Documents	Sustainable Design and Construction Cambridgeshire and Peterborough Waste Partnership (RECAP) : Waste Management Design Guide Planning Obligation Strategy
Material Considerations	<u>Central Government:</u> Letter from Secretary of State for Communities and Local Government (27 May 2010) Written Ministerial Statement: Planning for Growth (23 March 2011)
	<u>Citywide:</u> Cambridge Walking and Cycling Strategy Design Guide For Streets and Public Realm Cycle Parking Guide for New Residential Developments Roof Extensions Design Guide

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways)

- 6.1 The proposal has the potential to increase parking demand from the site.

Head of Environmental Services

- 6.2 Request conditions restricting construction hours and details on refuse and recycling provision for the use.
- 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 owner/occupier of the following address has made a representation:

Flat 3, 60 Green End Road

7.2 The representation can be summarised as follows:

-Insufficient car parking and noise disturbance during construction work

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

8.0 ASSESSMENT

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

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

Principle of Development

8.2 The application site is located within and surrounded by residential development and located within reasonable walking distance of a District and Local Centre which is located to the north; on the corner of Milton Road and Green End Road. The site is also within close proximity to public transport links into the city centre and wider area.

8.3 The proposed residential redevelopment of the site is considered to be acceptable in this location and context. Windfall housing sites such as this are permitted subject to the existing land use and compatibility with adjoining uses.

- 8.4 In my opinion, the principle of the development is acceptable and in accordance with policy 5/1.

Context of site, design and external spaces

- 8.5 The rear gardens of no.56, 60 and 62 Green End Road were subdivided to accommodate The Mews development within which the application site is located. The development is accessed via Mortlock Avenue, which runs parallel with Green End Road.
- 8.6 The built form of the area is characterised by two storey properties that are set back from the highway and with deep rear gardens.
- 8.7 The properties within The Mews development are smaller in terms of scale and height compared to the surrounding built form. The proposed development would be similar in scale to its back-land neighbours, albeit slightly lower, and set back from the adjacent pair of semi-detached properties. This would reduce its appearance from the site entrance and on the adjacent buildings either side. I am of the view that the proposed building would integrate into the site context successfully.
- 8.8 The design of the proposed building is relatively simple but well articulated and proportionate in scale to the adjoining building (no.4 The Mews). The pitched roof dormer windows in the roof-scape reflect similar features in the dwellings in The Mews development. The proposed building has been designed with traditional straight side gables with a pitched roof whereas the adjacent dwellings have hipped roofs. I do not find this objectionable and am of the view that due to the lower ridge height and set back location, the design of the proposed building would be acceptable in this back-land location context.
- 8.9 In terms of the external space, the proposal includes provision for cycle and bin storage provision to serve the units. A threshold space would be created between the front of the building and reorganised car parking area to mitigate the harm on future occupants. The future occupants would also have access to the communal amenity area to the rear no.56 and 60 Green End Road. I am of the view the external space has been

designed to ensure the proposed building provides suitable provision to future occupants without adversely affecting the provision for the existing dwellings.

- 8.10 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11 and 3/12.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.11 The proposed building has been carefully laid out to mitigate the impact on the adjoining occupiers. There are no windows that would directly overlook the private amenity area of the surrounding properties. The velux windows in the rear roofscape would provide light into a bathroom, landing and kitchen of the first floor flat and would be set high into the roof-slope avoiding any overlooking. All the main habitable rooms within the flats would be located at the front of the building facing into The Mews site. Therefore, I do not consider there would be any overlooking onto the private amenity area of no.64 Green End Road.
- 8.12 The proposed building would sit directly between the rear elevation of the building of flats at no.60 Green End Road to the south-west and the pair of semi-detached properties in The Mews to the north-east. The building would be located approx. 3.7 metres from the rear of the single storey element (which serves a kitchen) at the rear of no.60. Currently there is a two metre high close boarded fence between the rear of no.60 and the application site. In this context, given also that the application site is located north of no.60, whilst the proposed building is likely to have some degree of impact by virtue of its scale, I do not consider the level of harm would be significant enough on the residential amenity of the occupier of the flat to warrant a refusal in terms of loss of light or dominance.
- 8.13 In terms of no.4 The Mews, which is direct adjacent to the application site, whilst the proposed building would be located one metre from the side elevation, there are no windows in the side elevation that would be affected and the main living area is located at the front of the property. Furthermore, the roof pitch of the proposed building would slope down towards the rear

boundary thus mitigating the bulk of the side elevation from the outlook of no.4.

