



EAST AREA COMMITTEE



AGENDA

To: City Councillors: Blencowe (Chair), Owers (Vice-Chair), Baigent, Benstead, Hart, Herbert, Johnson, Moghadas, Roberts, Robertson, Sinnott and C. Smart

County Councillors: Bourke, Kavanagh, Walsh and Whitehead

Dispatched: Wednesday, 23 July 2014

Date: Thursday, 31 July 2014

Time: 7.00 pm

Venue: Meeting Room - Cherry Trees Day Centre

Contact: Glenn Burgess

Direct Dial: 01223 457013

1 APOLOGIES FOR ABSENCE

2 DECLARATIONS OF INTEREST

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 should be sought **before the meeting**.

Minutes And Matters Arising

3 MINUTES

To confirm the minutes of the meeting held on 19 June 2014.

(To follow)

4 APPOINTMENT TO OUTSIDE BODIES

- Cambridge Airport Consultative Committee
- East Barnwell Community Centre

5 MATTERS & ACTIONS ARISING FROM THE MINUTES (Pages 7 - 8)

Reference will be made to the Committee Action Sheet available under the 'Matters & Actions Arising From The Minutes' section of the previous meeting agenda.

General agenda information can be accessed using the following hyperlink:

<http://democracy.cambridge.gov.uk/ieListMeetings.aspx?CommitteeId=147>

Open Forum: Turn Up And Have Your Say About Non-Agenda Items

6 OPEN FORUM

Refer to the 'Information for the Public' section for rules on speaking.

7 FREQUENCY OF FUTURE EAC MEETINGS (Pages 9 - 10)

Subject to the agreement of Full Council on 24 July 2014 – a discussion by Committee Members on the frequency of Area Committee meetings post October 2014.

Current schedule (Sept 2014 – May 2015) attached.

Intermission

Appendix 1 for Full Details of Central Government Planning Guidance

8 PLANNING APPLICATIONS

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.

8a 14/0607/FUL - 1 Great Eastern Street (*Pages 21 - 66*)

8b 14/1005/FUL - 97 Perne Road (*Pages 67 - 82*)

8c 14/0658/FUL - 19A Mill Road (*Pages 83 - 92*)

9 GENERAL ITEMS

9a REQUEST FOR REVIEW OF THE RESOLUTION TO REFUSE PLANNING APPLICATION 14/0452/FUL - 80 AINSWORTH STREET FOR A TWO STOREY REAR EXTENSION (*Pages 93 - 108*)

9b Planning Enforcement Report: 24 Chalmers Road, Cambridge - Unauthorised Development (*Pages 109 - 120*)

Meeting Information

Open Forum

Members of the public are invited to ask any question, or make a statement on any matter related to their local area covered by the City Council Wards for this Area Committee. The Forum will last up to 30 minutes, but may be extended at the Chair's discretion. The Chair may also time limit speakers to ensure as many are accommodated as practicable.

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.

For further information on speaking at committee please contact Democratic Services on 01223 457013 or democratic.services@cambridge.gov.uk.

Further information is also available online at

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

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

Cambridge City Council would value your assistance in improving the public speaking process of committee meetings. If you have any feedback please contact

Democratic Services on 01223 457013 or democratic.services@cambridge.gov.uk.

Representations on Planning Applications

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

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

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

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

Filming, recording and photography

The Council is committed to being open and transparent in the way it conducts its decision-making. Recording is permitted at council meetings, which are open to the public. The Council understands that some members of the public attending its meetings may not wish to be recorded. The Chair of the meeting will facilitate by ensuring that any such request not to be recorded is respected by those doing the recording.

Full details of the City Council's protocol on audio/visual recording and photography at meetings can be accessed via:

<http://democracy.cambridge.gov.uk/ecSDDisplay.aspx?NA ME=SD1057&ID=1057&RPID=33371389&sch=doc&cat=13203&path=13020%2c13203>.

Fire Alarm

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

Facilities for disabled people

Level access is available at all Area Committee Venues.

A loop system is available on request.

Meeting papers are available in large print and other formats on request prior to the meeting.

For further assistance please contact Democratic Services on 01223 457013 or democratic.services@cambridge.gov.uk.

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

Information regarding committees, councilors and the democratic process is available at <http://democracy.cambridge.gov.uk>.

Committee	East Area Committee
Date	19 June 2014
Circulated on	19 June 2014
Updated on	

ACTION	LEAD OFFICER/ MEMBER	TIMESCALE	PROGRESS
<p><u>Open Forum: Visit to Coleridge College</u></p> <p>Contact the Principal to how staff and pupils found the visit</p>	Cllr Blencowe	ASAP	Recent visit completed. More to follow.
<p><u>Policing and Safer Neighborhoods</u></p> <p>Breakdown of violent crime figures – raise at the next meeting of Area Committee Chairs</p>	Cllr Blencowe	Ongoing	Deferred until Police in attendance
<p><u>20mph Project</u></p> <p>Forward a breakdown of the Wadloes Road consultation results to Cllr Roberts</p>	Andy Preston	ASAP	On-going
<p><u>Hogging Path</u> Abbey Pool area</p>	Cllr Blencowe	Ongoing	
<p><u>Willow Trees Abbey Pool Car Park</u></p> <p>Ongoing dispute regarding tree root damage. Cllr Johnson to speak to officers and seek a solution.</p>	Cllr Johnson	ASAP	

<p><u>Closure of Baptist Church Sturton Street</u></p> <p>Ward meeting to discuss best way forward.</p>	<p>Cllr Blencowe</p>	<p>ASAP</p>	
<p><u>HGV Speeding in Ditton Lane</u></p> <p>Letter to be sent to Trading Standards requesting action</p>	<p>Cllr Roberts</p>		
<p><u>Contribution from North Area for River Bridge</u></p> <p>To be discussed at next area chairs meeting</p>	<p>Cllr Blencowe</p>		

Cambridge City Council - Meeting Card - 2014/2015

2014				2015				
Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May
1 10:00am Licensing C			1 10:00am Licensing C	Sat		1 10:00am Licensing C		
2			2	Sun				
3 9:30am Planning	1 9:30am Planning		3 9:30am Planning	Mon		2 10:00am Licensing C		
4 7:30pm West/Cent Area	2		4 7:00pm East Area	Tue		7:00pm South Area		
5	3		5	Wed		3 9:30am Planning	1 9:30am Planning	
6	4		6	Thur	1 Bank Holiday	4 9:30am Planning	2	
7	5		7	Fri	2	5 7:30pm West/Cent Area	3 Bank Holiday	1
8 10:00am Licensing D	6 10:00am Licensing D	1	8 10:00am Licensing D	Sat	3	6	4	2
9 4:30pm DPSS	7	2	9 4:30pm DPSS	Sun	4	7	5	3
10 10:00am DCF Planning	8 10:00am DCF Planning	3 10:00am Licensing C	10 10:00am DCF Planning	Mon	5 10:00am Licensing D	8 10:00am Licensing D	6 Bank Holiday	4 Bank Holiday
11 7:00pm East Area	9	4 9:30am Planning	11 7:00pm East Area	Tue	6 5:30pm Ho Mgmt Bd	9 10:00am Licensing D	7 10:00am Licensing C	5
12	10	5 6:00pm Council	12	Wed	7 9:30am Planning	10 5:30pm JSEF	8 10:00am DCF Planning	6
13	11	6	13	Thur	8 7:30pm West/Cent Area	11 10:00am DCF Planning	9 7:00pm East Area	7 GEN ELECTION
14	12	7	14	Fri	9 7:00pm East Area	12 6:30pm North Area	6:30pm North Area	8
15 10:00am Licensing A	13 10:00am Full Licensing	10 10:00am Licensing D	15 10:00am Licensing A	Sat	10	13 5:00pm Strat & Res	10	9
16	14 7:00pm South Area	11 4:30pm DPSS	16	Sun	11	14	11 10:00am Licensing D	10 10:00am Licensing C
17 10:30am Jnt Dev Control	15 10:30am Jnt Dev Control	12 10:00am DCF Planning	17 10:00am Jnt Dev Control	Mon	12 10:00am Licensing A	15 10:00am Licensing A	13 10:00am Licensing A	11 10:00am Licensing C
18 6:00pm Civic Affairs	16 1:30pm Comm Services	13	18 6:30pm North Area	Tue	13 5:00pm Environment	16 10:00am Licensing A	14 5:30pm JSEF	12
19	17	14	19	Wed	14 10:00am DCF Planning	17 10:30am Jnt Dev Control	15 10:30am Jnt Dev Control	13 9:30am Planning
20	18	15	20	Thur	15 1:30/5 Com sev/HMB	18 10:30am Jnt Dev Control	16 6:00pm Civic Affairs	14
21	19	16	21	Fri	16	19 7:00pm East Area	17 6:00pm Council	15
22 10:00am Licensing B	20 10:00am Licensing A	17 10:00am Licensing A	22 10:00am Licensing B	Sat	17	20	18	16
23	21 4:30pm DPSS	18 5:30pm JSEF	23	Sun	18	21 4:30pm DPSS	20 10:00am Licensing A	17 10:00am Licensing D
24 10:00 DCF JD Control	22 10:00am DCF JD Control	19 10:30am Jnt Dev Control	24 10:30am Jnt Dev Control	Mon	19 10:00am Licensing B	22 10:00am Licensing B	18 10:00am Licensing A	17 10:00am Licensing D
25	23 7:00pm East Area	20	25	Tue	20 4:30pm DPSS	23 10:00am Full Licensing	19 10:00am Licensing A	18 6:00pm Civic Affairs
26	24	21	26	Wed	21 10:30am Jnt Dev Control	24 4:30pm DPSS	20 4:30pm DPSS	19
27	25	22	27	Thur	22 6:00pm Executive	25 10:00 DCF JD Control	21 10:00 DCF JD Control	20
28	26	23	28	Fri	23	26 6:00pm Council	22 10:00 DCF JD Control	21
29 6:00pm S&R (MFR)	27 10:00am Licensing B	24 10:00am Licensing B	29 10:00am Licensing C	Sat	24	27	23 7:30pm West/Cent Area	22
10:00am Licensing C	28 7:30pm West/Cent Area	25 10:00 DCF JD Control	30 10:00am Licensing C	Sun	25	28	24	23
30 5:30pm Ho Mgmt Bd	29 7:30pm West/Cent Area	26 10:00 DCF JD Control	30	Mon	26 10:00am Full Licensing	29 10:00am Licensing B	25 Bank Holiday	24
	30 6:30pm North Area	27	30	Tue		30 10:00am Licensing B	26	25
		28	30	Wed		7:30pm South Area	27	26
		29	31	Thur			28	27
		30		Fri			29	28
		31		Sat			30	29
				Sun			31	30
								31

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

1.0 Central Government Advice

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

1.2 Circular 11/95 – The Use of Conditions in Planning Permissions: Advises that conditions should be necessary, relevant to planning, relevant to the development permitted, enforceable, precise and reasonable in all other respects.

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

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

(b) directly related to the development; and

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

2.0 Cambridgeshire and Peterborough Structure Plan 2003

Planning Obligation Related Policies

P6/1 Development-related Provision

P9/8 Infrastructure Provision

P9/9 Cambridge Sub-Region Transport Strategy

3.0 Cambridge Local Plan 2006

3/1 Sustainable development

3/3 Setting of the City

3/4 Responding to context

3/6 Ensuring coordinated development

3/7 Creating successful places

3/9 Watercourses and other bodies of water

3/10 Subdivision of existing plots

3/11 The design of external spaces

3/12 The design of new buildings

3/13 Tall buildings and the skyline

3/14 Extending buildings

3/15 Shopfronts and signage

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

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

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

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

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

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

10/1 Infrastructure improvements

Planning Obligation Related Policies

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

4.0 **Supplementary Planning Documents**

- 4.1 **Cambridge City Council (May 2007) – Sustainable Design and Construction:** Sets out essential and recommended design considerations of relevance to sustainable design and construction. Applicants for major developments are required to submit a sustainability checklist along with a corresponding sustainability statement that should set out information indicated in the checklist. Essential design considerations relate directly to specific policies in the Cambridge Local Plan 2006. Recommended considerations are ones that the council would like to see in major developments. Essential design considerations are urban design, transport, movement and accessibility, sustainable drainage (urban extensions), energy, recycling and waste facilities, biodiversity and pollution. Recommended design considerations are climate change adaptation, water, materials and construction waste and historic environment.
- 4.2 **Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012):** The Design Guide provides advice on the requirements for internal and external waste storage, collection and recycling in new residential and commercial developments. It provides advice on assessing planning applications and developer contributions.
- 4.3 **Cambridge City Council (January 2008) - Affordable Housing:** Gives advice on what is involved in providing affordable housing in Cambridge. Its objectives are to facilitate the delivery of affordable housing to meet housing needs and to assist the creation and maintenance of sustainable, inclusive and mixed communities.
- 4.4 **Cambridge City Council (March 2010) – Planning Obligation Strategy:** provides a framework for securing the provision of new and/or improvements to existing infrastructure generated by the demands of new development. It also seeks to mitigate the adverse impacts of development and addresses the needs identified to accommodate the projected growth of Cambridge. The SPD addresses issues including transport, open space and recreation, education and life-long learning, community facilities, waste and other potential development-specific requirements.
- 4.5 **Cambridge City Council (January 2010) - Public Art:** This SPD aims to guide the City Council in creating and providing public art in Cambridge by setting out clear objectives on public art, a clarification of policies, and the means of implementation. It covers public art delivered through the planning process, principally Section 106 Agreements (S106), the commissioning of public art using the S106 Public Art Initiative, and outlines public art policy guidance.
- 4.6 **Old Press/Mill Lane Supplementary Planning Document (January 2010)** Guidance on the redevelopment of the Old Press/Mill Lane site.

Eastern Gate Supplementary Planning Document (October 2011)

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

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

5.0 Material Considerations

Central Government Guidance

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

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

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

Includes the following statement:

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

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

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

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

5.3 City Wide Guidance

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

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

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

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

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

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

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

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

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

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

The strategy:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

5.6 Area Guidelines

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

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

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

West Cambridge Conservation Area Appraisal (2011)

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

Jesus Green Conservation Plan (1998)

Parkers Piece Conservation Plan (2001)

Sheeps Green/Coe Fen Conservation Plan (2001)

Christs Pieces/New Square Conservation Plan (2001)

Historic open space guidance.

Hills Road Suburbs and Approaches Study (March 2012)

Long Road Suburbs and Approaches Study (March 2012)

Barton Road Suburbs and Approaches Study (March 2009)

Huntingdon Road Suburbs and Approaches Study (March 2009)

Madingley Road Suburbs and Approaches Study (March 2009)

Newmarket Road Suburbs and Approaches Study (October 2011)

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

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

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

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

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

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

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Application Number	14/0607/FUL	Agenda Item	
Date Received	23rd April 2014	Officer	Mr Amit Patel
Target Date	18th June 2014		
Ward	Romsey		
Site	Anglia Property Preservation 1 Great Eastern Street Cambridge Cambridgeshire CB1 3AB		
Proposal	Conversion and extension of existing frontage building from office to 1no. flat and 1 studio flat; and erection of 4 studio flats to the rear (following demolition of existing outbuildings), together with associated infrastructure.		
Applicant	c/o Agent United Kingdom		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <p>The impact on the neighbours is considered acceptable</p> <p>The impact on the Tree of Heaven is considered acceptable</p> <p>The proposal will not have an impact on highway safety</p>
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 1 Great Eastern Street is a two-storey, end-of-terrace property, situated on the north-west side of Great Eastern Street, its curtilage extending about 32 metres from the street to the common boundary with the London – Kings Lynn railway line to the west. The site is irregular in shape, encompassing what would, originally, have been the rear 17 metres of the garden of 3 Great Eastern Street, a dwelling that now stands in a plot that only extends about 15 metres back from the street. As a

consequence the north boundary of the site, 1 Great Eastern Street, is a common boundary with both 3 and 5 Great Eastern Street.

- 1.2 The main building on the street frontage (the 'house'), which is currently used as offices for Anglia Property Preservation, has the typical L-shaped footprint of a house of the period, with a subsidiary 2-storey 'wing' at the rear, under a roof pitch 'shared' with the adjacent property; to the rear is a more recent flat roof single storey addition which is matched at the rear of No. 3. Separated away from the 'house', to the rear, there are a number of brick outbuildings, used for storage. These buildings are in a poor condition.
- 1.3 Although the railway line is directly to the west of the site, the surrounding area is primarily a residential hinterland to Mill Road, which is recognised in the Local Plan as a District Centre. Immediately south of the site, in the 25 metres between it and Mill Road, are a children's play area and a public car park.
- 1.4 There are no trees on the site itself, but a number of trees and shrubs on the Council owned site to the south, with some hard up to the boundary. The Root Protection Areas of these trees and shrubs on the boundary extend into the application site. None of the trees are the subject of a Tree Preservation Order (TPO), but all have the protection offered by the Conservation Area.
- 1.5 The site is within the Mill Road area of City of Cambridge Conservation Area 1 (Central)(extended 2011). The site does not fall within the Controlled Parking Zone

2.0 THE PROPOSAL

- 2.1 This application follows the refusal of an earlier scheme (ref. 11/0351/FUL). An appeal against this refusal was dismissed. The inspectors decision, which is a material consideration in the determination of this application. It is attached to this Agenda.
- 2.2 The Inspector ruled that the design of the building then proposed would not harm the character of the Conservation Area, and that the residential amenity of occupiers of no. 5 would not be harmed. However, he considered that the

enclosing impact of the building on the garden of no.3, the absence of appropriate amenity space for future occupiers of the scheme, and the impact on the adjacent Tree of Heaven all meant the appeal should be dismissed. He also dismissed the appeal on the associated Conservation Area Consent application saying that in the absence of an acceptable scheme to replace, the loss of the existing outbuildings was not justified, despite the fact that they do not enhance the character of the Conservation Area.

