



Cambridge City Council Planning

Date: Wednesday, 5 February 2020

Time: 10.00 am

Venue: Committee Room 1 & 2, The Guildhall, Market Square, Cambridge, CB2 3QJ

Contact: democratic.services@cambridge.gov.uk, tel:01223 457000

Agenda

1 Order of Agenda

The Planning Committee operates as a single committee meeting but is organised with a three part agenda and will be considered in the following order:

- **Part One**
Major Planning Applications
Not required
- **Part Two**
Minor/Other Planning Applications
Start time: 10am
- **Part Three**
General and Enforcement Items
Not required

There will be a thirty minute lunch break before part two of the agenda is considered. With a possible short break between agenda item two and three which will be subject to the Chair's discretion.

If the meeting should last to 6.00pm, the Committee will vote as to whether or not the meeting will be adjourned.

2 Apologies

3 Declarations of Interest

4 Minutes (to follow)

Part 2: Minor/Other Planning Applications (10am)

5	19/1116/FUL - 233 Milton Road	(Pages 7 - 24)
6	19/0971/REM - 39A Almoners Avenue	(Pages 25 - 40)
7	19/1647/FUL - 140 Queen Ediths Way	(Pages 41 - 52)
8	19/0968/FUL - 25a Mowbray Road	(Pages 53 - 66)

Planning Members: Smart (Chair), Sargeant (Vice-Chair), Baigent, Green, Lord, McQueen, Porrer and Tunnacliffe

Alternates: Herbert, Page-Croft and Thornburrow

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Appendix 1 – Planning Policies and Guidance

(Updated January 2020)

1.0 Central Government Advice

1.1 National Planning Policy Framework (NPPF) February 2019 – 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 Planning Practice Guidance (NPPG)

The guidance complements the National Planning Policy Framework and provides advice on how to deliver its policies.

1.3 Circular 11/95 – The Use of Conditions in Planning Permissions (Appendix A only): Model conditions.

Planning Obligations

1.4 Community Infrastructure Levy (CIL) Regulations 2010 (as amended)

Paragraph 122 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.

The 2019 amendments to the regulations removed the previous restriction on pooling more than 5 planning obligations towards a single piece of infrastructure.

2.0 Development Plans

2.1 The Cambridgeshire and Peterborough Minerals and Waste Plan 2011

2.2 Cambridge Local Plan 2018

3.0 Supplementary Planning Documents

3.1 Sustainable Design and Construction 2020

3.2 Cambridge Flood and Water 2018

3.3 Affordable Housing 2008

3.4 Planning Obligations Strategy 2004

Development Frameworks and Briefs

3.5 The New Museums Site Development Framework (March 2016)

3.6 Ridgeons site Planning and Development Brief (July 2016)

3.7 Mitcham's Corner Development Framework (January 2017)

3.8 Mill Road Depot Planning and Development Brief (March 2017)

3.9 Land North of Cherry Hinton (February 2018)

3.10 Grafton Area of Major Change - Masterplan and Guidance (February 2018)

4.0 Use Classes

Class A1: Shops

Class A2: Financial & Professional Services

Class A3: Restaurants & Cafes

Class A4: Drinking Establishments

Class A5: Hot Food Take-away

Class B1: Business

Class B2: General Industrial

Class B8: Storage or Distribution

Class C1: Hotels

Class C2: Residential Institutions

Class C3: Dwellinghouses

Class C4: Small House in Multiple Occupation

Class D1: Non-Residential Institutions

Class D2: Assembly and Leisure

Sui Generis: A use on its own, for which any change of use will require planning permission

Application Number	19/1116/FUL	Agenda Item	
Date Received	2nd September 2019	Officer	Alice Young
Target Date	28th October 2019		
Ward	Kings Hedges		
Site	233 Milton Road		
Proposal	Erection of a new 2bedroom dwelling with parking and new access arrangements to the rear of 233 Milton Road.		
Applicant	Mr & Mrs Lipscombe Land at rear of 233 Milton Rd		

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 The site is to the rear of 231-233 Milton Road, west of Middleton Close. The site falls within a Tree Protection Order area, which protects the Walnut Tree in the northern corner of the site but falls outside the conservation area and the controlled parking zone.

2.0 THE PROPOSAL

2.1 The proposal seeks planning permission for the erection of a one and a half storey two-bedroom dwelling sited in the rear gardens of 231 and 233 Milton Road. The dwelling, sited adjacent to the boundary with 1 Middleton Close, would have a pitched roof design with a projecting pitched roof dormer on the south-eastern elevation. Private outside amenity space would be provided to the south-east of the dwelling, bordering the rear garden of 231 Milton Road. A wooden pitched roof carport is included within the site, adjacent to the south-eastern boundary with 233 Milton Road, accessible from Middleton Close to the east.

2.2 The proposal has been amended during the application process to remove one of the side dormers.

2.3 The application is accompanied by the following supporting information:

1. Design and access statement
2. Drawings

3.0 SITE HISTORY

Reference	Description	Outcome
19/1258/FUL	Erection of a new private driveway.	Pending consideration
18/1476/FUL	Erection of a new three-bedroom dwelling to the rear of 233 Milton Road with driveway access, amenity spaces and landscaping.	Withdrawn

4.0 PUBLICITY

4.1	Advertisement:	No
	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 2018 policies, Supplementary Planning Documents and Material Considerations.

5.2 Relevant Development Plan policies

PLAN		POLICY NUMBER
Cambridge Plan 2018	Local	1, 3 28, 35 50, 51, 52, 55, 56, 57 71 82

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

Central Government Guidance	National Planning Policy Framework February 2019 National Planning Policy Framework – Planning Practice Guidance March 2014 Circular 11/95 (Annex A)
Supplementary Planning Guidance	Greater Cambridge Sustainable Design and Construction (Jan 2020)

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Control)

6.1 As Middleton Close is a private road, there will be **no comment** on the behalf of the Highway Authority.

Environmental Health team

6.2 The development is **acceptable** subject to the imposition of the conditions and informative below:

- CE05C – construction hours
- CE15C – collection during construction
- CE23P – piling
- Electric Vehicle (EV) Charge Points – Residential Developments (single dwellings)
- LOWNOXI - Low NOx Boilers Informative

Drainage

6.3 The development is **acceptable** subject to the imposition of the conditions below:

- Surface water drainage condition
- Long term maintenance drainage condition

Streets and Open Spaces

- 6.4 The layout would now allow the retention of the Walnut tree. However, the tree is only early mature and has the potential to significantly increase in size. The location of any dwelling on the proposal site will result in the necessity to control the tree size with regular pruning so limiting the tree's amenity potential. Furthermore, the species is not tolerant of pruning and the tree is likely to develop decay that could compromise its structural condition and therefore bring about its early removal. Numerous trees were removed to allow the Middleton Close development and replacement planting will not fully mitigate those losses, therefore the negative impact the application will have on this tree's future amenity is considered to be sufficient to recommend refusal in accordance with Local Plan policy 71.
- 6.5 Should the application be granted consent the following conditions will be required: tree protection methodology, site meeting prior to site clearance, tree protection methodology implementation, five year protection from damage.
- 6.6 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:
- 1 Lion Farm Court (Objection)
 - 3 Middleton Close (Objection)
 - 7 Middleton Close (Objection)
 - 9 Middleton Close (Neutral)
 - 15 Middleton Close (Neutral)
- 7.2 The representations can be summarised as follows:
- Inaccuracies in the location plan
 - Proximity and design results in the proposal appearing bulking and out of character with the rest of the close
 - Overshadowing and overlooking to the rear garden of no.1
 - Concerns regarding the TPO Walnut tree on site

- Carport would appear dominant and out of character with the local area
- Construction work must be planned in consultation with the Middleton Close Management Company
- Surface drainage system must include details of the how the integrity of the existing system will be protected during construction and capacity calculation
- The existing verge should be retained as per condition 23 of 12/1537/FUL
- Information regarding connection to services is lacking and if proposed to connect to Middleton Close, the roadway would need to be dug up. This should be fully reinstated to its current condition.
- Construction vehicles should not obstruct the Close

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

Principle of Development

- 8.1 The proposal is for the subdivision of two existing residential plots (no.231 and 233 Milton Road) and therefore policy 52 of Cambridge Local Plan (2018) is relevant in assessing the proposal.
- 8.2 Policy 52 of the Cambridge Local Plan (2018) states that: Proposals for development on sites that form part of a garden or group of gardens or that subdivide an existing residential plot will only be permitted where:
- a. the form, height and layout of the proposed development is appropriate to the surrounding pattern of development and the character of the area;
 - b. sufficient garden space and space around existing dwellings is retained, especially where these spaces and any trees are worthy of retention due to their contribution to the character of the area and their importance for biodiversity;
 - c. the amenity and privacy of neighbouring, existing and new properties is protected;

- d. provision is made for adequate amenity space, vehicular access arrangements and parking spaces for the proposed and existing properties; and
- e. there is no detrimental effect on the potential comprehensive development of the wider area.

8.3 I consider that the proposal complies with the above five criteria and the reasons for this are set out in the relevant sections of this report.

Context of site, design and external spaces

8.4 The site is located within an area predominately characterized by two storey semi-detached and detached dwellings fronting Milton Road or Middleton Close. There are several examples of backland developments within the surrounding locality. This includes two dwellings to the rear of 237-237A Milton Road, to the north-east of the application site fronting Middleton Close which was refused on character and residential amenity grounds and allowed at appeal in June 2018 (17/1494/FUL). Taking this into account, the character of the area has evolved to include subdivisions and backland developments and therefore, it is considered that the proposal would not be contrary to the pattern of development.