- 8.14 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 Cambridge Local Plan (2006) policies 3/4 and 3/7.

Amenity for future occupiers of the site

- 8.15 The proposal would provide future occupiers a reasonable level of amenity provision such as use of the existing communal area and a threshold area at the front of the building between the car parking area. The proposal also includes dedicated bin and cycle storage provision.
- 8.16 In my opinion the proposal provides a high-quality living environment and an appropriate standard of residential amenity for future occupiers, and I consider that in this respect it is compliant with Cambridge Local Plan (2006) policies 3/7 and 3/12.

Refuse Arrangements

- 8.17 The proposal includes a dedicated area for refuse storage which would be located adjacent to no.5 The Mews. The Waste Officer has recommended a waste informative to be attached to any decision notice.
- 8.18 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

Highway Safety

- 8.19 The proposal does not include any alterations that would affect highway safety.
- 8.20 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/2.

Car and Cycle Parking

Car Parking

- 8.21 The application site is located within a gated housing development comprising five existing units. The proposal includes provision for five car parking spaces giving a total of seven dedicated spaces within the site. There is provision for cars to be parked on the road, which is 5.2 metres wide.

Cycle Parking

- 8.22 The proposal includes three additional cycle spaces, which would be located adjacent to the existing cycle store along the north-east boundary.
- 8.23 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

Third Party Representations

- 8.24 Concerns have been raised by a local residents regarding lack of car parking and noise disturbance during building works.

Lack of car parking

- 8.25 The proposal is for three 1-bedroom flats. Within The Mews, the redesigned parking arrangements would result in 5 car parking spaces for the existing approved units and the three proposed units. There is no requirement to provide car parking for the proposed units. The Local Plan sets maximum level of car parking permitted under the City Council's Standards therefore there is no minimum number of spaces which need to be provided. I am satisfied that due to the proximity of the site to public transport links and distance from the city centre in terms of walking and cycling, additional car parking would not be necessary especially as these are 1 bedroom studios.

Noise during building work

- 8.26 Whilst I appreciate the reasons for the concerns, construction noise is an inevitable part of development. Noise disturbance is temporary until the main element of the building has been completed. Nevertheless, I have recommended a condition

regarding construction noise to prevent any disturbance during unsociable hours.

Planning Obligations

8.27 The Community Infrastructure Levy Regulations 2010 have introduced the requirement for all local authorities to make an assessment of any planning obligation in relation to three tests. If the planning obligation does not pass the tests then it is unlawful. The tests are that the planning obligation must be:

- (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.

In bringing forward my recommendations in relation to the Planning Obligation for this development I have considered these requirements. The Planning Obligation Strategy (2010) 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 and relevant Supplementary Planning Documents. The proposed development triggers the requirement for the following community infrastructure:

Open Space

8.28 The Planning Obligation Strategy requires that all new residential developments contribute to the provision or improvement of public open space, either through provision on site as part of the development or through a financial contribution for use across the city. The proposed development requires a contribution to be made towards open space, comprising outdoor sports facilities, indoor sports facilities and informal open space. The total contribution sought has been calculated as follows.

8.29 The application proposes the erection of three one-bedroom flats. A house or flat is assumed to accommodate one person for each bedroom, but one-bedroom flats are assumed to accommodate 1.5 people. Contributions towards provision for children and teenagers are not required from one-bedroom units. The totals required for the new buildings are calculated as follows:

Outdoor sports facilities					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
studio	1	238	238		
1 bed	1.5	238	357	3	1071
2-bed	2	238	476		
3-bed	3	238	714		
4-bed	4	238	952		
Total					1071

Indoor sports facilities					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
studio	1	269	269		
1 bed	1.5	269	403.50	3	1210.5
2-bed	2	269	538		
3-bed	3	269	807		
4-bed	4	269	1076		
Total					1210.5

Informal open space					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
studio	1	242	242		
1 bed	1.5	242	363	3	1089
2-bed	2	242	484		
3-bed	3	242	726		
4-bed	4	242	968		
Total					1089