- 2.3 The previous application had 6 units in the out building re-development. This revised scheme reduces the number of flats in the rear by two but maintains the conversion and extension to the house. The total number of units is 6 within this application.
- 2.4 The single-storey, flat roof element at the rear of the main building would be demolished and replaced with an element with a lean to roof which will not project to the rear of the existing extension or the extension to number 3. The main building would then be extended at the side, with a two-storey addition. This extension would sit 0.3m back from the front and rear elevation of the building, projecting out 2.8m from the side of the original building, providing additional accommodation and access to the first floor level. The extended building would be converted into two one-bed flats, with access to the rear courtyard and proposed units to the rear, and the ground floor flat taking access from the side passageway.
- 2.5 To the rear of the original building and connected to it, a covered bicycle and bin store is shown, which would now be set away by 2m from the common boundary with 3 Great Eastern Street.
- 2.6 To the west of the bicycle/bin store, a new, principally two-storey, building is proposed, which would provide two studio flats on each of the two floors. All of these flats would be dual aspect. The building would abut the common boundaries with the car park and 5 Great Eastern Street. Previously there was a single storey element along the common boundary with number 3 which has been omitted as part of this application.
- 2.7 The building would fill most of the space between the railway boundary and the front building, leaving a courtyard measuring 6m by 7.2m. The rear building is stepped so that:

- for the westernmost 6m, it is 6m by 6m at first floor and set back 4.5m from the boundary with the play area/car park space but is 10.5m deep at ground floor;
- for the next 2.4m of the 'frontage' it is 7.9m deep and set back 2.6m from the boundary with the play area/car park space;
- for the eastern 6.6m of the 'frontage' it extends across the full width of the site to the boundary with the play area/car park space; and

2.8 The application proposes that two trees and a shrub, which are situated on the adjacent play area/car park site, very close to the boundary, are removed to facilitate the development. The trees in question are:

- a Plum Tree, T2 which the tree survey advises is almost dead, in poor structural condition and with major deadwood, is considered to be a Category R tree (a category from British Standard 5837 – where trees are in such a condition that any existing value would be lost within 10 years and which should in the current context be removed for reasons of sound arboricultural management);
- a Wild Cherry Tree, T6 which the tree survey advises is in poor, declining health, ivy covered, poor structural condition and is again considered to be a Category R tree .

2.9 This revised application differs from the dismissed appeal scheme:

1. The single-storey element along the common boundary with number 3 Great Eastern Street is removed;
2. The main two storey rear building is set further away from the common boundary with number 3 by a further 2m, giving a 3m gap rather than the 1.3m gap in the dismissed appeal scheme
3. The new bin and bike store is set in from the common boundary with number 3 by 2m;
4. The roof over the existing two-storey wing is increased in height
5. The existing single-storey flat roof is to be a lean-to

2.10 The application is accompanied by the following supporting information:

- Planning, Design and Access Statement (Januarys and NRAP)
- Surface and Foul Water Drainage Strategy Statement and Plan (Gawn Associates)

- Foundation arrangement (Gawn Associates)
- Utilities statement
- Contamination Desktop Appraisal (Terragen Environmental).
- Sunlight Assessment (provided by NRAP).
- Noise Assessment (Cass Allen Associates)
- Tree Constraints Plan and Tree Protection Plan (David Brown Landscape Design)
- Site Waste Management Plan (included within the Design and Access Statement)
- Heritage Statement (included within the Design and Access Statement)

2.11 A Development Control Forum was requested, which had 33 signatures. The main issues were:

1. Overdevelopment of the site;
2. Impact on the character of the Conservation Area;
3. Sense of enclosure to the neighbours;
4. Visual impact in the choice of materials

The final minutes from the meeting will be added to the amendment sheet or distributed at Committee.

3.0 SITE HISTORY

Reference	Description	Outcome
13/1234/CAC	Erection of 2no. flats (to replace frontage building); and 5 studio flats to the rear (following demolition of existing outbuildings), together with associated infrastructure. Conservation Area Consent: Demolition of existing buildings.	Withdrawn
13/1233/FUL	Erection of 1no. flat and 1no. studio flat (to replace frontage building); and 5 studio flats to the rear (following demolition of existing outbuildings), together with associated infrastructure.	Withdrawn
11/0865/CAC	Demolition of existing rear outbuildings.	Appeal Dismissed
11/0351/FUL	Change of use and side extension to the frontage building	Non determination

from an office to create 2no 1 bed flats; and erection of 6 studio apartments at the rear (following demolition of existing rear buildings), together with associated infrastructure. – Appeal dismissed

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 3/8 3/12 3/14 4/2 4/4 4/11 4/13 5/1 5/2 8/1 8/2 8/6 8/10

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

Central Government Guidance	National Planning Policy Framework March 2012 National Planning Policy Framework – Planning Practice Guidance March 2014 Circular 11/95
Supplementary Planning	Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning

Guidance	Document (February 2012) Planning Obligation Strategy (March 2010) Sustainable Design and Construction (2007)
Material Considerations	<u>City Wide Guidance</u> Cambridge City Council (2011) - Open Space and Recreation Strategy Balanced and Mixed Communities – A Good Practice Guide (2006) Cambridgeshire Design Guide For Streets and Public Realm (2007) Cycle Parking Guide for New Residential Developments (2010)
	<u>Area Guidelines</u> Mill Road Area Conservation Area Appraisal (2011)

5.4 Status of Proposed Submission – Cambridge Local Plan

Planning applications should be determined in accordance with policies in the adopted Development Plan and advice set out in the NPPF. However, after consideration of adopted plans and the NPPF, policies in emerging plans can also be given some weight when determining applications. For Cambridge, therefore, the emerging revised Local Plan as published for consultation on 19 July 2013 can be taken into account, especially those policies where there are no or limited objections to it. However it is likely, in the vast majority of instances, that the adopted development plan and the NPPF will have considerably more weight than emerging policies in the revised Local Plan.

For the application considered in this report, there are no policies in the emerging Local Plan which are of relevance.

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

- 6.1 The proposal proposes no off street car parking. This will not have a significant impact upon highway safety but may do in terms of amenity. The proposal is acceptable subject to condition relating to reinstating the kerb.

Head of Refuse and Environment

- 6.2 No objection in principle subject to conditions relating to construction hours, deliveries, piling, dust, noise insulation, waste and recycling and contaminated land. It is also recommended that an informative to the dust condition be added.

Urban Design and Conservation team

- 6.3 The proposed works would not be detrimental to the character and appearance of the Conservation Area and the use of materials will allow a distinct change between the rear and frontage house. The detailing is important but can be controlled by conditions.

Head of Streets and Open Spaces (Landscape Team)

- 6.4 The proposal creates more open space by moving the building and has responded to the issues regarding the Tree of Heaven. However the first floor still appears close to the tree. The proposal is acceptable subject to condition relating to landscaping.

Sustainable Drainage

- 6.5 The approach is acceptable in principle but there should be a site investigation and calculations for the system requirement and this could be controlled by condition. The design should be sized for a 1 in 30 year event and not 1 in 100 year flooding of buildings.

Arboriculture Team

- 6.6 Awaiting comments but will report them either on the amendment sheet or orally at committee.
- 6.7 The above responses are a summary of the comments that have been received. Full details of the consultation responses can be inspected on the application file.

7.0 REPRESENTATIONS

- 7.1 The owners/occupiers of the following addresses have made representations:

- 2 Great Eastern Street
- 3 Great Eastern Street
- 5 Great Eastern Street
- 10 Great Eastern Street
- 12 Great Eastern Street
- 30 Great Eastern Street
- 55 Great Eastern Street
- 61 Great Eastern Street
- 74 Great Eastern Street

- 7.2 The representations can be summarised as follows:

Character

- The proposed building is out of character
- The view from the Mill Road bridge will be compromised
- Impact on trees
- The proposal increases the built development coverage of the site and significantly increases the built mass of the site. This is overdevelopment of a constrained site

Residential Amenity

- Noise from construction
- Dust from construction
- Deliveries will cause disturbance and disruption
- On bin collection day the bins block the pavement. The additional bins for the proposed development will exacerbate the situation
- Loss of privacy
- Overbearing sense of enclosure for neighbouring properties

- Loss of light

Traffic and parking

- Off-street car parking spaces should be provided. Parking is already difficult and this will exacerbate the problem
- The Transport Statement does not correlate with residents experience of parking on the street
- All new residents should not be eligible for parking permits

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, and impact on the area
3. Residential amenity
4. Refuse arrangements
5. Car and cycle parking
6. Sustainable Drainage
7. Third party representations
8. Planning Obligation Strategy

Principle of Development

8.2 Policy 5/1 of the Cambridge Local Plan (2006) states that proposals for housing on windfall sites will be permitted subject to the existing land use and compatibility with adjoining land uses.

8.3 Policy 5/2 of the Cambridge Local Plan (2006) states that the conversion of non-residential buildings into self-contained dwellings will be permitted except where the likely impact on 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.

- 8.4 The site is within a residential area, and therefore I consider residential use here to be acceptable. In my opinion, the principle of development is acceptable and in accordance with policy 5/1 and part e) of policy 5/2 of the Cambridge Local Plan (2006). The other sections of policy 5/2 of the Local Plan will be discussed later on in this report.

Context of site, design and external spaces and impact on the area

- 8.5 The extension to the side of the original 'house' building would be set back from the Great Eastern Street frontage of the building. This will be similar in size and scale to the existing building except that it will be set back from the front and rear elevation of the frontage building. In my opinion, this will have a positive impact on the immediate area recognizing the 'corner' status of this building and presenting a 'face' towards Mill Road. It will not have a detrimental impact on the appearance of the street or the character of the area and the Council's Conservation Officers are of the opinion that the extension is appropriate in design and scale subject to conditions relating to external materials (2).
- 8.6 There have been third party objections regarding the character and context of the area. The Inspector noted in his decision on the previous scheme that the current buildings had limited value and added that the new building was acceptable as it allowed for the visual interest facing Mill Road and that the use of materials was acceptable as the building was not mimicking the frontage buildings along Great Eastern Street but its historical commercial use. The form and scale of the building have not changed significantly enough in this revised application to cause me to come to a different view. Great Eastern Street is of a relatively uniform character and design comprising mainly two-storey, Victorian, terrace houses. In my view this modern approach to a terrace form, given the rather different context, is appropriate and far from being out of character with the area, would replace rather tired buildings and make a positive contribution to the character and appearance of the area.

- 8.7 The existing site, to the west of 1 and 3 contains outbuildings that vary in scale and height. On the common boundary with the railway land, is an outbuilding with north and south facing gables; the building is 4.3m high at the eaves and 5.8m high at the ridge. Attached to this building (by a link which falls from 3.1m on the common boundary with No. 5, to approximately 2.5m within the site), and abutting the common boundary with 5 Great Eastern Street, is a mono-pitched outbuilding, that stands 4.4m high on the common boundary, but falls to a height of approximately 3.9m within the site. Attached to this is a flat-roofed 'garage', approximately 2.2m high which abuts the common boundary with the rear of 3 Great Eastern Street and the common boundary of the 5 Great Eastern Street closest to the house on that property.
- 8.8 Currently, along the boundary with 5 Great Eastern Street there are buildings of between 3.1m and 4.4m in height, for a length of approximately 15.1m, leaving a 5.7m gap between the outbuilding along the boundary and the single-storey element at the rear of No.5. Along the rear boundary of 3 Great Eastern Street there is a building that is 2.2m in height. The building now proposed, like the existing outbuildings, will abut the common boundary with 5 Great Eastern Street, but it has been set off the boundary with number 3 boundary by 3m. In this revised scheme the rear single storey that was abutting the common boundary with number 3 has been omitted and the boundary treatment will be a 1.8m high wall on the southern and western boundaries of the curtilage of no.3.
- 8.9 The proposed building will have a single pitched roof. Along the common boundary with 5 Great Eastern Street, the building has been lowered slightly and would be 5m in height to the eaves rather than 5.2m but still remains 6.2m in height to the highest part, for a length of 6.5m and then tapers down by 100mm for another 2.5m and further reduces in height to 5.7m for 6m. This is a little lower than the northern gable of the existing outbuilding closest to the railway, but higher by about 650mm than the existing structures on this part of the common boundary. The previous scheme had a proposed bin/bicycle store which was 700mm taller than the existing wall. This has now been omitted and the scheme will only have a 1.8m high wall here.

- 8.10 As the outbuildings exist, and have been standing there for a very long time, having buildings at the rear of this site is a part of the character of the area, and the view from the Mill Road Bridge. The outbuildings are of limited historical interest and the Conservation team has no objection to their removal if they are replaced with something of appropriate scale that will add to the area. I share the view that replacing these buildings with other buildings of a similar scale, is acceptable in principle and need not have a detrimental impact on the character or appearance of the Conservation Area. The new building is separate from the main house and therefore reads as a separate entity rather than as an extension, much as the existing buildings are. The ridge height of the new building would be lower than the ridge of the original 'house', and would not therefore dominate the streetscene of Great Eastern Street or detract from the main building. Set back as the proposal is from Mill Road and behind planting, I do not consider that the modest scale of the building will be intrusive in that street scene, but will make a positive contribution, framing the space.
- 8.11 Bricks will be used on the northern elevation and would also be used for the boundary wall. Additional reclaimed bricks may also be used. The side and rear elevations of 1 Great Eastern Street are painted white and to tie in with this, it is proposed that the southern elevation (the front elevation facing out towards the Mill Road) is also rendered white, framed with brickwork. The roof will be slate. The side extension to the main house will be rendered to match the existing building. To ensure that the materials used are appropriate, I recommend a condition (2) requiring that all brickwork is constructed using reclaimed bricks, and that samples of the render and roofing materials are submitted prior to works above ground level (condition 2).
- 8.12 The Landscape Architects have commented that the proposed amenity area is larger than the previous scheme but have concerns over how the area is to be lit. I agree. A condition to provide this additional information is required (11).
- 8.13 Subject to condition, in my opinion the proposal, in terms of its design and appearance and contextual relationship with neighbouring buildings and the site, is a good solution which will make a positive contribution to the local area and the Conservation Area of which it is a part. The proposal is therefore compliant with Cambridge Local Plan (2006) policies

3/4, 3/7, 3/11, 3/12 and 4/11 and advice in National Planning Policy Framework (2012).

Residential Amenity

Environmental Health

8.14 Concerns have been raised regarding noise and disturbance from construction. The Environmental Health office^{3r} has raised no objection to the proposal subject to conditions relating to construction hours (3), deliveries (4), dust (7), piling (5), noise insulation (8), waste and recycling (9) and contaminated land (10). As the site is within close proximity to other residential occupiers construction activity has the potential to cause disturbance. I agree with the conditions suggested and recommend them. I also recommend condition (6) relating to site set up.

Impact on amenity of neighbouring occupiers

8.15 Due to the scale of the building, its positioning and the orientation of the buildings, it is my opinion that the only neighbouring properties likely to be affected by the physical mass of the proposal are 3 and 5 Great Eastern Street. The Inspector in the appeal decision accepted the shadowing and impact on number 5 Great Eastern Street. The Inspector stated that although the proposal increased in height slightly, the elevation of the rear building was pushed back away from the rear elevation of no.5 and was considered acceptable. The revised proposal is even further back, so the shadowing would be less significant than the appeal scheme and is therefore acceptable.

8.16 The new building will stand to the south of 5 Great Eastern Street and to the west of 3 Great Eastern Street, and there is therefore the potential for impact on these neighbours in terms of potential loss of light to and outlook from the dwellings and their gardens, overshadowing and enclosure. However, in order to assess whether the new building would have a significant detrimental impact on the residential amenity of neighbouring occupiers, the impact of this proposed building must be compared with the impact of the existing outbuildings on the site.

- 8.17 Shadow diagrams have been submitted as part of the application, which demonstrate that the existing outbuildings currently overshadow the rear gardens of 3 and 5 Great Eastern Street. On the boundary, at eaves level, the proposed building will be taller than the existing buildings in some places and lower in others. The submitted shadow diagrams show that the proposed building will cast slightly more shadow over the neighbouring gardens than the existing outbuildings, but not significantly more. This suggests that the proposed building will not have a significant detrimental impact on neighbours in terms of overshadowing, when compared with the current situation. The Inspector considered that there would be no detrimental impact to number 5 from the appeal scheme over and beyond the current situation and this scheme is similar so I consider that its impact will not be detrimental to this neighbour.
- 8.18 I do not consider that there will be any increase in loss of privacy to the neighbours as the windows facing these neighbours are at high level or ground floor level where there is an intervening boundary.
- 8.19 Careful assessment is required of the proposed building when seen from the gardens of 3 and 5 Great Eastern Street. Again, this needs to be compared with the current situation. In my opinion, the existing outbuildings are relatively dominant when seen from the neighbours' properties, especially when viewed from the garden of 3 Great Eastern street, which is shallow, most of the original garden having been incorporated into the application site in the past. This revised scheme has now omitted the single-storey cycle storage and the two storey building is set back further. I appreciate that the two storey form will be wider, and accept that the Inspector in coming to a view about the dismissed scheme felt that the outlook from the garden of number 3 should not be further eroded. I consider that the additional set back to the gable end and removing the bins and bike storage away from the boundary with number 3 has overcome the concern and in my opinion, the impact on the neighbours will not be significantly different from what is currently experienced, and not to a degree that would justify refusal of the application.
- 8.20 There is a slight increase on the roof over the existing two-storey element. However this will still remain lower than the existing roof height and any shadows cast will be over the flat

roof of the existing extension at no.3. I do not think that this element will create a sense of enclosure to number 3 as this element will be difficult to see over the existing extension and any part you will see is set back from the garden area of number 3.

- 8.21 Concern has been raised about noise and disruption from the residents of the flats. Clearly there will be additional noise as the comings and goings from the site are likely to increase. However, the areas closest to the two neighbouring properties are circulation spaces where noise is likely to be less and where the spaces themselves can act to some degree as a buffer against activity in the rooms which are further away from neighbours. The open space is in a similar position with the garden space of nos. 3 and 5. In my opinion, there is not justifiable reason to refuse planning permission on these grounds.
- 8.22 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

Noise

- 8.23 Concerns about proximity of the railway has resulted in a noise report being submitted with the application. This identifies that the site falls within NEC B in both the daytime and at night. The Environmental Health Officer has explained that this would mean that some noise mitigation would be required. A noise mitigation strategy is requested by condition (condition 7).
- 8.24 However, the new building has been designed in order to mitigate against noise from the railway, which is directly to the west of the site. All of the flats in this building are dual aspect, with openable windows on the southern elevation only. The noise level is likely to be reduced by the shielding of the building and garden walls, and it is therefore possible that the noise environment immediately outside the southern windows is within NEC A. This would mean that mitigation may not be required. The western elevation does include a window at ground floor

and first floor level, which will provide light, but will be sealed shut.