8.5 The size of the proposed site would be comparable to the plots of Middleton Close, with the scale of proposed dwelling being smaller than the existing semi-detached and detached properties on Middleton Close, north and northeast of the site. The proposed dwelling would be sited to the western corner of the site providing a large set back from Middleton Close, behind the prevailing building line established by Middleton Close properties. Whilst the carport would be situated in front of the proposed dwelling, this too would be behind the existing Middleton Close frontages and the existing outbuilding at no.233. Taking this into account, on balance, it is considered that the proposal would not result in a cramped form of development or be detrimental to the composition of the area.

8.6 Whilst the proposed dwelling would be larger in height than neighbouring backland developments (no.6 Downhams Lane, no. 227a and no.229a Milton Road), as the proposal would front Middleton Close and would be seen within the context of Middleton Close properties, it is considered that this 6.8 metre

ridge height is acceptable. Despite the overall height, the proposed dwelling would have a relatively modest scale and massing given its modest footprint, pitched roof form and relatively low eaves height. As a result, the dwelling would appear as a subservient comparative to the surrounding two storey Middleton Close properties whilst clearly appearing as a separate dwelling fronting Middleton Close. The proposed carport, whilst larger than surrounding garages, would be an open structure with a lightweight appearance. As such the proposed carport would not appear bulky within the street scene and would clearly read as secondary to the proposed dwelling. Due to the set back from Middleton Close, retention of the walnut tree in the northern corner of the site and associated soft landscaping, the proposal would provide sufficient space surrounding the proposed dwelling. By virtue of these factors, it is considered that the proposal would integrate successfully into Middleton Close and the surrounding locality, not adversely impacting the street scene or the character and composition of the area.

- 8.7 The proposal is compliant with Cambridge Local Plan (2018) policies 55, 56, 57, 59.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.8 Given the location and scale of the development, only the neighbours immediately adjacent to the site would potentially be impacted; 229a, 231 and 233 Milton Road and 1 Middleton Close.

No. 229a Milton Road

- 8.9 To the west of the proposed dwelling, no. 229a has an existing garage and driveway. By virtue of this alongside the scale and massing of the proposed dwelling, it is considered that the amenity of no.229a would not be adversely impacted by the development in terms of being overbearing and unneighbourly. Given the orientation of the proposed dwelling in relation to no.229a, no.229a's front garden would experience a degree of overshadowing. However, due to its size and the front garden providing a landscaped setting as opposed to private amenity area, it is considered that the proposal would not significantly

impact upon the light levels received to key habitable areas of no.229a. The proposed rooflights would be 1.7 metres above internal finished floor level and thus would not give rise to overlooking to the front elevation of no. 229a.

No. 231 Milton Road

- 8.10 The proposed dwelling would be sited 5 metres from the common boundary with no. 231, 22.3 metres from the rear elevation of no. 231. Given this separation with the orientation and relatively low eaves height of the dwelling, it is considered that the proposal would not result in an impediment of no.231's amenity in terms of overbearing or overshadowing. A non-obscured glazed side dormer was removed as part of the application process and replaced with rooflights sited above 1.7 metres from finished floor level. This overcomes previous concerns relating to overlooking to no. 231 and therefore, it is considered that the proposal would not give rise to a loss of privacy to no. 231.

No. 233 Milton Road

- 8.11 The proposed carport would be situated adjacent to the shared boundary with no. 233. Beyond this boundary is no. 233's existing garage. Despite the 4.5 metres ridge height of the car port, the eaves height would be relatively low at 2.4 metres. It is acknowledged that, given this ridge height, the proposed car port will be visible from the rearmost point of no. 233's garden. However, as the ridge would be set away from the boundary by 3.25 metres, it is considered that the proposal would not be significantly overbearing to no. 233. The proposed carport would be located northwest of no.233 and so given the orientation the rear garden would only experience overshadowing in the late afternoon on winter days. Whilst no.233's garage has two windows which would likely be impacted by the development, these do not serve habitable rooms and therefore would not significantly impact upon no. 233's residential amenity. By virtue of the siting, scale and massing of the proposed dwelling, no.233 would not experience a significant overbearing or overshadowing impact as a result of the development. The first floor side dormer window would be obscure glazed and as such would not result in a loss of privacy to no. 233.

No.1 Middleton Close

8.12 The proposed dwelling would be located 0.2 metres southeast of no.1 Middleton Close and would have an eaves height of 3.3 metres sloping upwards to 6.8 metres, 4 metres from the common boundary. No.1 has an existing garage sited 1.2 metres from the site boundary and the proposed dwelling would project approximately 4 metres beyond the rear of no.1's garage. Whilst this pocket of garden would experience overshadowing given its orientation in relation to the proposal, thus would be limited to the mornings, given the south-west orientation of the garden. Although the proposal would extend the length of no.1's rear garden, no.1's garage is located in between, mitigating the overbearing impact to no. 1's principle outside amenity space. As such, it is considered that the proposed dwelling would not give rise to a significant overshadowing or overbearing impact to no. 1. The proposed rooflights at first floor would be situated at an angle and above an internal height of 1.7 metres. Therefore, overlooking would be limited to no.1.

8.13 On balance, the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and is compliant with Cambridge Local Plan (2018) policies 55 and 57.

Amenity of future occupiers

The gross internal floor space measurements for units in this application are shown in the table below:

Unit	Number of bedrooms	Number of bed spaces (persons)	Number of storeys	Policy Size requirement (m ²)	Proposed size of unit	Difference in size
1	2	3	2	70	98	+18

8.14 The proposed dwelling would have an internal footprint of 98m² exceeding the minimum internal space standard by 18m². Furthermore, all rooms would have a pleasant outlook and habitable rooms would receive a good amount of light. The garden would be 45m², proportionate to the size of property and number of occupants allowing space for socialising and playing.

The agent has confirmed the dwelling's compliance with Building Regulations Part M4(2) creating an accessible and inclusive space. To ensure compliance a condition is recommended. Taking the above into account, it is considered that the proposal would provide a good quality living environment for the future occupiers of the dwelling.

- 8.15 The proposal provides an adequate level of residential amenity for future occupiers and it is compliant with Cambridge Local Plan (2018) policies 50, 51 and 56.

Car and Cycle Parking

- 8.16 The proposal would incorporate a car parking space and two cycle parking spaces secured by a Sheffield stand within the proposed carport. As the cycle parking would be covered and secured and the provision would be proportionate to the size of the proposed dwelling, it is considered acceptable provision.
- 8.17 The proposal is compliant with Cambridge Local Plan (2018) policy 82.

Refuse

- 8.18 The proposal would provide adequate refuse provision within the proposed carport and would be compliant with Cambridge Local Plan (2018) policy 57.

Trees

- 8.19 The Tree Officer raises concerns regarding the proposed dwelling's impact on the future life of the walnut tree which has TPO status and has amenity value. They state that by virtue of the location of the dwelling in relation to the walnut tree and the maturity of the tree, the tree would need regular pruning, limiting the tree's amenity potential and potentially the health of the tree. The Tree Protection Plan and Arboricultural Impact Assessment shows that the proposed dwelling falls outside of the root protection area, only the footpath to the front door would fall within this area which would use a modern 'no dig' construction technique. It is also detailed that the proposal would only result in minor crown pruning. It is officer's view that due to the internal arrangements, with the main living spaces being south-west of the tree, the tree's canopy would not greatly

overshadow these areas. Therefore, the extent of future tree surgery would be limited. It is important to note that Inspectors have given weight to the internal arrangements of a dwelling when assessing the potential impact of pruning on the tree's amenity and health. Taking this into account, it is considered that the potential impact of limited pruning on the health and amenity value of the protected walnut tree is not significant enough to warrant refusal of this application on these grounds.

8.20 The proposal would comply with Cambridge Local Plan (2018) policy 71.

Third Party Representations

8.21 The table below seeks to address the remaining third-party concerns.

Third party concern	Response
Inaccuracies in the location plan	The location plan was amended to reflect the proposed site plan submitted.
<ul style="list-style-type: none"> ○ Proximity and design results in the proposal appearing bulky and out of character with the rest of the close ○ Carport would appear dominant and out of character with the local area 	This has been addressed in the relevant section of this report.
Overshadowing and overlooking to the rear garden of no.1	This has been addressed in the relevant section of the report.
Concerns regarding the TPO Walnut tree on site	This has been addressed in the Tree section of this report.
Construction work must be planned in consultation with the Middleton Close Management Company	This is not a material planning consideration. It is suggested that the agent contacts this management company prior to the commencement of works.
Surface drainage system must include details of the how the integrity of the existing system will be protected during construction and capacity calculation	The Drainage Engineer has recommended a surface water drainage condition. This will be covered within the documents submitted as part of the discharge of this pre-

	commencement condition.
The existing verge should be retained as per condition 23 of 12/1537/FUL	This verge is outside the site boundary and therefore the development would not impact upon this.
Information regarding connection to services is lacking and if proposed to connect to Middleton Close, the roadway would need to be dug up. This should be fully reinstated to its current condition.	This is a matter that should be discussed with the applicant.
Construction vehicles should not obstruct the Close	This is outside the remit of the Planning Authority. However, the agent has confirmed that this will not occur.

9.0 RECOMMENDATION

APPROVE, subject to the following conditions:

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

Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by 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. Notwithstanding the approved plans, the building, hereby permitted, shall be constructed to meet the requirements of Part M4(2) 'accessible and adaptable dwellings' of the Building Regulations 2010 (as amended 2016).