8.30 Subject to the completion of a S106 planning obligation to secure the requirements of the Planning Obligation Strategy (2010) and the Cambridge City Council Open Space Standards Guidance for Interpretation and Implementation (2010), I am satisfied that the proposal accords with Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1 and P9/8, Cambridge Local Plan (2006) policies 3/8 and 10/1 and the Planning Obligation Strategy 2010 and the Cambridge City Council Open Space Standards Guidance for Interpretation and Implementation (2010)

Community Development

8.31 The Planning Obligation Strategy (2010) requires that all new residential developments contribute to community development facilities, programmes and projects. This contribution is £1256 for each unit of one or two bedrooms and £1882 for each larger unit. The total contribution sought has been calculated as follows:

Community facilities			
Type of unit	£per unit	Number of such units	Total £
1 bed	1256	3	3768
2-bed	1256		
3-bed	1882		
4-bed	1882		
Total			3768

8.32 Subject to the completion of a S106 planning obligation to secure the requirements of the Planning Obligation Strategy (2010), I am satisfied that the proposal accords with Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1 and P9/8, Cambridge Local Plan (2006) policies 5/14 and 10/1 and the Planning Obligation Strategy 2010.

Waste

8.33 The Planning Obligation Strategy (2010) requires that all new residential developments contribute to the provision of household waste and recycling receptacles on a per dwelling basis. As the type of waste and recycling containers provided by the City Council for houses are different from those for flats,

this contribution is £75 for each house and £150 for each flat. The total contribution sought has been calculated as follows:

Waste and recycling containers			
Type of unit	£per unit	Number of such units	Total £
House	75		
Flat	150	3	450
Total			450

8.34 Subject to the completion of a S106 planning obligation to secure the requirements of the Planning Obligation Strategy (2010), I am satisfied that the proposal accords with Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1 and P9/8, Cambridge Local Plan (2006) policies 3/7, 3/12 and 10/1 and the Planning Obligation Strategy 2010.

Monitoring

8.35 The Planning Obligation Strategy (2010) requires that all new residential developments contribute to the costs of monitoring the implementation of planning obligations. The costs are calculated according to the heads of terms in the agreement. The contribution sought will be calculated as _150 per financial head of term and _300 per non-financial head of term. Contributions are therefore required on that basis.

Planning Obligations Conclusion

8.36 It is my view that the planning obligation is necessary, directly related to the development and fairly and reasonably in scale and kind to the development and therefore the Planning Obligation passes the tests set by the Community Infrastructure Levy Regulations 2010.

9.0 CONCLUSION

9.1 The proposed development of a building containing three 1-bedroom flats in this residential location is considered to be acceptable. The scale and proportions of the building are in keeping and its set back location would reduce its visual impact.

9.2 I am of the view that due to the scale, layout and orientation of the proposed building, there are unlikely to be any significantly

adverse impacts on the residential amenity of the surrounding neighbours.

- 9.3 In these terms, therefore, the proposal complies with policies 3/4, 3/7, 3/11, 3/12 and 5/1 of the adopted Local Plan.

10.0 RECOMMENDATION

1. APPROVE subject to the satisfactory completion of the s106 agreement by 1 November 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. 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. 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 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)

INFORMATIVE:

The Council has produced a guidance to provide information to developers on waste and recycling provision which can be accessed from the City Council website via the following link:- <https://www.cambridge.gov.uk/waste-and-recycling-provision-information-developers>

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): 3/4, 3/7, 3/11, 3/12, 5/1 and 5/7

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

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.

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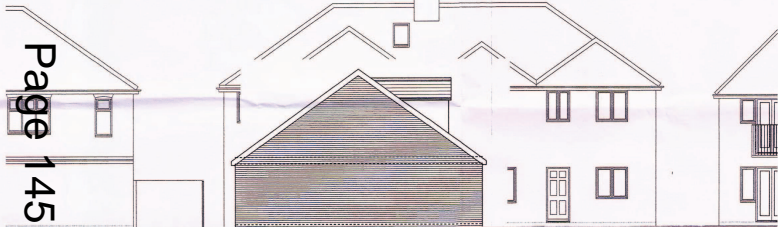
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Rear Elevation