- 8.25 The report does not assess noise in external amenity areas. However, as the amenity area is protected by the building, Environmental Health are confident an acceptable noise level can be achieved here.

Impact of the existing trees on the light entering the proposed building

- 8.26 With respect to the previous scheme the Inspector shared the Council's concerns that the spread of the trees on the boundary is such that they will limit daylight from entering the proposed studios flats in the new building. This might lead to future requests to prune or even fell the trees, which the Council would find it hard to resist if planning permission had been granted. The present scheme has reduced the number of units by two from the appeal scheme and this has allowed the units to have a dual aspect view. I consider that this overcomes the councils' and the Inspector's concerns about the tree. I recommend conditions (14 and 15) to ensure protection of the tree but I still await further comments from the City Council's Arboricultural Team, which will be reported to Committee.
- 8.27 Subject to conditions, 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, 3/12 and 3/14).

Refuse Arrangements

- 8.28 The submitted plans show that three chamberlain bins will be provided, and will be stored in a secure store situated between the converted building and new building. Environmental Health are satisfied that this should be sufficient for the volume of waste that will be generated by the development. However, the management of the bins, including how they will be taken to the kerbside for collection, will need to be agreed by condition (condition 9).
- 8.29 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

Car and Cycle Parking

8.30 Appendix C (Car Parking Standards) states that no more than one car parking space can be provided for each dwelling. Part b) of policy 5/2 of the Cambridge Local Plan explains that the conversion of non-residential buildings into residential use will not be permitted if the impact on on-street parking would be unacceptable. The proposed development is to be car-free, and there are no off-street car parking spaces proposed. The site is not within the Controlled Parking Zone, and competition for on-street parking spaces is high.

8.31 In terms of the demand for on-street parking, this site is similar to a site on Campbell Street, which is a cul-de-sac almost directly opposite Great Eastern Street, on the opposite side of Mill Road. In March 2010 planning permission was refused for the conversion of 1A Campbell Street from offices to four studio flats (10/0054/FUL). This was a car free development, although there was space for one car to park off-street. The application was refused, as it was the Council's view that the development would provide unsatisfactory living accommodation. The lack of car parking was accepted. The application was taken to appeal and was allowed. In the appeal decision, the Inspector stated that:

It is likely that these units of accommodation will be attractive to residents willing to forego car ownership, and that the difficulties of parking in the area which have been drawn to my attention will reinforce this. I also note that there are facilities, including the City Centre, within walking or cycling distance. I conclude that whilst the concerns expressed are understandable, they do not justify the refusal of planning permission.

8.32 Like the Campbell Street site, the application site is close to the City Centre and local shops on Mill Road, and is close to public transport routes, including the railway station. There is a public car park directly to the south of the site, which includes a car club car. Due to the site's location, and because of this appeal decision on a site close by, it is my opinion, that it would not be reasonable to refuse planning permission due to a lack of off-street car parking spaces.

- 8.33 Appendix D (Car parking Standards) maintains that at least one secure and covered bicycle parking space must be provided for each bedroom. For this development, this equates to eight spaces. Eight spaces are provided within the store, which meets the standards and is acceptable. The local highway engineer has not raised the issue of car parking as an issue subject to conditions relating to reinstatement of the kerb (11), encroachment (12) and informatives relating to works in highway (17) and utilities (18), which I agree with.
- 8.34 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10 and part b) of policy 5/2.

Sustainable Drainage

- 8.35 The Sustainable Drainage officer has commented that the proposal is acceptable in principle but this has to be backed up with site specific data and recommended a condition to require on site investigations, infiltration rates and calculations for the sizing of the soakaways and attenuation required. I agree with the recommendation and recommend a condition (16).
- 8.36 In my opinion the proposal is acceptable and compliant with the Guidance in the National Planning Policy Framework (2012).

Third Party Representations

- 8.37 Most of the issues raised in the representations received have been addressed under the headings above. Those not yet addressed are the neighbour notification period and the belief that works on infrastructure have already commenced.
- 8.38 Neighbours and consultees were consulted in line with what is statutorily required. If any works have commenced which require planning permission (ie infrastructure works that are considered to be an engineering operation) they are carried out at the developers own risk and may be subject to enforcement action.

Planning Obligation Strategy

Planning Obligations

8.39 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

8.40 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.

8.41 The application proposes the erection of 5 studio and 1 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	5	1190
1 bed	1.5	238	357	1	357
2-bed	2	238	476		
3-bed	3	238	714		
4-bed	4	238	952		
Total					1547

Indoor sports facilities					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
studio	1	269	269	5	1345
1 bed	1.5	269	403.50	1	403.50
2-bed	2	269	538		
3-bed	3	269	807		
4-bed	4	269	1076		
Total					2151.50

Informal open space					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
studio	1	242	242	5	1210
1 bed	1.5	242	363	1	363
2-bed	2	242	484		
3-bed	3	242	726		
4-bed	4	242	968		
Total					1573

8.42 The applicants have shown their willingness to enter into a S106 and 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

8.43 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	6	7536
2-bed	1256		
3-bed	1882		
4-bed	1882		
Total			7536

8.44 The applicants have shown their willingness to enter in a S106 and 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

8.45 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	6	900
Total			900

8.46 The applicants have shown their willingness to enter in a S106 and 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.

Household Recycling Centres

8.47 A network of Household Recycling Centres is operational across the Cambridgeshire and Peterborough area. Continued development will put pressure on the existing facilities and require expansion of the network. Financial contributions are required in accordance with the Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012). These contributions vary according to the nature and scale of the proposed development and are based on any additional costs for the relevant local authority arising out of the need for additional or improved infrastructure, which is related to the proposed development.

8.48 The adoption of the Waste Management Design Guide SPD requires a contribution to be made in relation to all new development where four or more new residential units are created. Policy CS16 of the adopted Minerals and Waste Core Strategy requires new development to contribute towards Household Recycling Centres (HRCs) consistent with the RECAP Waste Management Design Guide SPD.

8.49 For new development in Cambridge the relevant HRC is located at Milton. The following table sets out how the contribution per new dwelling has been calculated for the Milton HRC.

Education

- 8.51 Upon adoption of the Planning Obligation Strategy (2010) the Council resolved that the Education section in the 2004 Planning Obligations Strategy continues to apply until it is replaced by a revised section that will form part of the Planning Obligations Strategy 2010. It forms an annex to the Planning Obligations Strategy (2010) and is a formal part of that document. Commuted payments are required towards education facilities where four or more additional residential units are created and where it has been established that there is insufficient capacity to meet demands for educational facilities.
- 8.52 In this case, 6 additional residential units are created and the County Council have confirmed that there is insufficient capacity to meet demand for lifelong learning. Contributions are not required for pre-school education, primary education and secondary education for one-bedroom units. Contributions are therefore required on the following basis.

Life-long learning					
Type of unit	Persons per unit		£per unit	Number of such units	Total £
1 bed	1.5		160	6	960
2+- beds	2		160		
Total					960

- 8.53 The applicants have shown their willingness to enter in a S106 and 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.

Monitoring

- 8.54 The Planning Obligation Strategy (2010) requires that all new residential developments contribute to the costs of monitoring the implementation of planning obligations. It was agreed at

Development Plans Scrutiny Sub- Committee on 25 March 2014 that from 1 April 2014 monitoring fees for all financial and non-financial planning obligations will be 5% of the total value of those financial contributions (up to a maximum of £50,000) with the exception of large scale developments when monitoring costs will be agreed by negotiation. The County Council also requires a monitoring charge to be paid for County obligations in accordance with current County policy

- 8.55 For this application a monitoring fee of **£685.38** is required to cover monitoring of City Council obligations plus the County Council monitoring fee.

Note: 5% excludes County contributions (transport, education, strategic waste)

Planning Obligations Conclusion

- 8.56 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

The proposal is a revised scheme which reduces the number of units in the rear part from 6 to 4. The main issues raised by the previous scheme, dismissed at appeal: the impact on the Conservation Area, the Tree of Heaven and the amenity of occupiers at 3 Great eastern Street have been overcome in this application as the main rear two-storey building has been pushed back, the single-storey section adjacent to the number 3 has been removed and the foundation design seeks to protect the Tree of Heaven. Taking all this into account I consider the proposal is acceptable, subject to conditions and I recommend APPROVAL.

10.0 RECOMMENDATION

APPROVE subject to completion of the s106 Agreement and 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. Reclaimed bricks shall be used for all brickwork (other than rendered brickwork) unless agreed in writing by the Local Planning Authority. No above ground works shall commence until samples of all other materials to be used in the construction of the external surfaces of the development hereby permitted, including but not limited to, window details and surround, roof covering, metal work have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the external surfaces is appropriate. (Cambridge Local Plan 2006 policies 3/4, 3/12, 3/14 and 4/11)

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

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

4. Except with the prior agreement of the local planning authority in writing, there should be no collection or deliveries to the site during the demolition and construction stages on Mondays - Fridays between the hours of 0700 hrs and 0900 hrs or between the hours of 1600hrs and 1800hrs. On Saturdays 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. 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 to protect the amenity of these residential properties throughout the redevelopment. (Cambridge Local Plan 2006, policy 4/13)

5. In the event of the foundations for the proposed development requiring piling, prior to the development taking place the applicant shall provide the local authority with a report / method statement for approval detailing the type of piling and mitigation measures to be taken to protect local residents noise and or vibration. Potential noise and vibration levels at the nearest noise sensitive locations shall be predicted in accordance with the provisions of BS 5228-1&2:2009. Code of Practice for noise and vibration control on construction and open sites. Development shall be carried out in accordance with the approved details.

Reason: Due to the proximity of residential properties to this premises and to protect the amenity of these residential properties throughout the redevelopment. (Cambridge Local Plan 2006, policy 4/13)

6. Before the development hereby permitted is commenced details of the following matters shall be submitted to and approved by the local planning authority in writing.
 - i) contractors access arrangements for vehicles, plant and personnel,
 - ii) contractors site storage area/compound,
 - iii) the means of moving, storing and stacking all building materials, plant and equipment around and adjacent to the site,
 - iv) the arrangements for parking of contractors vehicles and contractors personnel vehicles.

Thereafter the development shall be undertaken in accordance with the approved details.

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

7. No demolition / development shall commence until a programme of measures to minimise the spread of airborne dust from the site during the construction period has been submitted to and approved in writing by the Local Planning Authority. Works shall be undertaken in accordance with the approved details unless the Local Planning Authority agrees to the variation of any details in advance and in writing.

Reason: To minimise the spread of dust in the interests of health and safety. (Cambridge Local Plan 2006, policy 4/13)

8. Prior to the commencement of development/construction, a noise insulation scheme detailing the acoustic noise insulation performance specification of the external building envelope of the residential units (having regard to the building fabric, glazing and ventilation) to reduce the level of noise experienced in the residential units as a result of the proximity of the habitable rooms to the high ambient noise levels in the area be submitted to and approved in writing by the local planning authority. The scheme shall achieve internal noise levels recommended in British Standard 8233:2014 Guidance on sound Insulation and noise reduction for buildings. The scheme as approved shall be fully implemented before the use hereby permitted is commenced and shall not be altered without prior approval.

Reason: To protect the amenity of future occupiers (Cambridge Local Plan 2006 policies 3/7 and 4/13)

9. 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 wheeled bins, will be stationed and the specific arrangements to enable collection from within 10m of the kerbside of the adopted highway/ refuse collection vehicle access point. 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: In the interests of residential amenity. (Cambridge Local Plan 2006, policy 3/7)

10. 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 amenity of the occupiers. (Cambridge Local Plan (2006) policy 3/14).

11. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting); proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines indicating lines, manholes, supports); retained historic landscape features and proposals for restoration, where relevant. Soft Landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme.

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development. (Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

12. The existing vehicular access shall, at no expense to the Highway Authority, be returned to normal footway with a full-faced kerb laid out and constructed in accordance with the Cambridgeshire County Council construction specification.

Reason: In the interests of the safe and efficient operation of the public highway. (Cambridge Local Plan (2006) policy 8/2).

13. No part of any structure may overhang or encroach under or upon the public highway unless licensed by the Highway Authority and no gate / door / ground floor window shall open outwards over the public highway.

Reason: In the interest of Highway Safety. (Cambridge Local Plan (2006) policy 8/2).

14. 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)

15. Details of the specification and position of fencing, or any other measures to be taken for the protection of any trees from damage during the course of development, shall be submitted to the local planning authority for its written approval, and implemented in accordance with that approval before any equipment, machinery or materials are brought onto the site for the purpose of development (including demolition). The agreed means of protection shall be retained on site until all equipment, and surplus materials have been removed from the site. Nothing shall be stored or placed in any area protected in accordance with this condition, and the ground levels within those areas shall not be altered nor shall any excavation be made without the prior written approval of the local planning authority.

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

16. Prior to the commencement of development full details of the sustainable drainage design including site investigations, infiltration rates and calculations for the sizing of the soakaways and attenuation shall be submitted to and agreed in writing by the local planning authority. The development shall then be implemented in accordance with the approved details.

Reason: In the interest of flooding to the neighbouring occupiers. (National Planning Policy Framework (2012)).

INFORMATIVE: This development involves work to the public highway that will require the approval of the County Council as Highway Authority. It is an OFFENCE to carry out any works within the public highway, which includes a public right of way, without the permission of the Highway Authority. Please note that it is the applicants responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council.

INFORMATIVE: Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, the cost of which must be borne by the applicant.

INFORMATIVE: Due to the proximity of this site to existing residential premises and other noise sensitive premises, impact pile driving is not recommended.

INFORMATIVE: To satisfy the condition requiring the submission of a program of measures to control airborne dust above, the applicant should have regard to:

' Council's Supplementary Planning Document 'Sustainable Design and Construction 2007':

<http://www.cambridge.gov.uk/public/docs/sustainable-design-and-construction-spd.pdf>

' Guidance on the assessment of dust from demolition and construction

http://iaqm.co.uk/wp-content/uploads/guidance/iaqm_guidance_report_draft1.4.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: New development can sometimes cause inconvenience, disturbance and disruption to local residents, businesses and passers-by. As a result the City Council runs a Considerate Contractor Scheme aimed at promoting high standards of care during construction. The City Council encourages the developer of the site, through its building contractor, to join the scheme and agree to comply with the model Code of Good Practice, in the interests of good neighbourliness. Information about the scheme can be obtained from The Considerate Contractor Project Officer in the Planning Department (Tel: 01223 457121).

INFORMATIVE: The applicant is reminded that the proposal may need Building Control application and recommend that you contact the Cambridge City Council Building Control on 01223 457200.

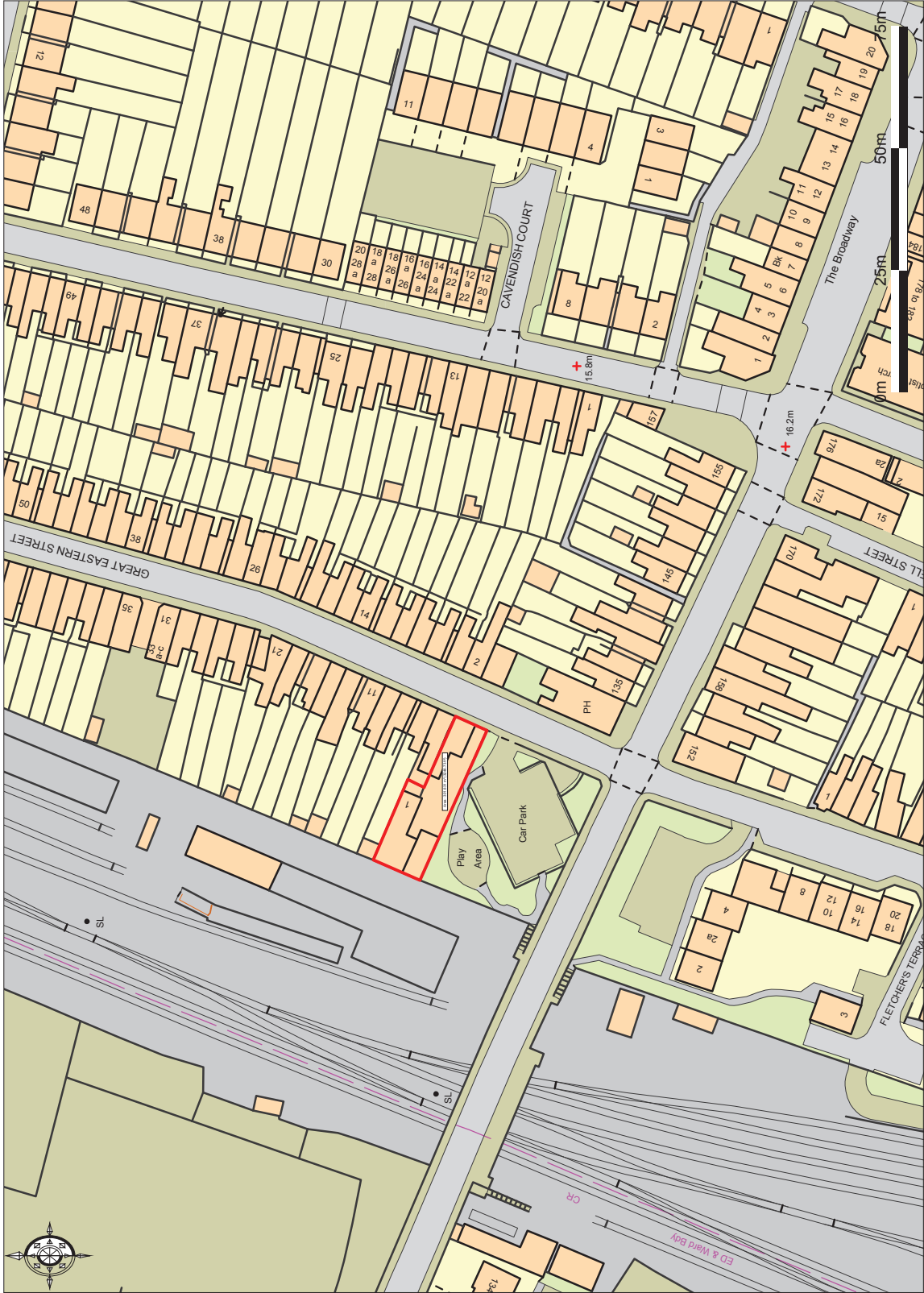
INFORMATIVE: The applicant is reminded that Party Wall agreement may be required for the works.