Reason: To secure the provision of accessible housing (Cambridge Local Plan 2018 policy 51)

4. No construction work or demolition work shall be carried out or plant operated other than between the following hours: 0800 hours and 1800 hours on Monday to Friday, 0800 hours and 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 2018 policy 35)

5. There shall be no collections from or deliveries to the site during the demolition and construction stages outside the hours of 0800 hours and 1800 hours on 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 2018 policy 35)

6. In the event of the foundations for the proposed development requiring piling, prior to the development taking place, other than demolition, 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 from 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.

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

Reason: To protect the amenity of the adjoining properties.
(Cambridge Local Plan 2018 policy 35)

7. Prior to the installation of any electrical services, information to demonstrate that at least one dedicated active electric vehicle charge point will be designed and installed on site in accordance with BS EN 61851 with a minimum power rating output of 7kW, shall be submitted to and approved in writing by the Local Planning Authority. The active electric vehicle charge point as approved shall be fully installed prior to first occupation and maintained and retained thereafter.

Reason: In the interests of encouraging more sustainable modes and forms of transport and to reduce the impact of development on local air quality, in accordance with the National Planning Policy Framework (NPPF, 2019) paragraphs 105, 110, 170 and 181, Policy 36 - Air Quality, Odour and Dust of the Cambridge Local Plan (2018) and Cambridge City Council's adopted Air Quality Action Plan (2018).

8. No development hereby permitted shall be commenced until a surface water drainage scheme for the site, based on sustainable drainage principles and in accordance with Cambridge City Council local plan policies, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is occupied.

The scheme shall include:

- a) Details of the existing surface water drainage arrangements including runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events;
- b) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change) , inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with a schematic of how the system has been represented within the hydraulic model;
- c) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers, details of all SuDS features;
- d) A plan of the drained site area and which part of the proposed drainage system these will drain to;
- e) Full details of the proposed attenuation and flow control measures;
- f) Site Investigation and test results to confirm infiltration rates;

- g) Full details of the maintenance/adoption of the surface water drainage system;
- h) Measures taken to prevent pollution of the receiving groundwater and/or surface water

The drainage scheme must adhere to the hierarchy of drainage options as outlined in the NPPF PPG

Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site resulting from the proposed development (Cambridge Local Plan 2018, policy 35).

9. Details for the long-term maintenance arrangements for the surface water drainage system (including all SuDS features) to be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the buildings hereby permitted. The submitted details should identify runoff sub-catchments, SuDS components, control structures, flow routes and outfalls. In addition, the plan must clarify the access that is required to each surface water management component for maintenance purposes. The maintenance plan shall be carried out in full thereafter.

Reason: To ensure the satisfactory maintenance of drainage systems that are not publically adopted, in accordance with the requirements of paragraphs 163 and 165 of the National Planning Policy Framework.

10. Prior to commencement and in accordance with BS5837 2012, a phased tree protection methodology in the form of an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) shall be submitted to the local planning authority for its written approval, before any tree works are carried and before equipment, machinery or materials are brought onto the site for the purpose of development (including demolition). In a logical sequence the AMS and TPP will consider all phases of construction in relation to the potential impact on trees and detail tree works, the specification and position of protection barriers and ground protection and all measures to be taken for the protection of any trees from damage during the course of any activity related to the development, including supervision, demolition, foundation design, storage of materials, ground works, installation of services, erection of scaffolding and landscaping.

Reason: To satisfy the Local Planning Authority that trees to be retained will be protected from damage during any construction activity, including demolition, in order to preserve arboricultural amenity in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018, Policy 71.

11. Prior to the commencement of site clearance a pre-commencement site meeting shall be held and attended by the site manager, the arboricultural consultant and LPA Tree Officer to discuss details of the approved AMS.

Reason: To satisfy the Local Planning Authority that trees to be retained will not be damaged during any construction activity, including demolition, in order to preserve arboricultural amenity in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018, Policy 71.

12. The approved tree protection methodology 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 approved tree protection plans, 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. If any tree shown to be retained is damaged, remedial works as may be specified in writing by the local planning authority will be carried out.

Reason: To satisfy the Local Planning Authority that trees to be retained will not be damaged during any construction activity, including demolition, in order to preserve arboricultural amenity in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018, Policy 71.

13. If any tree shown to be retained on the approved tree protection methodology is removed, uprooted, destroyed or dies within five years of project completion, 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.

Reason: To satisfy the Local Planning Authority that arboricultural amenity will be preserved in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018, Policy 71.

INFORMATIVE: Cambridge City Council recommends the use of low NOx boilers i.e. appliances that meet a dry NOx emission rating of 40mg/kWh, to minimise emissions from the development that may impact on air quality. This is in order to protect local air quality and human health by ensuring that the production of air pollutants such as nitrogen dioxide and particulate matter are kept to a minimum during the lifetime of the development, to contribute toward National Air Quality Objectives in accordance with the National Planning Policy Framework (NPPF), Policy 36 of the Cambridge Local Plan 2018 and in accordance with Cambridge City Councils adopted Air Quality Action Plan (2018).

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Application Number	19/0971/REM	Agenda Item	
Date Received	11th July 2019	Officer	Alice Young
Target Date	5th September 2019		
Ward	Queen Ediths		
Site	39A Almoners Avenue		
Proposal	Reserved matters (appearance, landscaping, layout and scale) for two dwellings pursuant to outline 16/0924/OUT).		
Applicant	Mr & Mrs N. Parry-Jones c/o agent		

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 39A Almoners Avenue is sited at the end of the eastern Almoners Avenue's cul-de-sac, backing onto the Cartlodge and Netherhall Farm (BLIs) to the south. No. 39a, a two storey 6 bedroom house, is set within a generous plot spanning the depth of no.41's and the widths of no.49-53's rear gardens and adjoining the land associated with Netherhall Farm to the south and Cartlodge to the southeast. The site falls within a predominantly residential suburban area. Whilst the site falls outside the green belt, the site is surrounded by green belt land to the east, south and southwest. The site falls outside the controlled parking zone and the conservation area and does not contain any TPOs.

2.0 THE PROPOSAL

2.1 The proposal seeks reserved matters consent for the erection of two dwellings to the rear of 39A Almoners Avenue following the granting of outline permission reference: 16/0924/OUT.

2.2 This application provides details for the matters reserved at the outline application stage. These consist of appearance, landscaping, layout and scale. The matters relating to access have already been granted.

2.3 The proposed two dwellings would branch out from the established access between no. 39A and no. 41 Almoners

Avenue with plot 1 sited parallel to the north-western boundary and plot 2 situated at approximately a 25° angle from the south-eastern boundary. The form of the two dwellings would be relatively traditional, a pitched roof slope with a lean-to addition to the south-east, whilst using large vertical windows and composite aluminium windows to create a contemporary design. The proposed dwellings would have a horizontal 'T' shaped footprint with a ridge height of 7.424 metres and eaves height of 4.425 metres. The site boundary treatment on the north-western and northern boundary would be retained and extended horizontally to retain and enhance the screening on the shared boundaries with neighbours. The remaining boundary retreatment (south-western to north-eastern) would consist of woven willow 1.8 metre high fencing.

2.4 The application is accompanied by the following supporting information:

1. Design and access statement
2. Drawings
3. Planning statement

3.0 SITE HISTORY

Reference	Description	Outcome
16/0924/OUT	The erection of 2.no dwellings with associated access, parking and gardens.	Permitted
C/98/0326	Erection of pitched roof over existing bathroom dormer window.	Approved with conditions
C/89/0955	Extension to dwelling (erection of two storey side extension).	
C/80/0829	Erection of detached dwelling house and garage (submission of reserved matters)	Permitted
C/79/0671	Erection of one detached dwelling house and double garage	Permitted
C/79/0231	Construction of vehicular access (part submission of reserved matters)	Permitted

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 2018 policies, Supplementary Planning Documents and Material Considerations.

5.2 Relevant Development Plan policies

PLAN	POLICY NUMBER
Cambridge Local Plan 2018	1, 3 28, 31, 35, 36 50, 51, 52, 55, 56, 57 70, 71, 82

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

Central Government Guidance	National Planning Policy Framework February 2019 National Planning Policy Framework – Planning Practice Guidance March 2014 Circular 11/95 (Annex A)
Supplementary Planning Guidance	Sustainable Design and Construction (May 2007) Biodiversity Checklist for Land Use Planners in Cambridgeshire and Peterborough (2001).

	<p>Cambridge and Milton Surface Water Management Plan (2011)</p> <p>Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste</p> <p>Cambridgeshire Design Guide For Streets and Public Realm (2007)</p> <p>Cycle Parking Guide for New Residential Developments (2010)</p>
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6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Control)

6.1 No objections subject to the following conditions: bound material and gate set back.

Drainage

6.2 The development proposed is acceptable. There is a drainage condition on the outline permission and nothing in this application would prevent a suitable surface water drainage scheme being implemented.

Environmental Health

6.3 The development proposed is acceptable. No objection in principle to this reserved matters application. It is noted that the outline application (16/0924/OUT) was approved with the following conditions recommended by Environmental Health:

- Condition 5: Allowable construction hours
- Condition 6: Allowable hours for construction related collections and deliveries
- Condition 7: Noise and disturbance from piling activities (if a need for piled foundations is identified)

The three conditions above remain active as part of the outline planning consent.