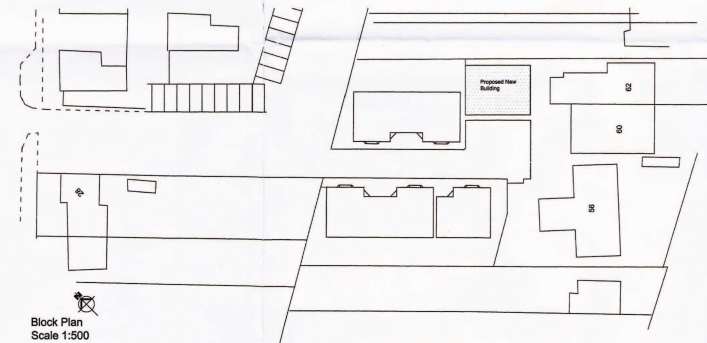
Front Elevation



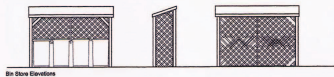
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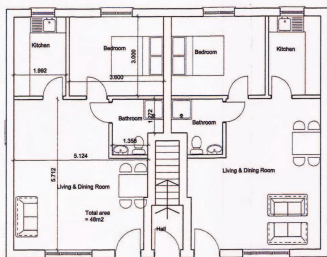
Side Elevation