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 26th September 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, education and life-long learning facilities, waste facilities, waste management and monitoring in accordance with Cambridge Local Plan 2006 policies 3/7, 3/8, 3/12, 5/5, 5/14, 8/3 and 10/1 and as detailed in the Planning Obligation Strategy 2010, the Open Space Standards Guidance for Interpretation and Implementation 2010, Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document 2012

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

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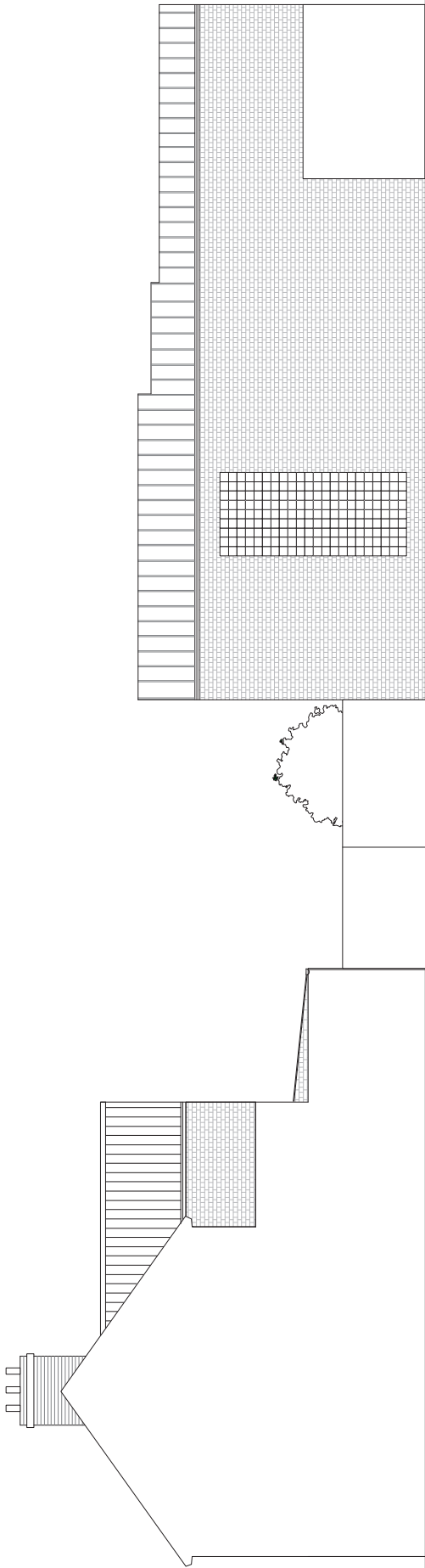
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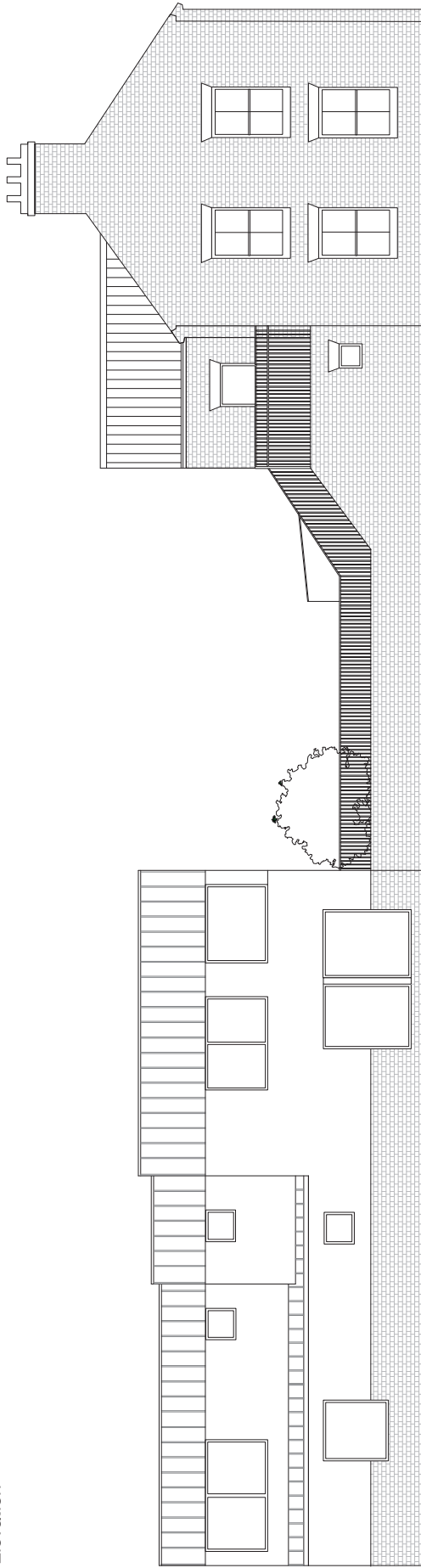


Great Eastern Street Cambridge CB1 3AB **Location Plan 1:**

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North Elevation



South Elevation



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:

- Slate roof
- Glass
- Zinc roof
- Bricks
- White render

PLANNING

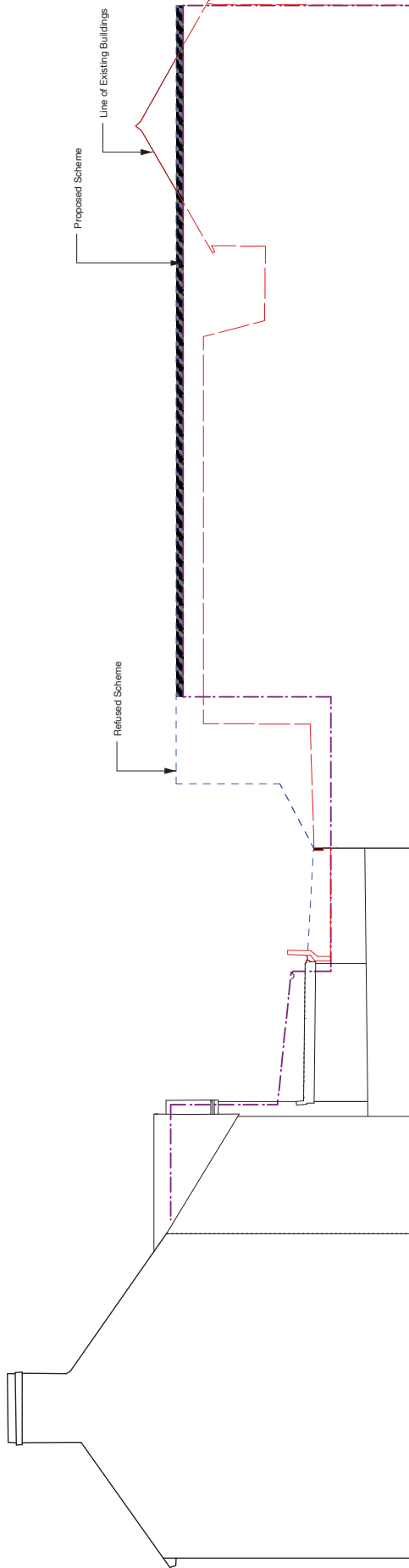
Date	Rev.	Notes

Project Title	Great Eastern Street		
Drawing No.	2446-P55		
Drawing Title	PROPOSED NORTH AND SOUTH ELEVATIONS		
Scale	1:100	Status	PLANNING
Size	A3	Date	JAN 2014

NRAP
ARCHITECTS

13-15 Covent Garden | Cambridge | CB1 2HS
www.nrap.co.uk | hsq@nrap.co.uk | 01223 844465

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NORTH ELEVATION

- - - - - = Eaves Heights
- - - - - = Refused Scheme
- - - - - = Proposed Scheme
- = Improvement on existing
- = Improvement on previous scheme
- - - - - = Additional area of proposed scheme over existing



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:

PLANNING

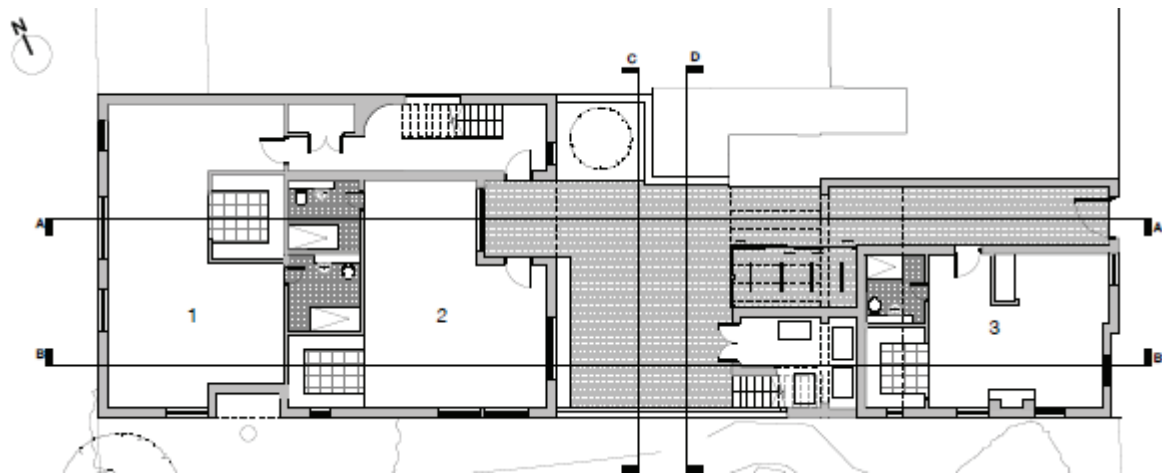
Date	Rev.	Notes

Project Title		Great Eastern Street
Drawing No.	2446-P63	
Drawing Title	NORTHERN ELEVATION COMPARISON	
Scale	1:100	Status
Size	A3	Date
		DEC 13

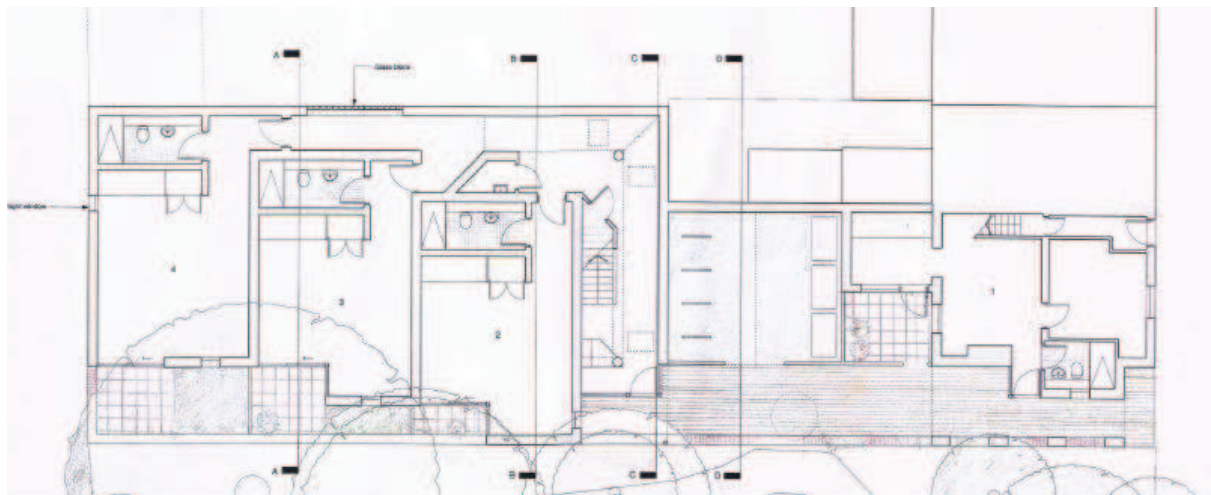
		13-15 Covert Garden Cambridge CB1 2HS www.nrap.co.uk design@nrap.co.uk 01223 464455	
		Project Title	Drawing No.

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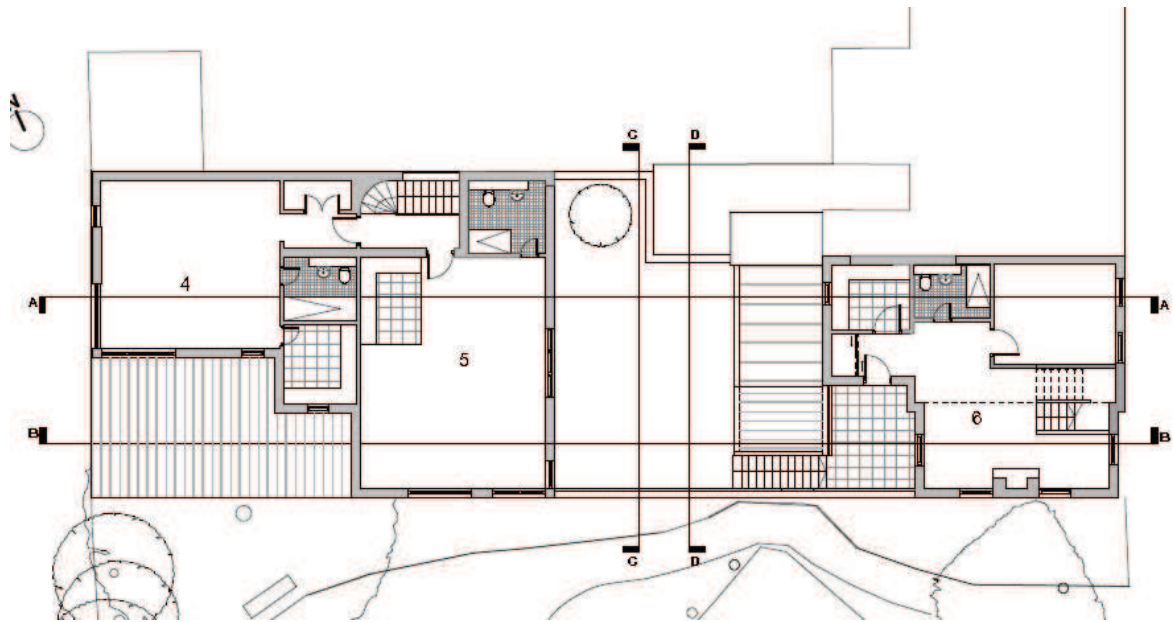
Revised Scheme



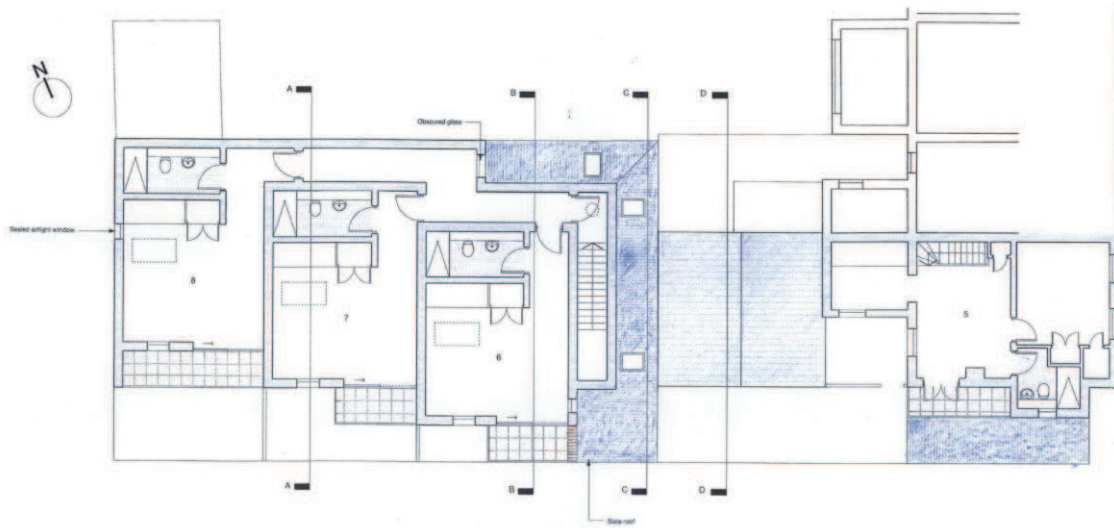
Previous Scheme



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Revised scheme first floor



Previous scheme first floor

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Application Number	14/1005/FUL	Agenda Item	
Date Received	1st July 2014	Officer	Mr Amit Patel
Target Date	26th August 2014		
Ward	Coleridge		
Site	97 Perne Road Cambridge Cambridgeshire CB1 3SB		
Proposal	Two storey rear extension, loft conversion, single storey side extension, and conversion/extension of garage into a studio		
Applicant	Mr O Ozcan 97 Perne Road Cambridge Cambridgeshire CB1 3SB		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <p>The revised scheme will not have a significant impact upon the neighbours</p> <p>The revised scheme is minor in nature over the already approved scheme</p>
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 97 Perne Road is a semi-detached, two-storey dwelling and its front and rear gardens, situated on the western side of this section of Perne Road, about 15 metres north of the junction with Langham Road. Perne Road is part of the outer ring road but is also a residential street, containing predominantly semi-detached dwellings.

- 1.2 The site does not lie within a Conservation Area or the Controlled Parking Zone.

2.0 THE PROPOSAL

2.1 This application is a retrospective application for the minor material changes to the approved application under planning reference 12/0706/FUL. The changes are as follows:

1. The lean-to roof at the rear on the single-storey has increased in height by 300mm;
2. The first floor side extension has not been built which has led to the design changing with a wraparound lean-to roof
3. The front porch has been extended to line up with the existing bay.

2.2 The two-storey and single-storey rear element and roof extension and single storey side has been completed and have already gained permission under planning reference 12/0706/FUL. As part of the assessment in this application I am going to concentrate on the changes above only.

2.3 The application is accompanied by the following supporting information:

1. Plans

2.4 The application is brought before Committee for the following reasons:

The application is brought before Area Committee due to the issues in the previous application.