Nature Conservation

6.4 The reserved matters application contains no updated protected species surveys in accordance with BS42020. Protected species including bats, barn owl and badgers are known to frequent the immediate area and assessment of the likely impact on these species is required before determination. The majority of the site appears to be amenity grassland and much of the boundary vegetation is offsite, however protected species could forage across the site and impacts during and post construction need consideration. There is also the requirement to demonstrate a minimum 10% Biodiversity net gain. This could be achieved through an appropriate landscaping scheme that respects existing habitat features and includes a biodiversity led landscaping scheme. Support the proposed green roofs and would suggest these are specified to support a biodiverse planting scheme, perhaps to reflect the adjacent chalk grassland habitats. Also support the proposed integral bird and bat box features and routes for hedgehogs. If minded to approve these should be secured with the following condition.

- No development shall commence until a plan has been submitted to and approved in writing by the Local Authority detailing the proposed specification, number and locations of internal and / or external bird and bat boxes on the new buildings, hedgehog access features and proposed native planting. The installation shall be carried out and subsequently maintained in accordance with the approved plans.

Reason: to provide ecological enhancements for protected species on the site.

Landscape Architects

6.5 Though there are some changes that should be made to make the boundaries more robust and longer lasting and changes to accommodate wildlife and ecology, the proposals are acceptable subject to the following conditions:

- Landscape maintenance and management plan
- Boundary treatment
- Green Roof

6.6 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:

- Netherhall Farm (objection)
- 41 Almoners Avenue (objection)
- 51 Almoners Avenue (objection)
- 53 Almoners Avenue (objection)

7.2 The representations can be summarised as follows:

- Light pollution would be detrimental to the protected barbastelle and pipstrelle species
- Willow fences should be increased in height to 1.8 metres to decrease overlooking.
- Gravel driveway would result in noise and disturbance to residents
- Request that the trees to replace the existing brick shed do not exceed the height of the storey house's roof. Also request that the species is not conifer as this would decrease light to no. 41.
- Overlooking to no.51 Almoners Avenue given the five upper windows on the western elevation and overshadowing to no.51
- The proposed homes would be out of character with the scale and form of Almoners Avenue properties.
- The proposal would overlook and overbear no.53

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

8.0 ASSESSMENT

Principle of development

8.1 The principle of residential development on site has already been established under 16/0924/OUT.

Context of site, design and external spaces

- 8.2 Almoners Avenue is a residential estate characterised by relatively uniform detached two storey dwellings with a 1960s appearance. No. 39A is sited in the end corner of the Almoners Avenue eastern cul-de-sac, stepped back from its western neighbour following the stepped building line on the southern side of Almoners Avenue. No. 39A occupies a large corner plot and has a larger 'L' shaped footprint than the surrounding Almoners Avenue properties. To the south-east of the site are a collection of ex-farm buildings accessed from Worts' Causeway; these buildings all have large footprints and have a dispersed formation. Therefore, the site sits between two very distinctive characters, the regular domestic scale suburban character of Almoners Avenue and the large footprint dispersed character of Netherhall Farm properties.
- 8.3 The proposed units would have a 'T' shape, relatively large, footprint orientated south-east which would be served by a long sweeping drive from the north. The units would have a pitched roof form with a projecting flat roof carport to the south-east and large glazed panels, resulting in a well-proportioned and relatively contemporary design. The proposed dwellings would have a comparable ridge height to the host dwelling, marginally higher than the prevailing Almoners Avenue ridge height. However, the proposal would have a lower eaves height comparative to the host dwelling and set back from Almoners Avenue with views mostly shielded by no. 41 and no. 39A. As such, it is considered that the proposed scale of the units would be appropriate and respect the context of the surrounding area. Given the limited visibility of the proposed units, the proposed units would not adversely impact upon the appearance and character of the street scene. Despite the limited visibility of the proposed units from Almoners Avenue, given the corner plot location and proposed layout, the proposed units are orientated to create active frontages from the driveway and adopt a relatively suburban character, similar to that of Almoners Avenue. The materiality of natural slate, dark weathered buff brick and large aluminum panels and the pitched roof design draws inspiration from the its context whilst creating a distinction between the existing and proposed dwellings. As such, it is considered the proposal responds to its context, and in turn has a positive impact upon its setting. The dwellings would be sited away from either boundary and allows the

retention and enhancement of the existing mature landscaped boundaries by virtue of the proposed layout, retaining a degree of openness characterised by the existing site. This integrates the site well into its surrounds, acting as a transition between the two distinctive characters, whilst not impeding on the openness of the adjacent green belt. Taking this into account, it is considered that the proposal would integrate sympathetically with the surrounding locality and would not appear out of character.

- 8.4 The proposal is therefore compliant with Cambridge Local Plan (2018) policies 55, 56, 57, 59.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.5 Due to the site location, proposed layout and scale, the following surrounding properties have the potential to be impacted by the proposal, no. 41, 49, 51, 53 Almoners' Avenue, the Cartlodge, Netherhall Farm and the host dwelling (39A Almoners' Avenue). The impacts will be discussed in turn.

No. 41 Almoners' Avenue

- 8.6 No. 41 is sited north-west of the application site and adjacent to the previously approved driveway access to the site. Plot one would be sited 23 metres south-west of no. 41's rear elevation, 11 metres from the shared boundary. Given this separation distance and the scale of the proposal, the proposed dwelling would not create a significant overbearing impact to no. 41. As the proposal is south of no. 41, it is likely that no. 41 would experience a degree of overshadowing. However, given the separation distance and the scale, only the latter section of no. 41's rear garden would experience overshadowing around midday in the winter months. As such this impact is not considered to significantly impede on no. 41's residential amenity. Although, the proposal would insert windows at first floor level, introducing a mutual overlooking relationship, by virtue of the angle of unit one, vertical nature of the first floor windows and the separation distance of 23 metres, it is considered that the proposal would not lead to a detrimental overlooking impact to no. 41. Furthermore, the proposed

boundary treatment would screen views to the rear garden of no. 41.

No. 49 Almoners' Avenue

- 8.7 No. 49 shares a boundary with the application site to the north-west. By virtue of the layout and positioning of the proposed dwellings alongside the existing boundary hedging and tree located within no. 49, the proposal would not result in a significant overbearing or overshadowing impact to no. 49. The proposed north-western elevation of unit one would include several openings at first floor, however, these would be a combination of rooflights and an obscure glazed window. Therefore, the proposal would not result in direct overlooking to no. 49. To preserve the amenity of no. 49 and the adjacent neighbours, a condition is recommended to restrict the installation of further windows on the north-western elevation.

No. 51 Almoners' Avenue

- 8.8 No. 51 is west of the application site and shares a boundary with the site. Unit one would be located 5.4 metres from this shared boundary and 24.4 metres from the rear elevation of no. 51. Unit one would be orientated so that the 18.6 metre flank wall would be sited along the full rear boundary of no. 51, at a height of 4.425 metres to the eaves, 5.4 metres from the common boundary, sloping upwards to 7.424 metres at the ridge, 8.8 metres from the shared boundary. Given this relationship between the proposed dwelling and no. 51, the proposal would not lead to a detrimental impact to no. 51's residential amenity. No. 51 is set within a relatively large plot resulting in an 18 metre rear garden. By virtue of the orientation, the rearmost section of no. 51's garden would experience a degree of overshadowing. However, given the existing hedging, which has a sizeable estimated height of 5.2 metres, is located on the boundary and the proposed unit would be set off the boundary by 5.4 metres, the proposal would have a limited impact upon this garden. As such, it is considered that the proposal would not result in a significant overshadowing impact. Similarly the extent of the overbearing impact would be limited given the 24.4 metres separation distance. The flank wall would only contain windows which are obscure glazed at first floor or roof lights and therefore, the proposal would not result in overlooking to no. 51.

No. 53 Almoners' Avenue

- 8.9 The proposed unit 1 would be located east of no. 53 and the flank wall would only protrude 1.8 metres into the depth of no. 53's rear garden. By virtue of the scale, massing, positioning and proximity to the common boundary, the proposal would lead to a limited overbearing impact to no. 53. Whilst the proposal is east of no. 53, due to the separation distance between the unit one and no. 53 alongside unit one's location, it is considered that the resultant overshadowing impact of the proposed development would not be significant and would be limited to winter mornings when the sun is low in the sky. As unit one is angled with the boundary, unit one's rear elevation windows would not give rise to direct views to no. 53, resulting in no overlooking impact to no. 53.

The Cartlodge

- 8.10 Unit two of the proposal would be situated north-west of the Cartlodge by approximately 22 metres, with the ridge height being 34 metres from the Cartlodge. As such it is considered that the proposal would cause a minimal impact to the residential amenity of the Cartlodge.

Netherhall Farm

- 8.11 Netherhall Farm is sited 40 metres south of the application site and given this separation distance and the proposed scale, massing and layout, Netherhall Farm would not experience an impact in terms of overbearing, overshadowing or overlooking resulting from the development.

No. 39A Almoners' Avenue (host dwelling)

- 8.12 By virtue of the proposed site boundaries, the subdivision leaves the host dwelling with a sufficient sized rear garden which is proportionate to the dwelling's capacity. Given the significant separation distance between the no.39A and the proposed dwellings, it is considered that the proposal would not unduly overshadow or overbear no. 39A. The development of two two storey units in the rear garden of no. 39A would introduce a mutual overlooking impact between the host and proposed dwellings. However, due to the front fenestration and the angled layout of the proposed dwellings alongside the

separation distance of in excess of 28 metres, it is considered that the proposed units would not significantly impede the privacy of no. 39A.