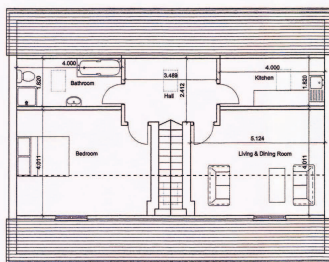
Block Plan
Scale 1:500



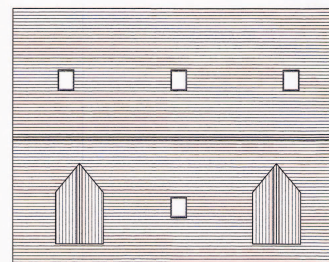
In Store Elevations



Ground Floor Plan



First Floor Plan

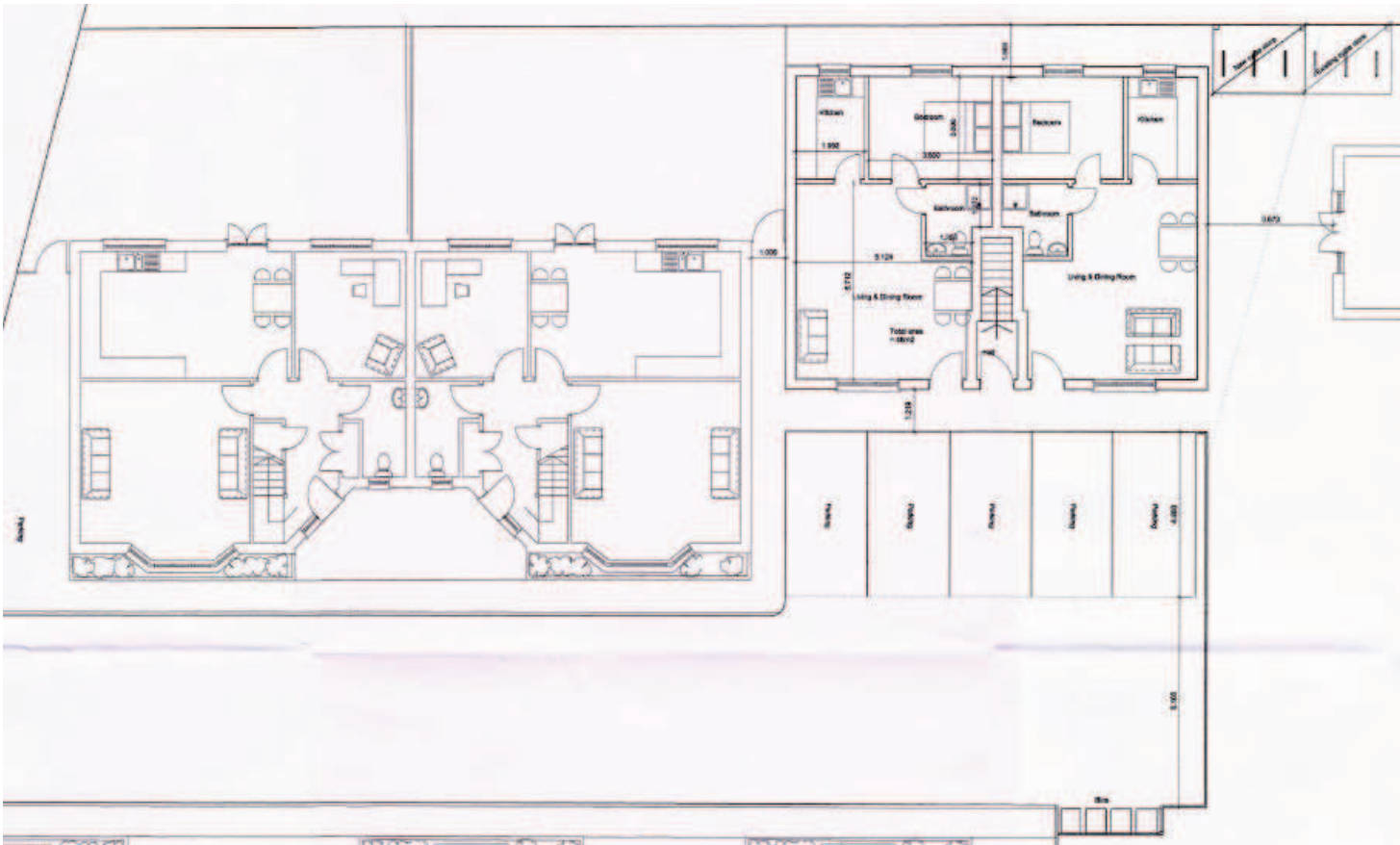


Roof Plan

Page 145

Tim Moll Architecture Chartered Architect	
<h1>JOB 662</h1>	
TIM MOLL ARCHITECTURE Strawberry Cottage North Road Totlock Strickland Road T. 01559 270841 M. 07818087280 E. tim@mollarchitecture.co.uk	
CLIENTS	John Price
JOB LOCATION	Land to the rear of 56-62 Green End Road, Cambridge
JOB DESCRIPTION	Construction of 3No. New Apartments
DRAWING	PLANS & ELEVATIONS
DATE APRIL 2013	SCALE 1:100 & 500
DRAWING NUMBER .02 A	DRAWN BY TIM

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Application Number	13/0909/FUL	Agenda Item	
Date Received	3rd July 2013	Officer	Miss Catherine Linford
Target Date	28th August 2013		
Ward	West Chesterton		
Site	167 Chesterton Road Cambridge CB4 1AF		
Proposal	Loft extension		
Applicant	Mr Will Beavitt 167 Chesterton Road Cambridge CB4 1AF		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ol style="list-style-type: none"> 1. The raising of the ridge would not have a significant detrimental impact on the street-scene; 2. The proposed dormer would not be visible from the street and would not have a significant detrimental impact on the appearance of the house; and 3. The proposal would not have a detrimental impact on the occupiers of neighbouring properties.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 167 Chesterton Road is a two storey, semi-detached house, situated on the northwestern side of Chesterton Road. The surrounding area is mixed with residential and commercial properties. The site is not within a Conservation Area.

2.0 THE PROPOSAL

2.1 Full planning permission is sought for a loft extension. It is proposed that ridge is raised by 0.5m to accommodate a box dormer at the rear.

2.2 As the property is not within a Conservation Area, the proposed dormer would not normally require planning permission. However, as it is necessary to raise the ridge height in order to accommodate it, planning permission is required.

2.3 The application is brought before Committee because the applicant is a employee of Cambridge City Council.

3.0 SITE HISTORY

None.

4.0 PUBLICITY

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

5.0 POLICY

5.1 See Appendix 1 for full details of Central Government Guidance, Cambridge Local Plan 2006 policies, Supplementary Planning Documents and Material Considerations.

5.2 Relevant Development Plan policies

PLAN		POLICY NUMBER
Cambridge Plan 2006	Local	3/1 3/4 3/7 3/14

5.3 Relevant Central Government Guidance, Supplementary Planning Documents and Material Considerations

Central Government Guidance	National Planning Policy Framework March 2012 Circular 11/95
Supplementary Planning Documents	Sustainable Design and Construction

Material Considerations	<u>Central Government:</u> Letter from Secretary of State for Communities and Local Government (27 May 2010) Written Ministerial Statement: Planning for Growth (23 March 2011)
	<u>Citywide:</u> Roof Extensions Design Guide

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

6.1 No comment.

7.0 REPRESENTATIONS

7.1 No representations have been received

8.0 ASSESSMENT

8.1 From my inspection of the site and the surroundings, I consider that the main issues are:

1. Context of site, design and external spaces
2. Residential amenity

Context of site, design and external spaces

8.2 167 Chesterton Road is a semi-detached house situated on the northwestern side of Chesterton Road. The proposed dormer would be situated at the rear and would not be visible from the street. It would therefore have no detrimental impact on the streetscene. The raising of the ridge height will, however, have an impact on the streetscene.