3.0 SITE HISTORY

Reference	Description	Outcome
11/1089/FUL	Two storey side extension, loft conversion, one and two storey rear extension and replacement of existing brick garage with a studio.	Withdrawn
12/0065/FUL	Two storey side extension, loft conversion, one and two storey rear extension and replacement	Withdrawn

	of existing brick garage with a studio.	
12/0706/FUL	Two storey rear extension, loft conversion, side extension and replacement of existing brick garage with studio.	Approved with Conditions

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	3/2	3/4	3/14

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

Central Government Guidance	National Planning Policy Framework March 2012 National Planning Policy Framework – Planning Practice Guidance March 2014 Circular 11/95
Supplementary Planning Guidance	Sustainable Design and Construction (May 2007)

5.4 Status of Proposed Submission – Cambridge Local Plan

Planning applications should be determined in accordance with policies in the adopted Development Plan and advice set out in the NPPF. However, after consideration of adopted plans and the NPPF, policies in emerging plans can also be given some weight when determining applications. For Cambridge, therefore, the emerging revised Local Plan as published for consultation on 19 July 2013 can be taken into account, especially those policies where there are no or limited objections to it. However it is likely, in the vast majority of instances, that the adopted development plan and the NPPF will have considerably more weight than emerging policies in the revised Local Plan.

For the application considered in this report, there are no policies in the emerging Local Plan are of relevance.

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

6.1 No significant effect upon the Public Highway.

7.0 REPRESENTATIONS

7.1 The owners/occupiers of the following addresses have made representations:

- 99 Perne Road

7.2 The representations can be summarised as follows:

- Concern relating to the building inspector not noticing the changes;
- Pitch of the roof is causing flooding to the fence line as it is not draining away through the correct channels

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. Context of site, design and external spaces
2. Residential amenity
3. Third party representations

Context of site, design and external spaces

8.2 The proposal is for retrospective approval for the works already completed on site. Part of the works approved under planning reference 12/0706/FUL was omitted. The omission of the approved first-floor side extension altered the roof pitch to the single-storey rear and side extensions. The porch element at the front has also been increased in size and now lines up with the elevation of the bay window.

8.3 Considering the nature of these minor changes I do not consider that the proposal is out of keeping with the surrounding area and other extensions.

8.4 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11 and 3/14.

Residential Amenity

Impact on amenity of neighbouring occupiers

8.5 In this proposal, the lean-to roof over the single storey extension is increased in height over what was previously approved. Considering that this is adjacent to the neighbour located due north, number 99 Perne Road, there will be a slight impact when compared to the approved scheme. However, as the increase in height is only 300mm, but is set in off the boundary further than the approved scheme by 300mm. I do not consider that the proposal will have a significantly different impact to the approved scheme.

8.6 In relation to the neighbour to the south, number 95 Perne Road, the proposal is set off the boundary. Considering that a

two-storey extension was approved in this location the revised scheme will have less of an impact and is acceptable.

- 8.7 The increase in depth of the front porch will not have a detrimental impact on either of the neighbours as the existing bay protects any impact to number 99 and is set off the common boundary with number 95.
- 8.8 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.

Third Party Representations

- 8.9 Third party objections have been received regarding the over flow of water from the roof. This is a matter governed by the Building Regulations. It would be unreasonable to refuse planning permission on these grounds.

9.0 CONCLUSION

- 9.1 The proposal is for minor material changes to the approved scheme. It is acknowledged that the previous scheme can still be implemented and that this application is to regularise the changes that have been built on site. I do not consider that the changes have a significantly different impact than the approved scheme and recommend APPROVAL.

10.0 RECOMMENDATION

APPROVE subject to the following conditions:

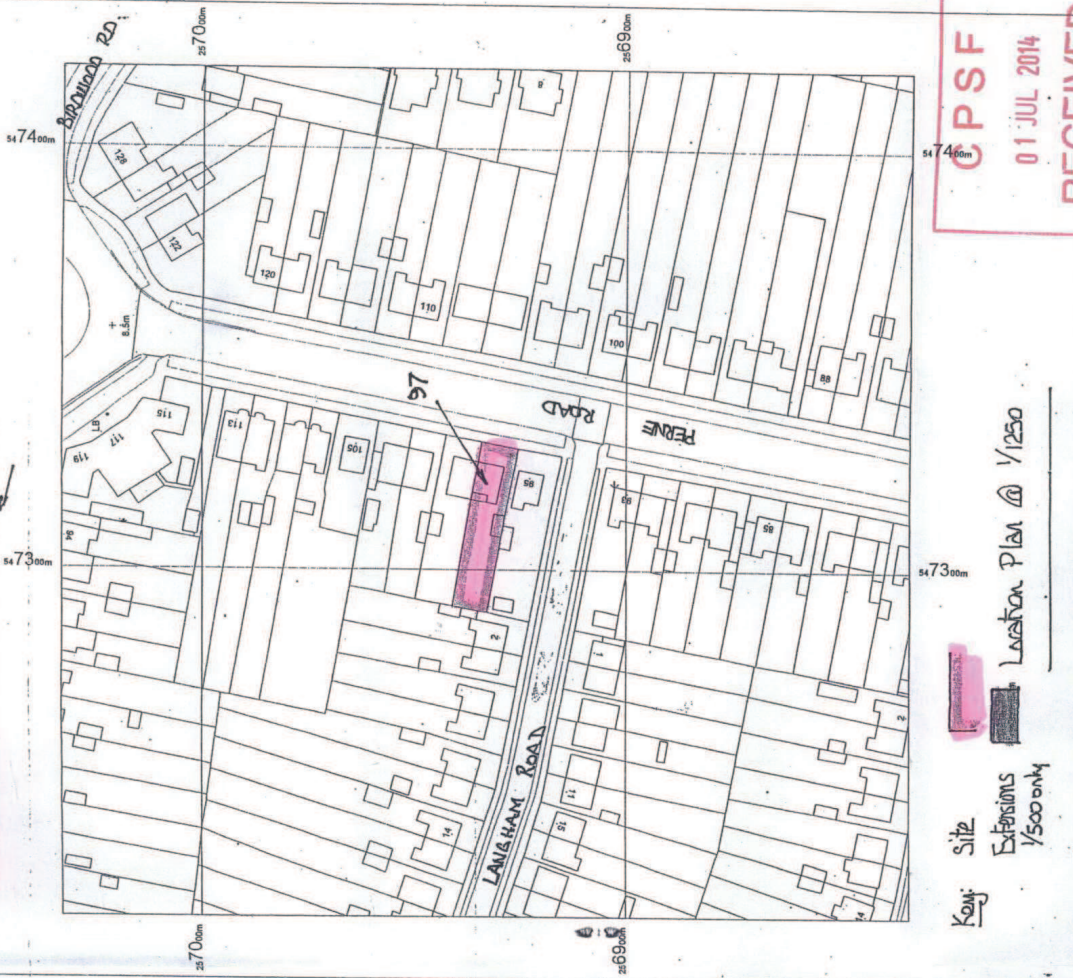
1. The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

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.

Drawing PR.1A

RE. 14/1005/FUL

PADEGOUK RD.



CPSF
01 JUL 2014
RECEIVED

Row A: House narrowed & garage extension moved 17.10.11.

BRENT HOUSE DESIGN
44 Beaumont Road
Cambridge CB1 8PY. Tel: 01223 747074
S.J. Hill M.I.C.E.
Chartered Civil Engineer

Key
Site
Extensions
1/500 only
Location Plan @ 1/250

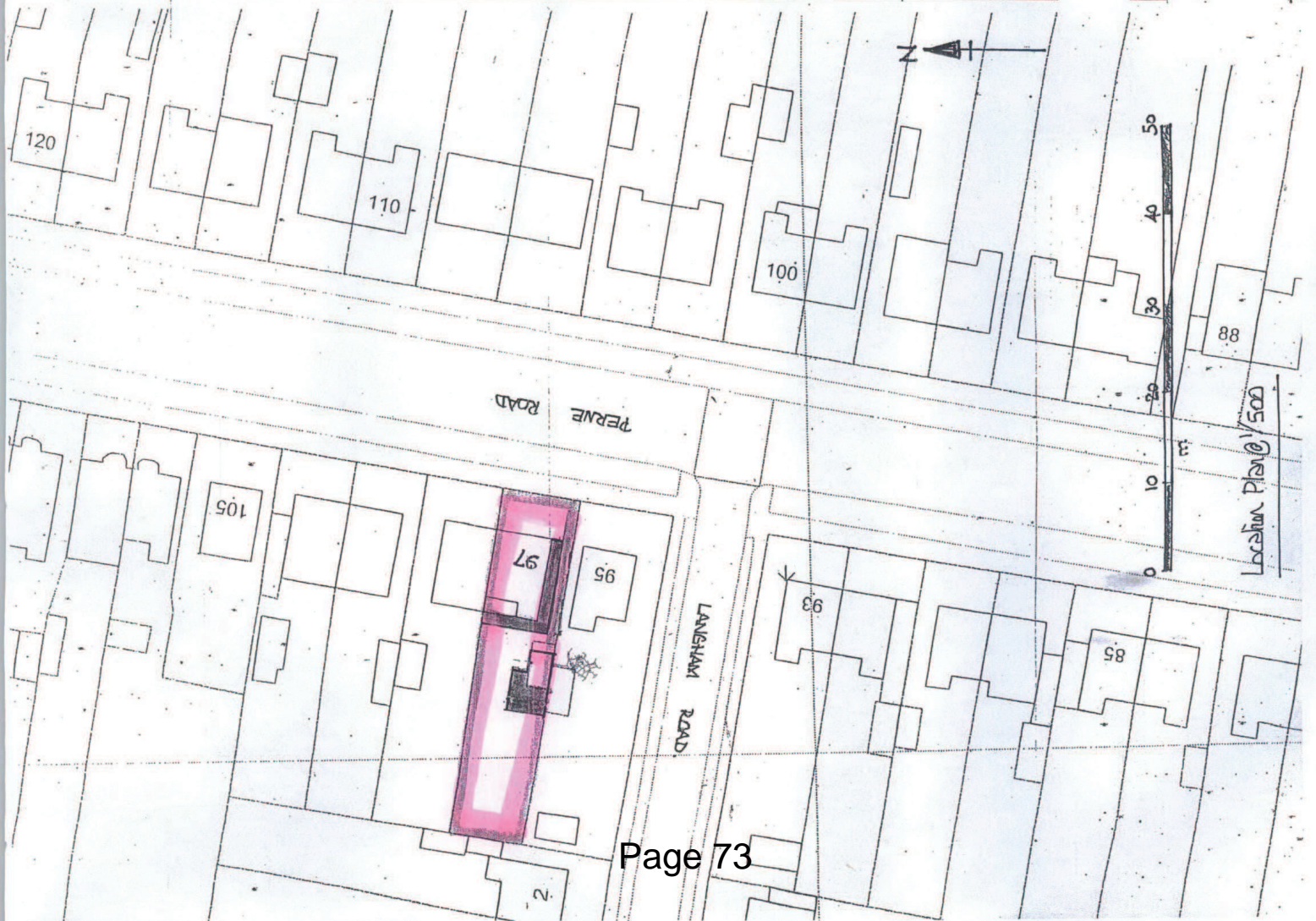


Proposed Extensions at No 97
Peme Road, Cambridge.

Location Plans at 1/250 and 1/500 Scale

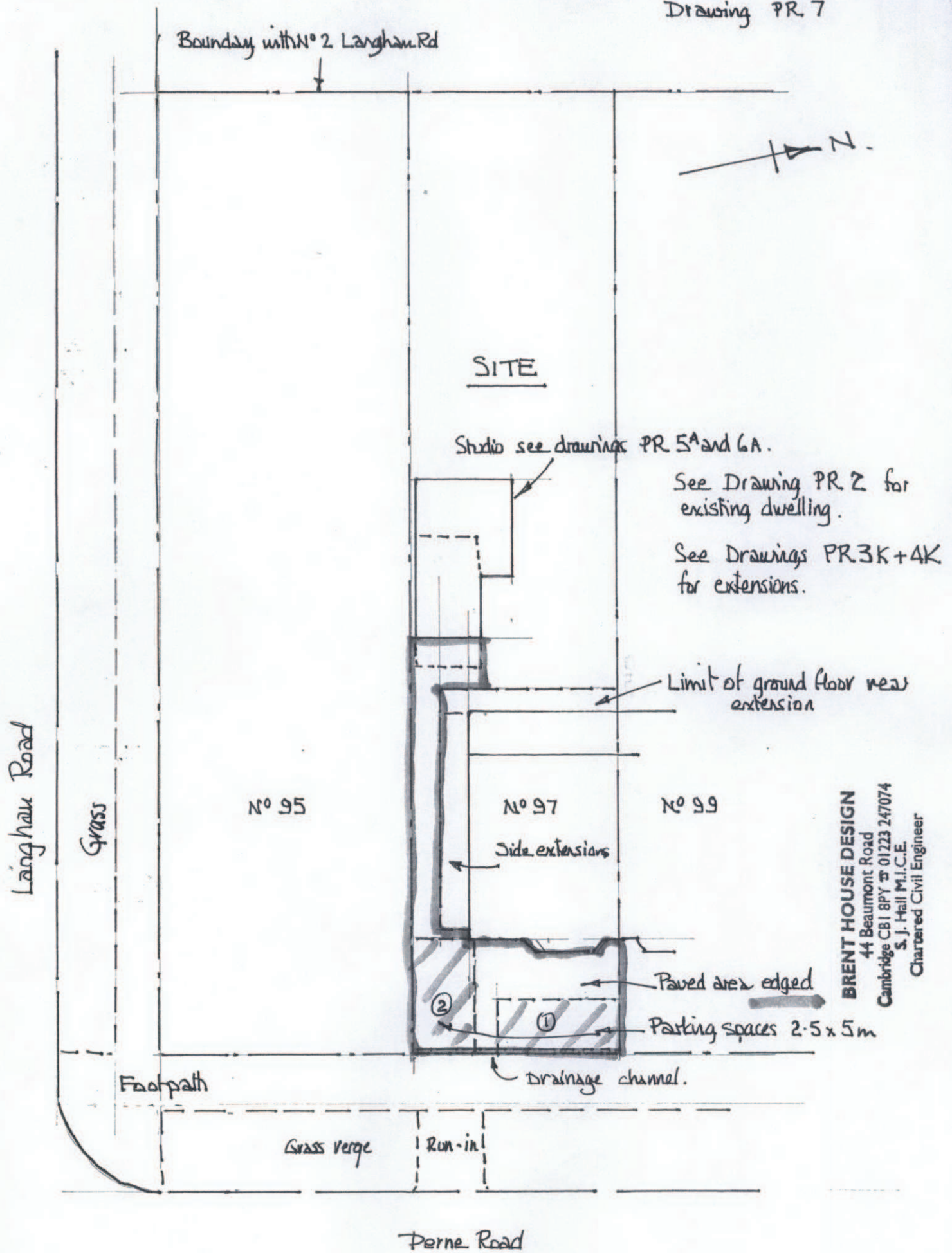
97 Peme Road
Cambridge.

P21



Location Plan @ 1/500

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SITE PLAN @ 1/200 for No. 97 Perne Road,
 Cambridge CB1 3SR
 re Planning Application 12/0706/FUL, Cambridge City Council

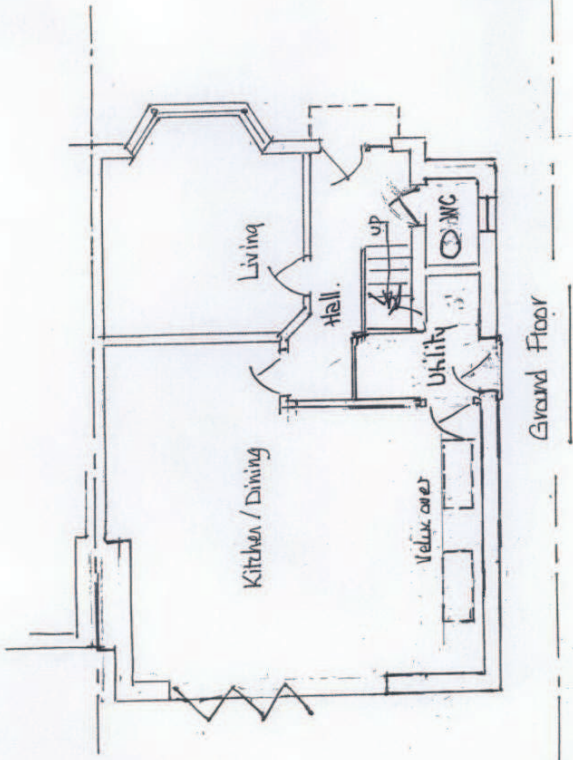
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Drawing No PR41N

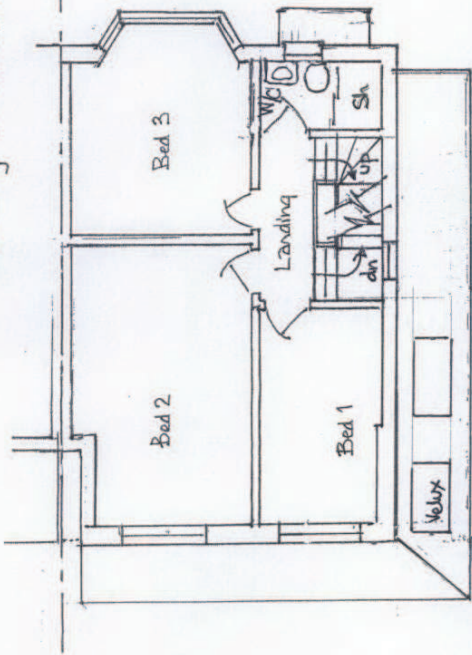
Proposed Extensions at No 57,
Perne Road, Cambridge
CB1 3SB

Scale 1:100 @ A3.

