



NORTH AREA COMMITTEE



AGENDA

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

County Councillors: Manning, Pellew, Sales and Wilkins

Dispatched: Wednesday, 13 March 2013

Date: Thursday, 21 March 2013

Time: 6.00 pm

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

Contact: Glenn Burgess

Direct Dial: 01223 457013

PLANNING ITEMS

1 APOLOGIES FOR ABSENCE

2 DECLARATIONS OF INTEREST (PLANNING)

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

3 MINUTES OF THE LAST MEETING (*Pages 1 - 8*)

4 PLANNING ITEMS

The applications for planning permission listed below require determination. A report is attached with a plan showing the location of the relevant site. Detailed plans relating to the applications will be displayed at the meeting.

Planning Items

- 5 **12/1583/FUL - 21 BELVOIR ROAD** (*Pages 19 - 54*)

- 6 **12/1353/FUL - UNITS 1-3 CHESTERTON MILL**
(*Pages 55 - 72*)

- 7 **13/0018/FUL - 109 CHESTERTON ROAD** (*Pages 73 - 108*)

- 8 **3/0035/FUL - 235 VICTORIA ROAD, CAMBRIDGE**

Report attached separately

Meeting Information

Public Speaking on Planning Items

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

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

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

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

Further information is also available online at

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

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

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

Representations on Planning Applications

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

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

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

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

Filming, recording and photography

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

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

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

Fire Alarm

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A loop system is available on request.

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

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Queries reports

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

General Information

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NORTH AREA COMMITTEE

31 January 2013

6.30 am - 7.25 pm

Present: Councillors Todd-Jones (Chair), Price (Vice-Chair), Ward, Boyce, Bird, Brierley, Kerr and Pitt

Officers:

Principal Planning Officer: Tony Collins

Planning Officer: Amit Patel

Planning Officer: Nanayaa Ampoma

Committee Manager: Glenn Burgess

FOR THE INFORMATION OF THE COUNCIL**13/1/NAC Apologies for Absence**

Apologies were received from Councillors Abbott, Gawthrope, Kerr and Tunnacliffe.

It was noted that Councillor Abbott had recently been unwell and the Committee asked that their best wishes be formally noted.

13/2/NAC Declarations of Interest (Planning)

Councillor	Item	Interest
Boyce		Personal: Knows a partner in the architect practice that are representing the applicant. Whilst not a prejudicial interest, Councillor Boyce decided to speak as a Ward Councillor and then leave the room and not vote.
Todd-Jones		Personal: Knows the applicant and the objectors. Councillor Todd-Jones decided to speak on the application but not vote.

13/3/NAC Minutes of the last meeting

The minutes of the 22 November 2012 meeting were approved and signed as a correct record.

13/4/NAC Planning Items**13/5/NAC 12/1428/FUL - 16-18 Arbury Court**

The Committee received an application for full planning permission.

The application sought approval for change of use from A1 to D2

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

The representation covered the following issues:

- (i) Felt that he had received poor service from Property Services during his occupation of the premises.
- (ii) He had experienced five separate roof leaks in 10 months resulting in a claim for over £1000 for damaged stock. Money had also been wasted due to a water heater and lights not being fixed properly.
- (iii) His toy shop had made over 8500 trades and donated lots to local organisations.
- (iv) Many local people had expressed their support for the toy shop.

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

The representation covered the following issues:

- i. Was not speaking in support or opposition to the application but merely wants what is best for the local community.
- ii. Concerned that, as the change of use was not being requested on a vacant property, the outcome could result in the current leaseholder being evicted.
- iii. By occupying the unit the current occupant has saved the Council paying vacant property tax.
- iv. There are already a number of sports facilities in the area.

- v. Many of the local community were unaware of this application as formal notices have not been erected.

The Committee:

As per the published amendment sheet, the Case Officer highlighted his recommendation for an additional condition.

Resolved (by 7 votes to 0) to accept the officer recommendation to include the following additional Condition:

Condition 3

The premises shall only be used as a gymnasium or a similar indoor sports facility and for no other use falling within use Class D2.

Reason: In order that other uses which have a substantially different impact are considered through the application process, Cambridge Local Plan policy 3/4.

Resolved (by 5 votes to 0) to accept the officer recommendation to approve planning permission as per the agenda and including the additional condition as above.