8.13 It is therefore considered that 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 (2018) policies 52, 56 (58) and 35.

Amenity of future occupiers

The gross internal floor space measurements for units in this application are shown in the table below:

Unit	Number of bedrooms	Number of bed spaces (persons)	Number of storeys	Policy Size requirement (m ²)	Proposed size of unit	Difference in size
1	5	8	2	121m ²	235m ²	+114
2	5	8	2	121m ²	235m ²	+114

8.14 The proposed dwellings would exceed the minimum internal floor space informed by the National Technical Housing Standards. All of the habitable spaces would benefit from a good level of sunlight and daylight due to being served by large windows. The majority of habitable spaces would experience a pleasant outlook onto either the driveway which would be framed by greenery or to the densely wooded areas to the rear. Whilst bedroom 4 would be primarily served by an obscure glazed window on the north-west elevation, the habitable room would also be served by a rooflight, allowing sufficient light and a degree of openness. Externally, the two units would benefit from adequate outside amenity space with unit 2 having the more generous of the two gardens given its corner location. Unit 1's garden would be smaller scale with a depth of 7.4 metres and width of 20 metres. Whilst it is acknowledged that the depth is relatively shallow for a dwelling of this size, the layout of the garden, with a large rear patio and large side grassed area to the south-east, is still considered suitable size for children playing and family activities. Both units would also be Building Regulations Part M4(2) compliant. Given the fenestration of both units, the proposal would not result in overlooking between the two units. To preserve the amenity of both units, a condition is recommended to restrict the installation of further windows on

the south-eastern elevation of unit 1 and north-western elevation of unit 2. Taking these factors into account, it is considered that the proposal would create a good quality, inclusive living environment for future occupiers.

- 8.15 The proposal provides an adequate level of residential amenity for future occupiers and is compliant with Cambridge Local Plan (2018) policies 50, 51 and 56.

Car and Cycle Parking

- 8.16 The proposed design incorporates an integral carport into each dwelling which has the capacity to comfortably house up to two cars. Whilst this is the maximum provision considered acceptable under policy 82, given the suburban location this is considered justified. Behind the car port structure, an external store is provided shown to be used for cycle parking. This store would be accessed via a passage to the south-east which is of sufficient width for easy access for a cyclist wheeling a cycle. The store itself would provide more than adequate space for at least 4 cycles which would also be sheltered, secure and easily accessible.
- 8.17 Taking the above into account, the proposal is compliant with Cambridge Local Plan (2018) policy 57 and 82.

Refuse arrangements

- 8.18 The proposed bin stores would be situated north of the proposed dwellings on the western side of the driveway adjacent to the shared boundary with no. 41. The bin stores would house three domestic sized bins and would be within 30 metres of the proposed dwelling and the bin collection point. As such, the proposal is considered to have adequate provision for refuse which is successfully integrated within the proposal.
- 8.19 The proposal is compliant with Cambridge Local Plan (2018) policy 57.

Third Party Representations

- 8.20 The third-party representations have been summarized and addressed in the table below:

Third-party comment	Response
Light pollution would be detrimental to the protected barbastelle and pipstrelle species	The Nature Conservation Officer has recommended a condition relating to the provision of bat and bird boxes but has not stated that the light resulting from the proposal would adversely impact upon protected species.
Willow fences should be increased in height to 1.8 metres to decrease overlooking.	The proposed fencing would be 1.8 metres along the south-eastern boundary which would eliminate views to the Cartlodge to the south-east. Whilst the fencing to the south and south-west would be 1.2 metres in height, directly beyond this section of the proposed fencing is a densely wooded area and existing fencing, with neighbours in this direction being over 40 metres to the south. As such, it is considered that the proposed fencing would not give rise to overlooking or a loss of privacy to neighbours.
Gravel driveway would result in noise and disturbance to residents	The proposed driveway would be conditioned to use a bound material, to prevent excessive noise and disturbance to surrounding occupiers.
Request that the trees to replace the existing brick shed do not exceed the height of the storey house's roof. Also request that the species is not conifer as this would decrease light to no. 41.	Boundary treatment details will be satisfied via condition and overshadowing to no. 41 will be prevented against through this condition.
The proposed homes would be out of character with the scale and form of Almoners Avenue properties.	This has been addressed in the relevant section of the report.

<ul style="list-style-type: none"> ○ The proposal would overlook and overbear no.53 ○ Overlooking to no.51 Almoners Avenue given the five upper windows on the western elevation and overshadowing to no.51 	<p>This has been addressed in the residential amenity section of the above report.</p>
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9.0 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.

2. The driveway hereby approved shall be constructed using a bound gravel material.

Reason: To minimise noise and disturbance to neighbouring properties (Cambridge Local Plan 2018 policy 35, 52 and 55).

3. Prior to first occupation or the bringing into use of the development, hereby permitted, a landscape maintenance and management plan, management responsibilities and maintenance schedules for all landscape areas outside of private plot boundaries, shall be submitted to and approved by the local planning authority in writing. The landscape plan shall be carried out as approved. Any trees or plants that, within a period of five years after planting, are removed, die or become in the opinion of the local planning authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved.

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 2018; Policies 55, 57 and 59)

4. No development above ground level, other than demolition, shall commence until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatments to be erected. The boundary treatment shall be completed before the use hereby permitted is commenced and retained thereafter. Development shall be carried out in accordance with the approved details.

Reason: To ensure an appropriate boundary treatment is implemented. (Cambridge Local Plan 2018; Policies 55, 57 and 59)

5. No development above ground level, other than demolition, shall commence until full details of green roofs have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. The details shall include details of build-ups, make up of substrates, planting plans for biodiverse roofs, methodologies for translocation strategy and drainage details where applicable.

Reason: In the interests of responding suitably to climate change and water management (Cambridge Local Plan 2018; Policy 31)

6. No development shall commence until a plan has been submitted to and approved in writing by the Local Authority detailing the proposed specification, number and locations of internal and / or external bird and bat boxes on the new buildings, hedgehog access features and proposed native planting. The installation shall be carried out and subsequently maintained in accordance with the approved plans.

Reason: To provide ecological enhancements for protected species on the site (Cambridge Local Plan 2018, policy 70).

7. Notwithstanding the provisions of Schedule 2, Part 1, Classes A and C of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that order with or without modification), no windows shall be inserted at and above first floor level in the north-western and south-eastern elevations of unit 1 or the western elevation of unit 2 unless obscure glazed to a minimum level of obscurity to conform to Pilkington Glass level 3 or equivalent and non-opening up to a minimum height of 1.7 meters above the finished floor level.

Reason: To protect the residential amenity of existing and future occupiers (Cambridge Local Plan 2018, policy 55 and 57).

8. Notwithstanding the approved plans, the dwellings, hereby permitted, shall be constructed to meet the requirements of Part M4(2) 'accessible and adaptable dwellings' of the Building Regulations 2010 (as amended 2016).

Reason: To secure the provision of accessible housing (Cambridge Local Plan 2018 policy 51)

Application Number	19/1647/FUL	Agenda Item	
Date Received	2nd December 2019	Officer	Alice Young
Target Date	27th January 2020		
Ward	Queen Ediths		
Site	140 Queen Ediths Way		
Proposal	Change of use from a dwellinghouse (Use Class C3) to a large scale 8x bedroom house of multiple occupation (Sui Generis)		
Applicant	HUI WANG The Tram Shed East Road		

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 140 Queen Ediths Way is a two-storey detached dwelling on the south-western side of Queen Ediths Way, south-east of the city centre. Queen Ediths Way is a predominantly residential area characterised by large grass verges and semi-detached and detached dwellings set back from the highway with large front gardens. 140 Queen Ediths Way benefits from a wide plot creating a relatively large rear garden. To the south, the application site borders the designated Cambridge Green Belt, a protected open space. The application site falls outside the conservation area and controlled parking zone and the site does not contain any TPOs.

2.0 THE PROPOSAL

- 2.1 The proposal seeks planning permission to change the use of the existing dwellinghouse, use class C3, to a large scale 8 bedroom, 15 person house of multiple occupation falling under sui generis use class. The proposal would utilise the existing footprint and would not include any further extensions. Within this footprint, there would be one single and seven double bedrooms with four of those having associated en-suite shower rooms and the remaining having access to one shower room and two bathrooms. Bedroom 1 and 2 would share the ground floor shower room and bedroom 5 and 6 the first-floor bathrooms. Two further toilets are located on the ground floor off common living areas. The internal arrangement is configured

to yield two kitchen living areas at ground floor, one sited in the north-western corner and the other adjacent to bedroom 1 and 2, as well as two sitting rooms, one at ground floor sited centrally and one at first floor in the north-western corner. Two cycle stores are provided to the rear of the site, providing a total of 16 cycle parking spaces. Access to the site is unchanged.

2.2 The application is accompanied by the following supporting information:

1. Design and access statement
2. Drawings

3.0 SITE HISTORY

Reference	Description	Outcome
19/1101/FUL	Change of use from a dwellinghouse (Use Class C3) to a large scale 11x bedroom House of Multiple Occupation (Sui Generis)	Refused
14/1800/FUL	Part single storey part two storey side and rear extension to house.	Permitted

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 2018 policies, Supplementary Planning Documents and Material Considerations.