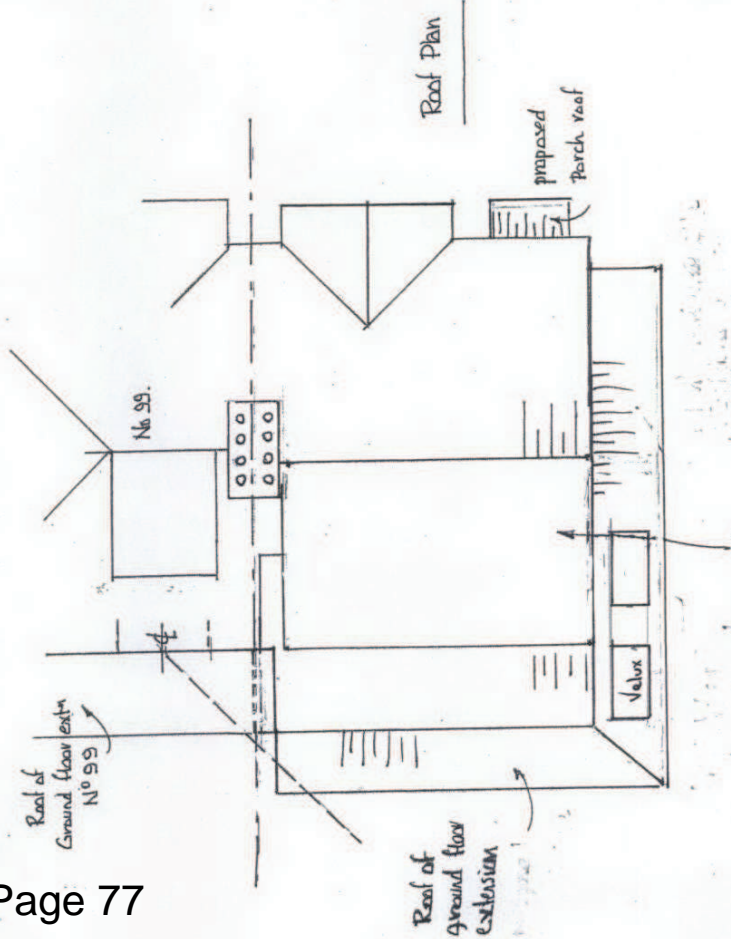
Floor Plans as Built
June 2014.



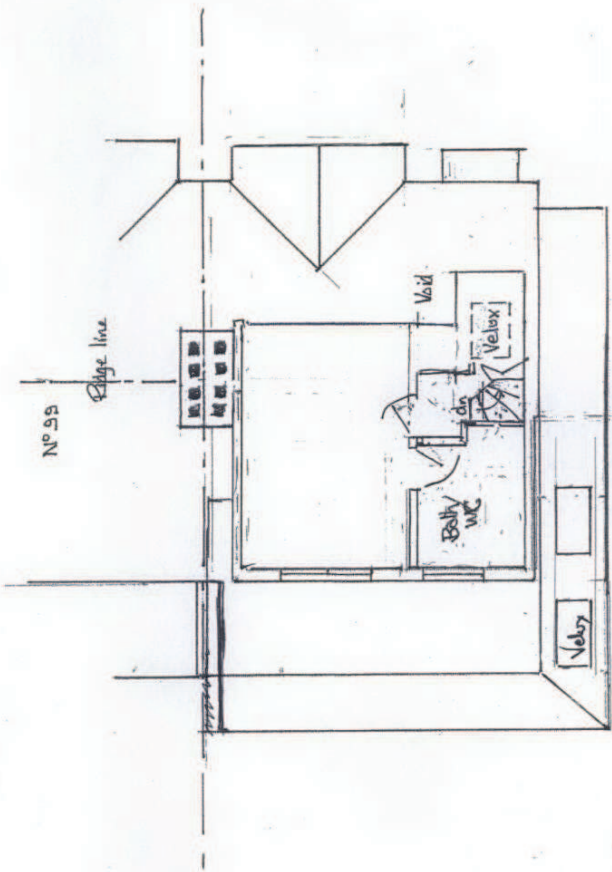
Ground Floor



First Floor



Roof Plan



Second Floor

BRENT HOUSE DESIGN
 44 BARNWICK ROAD
 CAMBRIDGE CB1 8PP TEL: 01223 247074
 S.J. HALL M.I.C.E.
 Chartered Civil Engineer

© S.J. Hall May 2012

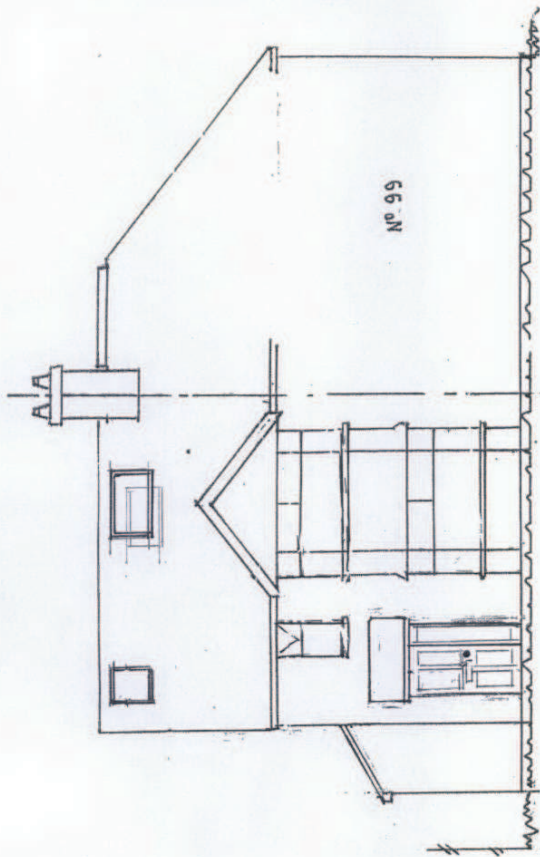
Rev. N. as Built
17.6.14.

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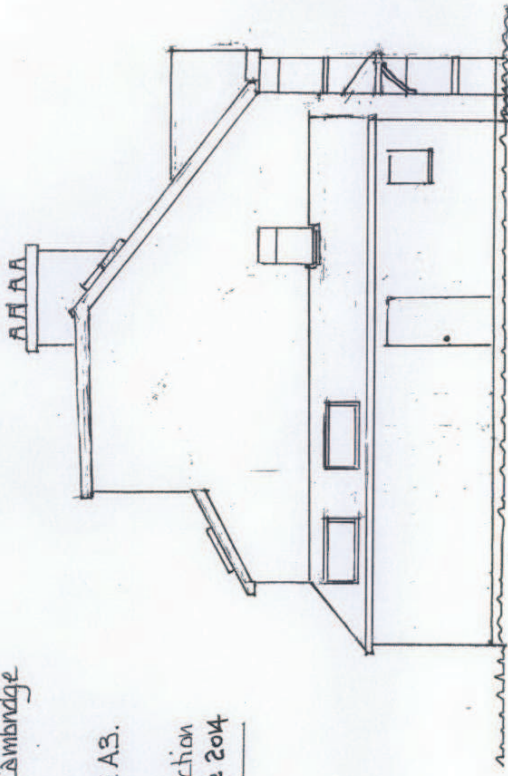
Proposed Extensions at N°
57, Peine Road, Cambridge
CB1 3SB.

Scale 1:100 @ A3.

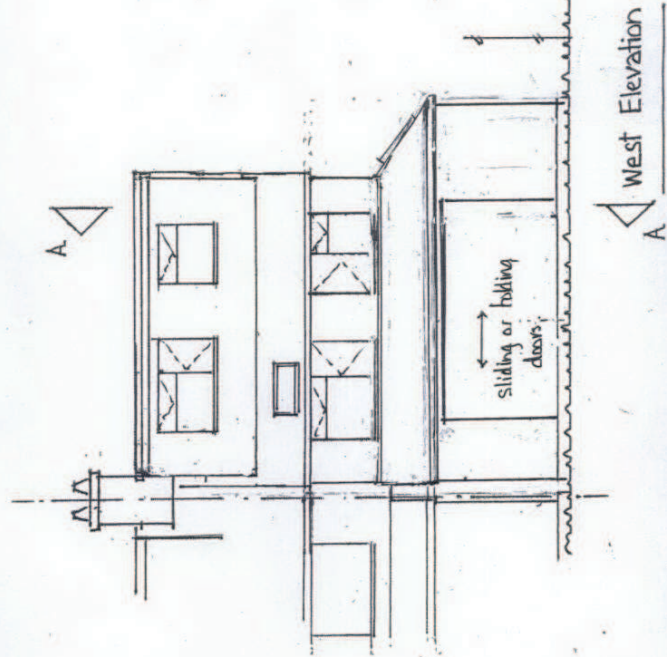
Elevations and Section
as Built June 2014



East Elevation

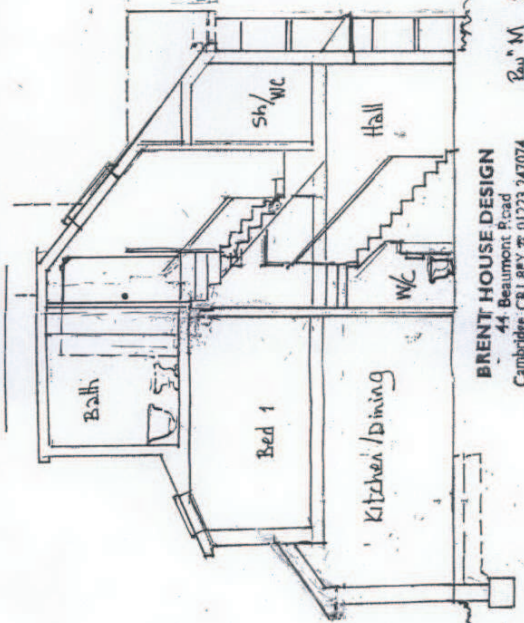


South Elevation



West Elevation

Section A-A



BRENT HOUSE DESIGN

44 Beaumont Road

Cambridge CB1 8PY ☎ 01223 247074

S. J. Hall M.I.C.E.

Chartered Civil Engineer

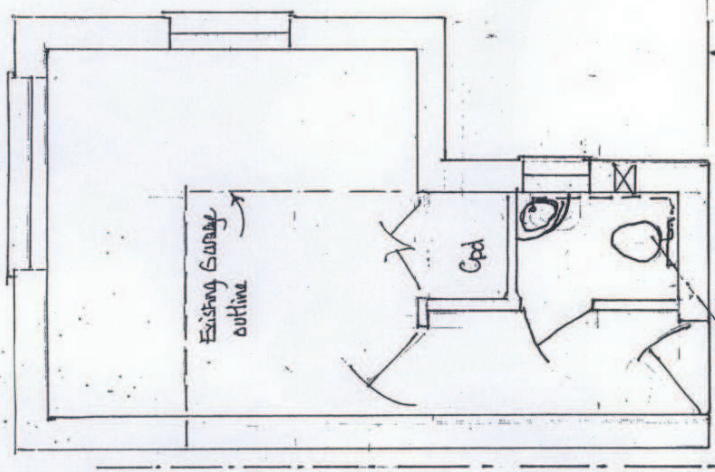
Rev M 22.10.12.

Rev N 17.6.14 As built

North Elevation

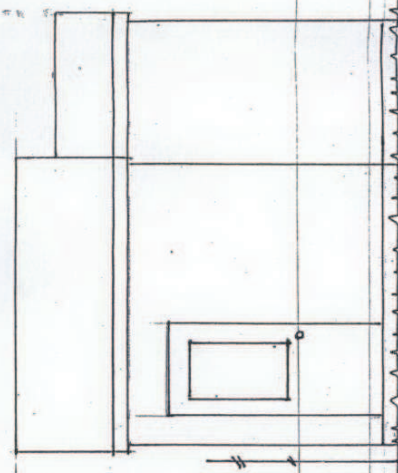
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A Floor Plan

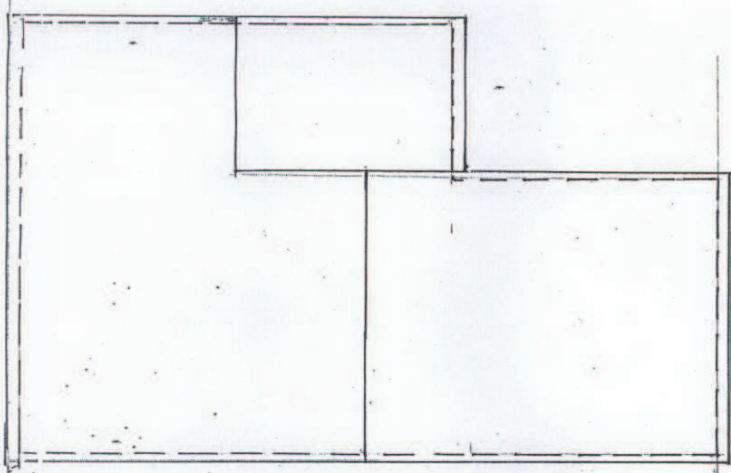


See DWG PR.5A *

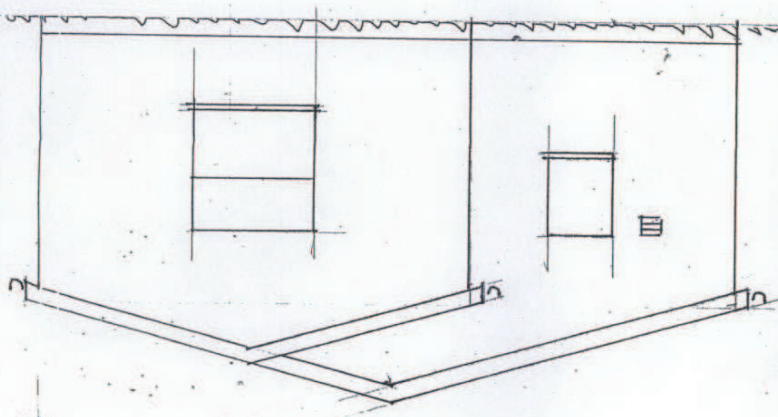
East Elevation



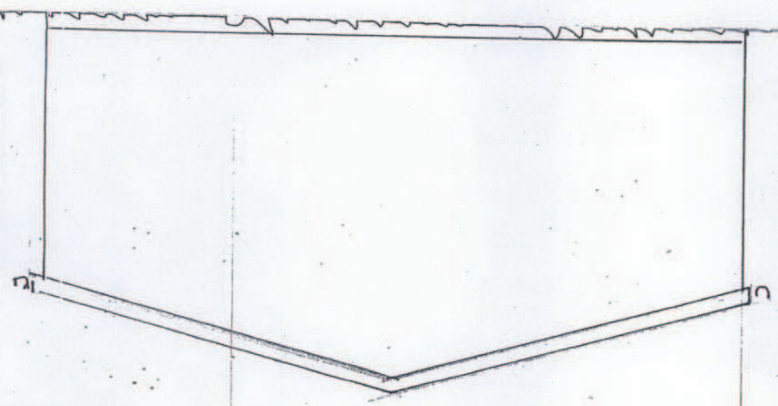
Roof Plan



North Elevation

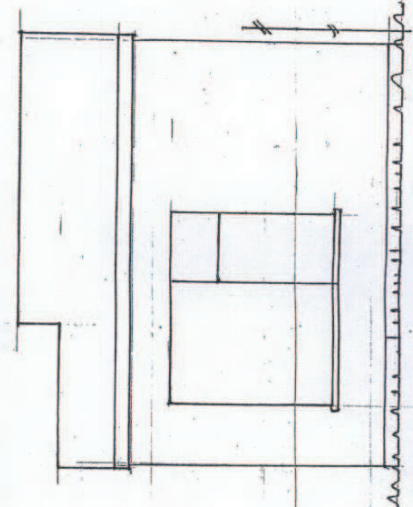


South Elevation



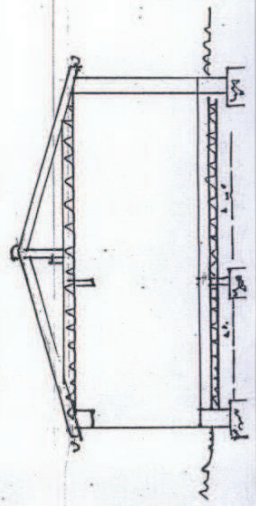
Plans and Elevations @ 1:50 scale

West Elevation



BRENT HOUSE DESIGN
 44 Beaumont Road
 Cambridge CB1 8PY & 01223 247074
 S.J. Hall MICE
 Chartered Civil Engineer

Proposed Extensions at N° 97 Perne Road, Cambridge - Proposed Studio (on site of Existing Garage)
 Section AA @ 1:100 scale.



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Application Number	14/0658/FUL	Agenda Item	
Date Received	7th May 2014	Officer	Mr Sav Patel
Target Date	2nd July 2014		
Ward	Petersfield		
Site	19A Mill Road Cambridge CB1 2AB		
Proposal	Change of use from C4 to no.7 bed Sui-Generis HMO including single storey side and rear extension (amendment to planning permission 12/0657/FUL		
Applicant	Mr Wyness C/O Ely Design Group		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <p>The proposed change of use would not have a significantly adverse impact on the character of the area;</p> <p>The proposed development would not have a significantly adverse impact on the residential amenity of the adjoining neighbours;</p> <p>The property is located within a highly sustainable location due to its proximity to local shops and services and public transport links.</p>
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 19A Mill Road is a two storey terrace house, situated on the northeast side of Mill Road. The surrounding area is mixed in character with residential and commercial properties.

1.2 The site is within City of Cambridge Conservation Area 1 (Central) and is also located within a controlled parking zone.

1.3 The property is currently used as a C4 HMO where six individuals share basic amenities.

2.0 THE PROPOSAL

2.1 The proposal consists of a change of use from a C4 HMO to a Sui-Generis HMO and a single storey side and rear extension.

2.2 Planning permission was granted in 2012 for a single storey rear extension. The proposed extension is an amendment to the approved extension.

2.3 The applicant has also applied for a non-material amendment to the approved extension, which is currently pending consideration.

3.0 SITE HISTORY

Reference	Description	Outcome
12/0657/FUL	Single storey extension at rear (proposed) and retrospective application for loft conversion.	APPROVED
14/0389/NMA	Minor amendments to the design of the roof to the single storey rear extension	PENDING

4.0 PUBLICITY

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

5.0 POLICY

5.1 Central Government Advice

National Planning Policy Framework 2012
National Planning Practice Guidance 2014
Community Infrastructure Levy Regulations 2010
Circular 11/95 – The Use of Conditions in Planning Permissions (Annex A)

5.2 Cambridge Local Plan 2006

3/1 Sustainable development

3/4 Responding to context

3/7 Creating successful places

4/11 Conservation Areas

5/7 Supported housing/Housing in multiple occupation

5.3 Supplementary Planning Documents

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

Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012)

5.4 Material Considerations

City Wide Guidance

Cycle Parking Guide for New Residential Developments (2010)

Area Guidelines

Mill Road Area Conservation Area Appraisal (2011)

6.0 CONSULTATIONS

Cambridgeshire County Council (Highway)

- 6.1 The proposed change of use to increase the number of residents at the property will not quality any future residents for residents parking permits (other than visitor permits). Add an informative to remind the applicant of this.