Reasons for Approval

1. This development has been approved, conditionally, because subject to those requirements it is considered to conform to the Development Plan as a whole, particularly the following policies: Cambridge Local Plan (2006): 3/4, 6/7.
2. The decision has been made having had regard to all other material planning considerations, none of which was considered to have been of such significance as to justify doing other than grant planning permission.
3. In reaching this decision the local planning authority has acted on guidance provided by the National Planning Policy Framework, specifically paragraphs 186 and 187. The local planning authority has worked proactively with the applicant to bring forward a high quality development that will improve the economic, social and environmental conditions of the area.

13/6/NAC 12/1342/FUL - 73 Gilbert Road

The Committee received an application for full planning permission.

The application sought approval for a single storey extension to the side and rear of the property replacing the existing single storey side extension. First floor extension to side to enlarge bathroom. First floor extension to rear to enlarge bedroom.

The Applicants Agent spoke in support of the application.

Councillor Boyce (Ward Councillor for West Chesterton) addressed the Committee about the application.

The representation covered the following issues:

- (i) The previous application had been refused due to its size and overbearing nature. At this time it was felt that any further application should not abut the boundary line, should wrap around the existing property, should not be as deep and should not have an upper storey extension.
- (ii) Whilst his new application had addressed the majority of these issues it did still include an upper storey extension, and it was for this reason that he had called it in for a committee decision.
- (iii) The neighbours disputed the view of the Case Officer (at 8.5 of the report) that the design reflected the original house. They also disputed the claim (at 8.13 of the report) that the development was in keeping with other extensions along the road.

The Committee:

Resolved (by 6 votes to 0) to accept the officer recommendation to approve planning permission as per the agenda.

Subject to the following conditions and informatives:

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

Reason: In accordance with the requirements of section 51 of the Planning and Compulsory Purchase Act 2004.

2. The extension hereby permitted shall be constructed in external materials to match the existing building in type, colour and texture.

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

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

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

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

Reasons for Approval

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

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

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

13/7/NAC 12/1431/CLUED - 70 Green End Road

The Committee received an application for a certificate of lawfulness under Section 191 for use in multiple occupation (sui generis).

The Applicant's Solicitor spoke in support of the application.

The Committee received a representation in objection to the application from Mrs Blair (on behalf of Mr and Mrs Wisbey).

The representation covered the following issues:

- i. The previous decision of the Inspector was that the property should be limited to only four letting rooms in order to avoid loss of amenity for the neighbouring properties, and this has been breached on numerous occasions.
- ii. As a result of the property letting more than four rooms serious incidents have occurred that have had a detrimental affect on the neighbours.
- iii. When the correct number of rooms are let, the level of incidents is dramatically reduced.

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

The representation covered the following issues:

- i. Lawful use would have to be evidenced by continuous use for over 10 years with no incidents, and this has not been the case with this property.
- ii. The owner of the property had been blatantly flouting planning consent and this had had a detrimental affect on the neighbours.

The Committee:

Resolved (by 7 votes to 0) to accept the officer recommendation that a Certificate of Lawfulness not be granted under Section 191 of the Town and Country Planning Act 1990 (as amended) for use as a large HMO with 9 bedrooms in breach of condition 03 of C/1104/87 at 70 Green End Road, Cambridge for the following reasons:

1. It appears to the Local Planning Authority that insufficient evidence has been submitted to demonstrate that the property has been used continuously as a large house in multiple occupation with 9 bedrooms in breach of planning condition 03 of permission C/1104/87, for a period of ten years.

The meeting ended at 7.25 pm

CHAIR

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

1.0 Central Government Advice

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

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

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

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

(b) directly related to the development; and

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

2.0 Cambridgeshire and Peterborough Structure Plan 2003

Planning Obligation Related Policies

P6/1 Development-related Provision

P9/8 Infrastructure Provision

P9/9 Cambridge Sub-Region Transport Strategy

3.0 Cambridge Local Plan 2006

3/1 Sustainable development

3/3 Setting of the City

3/4 Responding to context

3/6 Ensuring coordinated development

3/7 Creating successful places

3/9 Watercourses and other bodies of water

3/10 Subdivision of existing plots

3/11 The design of external spaces

3/12 The design of new buildings

3/13 Tall buildings and the skyline

3/14 Extending buildings

3/15 Shopfronts and signage

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

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

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

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

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

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

10/1 Infrastructure improvements

Planning Obligation Related Policies

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

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

- 4.6 **Old Press/Mill Lane Supplementary Planning Document (January 2010)** Guidance on the redevelopment of the Old Press/Mill Lane site.