8.3 No. 167 is the first house in a row of six semi-detached houses. Whilst each pair of semi-detached house has the same ridge height, the pairs of semi-detached houses do not have the

same ridge height as each other. They are not uniform. There is shared chimney stack in the centre of the roof, between the two houses, and it is my view that this would conceal the difference in height to a degree. As the ridge heights are irregular, it is my opinion that the raising of the ridge would not have a significant detrimental impact on the streetscene.

- 8.4 None of the other semi-detached houses on this row have roof extensions, but it is my opinion that this is not a reason to refuse planning permission. Chesterton Road is very mixed in character, and there are box dormers in the immediate area. In my view, the proposed roof extension would not have a significant detrimental impact on the appearance of the house and is acceptable.
- 8.5 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11, 3/12.

Residential Amenity

- 8.6 The neighbouring properties that may potentially be impacted on by the proposals are the attached neighbour to the northeast, 169 Chesterton Road; and the unattached building to the southwest, Springfield Court.
- 8.7 Due to the minimal increase in the ridge height, it is my opinion that the raising of the ridge would not have a detrimental impact on neighbouring properties in terms of overshadowing, dominance or enclosure.
- 8.8 The proposed dormer window would be situated to the southwest of 169 Chesterton Road, and would, therefore, cast shadow over this neighbour in the afternoon; and would be situated to the northeast of the flats at Springfield Court, and would, therefore cast shadow over this building in the morning. However, it is my opinion that this impact would not be significant, and that the dormer would also not enclose or dominate these neighbours.
- 8.9 Windows are proposed on the rear elevation of the dormer. Views from the dormer into the rear gardens of neighbouring properties will be possible, but in my opinion this is not significantly worse than the current situation (ie views from first floor windows) and is acceptable.

8.10 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 Cambridge Local Plan (2006) policies 3/4 and 3/7.

9.0 CONCLUSION

9.1 The proposals are considered to be acceptable and approval is thus recommended.

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.

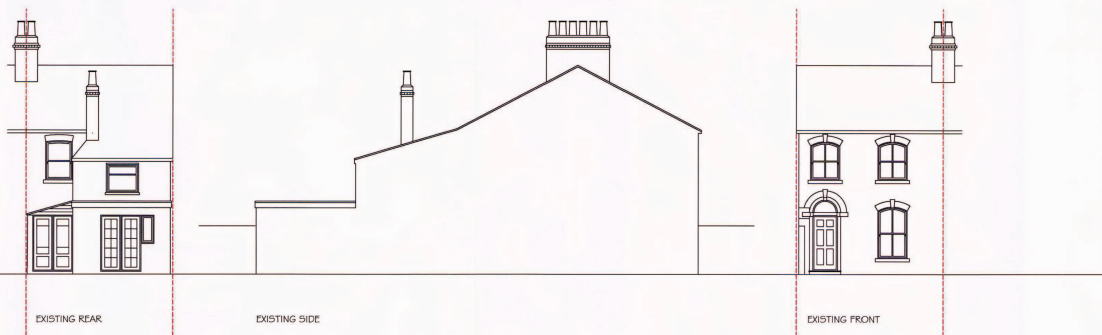
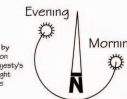
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NOTE: Original Paper size is A1



Site
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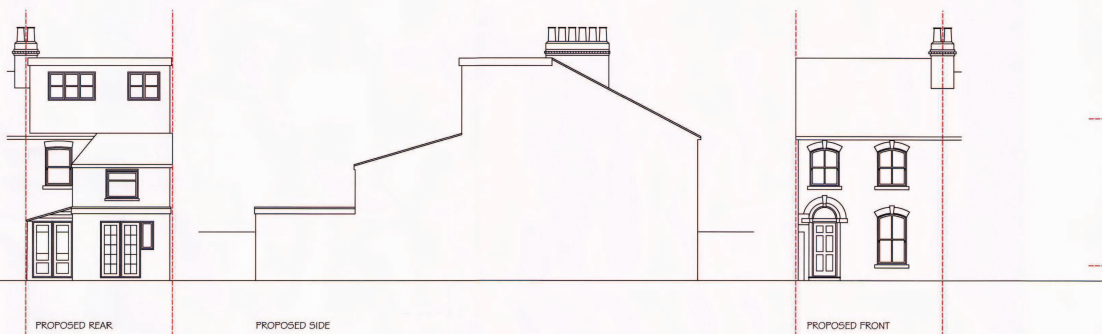
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EXISTING REAR