Streets and Open Spaces (Trees)

- 6.2 The proposed extension is likely to affect the existing trees close to the site boundary and therefore a tree protection condition is recommended to mitigate any adverse impact.

Urban Design and Conservation Team

- 6.3 No Conservation policy issues.

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 owner/occupier of the following address has made representations:
19 Mill Road

7.2 The representations can be summarised as follows:

- Impact on the existing trees;
- Concerned with the increase in number of people living next door
- Impact during construction

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. Third party representations

Principle of Development

8.2 Policy 5/7 states that HMOs will be permitted subject to the following criteria:

- a) Impact on the residential amenity of the local area;
- b) The suitability of the building or site; and
- c) Proximity of bus stops and pedestrian and cycle routes, shops and other local services.

8.3 I have considered these issues below and reached the conclusion that the proposed change of use is acceptable in principle.

a) Impact on residential amenity of local area:

- 8.4 The proposed single storey rear and side extension would abut the common boundary with no.19 and be the same depth (5 metres) as the extension that was approved in planning permission ref: 12/0657/FUL. Therefore, it would be difficult to justify refusal of this extension on the basis of its depth given there is an extant planning permission for a similar extension. However, the proposed roof form is materially different to that which was approved. The proposed extension has a section of roof which extends off the main extension to accommodate a link passage from the kitchen in the main house to the proposed bedroom which would be contained in the extension. Whilst the roof for the link is set 400mm higher than the main extension, it is set off the ridgeline of the main extension and set further away from the boundary with no.19. No windows are proposed facing out towards 19 Mill Road, and there is therefore no potential to overlook this neighbour.
- 8.5 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 and Cambridge Local Plan (2006) policies 3/4, 3/7 and 5/7.

b) The suitability of the building or site:

- 8.6 The proposed extension would retain sufficient amenity space with the plot for existing and future residents to use as outdoor space. The property has extant planning permission for a single storey extension to accommodate an additional bedroom with en-suite.
- 8.7 The additional bedroom which would be created by the proposed extension, would be satisfactorily accommodated within the site and building without appearing to overdevelop the plot or have a detrimental impact on the appearance of the dwelling. The proposed extension would maintain an ancillary appearance to the main dwelling and would not be visible from the public realm or have a detrimental impact on the character and appearance of the Conservation Area.
- 8.8 The property is located within a highly sustainable location in terms of proximity to shops and services and public transport

links. The property is also within reasonable walking and cycling distance from the city centre and railway station. The property does not benefit from off street car parking. I am satisfied that the proposed change of use would not warrant the need for additional car parking.

- 8.9 The existing bins and cycle storage provision at the rear of the site is not proposed to change. The cycles are to be stored in a wooden structure within the garden of the property. The bins are proposed to be located adjacent to this and wheeled via the lane at the rear of the property to Guest Road for collection.
- 8.10 There are two trees within the adjoining neighbour's garden which are close to the common boundary which are likely to be affected by the proposed extension. The adjoining neighbour has also raised concerns with this. In light of this, the Council's Tree Officer was consulted for their comments. Tree Officer has advised that the root system of these trees could be affected and has therefore recommended a foundation condition to be applied to ensure special foundations are laid to mitigate the impact. If members are minded to approve, then I have recommended a foundation condition to be applied to any permission.
- 8.11 I am therefore satisfied that due to the site's proximity to shops and services, public transport links and distance from the city centre in terms of walking and cycling, the property and site are suitable for the proposed use and extension.

a) The proximity of bus stops and pedestrian and cycle routes, shops

- 8.12 As explained above, the site is located within a highly sustainable location in terms of its accessibility (walking or cycling) to shops and services and public transport links (including railway station). I am therefore satisfied that the proposed use would comply with this element of the policy.

Third Party Representations

- 8.13 Some of the concerns raised by the objector have been covered in the relevant sections of the main report. I set out below my response to the other concerns raised.

Occupation of building during construction and access

- 8.14 Construction work is a temporary aspect of development. If the applicant requires access over neighbouring land then they will need to seek the agreement of the landowner. Any requirement for a temporary boundary during construction work will need to be agreed with the applicant and neighbouring resident. I have recommended a construction hours conditions to mitigate the impact of construction on surrounding neighbours.

9.0 CONCLUSION

- 9.1 The proposed change of use from a C4 HMO to a Sui-Generis HMO is considered to be acceptable as the addition of one extra bedroom would not be materially significant in my view in terms of intensification. The property is also located within a highly sustainable area. The proposed single storey extension would not in view have a detrimental impact on the residential amenity of the neighbouring occupiers due to its height and depth. Also, consideration has been given to the fact there is an extant planning permission for a similar extension.

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. 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. Prior to the commencement of development and with reference to BS 5837 2012, details of the specification and position of all protection measures and techniques to be adopted for the protection of any trees from damage during the course of any activity related to the development, including foundation design, shall be submitted to the local planning authority for its written approval in the form of an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP).

The approved AMS and TPP will be implemented throughout the development and the agreed means of protection shall be retained on site until all equipment, and surplus materials have been removed from the site. Nothing shall be stored or placed in any area protected in accordance with this condition, and the ground levels within those areas shall not be altered nor shall any excavation be made without the prior written approval of the local planning authority.

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

INFORMATIVE: The owners/occupiers of the property will not qualify for Residents' Permits (other than visitor permits) within the existing Residents' Parking Schemes operating on surrounding streets.

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CAMBRIDGE CITY COUNCIL

REPORT OF: Head of Planning Services
TO: East Area Committee
WARD: Petersfield Ward

REQUEST FOR REVIEW OF THE RESOLUTION TO REFUSE PLANNING APPLICATION 14/0452/FUL – 80 AINSWORTH STREET FOR A TWO STOREY REAR EXTENSION.

1. INTRODUCTION

- 1.1 On 19th June 2014 East Area Committee considered an application (14/0452/FUL) to allow a two storey rear extension to 80 Ainsworth Street. The Committee report is attached as appendix 1 to this report and provides the background to the application and the relevant planning issues. The Committee resolved to refuse the application, contrary to the officer recommendation, on the basis of two issues of concern which were: 1) Overshadowing and 2) Loss of amenity to no.82 Ainsworth Street. Officers were asked to go away and work up the issues of concern into final reasons for refusal to be agreed through the Chair and Spokes.
- 1.2 Officers have now looked at the possible reasons for refusal and the comparison between the current application and the existing planning permission for an almost identical scheme (Ref: 10/1002/FUL). Officers have some concerns about the strength of the case that can be made for refusing planning permission and in the light of this the Head of Planning Services has asked that East Area Committee be updated on this position before the decision is confirmed.

2. RECOMMENDATION

- 2.1 That Members review the updated advice contained in this report and approve the planning application, Ref 14/1002/FUL for a two storey rear extension.

3.0 BACKGROUND

- 3.1 Paragraph 8.2 of the committee report (attached at Appendix 1) made reference to a previously approved application (Ref: 10/1002/FUL) which was for an identical scheme in all respects other than two minor differences:
- 1) The window at first floor level on the rear elevation has changed from one single window, to two small separate windows;
 - 2) The width of the extension is slightly increased by 100mm (the approximate width of one brick).
- 3.2 The physical circumstances of the site appear to remain unchanged since that previous planning permission was granted. The planning policies contained within the Cambridge Local Plan (2006) remain relevant to this application. The

National Planning Policy Framework and Guidance introduced in intervening years have not made material changes to the considerations relevant in this case.

- 3.3 The existence of a recent planning permission that is all but identical in terms of its impact upon the neighbouring property would be regarded as a fall-back position that has previously been established as being acceptable by the local planning authority. The national and local planning policy circumstances have also not changed in any material way since the previous approval. Given this, your officer's view is that a refusal of planning permission would be difficult to defend if it went to appeal and could be considered to amount to unreasonable behaviour by the local planning authority.
- 3.4 It is right and proper that these matters are drawn to Member's attention before the resolution to refuse planning permission is confirmed. Officers remain of the view that the proposed development is acceptable and consistent with the development standards approved across the City.

4.0 CONCLUSIONS

- 4.1 Given the above East Area Committee are asked to approve the application, subject to the conditions recommended at paragraph 10.0 on the previous committee report.

6.0 IMPLICATIONS

- (a) **Financial Implications** – Potential for costs if allowed at appeal and unreasonable behaviour proven.
- (b) **Staffing Implications** – None
- (c) **Equalities and Poverty Implications** – None
- (d) **Environmental Implications** – None.
Climate Change Impact: Nil
- (e) **Procurement** – None
- (f) **Consultation and Communication** - None
- (g) **Community Safety** - None

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

Planning application 14/0452/FUL
Planning application 10/1002/FUL

To inspect these documents contact Angela Briggs on extension 7144

The author and contact officer for queries on the report is Angela Briggs on extension 7144.

Report file:

Date originated: 21 July 2014
Date of last revision: 21 July 2014

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Application Number	14/0452/FUL	Agenda Item	
Date Received	24th March 2014	Officer	Mrs Angela Briggs
Target Date	19th May 2014		
Ward	Petersfield		
Site	80 Ainsworth Street Cambridge Cambridgeshire CB1 2PD		
Proposal Applicant	Two storey rear extension to dwelling house. Mr H Dolby Highfield Pidley Road Somersham PE28 3ES		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> <input type="checkbox"/> The proposed extension would not detract from the character of the area; <input type="checkbox"/> The proposed extension would not harm the character or appearance of the Conservation Area; <input type="checkbox"/> The proposed extension would not have a significant impact on the amenity of neighbours.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 No. 80 Ainsworth Street is within the Petersfield ward of Cambridge, to the east of the city centre. The property is an end of terrace Victorian property. The site benefits from a side parking area which is adjacent to an open space area, not within the application site. The junction of Ainsworth Place sits adjacent to this open space area and is also access for the Virgin Media building to the rear of the site. This building is

commercial in character and style, contrary to the predominant Victorian architecture of Ainsworth Street.

- 1.2 The neighbour to the north, no.82, has a two-storey rear wing on the common boundary. The area is largely residential in character, containing mainly terraced two-storey dwellings.
- 1.3 The property falls within the Conservation Area and therefore the Mill Road Area Conservation Area Appraisal (2011) is relevant. It also falls within the Controlled Parking Zone.
- 1.4 The application has been requested to be referred to East Area Committee by Councillor Blencowe for the following reason:
 - Design and Planning issues.

2.0 THE PROPOSAL

- 2.1 The full application seeks planning consent for a two storey rear extension. The extension would have a pitch roof and would measure 5.5m deep, 4m in width and at a height of 6.3m. The extension would accommodate an additional bedroom and bathroom at first floor level and a larger kitchen area at ground floor level. The side access would be opened up to enable two cars to be parked on-site, together with cycle and bin storage.
- 2.2 The application has been amended to alter the external finish of the extension from render to brick. This was requested by the case officer after considering that render was not appropriate.

3.0 SITE HISTORY

Reference	Description	Outcome
10/1002/FUL	Part single storey rear extension and first floor rear extension.	Approved

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

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

Central Government Guidance	National Planning Policy Framework March 2012 National Planning Policy Framework – Planning Practice Guidance March 2014 Circular 11/95
	<u>Area Guidelines</u> Mill Road Area Conservation Area Appraisal (2011)

5.4 Status of Proposed Submission – Cambridge Local Plan

Planning applications should be determined in accordance with policies in the adopted Development Plan and advice set out in the NPPF. However, after consideration of adopted plans and the NPPF, policies in emerging plans can also be given some weight when determining applications. For Cambridge, therefore, the emerging revised Local Plan as published for consultation on 19 July 2013 can be taken into account, especially those policies where there are no or limited objections to it. However it is likely, in the vast majority of instances, that the adopted development plan and the NPPF

will have considerably more weight than emerging policies in the revised Local Plan.

For the application considered in this report, there are no policies in the emerging Local Plan are of relevance/the following policies in the emerging Local Plan are of relevance:

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

6.1 No comment.

Urban Design and Conservation team

6.2 No objections to the amended plans.

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:

- 82 Ainsworth Street

7.2 The representations can be summarised as follows:

- Concern about loss of light to kitchen, bathroom and patio area;
- The extension would be closer to the boundary;
- Object to the proposed materials. Render is not appropriate in this area.

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. Context of site, design and external spaces
2. Residential amenity
3. Impact on the Conservation Area
4. Third party representations

Context of site, design and external spaces

8.2 The application follows a previously approved application for a similar proposal. The proposal subject of this application is identical in design and scale to the previous scheme, apart from some alterations to the fenestration details. It is therefore necessary to consider whether there have been any obvious physical changes to the site and its surroundings, since the previous approval. It appears that the site and surroundings remain the same and therefore the impact of this type of development is unlikely to be any greater. Secondly, I need to consider whether there has been any change in planning policy. The current Local Plan (2006) was relevant in 2010, and therefore, even with the deletion of some of our policies, none of those that are relevant to this proposed development, are affected and still stand.

8.3 The subject property is an end of terrace dwelling that sits close to the junction with Ainsworth Place and although the extension is to the rear, it will be publicly visible and I have given therefore given consideration as to its likely impact on the character and appearance of the locality. In this respect the extension replaces the existing part single and part two-storey rear wing and although significantly larger, I do not consider that it would be visually intrusive. The extension will still read a subsidiary rear wing as it has been set down from the main ridge and is much smaller than the main span of the dwelling. The extension will have a pitched roof and subject to the use of appropriate materials, will integrate well with the main dwelling. The rear garden to the property has a depth of approximately 27m and although the extension is quite deep, I do not consider that the rear garden environment will be harmed by the

development. The proposals are thus considered to be acceptable from visual perspective.

- 8.4 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11, 3/14.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.5 The neighbour at no.82 has objected. No.82 is to the north of the site. Their main concerns are that the proposed extension will be coming closer to the common boundary and would result in loss of light to the kitchen and ground floor bathroom. I agree that the extension would be coming closer to the boundary. However, the extension is set off the boundary by 1.2m and would be partly obscured behind the flank wall of no.82. I do not consider that the extension would unduly enclose no.82 and by setting the extension away from the boundary, helps to retain a spacious element between the properties. The ground floor bathroom is contained within a single storey wing element of no.82, which is positioned along the southern boundary and therefore much further away. Whilst the proposed two storey extension would over-shadow this area, it would not be significant to warrant refusal in this case, particularly because bathrooms are not living areas and do not necessarily need natural light in order for them to function as such.
- 8.6 I agree with the concern about the proposed render. Render is not a material that prevails in this area and as such I have asked the agent to remove this element from the proposal and suggested brick, to match the existing. Amended plans have been submitted and the external finish of the extension would be brick.
- 8.7 The extension includes a south facing first floor window that looks at the flank wall of no.82, but might also afford very oblique views over the rear garden of no.82; this window serves a bathroom and thus can be obscure glazed by condition.
- 8.8 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.

Impact on the Conservation Area

- 8.9 The Conservation Officer was concerned about the render finish. Since the plans have been amended, they are supportive of the proposal and consider that it would not have a detrimental impact on the character or appearance of the Conservation Area. I concur with this view and consider that it would not detract from the historic setting, subject to appropriate materials, which are recommended as conditions.
- 8.10 In my opinion the proposal would not have a detrimental impact on the character of appearance of the Conservation Area and I consider that it is compliant with Cambridge Local Plan (2006) policy 4/11.

Third Party Representations

- 8.11 I have carefully considered the neighbours' comments and conclude that it would be unreasonable to suggest that the extension should be reduced in size as I am satisfied that the proposal would not have a significant impact to warrant refusal in its current form.

9.0 CONCLUSION

- 9.1 In conclusion, I consider that the proposed extension is acceptable and 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. All new joinery [window frames, etc.] shall be recessed at least 50mm back from the face of the wall / façade. The development shall be carried out in accordance with the specified recess.