Eastern Gate Supplementary Planning Document (October 2011)

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

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

5.0 **Material Considerations**

Central Government Guidance

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

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

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

Includes the following statement:

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

(i) consider fully the importance of national planning policies aimed at fostering economic growth and employment, given the need to ensure a return to robust growth after the recent recession;

(ii) take into account the need to maintain a flexible and responsive supply of land for key sectors, including housing;

(iii) consider the range of likely economic, environmental and social benefits of proposals; including long term or indirect benefits such as increased consumer choice, more viable communities and more robust local economies (which may, where relevant, include matters such as job creation and business productivity);

(iv) be sensitive to the fact that local economies are subject to change and so take a positive approach to development where new economic data suggest that prior assessments of needs are no longer up-to-date;

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

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

5.3 City Wide Guidance

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

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

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

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

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

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

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

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

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

Cambridge City Council (2011) - Open Space and Recreation

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

The strategy:

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

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

Balanced and Mixed Communities – A Good Practice Guide (2006)

– Produced by Cambridgeshire Horizons to assist the implementation of the Areas of Major Change.

Green Infrastructure Strategy for the Cambridgeshire Sub-Region (2006)

- Produced by Cambridgeshire Horizons to assist the implementation of the Areas of Major Change and as a material consideration in the determination of planning applications and appeals.

A Major Sports Facilities Strategy for the Cambridge Sub-Region (2006)

- Produced by Cambridgeshire Horizons to assist the implementation of the Areas of Major Change.

Cambridge Sub-Region Culture and Arts Strategy (2006)

Produced by Cambridgeshire Horizons to assist the implementation of the Areas of Major Change.

Cambridgeshire Quality Charter for Growth (2008)

– Sets out the core principles of the level of quality to be expected in new developments in the Cambridge Sub-Region

Cambridge City Council - Guidance for the application of Policy 3/13 (Tall Buildings and the Skyline) of the Cambridge Local Plan (2006) (2012) - sets out in more detail how existing council policy can

be applied to proposals for tall buildings or those of significant massing in the city.

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

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

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

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

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

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

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

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

5.6 Area Guidelines

Cambridge City Council (2003)–Northern Corridor Area Transport Plan:

Cambridge City Council (2002)–Southern Corridor Area Transport Plan:

Cambridge City Council (2002)–Eastern Corridor Area Transport Plan:

Cambridge City Council (2003)–Western Corridor Area Transport Plan:

The purpose of the Plan is to identify new transport infrastructure and service provision that is needed to facilitate large-scale development and to identify a fair and robust means of calculating how individual

development sites in the area should contribute towards a fulfilment of that transport infrastructure.

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

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

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

Jesus Green Conservation Plan (1998)
Parkers Piece Conservation Plan (2001)
Sheeps Green/Coe Fen Conservation Plan (2001)
Christs Pieces/New Square Conservation Plan (2001)

Historic open space guidance.

Hills Road Suburbs and Approaches Study (March 2012)
Long Road Suburbs and Approaches Study (March 2012)
Barton Road Suburbs and Approaches Study (March 2009)
Huntingdon Road Suburbs and Approaches Study (March 2009)
Madingley Road Suburbs and Approaches Study (March 2009)
Newmarket Road Suburbs and Approaches Study (October 2011)

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

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

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

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

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

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

Application Number	12/1583/FUL	Agenda Item	
Date Received	18th December 2012	Officer	Miss Catherine Linford
Target Date	12th February 2013		
Ward	West Chesterton		
Site	21 Belvoir Road Cambridge CB4 1JH		
Proposal	Side and rear roof extension		
Applicant	Mr Ian Jolley 21 Belvoir Road Cambridge Cambridgeshire CB4 1JH		

SUMMARY	<p>The development does not accord with the Development Plan for the following reasons:</p> <ol style="list-style-type: none"> 1. The proposal would have a significant detrimental impact on the character and visual appearance of the house; and 2. The proposal would be overbearing and dominant and would therefore have a significant detrimental impact on the occupiers of 19 Belvoir Road
RECOMMENDATION	REFUSAL

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 21 Belvoir Road is located on the west side of the street, about 30 metres south of the junction with Aylestone Road. It is the southern half of a pair of semi-detached bungalows, which when built each had an L-shaped footprint, combining to form a U-shape; the main roof of the pair has a ridge parallel with Belvoir Road and was high enough to allow some accommodation in the roof and was hipped at the ends, with lower ridges at 90 degrees to the main ridge, projecting down the gardens over the rear 'wings'.