5.2 Relevant Development Plan policies

PLAN	POLICY NUMBER
Cambridge Local Plan 2018	1, 3 28, 35 48, 50, 55, 56, 57, 59 81, 82

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

Central Government Guidance	National Planning Policy Framework 2019 Planning Practice Guidance 2014 Technical housing standards – nationally described space standard – published by Department of Communities and Local Government March 2015 (material consideration)
Supplementary Planning Guidance	Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Cambridgeshire Design Guide For Streets and Public Realm (2007) Cycle Parking Guide for New Residential Developments (2010)

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Control)

- 6.1 The streets in the vicinity provide uncontrolled parking, and so, as there is no effective means to prevent residents from owning a car and seeking to keep it on the local streets this demand is likely to appear on-street in competition with existing residential uses.
- 6.2 The development may therefore impose additional parking demands upon the on-street parking on the surrounding streets and, whilst this is unlikely to result in any significant adverse impact upon highway safety, there is potentially an impact upon residential amenity which the Planning Authority may wish to consider when assessing this application

Environmental Health team

- 6.3 The proposed development is acceptable subject to the implementation of the recommendations relating to meeting HMO legislative requirements.
- 6.4 Careful consideration of the proposed increased number of individuals residing at the site within an 8-bedroom HMO of a maximum occupancy of 15 people compared to the existing dwelling and how the increased number will affect the locality in terms of noise and disturbance will be needed.
- 6.5 It is interesting to note that a recent planning appeal was made by an applicant against the decision of CCC to refuse planning for a change of use of an existing dwelling to a HMO. The appeal was dismissed by the planning inspector who agreed that the effect of the proposed development would adversely affect the living conditions of the occupiers of adjoining dwellings with regards to noise and disturbance. The reasons given by the inspector included the fact that given the likely demands on the kitchen to meet the food preparation and consumption requirements of occupiers, residents would generally be otherwise likely to occupy bedrooms or use the external rear garden space. The relatively high number of occupiers would likely result in reasonably frequent use of the kitchen. This would displace people who may otherwise use the seating there, into the garden, regardless of the available space in personal bedrooms. The proposal would consequently be likely to generate additional use of the garden to that which would reasonably be expected. The inspector advised that several gardens and dwellings were located in close proximity to the garden of the proposed HMO and their occupiers would be adversely affected by additional noise and disturbance. This would occur due to the insufficient level of internal amenity space at the HMO and the number of proposed occupiers. Whilst the application site is proposed to include separate living, sitting and kitchen/living rooms, an occupancy of 15 people will require more frequent use of external spaces with the potential to adversely impact upon the local amenity and quality of life of nearby receptors.
- 6.6 The following works below are needed in order to comply with legislative requirements relating to HMOs:

- Ensure each double bedroom has a minimum of 10.2m² floor space and that these rooms (bedrooms 2 - 7) are only occupied by a maximum of 2 persons
- Ensure that bedroom 1 will only be occupied by one person and that the property has no more than 15 people in total.
- A light duty fire blanket of dimensions no less than 1m by 1m and manufactured to BS6575 or equivalent to be fitted to each kitchen in a quick-release carrier/container that is wall-mounted with the pull-tab approximately 1.5m above the floor level and with no obstructions below. The carrier/container is to be sited between the entrance door to the kitchen and the cooking appliances.
- 30 minute fire resisting doors should be fitted to:
 - Each bedroom
 - The passageway between the ground floor front right kitchen and the front entrance hall
 - The passageway between the ground floor front right kitchen and the rear entrance hall leading to the rear right bedrooms
 - The passageway between any lounge and entrance hall
 - The passageway between the ground floor rear left kitchen and the corridor leading to the front and rear left bedrooms
 - The passageway between ground floor rear left kitchen and entrance hall
- Install the fire doors and maintain them in accordance with BS8214: 2008.
- Install a Grade D, LD2 fire alarm and detection system comprising mains powered and interlinked detectors each with battery backup.
- Kitchen provision for 15 tenants you would need either option 1 or option 2:
 - complete sets of kitchen facilities and a minimum of 2000 mm of worktop for each kitchen (see page 17 of the attached housing standard).
 - Provide 2 complete sets of kitchens facilities with each kitchen having a combination microwave with grill function (which is acceptable as a second cooker) and a dishwasher which is acceptable as a second sink.

Each kitchen should have a minimum of 3000mm of worktop space.

- All front and rear means of escape doors needs thumb turn locks to enable keyless exit in the event of a fire.
- Any locks on bedroom doors should also enable keyless exit from the room.

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:

- 138 Queen Ediths Way (objection)
- 142 Queen Ediths Way (objection)
- 24 Kinnaird Way (objection)

7.2 The representations can be summarised as follows:

- The area is a family residential area, the proposal would be contrary to this character
- Overcrowding
- Increase in traffic, noise, bins and parking problems
- Will there be any restrictions on people smoking in the garden?
- Potential for further rooms to be let out
- Increase likelihood of blockages

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

Principle of development

8.1 Policy 48 states that proposals for large houses in multiple occupation (sui generis) will be supported, where the proposal:

- a) does not create an over-concentration of such a use in the local area, or cause harm to residential amenity or the surrounding area;

b) the building or site (including any outbuildings) is suitable for use as housing in multiple occupation, with provision made, for example, for appropriate refuse and recycling storage, cycle and car parking and drying areas; and

c) will be accessible to sustainable modes of transport, shops and other local services.

8.2 The proposal adheres to the above criteria and this will be discussed in the proceeding paragraphs of the report.

Context of site, design and external spaces

8.3 A previous application (19/1101/FUL) at this address was refused for a change of use to an 11-bedroom, 21 person HMO. This was refused on three grounds: the consequent noise and disturbance impact resulting from the number of proposed occupants; the poor standard of internal living accommodation provided for the future residents of the HMO; and lastly, the cycle shelter's impact on the street scene and character of the area. It will be demonstrated throughout this report that these reasons for refusal have now been addressed.

8.4 140 Queen Ediths Way benefits from being located in a sustainable location, within walking distance to local amenities and a bus stop providing access to the city centre, railway station and various other services within the bounds of the city. The road network surrounding the site and connecting the site to the city centre are also cyclist friendly creating a choice of transport modes to access a wide range of amenities.

8.5 According to the Council's records, there is only one large HMO within the surrounding area, 265 Queen Ediths Way. As such, it is considered that the addition of another large HMO would not lead to an over-concentration of this use within this locality.

8.6 The proposed refuse store would be sited in the front garden. Whilst bin stores are not a common feature in the front gardens of Queen Ediths Way properties, given the two large trees partially screening the bin store from the road, it is considered that the proposed bin store would not have an adverse impact the street scene or prevailing character of the area.

- 8.7 The proposal is compliant with Cambridge Local Plan (2018) policies 55, 56, 59.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.8 The previous application on this site was refused partly due to the limited internal provision of communal space resulting in occupiers using external amenity space for socialising, thereby creating excessive noise and disturbance to neighbouring occupiers. However, officers take the view that the proposal overcomes this reason for refusal by virtue of an accumulation of factors.
- 8.9 The application site is a large detached property with a good sized garden to the rear and its neighbours' share these characteristics. By virtue of the extensive provision of internal communal space and the generous sized bedrooms for the future occupiers, it is considered that occupiers would not need to 'spill out' to the external space to socialise. Furthermore, the quality of these internal spaces is high, with rooms experiencing a good outlook and amount of daylight, further reinforcing the likelihood socializing would be retained within the built footprint. Moreover, it is considered that, due to the size of the surrounding plots and the prevailing density of development being suburban in character, the application site does not have a close relationship with its neighbours. The proposal retains the front entrance in the centre of the site with exits to the rear garden focused centrally and just south-west of centre towards the neighbour set away from the existing mature shared boundary. Activity would therefore be focused to the centre of the site, away from neighbours. Along the north-eastern site boundary, adjacent to no. 142, there is an existing patio but the layout of no.142's internal and external space (garage adjacent to the boundary with the application site and double doors leading to a patio centrally) suggests no. 142's external activity is contained centrally within the plot. Whilst comings and goings are likely to increase by virtue of the change of use, it is considered that due to the site characteristics as outlined above, the proposal would not create excessive noise and disturbance to surrounding residents.

8.10 As the proposal does not include any expansion in built form, the proposal would not result in an overbearing, overshadowing or overlooking impact to neighbouring occupiers.

8.11 The proposal adequately respects the residential amenity of its neighbours and the constraints of the site and is compliant with Cambridge Local Plan (2018) policies 35, 48 and 56.

Amenity of future occupiers

The gross internal floor space measurements for units in this application are shown in the table below:

Bedroom	Number of bed spaces (persons)	Policy Size requirement (m²)	Proposed size of bedroom	Difference in size
1	1	7.5	9.7	+2.2
2	2	11.5	11.95	+0.45
3	2	11.5	12.25	+0.75
4	2	11.5	12.25	+0.75
5	2	11.5	16.45	+4.95
6	2	11.5	17.75	+6.25
7	2	11.5	12.25	+0.75
8	2	11.5	12.25	+0.75

8.12 All of the proposed bedrooms are of a size which exceeds the National Internal Space Standards and these bedrooms would be served by large windows with an attractive outlook. The proposal would provide two kitchen/living rooms and two sitting rooms across both floors, all of a good size. The internal communal living space would total 100.7m². The external space is expansive with several patios for sitting and socialising and a grassed lawn for outdoor activities. By virtue of this provision and the quality of the internal space in terms of outlook and light, the proposal would provide a good quality living environment for future occupiers.

8.13 The proposal provides an adequate level of residential amenity for future occupiers and is compliant with Cambridge Local Plan (2018) policies 50 and 56.