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

3. No brickwork shall 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)

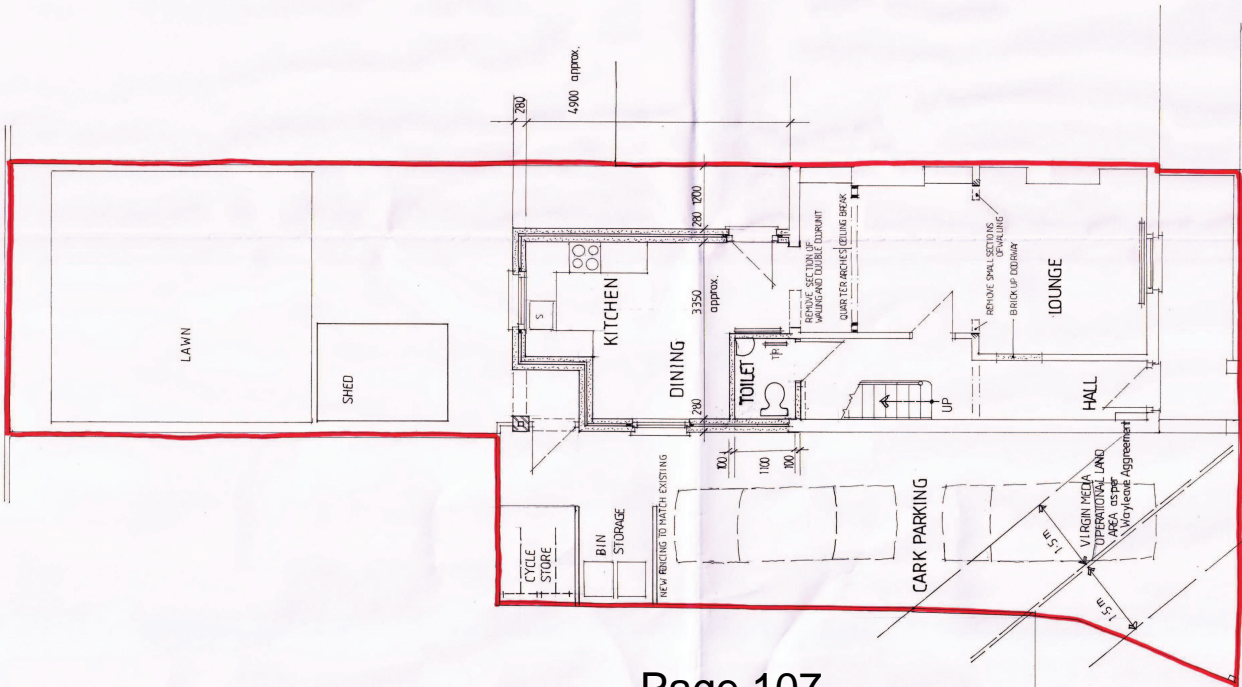
4. No roofs shall be constructed until full details of the type and source of roof covering materials and the ridge, eaves and hip details, if appropriate, have been submitted to the local planning authority as samples and approved in writing. Roofs shall thereafter be constructed only in accordance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

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

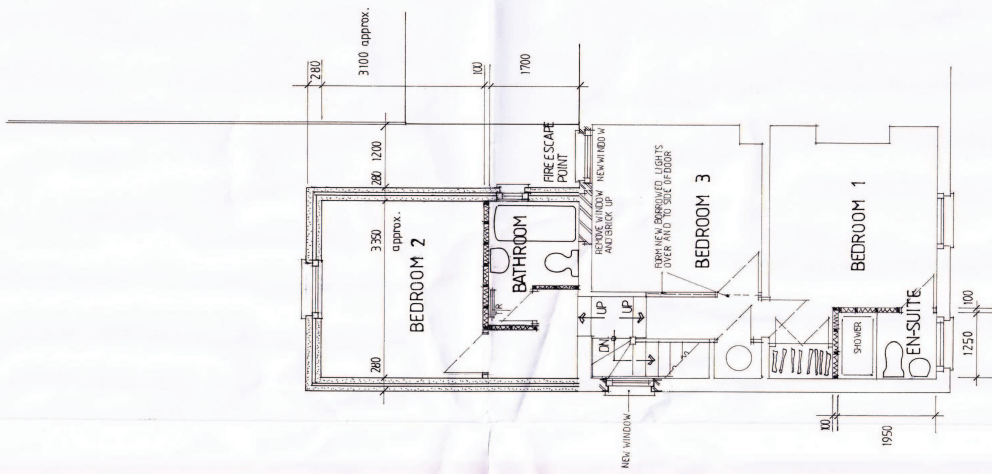
5. The window on the south elevation at first floor level, serving the bathroom, shall be obscure glazed to a minimum level of obscurity to conform to Pilkington Glass level 3 or equivalent prior to commencement of use (of the extension) and shall have restrictors to ensure that the window cannot be opened more than 45 degrees beyond the plane of the adjacent wall and shall be retained as such thereafter.

Reason: In the interests of residential amenity (Cambridge Local Plan 2006 policies 3/4 and 3/12 or 3/14).

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GROUND FLOOR PLAN — AS PROPOSED — 1:50



FIRST FLOOR PLAN — AS PROPOSED — 1:50

PROPOSED ALTERATIONS
and EXTENSION
to 80, AINSWORTH STREET,
CAMBRIDGE

for Mr. H.J. DOLBY

62102R|D—Plans as Proposed

SEPTEMBER 2010

KEITH HURST DESIGN LTD.
16 BECKETT CLOSE, SKEGNESS, Lincs. PE 25 3JW
TEL: No. 07702 093991

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CAMBRIDGE CITY COUNCIL

REPORT OF: Head of Planning Services

TO: East Area Committee DATE: 31/07/14

WARD: Coleridge

PLANNING ENFORCEMENT CONTROL ENFORCEMENT NOTICE REPORT

24 Chalmers Road, Cambridge Unauthorised Development (Enforcement reference: CE/5922)

SUMMARY	<p>Planning enforcement investigations have identified an unauthorised extension to the garage at the rear of the above property and the change of use of the garage to create a separate and independent residential unit in the garden.</p> <p>The change of use is unacceptable because there is insufficient amenity space for the occupants of the outbuilding and the access arrangements and facilities for waste and cycle storage are not adequate.</p>
RECOMMENDATION	That enforcement action be authorised in respect of the change of use of the garage.

1 INTRODUCTION

This report seeks delegated authority to serve an Enforcement Notice to address the Material Change of Use of an outbuilding (the former garage) at the C3 dwellinghouse. See Appendix A for site plan.

2 PLANNING HISTORY

See Appendix B.

3 BACKGROUND / TIMELINE OF ENFORCEMENT INVESTIGATION

- 3.1 In August 2013 Planning Enforcement received a complaint regarding an extension being added to the existing outbuilding / garage at the rear of 24 Chalmers Road, Cambridge.
- 3.2 On 20 September 2013 officers visited the property and confirmed that the outbuilding had recently been converted to a separate residential unit and let as 'The Flat, 24 Chalmers Road' and that this building was in the process of being extended. The flat was first registered as a separate annex for Council tax purposes on 5 September 2012.
- 3.3 The owner of the property was advised that the use of the outbuilding as a separate and independent residential unit required planning permission and that planning approval was unlikely to be granted because the development is in conflict with the Cambridge Local Plan 2006. Officers also advised that planning permission would be required for extending the outbuilding / former garage and that any works undertaken without permission were done at his own risk.
- 3.4 On 26 September 2013 a letter was sent to the owner of the property confirming that planning permission was required for the extension to the outbuilding and inviting the submission of a retrospective planning application within 28 days. The letter also requested that the owner advise of the length of the current tenancy of the independent outbuilding and his intentions in relation to the use of the outbuilding.
- 3.5 On 10 October 2013 the owner advised officers that he would not be proceeding with extension to the outbuilding or submitting a planning application for the creation of a separate residential unit because the outbuilding had been used separately for over four years. The owner was reminded that during previous discussions with officers on site he stated that the separate use of the outbuilding was recent.
- 3.6 During a further site visit on 29 October 2013 the Planning Enforcement Officer repeated the advice given that planning permission was unlikely to be granted for the separate use of the outbuilding and suggested that at the end of the current tenancy period (April 2014) the kitchen was removed from the outbuilding to reinstate the functional link with the main house and remedy the breach of planning control. The extension to the outbuilding had been completed and the owner was advised again that this extension required planning permission. The owner was also advised again that

a Certificate of Lawfulness was not likely to be granted for the separate use of the outbuilding as he had previously given officers information that he had not let the unit separately for over four years.

- 3.7 On 16 December 2013 an application for a Certificate of Lawfulness, reference 13/1732/CLUED, was received with the description: 'Application for a certificate of lawfulness under Section 191 to convert garage to granny flat'.

Planning officers met with the owner of 24 Chalmers Road to advise that insufficient evidence had been submitted with the application to prove, on the balance of probabilities, that the outbuilding has been used as a separate flat for four years and suggested what further information might support an application.

On 10 February 2014 a decision was taken under delegated powers not to grant the Certificate of Lawfulness, for the following reason:

It appears to the Local Planning Authority that because there is insufficient evidence to demonstrate that the garage has been used as a granny flat for more than four years from the date of the application, therefore the change of use is not lawful.

- 3.8 On 8 May 2014 a Planning Contravention Notice was served on the owner of 24 Chalmers Road. The Notice was returned on 28 May 2014 and in it the owner advised that he intended to apply for a new Certificate of Lawfulness for the separate use of the former garage and that he did not intend to apply for planning permission for the extension to the garage.
- 3.9 At the time of writing this report, the refusal to grant the Certificate of Lawfulness has not been appealed to the Planning Inspectorate, no new application for a Certificate of Lawfulness has been submitted and no planning application for the extension to the outbuilding has ever been submitted. Therefore the two breaches of planning control remain outstanding.

4 ASSESSMENT AGAINST PLANNING POLICY AND OTHER MATERIAL CONSIDERATIONS

- 4.1 The National Planning Policy Framework states:

'Para 207 Effective enforcement is important as a means of maintaining public confidence in the planning system. Enforcement

action is discretionary, and local planning authorities should act proportionately in responding to suspected breaches of planning control. Local planning authorities should consider publishing a local enforcement plan to manage enforcement proactively, in a way that is appropriate to their area. This should set out how they will monitor the implementation of planning permissions, investigate alleged cases of unauthorised development and take action where it is appropriate to do so.'

4.2 National Planning Policy Guidance states:

Para 17b-003: 'There is a clear public interest in enforcing planning law and planning regulation in a proportionate way. In deciding whether enforcement action is taken, local planning authorities should, where relevant, have regard to the potential impact on the health, housing needs and welfare of those affected by the proposed action, and those who are affected by a breach of planning control.'

4.3 Enforcement is a discretionary power and the Committee should take into account the planning history, the details of the breaches of planning control and the other relevant facts set out in this report.

4.4 The unauthorised development at the property consists of the extension to an outbuilding and the material change of use of the outbuilding, both aspects of development took place less than four years ago and so they are not immune from enforcement action.

4.5 Officers investigating the breach of planning control and setting out their recommendations have been mindful of and complied with the Planning Investigation Service Policy and the City Council's Enforcement Concordat.

4.6 Consideration should be given to the Human Rights Act 2000 and to the Equalities Act 2010. In terms of human rights, officers have noted Article 1 Protocol 1 (protection of property), Article 6 (a right to a fair hearing within a reasonable time), Article 8 (right to respect for private family life) and Article 14 (prohibition of discrimination) as being relevant considerations. The Council must also have regard to its public sector equality duty (PSED) under S.149 of the Equalities Act. The duty is to have due regard to the need (in discharging its functions) to:

- Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act.

- Advance equality of opportunity between people who share a protected characteristic and those who do not. This may include removing, minimising disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic; taking steps to meet the special needs of those with a protected characteristic; encouraging participation in public life (or other areas where they are underrepresented) of people with a protected characteristic(s).
- Foster good relations between people who share a protected characteristic and those who do not including tackling prejudice and promoting understanding.

The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

Officers do not consider that the recommendation in this report would have a disproportionate impact on any protected characteristic.

Officers consider that the service of an enforcement notice with a reasonable period for compliance would be lawful, fair, proportionate, non-discriminatory, and necessary in the general public interest to achieve the objective of upholding national and local planning policies and that human rights and equalities considerations do not outweigh the reasons for proceeding with planning enforcement in this instance.

4.7 An Enforcement Notice carries with it a right of appeal to the Planning Inspectorate and the Inspectorate have the power to vary the Notice to amend the steps to comply.

4.8 Assessment against Cambridge Local Plan 2006:

In order to issue an Enforcement Notice there must be sound planning reasons to justify taking such action. The informal opinion from planning officers is that if an application for the material change of use of the outbuilding to create a separate residential unit was submitted it would not be supported because there is insufficient amenity space for the occupants of the outbuilding and the access arrangements and facilities for waste and cycle storage are not adequate. The development would therefore be contrary to policies 3/4, 3/7 and 3.10 of the Cambridge Local Plan 2006 and to guidance provided by the NPPF 2012.

- 4.9 Officers have also advised that if an application for the extension to the former garage (the operational development) were submitted it might be supported however this assessment cannot be made unless such an application is submitted.
- 4.10 It is not proposed to request that this Committee authorise the service of an Enforcement Notice for the unauthorised extension because officers cannot adequately demonstrate that the additional size is harmful to amenity. If no action is taken in respect of the extension, this unauthorised operational development would become immune from enforcement action four years after it was completed (October 2016).

5 RECOMMENDATIONS

- 5.1 (i) To authorise an enforcement notice under S172 of the Town and Country Planning Act 1990 (as amended) in respect of the Material Change of Use, specifying the steps to comply and the period for compliance set out in paragraphs 5.2 to 5.3, for the reasons contained in paragraph 5.4.
- (ii) to authorise the Head of Planning (after consultation with the Head of Legal Services) to draft and issue the enforcement notice.
- (iii) to delegate authority to the Head of Planning (after consultation with the Head of Legal Services) to exercise the Council's powers to take further action in the event of non-compliance with the enforcement notice.

5.2 Steps to comply

Permanently cease using the outbuilding marked on the attached plan as a separate unit of residential accommodation.

5.3 Period for compliance

Within six months of the date that the Notice comes into effect.

5.4 Statement of Reasons for inclusion on the Notices:

It appears to the Council that the breach of planning control has occurred within the last four years. The applicant has undertaken development without the benefit of planning permission.

The creation of a residential building without planning permission is contrary to policies 3 to policies 3/4, 3/7, 3/10 and 3/12 of the Cambridge Local Plan 2006, and to government guidance in Paragraphs 53, 58, 61 and 64 of the National Planning Policy Framework 2012.

Mindful of the NPPF, Development Plan policy and other material considerations, the Council consider it expedient to serve an enforcement notice in order to remedy the breach of planning control.

Consideration has been given to the Human Rights Act 2000 and to the duty under Section 149 of the Equalities Act 2010. Article 1 Protocol 1 (protection of property), Article 6 (a right to a fair hearing within a reasonable time), Article 8 (right to respect for private family life) and Article 14 (prohibition of discrimination) have been taken into consideration. It is not considered that the service of an enforcement notice would have a disproportionate impact on any protected characteristic pursuant to the Equalities Act 2010.

The Council consider that the service of an enforcement notice with a reasonable period for compliance is lawful, fair, proportionate, non-discriminatory, and necessary in the general public interest to achieve the objective of upholding national and local planning policies, which seek to protect the character of local street scenes, the City of Cambridge Conservation Area No.1 (Central) and the city as a whole.

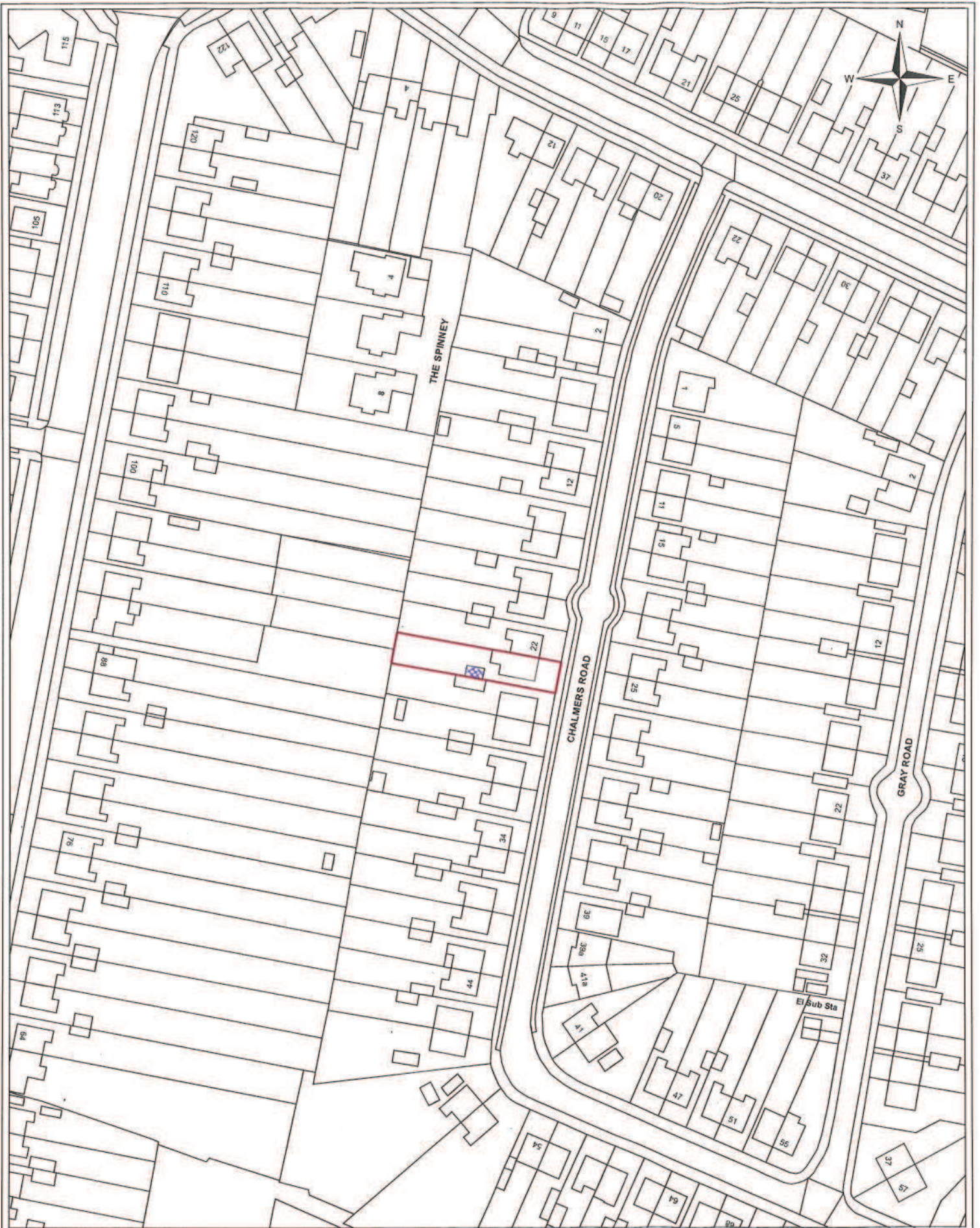
BACKGROUND PAPERS: None

APPENDICES

Appendix A Site Plan
Appendix B Planning History

The contact officers for queries on the report is Debs Jeakins on ext 7163.

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Information Systems
Team

24 Chalmers Road

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Date:	08/07/14
Produced by:	Steve Udall
Section/Department:	Informations Systems Team
Scale:	1:1,250 @ A4

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24 Chalmers Road
Planning History

13/1732/CLUED - Application for a certificate of lawfulness under Section 191 to convert garage to granny flat

Status: Certificate Not Granted 10th February 2014.

C/83/0138 - Erection of two-storey extension to existing dwelling house.

Status: Permitted

C/77/0290 - Erection of single storey extension and garage to existing dwelling house, Cambridge.

Status: Permitted

C/73/1166 - Erection of single storey extension to existing dwelling.

Status: Permitted.

In April 2005 Planning Enforcement Officers investigated allegations that the garage / outbuilding at the rear of 24 Chalmers Road exceeded 4 metres in height. The enforcement investigation established that the flat roof of the outbuilding had been altered to form a pitched roof and the investigation was closed.

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