EXISTING SIDE

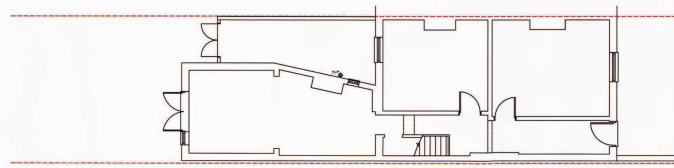
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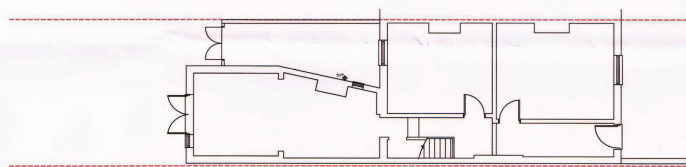
PROPOSED REAR

PROPOSED SIDE

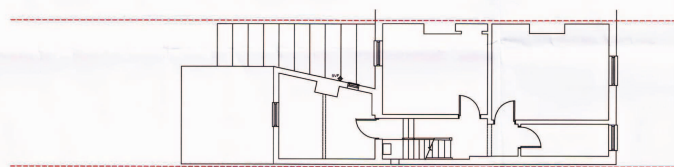
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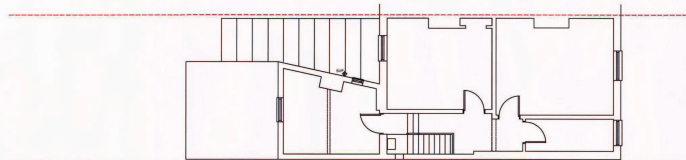
PROPOSED GROUND FLOOR



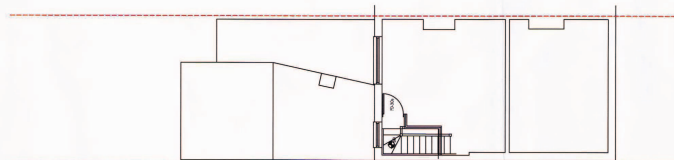
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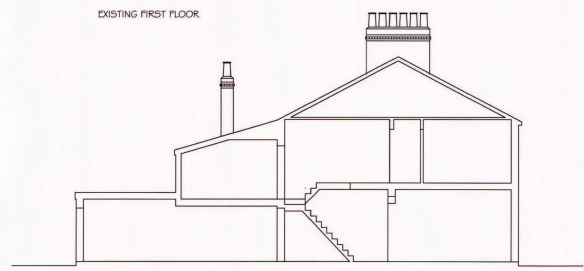
PROPOSED FIRST FLOOR



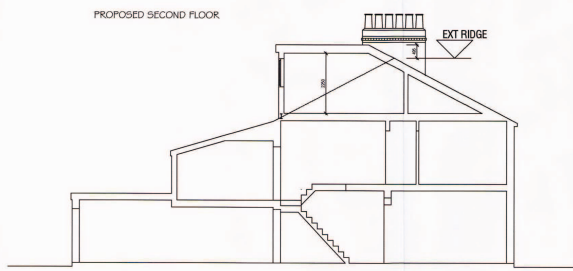
EXISTING FIRST FLOOR



PROPOSED SECOND FLOOR



EXISTING SECTION



PROPOSED SECTION



1:100

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CAMBRIDGE CITY COUNCIL
- 3 JUL 2013

HARVEY-NORMAN
CHARTERED ARCHITECTS
hna@harveynorman.co.uk www.harveynorman.co.uk

167 Chesterton Rd
Cambridge
CB4 1AF

Scale 1:100 @ A1
Date JUN 13
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EXISTING
PROPOSED

PLANNING

Drawing No. 191-PL-01 Revision A

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