Car and Cycle Parking

- 8.14 The Highway Authority have raised concerns regarding the number of occupants and its consequent impact on parking pressure in the surrounding uncontrolled residential streets. Car parking standards for a residential property outside of the controlled parking zone of more than 3 bedrooms is a maximum of 2 car parking spaces. The site plan shows sufficient space to meet this maximum. It is important to note that Queen Ediths Way, according to the Cambridge On-Street Residential Parking Study, experiences very low overnight parking pressure. Furthermore, Spalding Way and Beaumont Road, two roads within close proximity to the site, also do not experience a high parking pressure, below 45% and 20% respectively. Moreover, the site is in a sustainable location where occupants (most often young professionals) are likely to be less reliant on vehicular transport. Taking this into account, it is considered that the proposal would not result in a significant increase in traffic or create additional parking pressure in the surrounding area.
- 8.15 The proposed cycle storage would provide 16 cycle parking spaces, one for each person and one for visitors. The proposed shelters would be of a size and configuration sufficient to house the proposed amount of cycles and the two stores would be located either side of the house in the rear garden of the dwelling. Access to the two stores would be via the side passages which are of adequate width to provide access for a person and a cycle.
- 8.16 The proposal is compliant with Cambridge Local Plan (2018) policy 82.

Third Party Representations

- 8.17 Third party comments are addressed in the table below:

The area is a family residential area, the proposal would be contrary to this character	It is considered that the proposed large HMO use is compatible with the character of the surrounding area.
Overcrowding	The proposal would provide a good quality living environment for future occupiers due to the size and quality of the internal

	and external space. Whilst it is acknowledged that 15 persons would occupy the site, it is considered that the site can accommodate this number of people given its size. Therefore, the proposal would not give rise to overcrowding.
Increase in traffic, noise, bins and parking problems	<ol style="list-style-type: none"> 1. Noise impacts has been addressed in the residential amenity section of this report. 2. Refuse has been discussed in paragraph 8.6. 3. The traffic and parking impacts have been addressed in paragraph 8.14.
Will there be any restrictions on people smoking in the garden?	This falls outside the remit of planning.
Potential for further rooms to be let out	A condition to restrict the number of occupants to 15, as proposed, would be attached the approval.
Increase likelihood of blockages	Bathrooms can be added to a property without planning permission and as such this is not considered to be a material planning consideration.

9.0 RECOMMENDATION

APPROVE, subject to the following conditions:

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

Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

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

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

3. The property shown as 140 Queen Ediths Way shall be occupied by no more than 15 no. people at any one time.

Reason: A more intensive use would need to be reassessed in interests of the amenity of neighbouring properties. (Cambridge Local Plan 2018 policies 56 and 48).

4. The bin and bike stores associated with the proposed development shall be provided prior to first occupation and in accordance with 19/1397/L01E 19/1397/14 revC, and shall be retained in accordance with these details thereafter.

Reason: To ensure provision of facilities for future occupiers (Cambridge Local Plan, 2018 policy 48, 82).

Application Number	19/0698/FUL	Agenda Item	
Date Received	2nd July 2019	Officer	Andy White
Target Date	27th August 2019		
Ward	Queen Ediths		
Site	25A Mowbray Road		
Proposal	Conversion and extension of 3 bed detached dwelling into 2 x 2-bed and 3 x 1-bed apartments including a part 3 storey, part 2 storey and part single storey rear extension incorporating balconies on 1st and 2nd floor, extension to roof from hip to gable, conversion of garage to living space and associated alterations. Erection of bin and cycle storage in front garden.		
Applicant	Mr & Mrs M. Di Lauro 25A Mowbray Road		

SUMMARY	<p>The proposal complies with development plan policies.</p> <p>The proposal would not be significantly harmful to the amenity of the residents of neighbouring properties</p> <p>The proposal would not have a detrimental impact on the character of the area</p>
RECOMMENDATION	Approval

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 No.25a is a detached two storey property on the eastern side of Mowbray Road. The property has a rear garden. Along the northern boundary is a public footpath leading to Hulatt Road. The site is within a residential area, including Nos. 23-25 to the south-east which are orientated around a cul-de-sac. The site is outside the controlled parking zone. There are no other relevant site constraints.

2.0 THE PROPOSAL

- 2.1 The proposal is for the conversion and extension of the existing dwelling to form separate flats, including part three-storey, part two-storey, and part single-storey rear extensions, front and rear roof extensions, and other alterations. The application proposes 5 residential units (2 x 2-bed apartments on the ground floor and 3 x 1-bed apartments on the first and second floors). The site would be accessed via the existing dropped kerbs to the 'in-out' driveway. Parking would be provided for the ground floor 2-bed flats, which would also have private rear amenity space. The other flats would have their own rear facing balconies. Bin and bike stores would be provided in the front garden.
- 2.2 The application is accompanied by the following supporting information:
1. Design Statement
 2. Flood Risk Assessment
 3. Plans.

3.0 SITE HISTORY

Reference	Description	Outcome
18/0374/FUL	Conversion and extension of existing dwelling to form 5 no. residential units, including part two storey and part single storey rear extensions, front and rear roof extensions, and other alterations.	Not determined
17/1578/FUL	Conversion and extension of existing dwelling to form 7 no. residential units, including part two storey and part single storey rear extensions, front and rear roof extensions, and other alterations.	Withdrawn
C/95/0076	Formation of additional vehicular access and erection of garage (retrospective) to existing house. (amended by 24.03.95 with accompanying plans).	Approved

C/92/0415	Erection of dwelling (outline application). (amended by drawings received 03.07.92).	Approved
C/93/0135	Erection of detached house (reserved matters - application). (amended by letter dated 14.04.93 and accompanying drawings).	Refused
C/93/0590	Erection of detached house (class c3) (reserved matters application).	Appeal allowed

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 2018	Local	1 3 31 32 35 50 53 55 56 57 58 59 71 81 82

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

Central Government Guidance	National Planning Policy Framework 2019 National Planning Policy Framework – Planning Practice Guidance 2014 Circular 11/95
Supplementary Planning Guidance	Sustainable Design and Construction (May 2007) Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012) Planning Obligation Strategy (March 2010)
Material Considerations	<u>City Wide Guidance</u> Cycle Parking Guide for New Residential Developments (2010)

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Control)

- 6.1 The proposal increases the number of independent dwellings from one to five and the number of off street car parking is limited to two spaces, the streets in the vicinity provide uncontrolled parking; as there is no effective means to prevent the additional residents from owning a car and seeking to keep it on the local streets this demand is likely to appear on-street in competition with existing residential uses.
- 6.2 The development may therefore impose additional parking demands upon the on-street parking on the surrounding streets and, whilst this is unlikely to result in any significant adverse impact upon highway safety, there is potentially an impact upon residential amenity which the Planning Authority may wish to consider when assessing this application.

Streets and Open Spaces (Trees)

- 6.3 The development is acceptable.

Sustainable Drainage Engineer

- 6.4 The development is acceptable subject to conditions relating to surface water drainage and the long-term maintenance of a SuDS scheme.

Environmental Health

- 6.5 No objection subject to a condition relating to construction hours.

Camcycle

- 6.6 Object under policy 82 of the Local Plan because the cycle parking is not designed correctly according to the cycle parking guide SPD. The Sheffield stands are not spaced correctly and are too close to the walls. The cycle parking area does not appear to be within a secure enclosure.
- 6.7 In order to resolve this objection the applicants should provide a revised plan showing cycle parking that is compliant with policy 82 and the cycle parking guide SPD.
- 6.8 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 One representation, objecting to the proposal, has been received from the owner of 54 Hulatt Way.
- The trees and existing high fences at the rear of the garden should remain in order to avoid overlooking and potential noise and disturbance.
 - Over-development of the site.
 - Pressure for parking in Hulatt Road from visitors and workmen.
 - Windows on the side elevation facing towards No. 25 should be 1.7m above finished floor level and/or un-openable frosted glazed units.
 - Foul and surface water drainage routes should be large enough to cope with increase in the number of dwellings.
 - Pull route for the bins to kerbside collection point.

- Bins would obstruct the public footpath on collection day.

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

8.0 ASSESSMENT

Principle of Residential Development

8.1 The property is located within an area that contains residential development and as such additional residential within the location accords with Policy 3 of the Local Plan subject to compliance with other policies.

8.2 Policy 53 is of specific relevance as it addresses the conversion of existing dwellings to flats. It states as follows:

“Proposals to convert a single family dwelling house or a non-residential building into self-contained flats will be permitted where:

- a. the proposed development (the original building including acceptable extensions and roof conversions) has an internal gross floor area of at least 120 sq m (excluding stairwells, balconies, external open porches, conservatories and areas with a floor to ceiling height of less than 1.5m), and proposed room sizes meet minimum room sizes (see Policy 50);
- b. the ground or lower ground floor includes a family unit (two bedroom plus) with garden access;
- c. the proposal, in terms of the number of units and scale of associated extensions, would not have a negative impact on the amenity or character of the area or on highway safety in streets already experiencing parking stress;
- d. the proposal would result in a good standard of amenity for its occupiers and is designed to avoid cumulative and negative impacts on neighbouring residential properties; and
- e. the proposal includes appropriate refuse, recycling and cycle storage to serve the development.”

8.3 The existing property is in excess of 120sq.m and the lower floors of the proposal are capable of providing family accommodation with direct access to a garden area.

- 8.4 As such the proposal complies with Policies 3 and 53 (parts a and b). An assessment of the proposal in relation to Policy 53 parts c, d and e will be concluded below.

Context of site, design and external spaces

- 8.5 The design of the extensions using gable roof form, the retention of the existing roof height and the inclusion of privacy screens is indicative of a design that has considered the context of the site, the proximity and orientation of neighbouring dwellings and seeks to design out any potential harmful aspects. The surrounding properties are a mixture of hip-roofed and gable ended properties which are finished in brick and coloured render. As such the change to the roof form, the scale of the extension and the external appearance of the development is considered to fit with the character of the area.
- 8.6 The proposal is considered to be compliant with Cambridge Local Plan (2018) policies 55, 56, 57, 59.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.7 The proposed development contains separate residential development on the upper floors with balconies that will provide amenity space. The plans show privacy screens of 1.7m to the side of the balconies which would prevent overlooking of the private amenity space at the neighbouring dwellings on either side whereas the balcony on the third floor is recessed. A condition is proposed to ensure that the screens are provided in perpetuity to ensure no loss of privacy in the longer term.
- 8.8 The rear extension above ground floor level would measure 3m in depth, would have a rear facing gable and hence a roof slope that would slope away from the two immediate neighbouring properties. The extension to the existing building would be visible from the immediate neighbour and would (at its closest point) be 1m from the boundary with No.25 Mowbray Road. Given the design with the roof slope being away from the neighbour this would not be considered to be overbearing when viewed from this property. Having regard to the rear extension being to the east of the existing dwelling and the alteration to the roof from hip to gable being well away from the property

boundaries, the proposed extension would not be likely to cause significant loss of light to any neighbour. The distance between the extension and No.27 is such that the extension to the building would not have a significant impact on the occupiers of this dwelling.

- 8.9 The windows in the side elevations serve a bathroom and shower room and provided that they are obscure glazed would not be likely to result in overlooking. A condition will be applied to any planning permission requiring these windows to be obscure glazed.
- 8.10 Having regard to the properties to the east Nos 52 to 60 Hulatt Way. The distance of the extended first floor of the property to the rear site boundary would be 14.8m. The distance to the rear elevation of Nos.52 and 54 Hulatt Way would be 22.5m. The recessed balcony serving the third floor flat could potentially provide elevated views into the private amenity space at these properties. However, there is tall hedge/tree screen c.4m in height together with a 2m fence. The applicants design and access statement indicates that the only tree to be removed is a fruit tree to enable the internal division fence between the amenity space for flats 1 and 2. It is proposed to add a condition that requires the construction of a 3.5m screen at the rear boundary of the site behind the existing boundary planting. At this height should the boundary planting fail the screen would prevent someone standing on the third floor balcony looking into the private amenity space to the rear of Nos 52 to 54 Hulatt Road.
- 8.11 With the proposed condition the proposal is considered to adequately respect the residential amenity of its neighbours and the constraints of the site and I consider that it is compliant with Cambridge Local Plan (2018) policies 35, 53, 56 and 57.

Amenity of future occupiers

- 8.12 The gross internal floor space measurements for units in this application are shown in the table below:

Unit	Beds	Floorspace (sqm)	Space standard (sqm)	Difference (sqm)
Ground 1	2-bed (4p)	72	70	+2
Ground 2	2-bed (3p)	61.5	61	+0.5
First floor 3	1-bed (1p)	39	37	+2
First floor 4	1-bed (1p)	46	37	+9
Attic storey	1-bed (2p)	50	50	-

Size of external amenity space:

8.13 The amenity space for the ground floor properties is accessible from the living room of flat 1 and from the kitchen of flat 2. The space provides privacy and an area for play and relaxation and as such is considered to be adequate for flats that would potentially form family accommodation. The balconies on the upper floor flats are considered to provide usable external space.

8.14 In my opinion the proposal provides an adequate level of residential amenity for future occupiers and I consider that it is compliant with Cambridge Local Plan (2018) policies 50 and 56.

Highway Safety

8.15 The Highways Authority has not raised any concerns over highway safety as a result of the additional residential accommodation. The owner of a dwelling in Hulatt Road had raised concerns over parking capacity for workmen and visitors. The Cambridge on Street parking study identified that there is on-street parking capacity in the area, and that the area is not suffering from excessive overnight parking stress.

8.16 In my opinion the proposal is compliant with Cambridge Local Plan (2018) policies 81 and 82.

Car and Cycle Parking

8.17 The parking provision (2 spaces, 1 for each of the ground floor flats) is considered to be adequate. There is no parking provision for the upper floor flats but the location is relatively sustainable for car free living and in addition the location is not within a controlled parking zone location so there is scope for on-street parking to occur. With regard to this there is no

suggestion from the highways authority that on-street parking would lead to safety issues and as such this would not be a reason that would justify refusing the application.

8.18 Having regard to cycle parking, provision has been made to the front of the building. Camcycle noted that the cycle storage does not comply with the SPD. A dimensioned drawing has since been submitted showing the proposed building would be 2.1m high and sited in close proximity to the front boundary. Properties in the area have relatively open front gardens, and an outbuilding of the size and height proposed would therefore be conspicuous. This could be resolved by significantly reducing the height of the building and, perhaps, separating it into separate bin and cycle stores sited further away from the front boundary. A condition is proposed to require the provision of cycle parking details that accords with the Cycle Parking Guide SPD, as well as refuse storage details.

8.19 Having regard to the proposed condition the proposal is considered to be compliant with Cambridge Local Plan (2018) policy 82.

Third Party Representations

8.20 It is considered that the issues raised in the single representation received have in the main been addressed in the assessment in the preceding paragraphs. It is clear from that assessment that the proposal would not represent overdevelopment of the site as there is sufficient amenity space and the two-storey changes are achieved whilst leaving space to the side boundaries. Having regard to the boundaries between the neighbouring dwellings it is in both parties interest for there to be an appropriate boundary treatment and given that a division of the rear garden is proposed a condition is considered to be appropriate to require details of the boundary treatment that will apply to all rear boundaries

9.0 RECOMMENDATION

APPROVE, subject to the following conditions:

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

Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by 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. Unless otherwise agreed in writing by the Local Planning Authority, the extension(s) hereby permitted shall be constructed in external materials to match the existing building in type, colour and texture.

Reason: To ensure that the extension(s) is(are) in keeping with the existing building. (Cambridge Local Plan 2018 policies 55 and 58)

4. No construction work or demolition work shall be carried out or plant operated other than between the following hours: 0800 hours and 1800 hours on Monday to Friday, 0800 hours and 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 2018 policy 35)

5. Prior to the commencement of development, other than demolition, a scheme for surface water drainage works shall be submitted to and approved in writing by the Local Planning Authority. The details shall include an assessment of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles set out in the National Planning Policy Framework and the National Planning Policy Guidance, and the results of the assessment provided to the Local Planning Authority. The system should be designed such that there is no surcharging for a 1 in 30 year event and no internal property flooding for a 1 in 100 year event + an allowance for climate change. The submitted details shall include the following:

- 1) Information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;

- 2) A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The approved details shall be fully implemented on site prior to the first use/occupation and shall be retained thereafter.

Reason: To ensure appropriate surface water drainage. (Cambridge Local Plan 2018 policies 31 and 32)

6. No development above ground level, other than demolition, shall commence until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatments to be erected. The boundary treatment shall be completed in accordance with the approved details prior to the first occupation or the bringing into use of the development (or other timetable agreed in writing by the Local Planning Authority) and retained as approved thereafter.

Reason: To ensure an appropriate boundary treatment is implemented in the interests of visual amenity and privacy (Cambridge Local Plan 2018 policies 55, 57 and 59)

7. The opaque privacy screens shown on Drawing No. 1993/02 to the north and south side of the balconies serving the first floor flats shall be installed prior to the first occupation of the development hereby approved. The screening shall be to a minimum level of obscurity to conform to Pilkington Glass level 3 or equivalent. The screening shall be retained in situ thereafter.

Reason: In the interests of residential amenity (Cambridge Local Plan 2018 policies 55, 57/58).

8. Prior to the occupation of the development, hereby permitted, the windows identified as having obscured glass on the approved plans shall be obscure glazed to a minimum level of obscurity to conform to Pilkington Glass level 3 or equivalent and shall have restrictors to ensure that the windows cannot be opened more than 45 degrees beyond the plane of the adjacent wall. The glazing shall thereafter be retained in accordance with the approved details.

Reason: In the interests of residential amenity (Cambridge Local Plan 2018 policies 55, 57/58).

9. Prior to first occupation of the development, hereby permitted, the car parking spaces shall be constructed and be available for use in accordance with the details on the approved plans and shall be retained in accordance with the approved details thereafter.

Reason: To avoid obstruction of the surrounding streets and in the interests of highway safety and convenience. (Cambridge Local Plan 2018 policies 81 and 82)

10. Prior to the first occupation of the development, hereby permitted, cycle and bin storage facilities shall be provided in accordance with details that shall previously have been submitted to and approved in writing by the Local Planning Authority. The facilities shall thereafter be retained in accordance with the approved details.

Reason: To ensure the bin and cycle storage needs of the development can be satisfied in a manner that does not detract from the visual amenity of the area. (Cambridge Local Plan 2018 Policies 53, 57 and 82)

11. Prior to the occupation of the development, hereby permitted, the curtilage(s) of the approved dwelling(s) shall be fully laid out and finished in accordance with the approved plans. The curtilage(s) shall remain as such thereafter.

Reason: To ensure an appropriate level of amenity for future occupiers and to avoid the property being built and occupied without its garden land (Cambridge Local Plan 2018 policies 50, 52, 55 and 56)