- 1.2 At some time both properties have introduced small additions (not as deep as the rear 'wing') to the centre of the 'U'. No 21 has had a flat roof, timber-clad, 'garden room' built a short distance back from the rear wing.
- 1.3 In late 2008 works were commenced to the roof of 21 Belvoir Road. The works comprised a change to the main roof involving the introduction of a gable to the southern end instead of a hip, and behind the newly extended main ridge a substantial 'box' dormer projecting out from just below the ridge; it is 6 metres wide (from the new gable to the chimney), 3.6 metres deep and stands 3.0 up from a point about 300 mm above the eaves. A further addition was made above the rear wing, projecting a further 3.2m out from the back of the box dormer already referred to (7.0 metres in all from the ridge) at the same height as the 'box dormer' with a lean-to over the last 1.4m of the 'wing'. Tiles have been used on the front of the hip to gable element and the box dormers are finished in painted timber. To the rear a casement window is shown in the study/bedroom and French doors and a 'juliet' balcony have been introduced to the bedroom. These works do not have the benefit of planning permission, having been refused and the subsequent appeals dismissed (see Section 3 below).
- 1.4 The site falls within the De Freville Conservation Area, an area dominated by late 19th and early 20th century houses but with small pockets of more recent development, including the appeal premises.

2.0 THE PROPOSAL

- 2.1 The proposal as submitted seeks retrospective planning permission for the roof extension and alterations to the 'as built' structure by substituting a mono-pitched roof form over the rear wing to reduce the 'box shaped mass' of the main roof extension.
- 2.2 The application is accompanied by the following supporting information:

Design and Access Statement

2.3 The application has been brought before North Area Committee because the Committee has been fully involved in the lengthy and complicated planning history of this site and in the opinion of Officers that approach should continue.

3.0 SITE HISTORY

Reference	Description	Outcome
08/0625/FUL	Addition of new first floor accommodation. Rooms in new roof with dormers to side and rear.	Refused
09/0798/FUL	Loft conversion with roof extension	Withdrawn
09/1089/FUL	Loft conversion with roof extension (retrospective)	Refused Appeal dismissed
11/0405/FUL	Proposed alterations to reduce bulk of existing loft rooms.	Refused Appeal dismissed
12/0322/FUL	To reduce height of dormer.	Refused
12/1096/FUL	Side and rear roof extension	Refused Appeal pending

3.1 Copies of the Decision Notices and Planning Inspector Appeal Decisions can be found attached at Appendix 1 of this report

PUBLICITY

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

5.0 POLICY

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

5.2 Relevant Development Plan policies

PLAN	POLICY NUMBER
Cambridge Local Plan 2006	3/4 3/14 4/11

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

Central Government Guidance	National Planning Policy Framework March 2012 Circular 11/95
Material Considerations	<u>Central Government:</u> Letter from Secretary of State for Communities and Local Government (27 May 2010) Written Ministerial Statement: Planning for Growth (23 March 2011)
	<u>Citywide:</u> Roof Extensions Design Guide Practice Guide
	<u>Area Guidelines:</u> Conservation Area Appraisal: De Freville

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

6.1 No comment.

Urban Design and Conservation Team

6.2 Due to the size and design of the roof extension, and the use of timber cladding, this application is not supported as it is detrimental to the character and appearance of the conservation area.

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

7.0 REPRESENTATIONS

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

- 19 Belvoir Road
- 23 Belvoir Road
- Pear Tree House, Hutton Magna, County Durham

7.2 The representations can be summarised as follows:

- Impact on privacy
- The whole extension should be removed as it is unsightly
- Overbearing in mass
- Overshadowing
- Impact on outlook
- The materials are out of character
- Fire risk of timber
- Unsympathetic design
- Precedent
- Stress and distress caused by the number of applications

7.3 The owners/occupiers of the following addresses have made representations in support of the application:

- 20 Belvoir Road
- 24 Belvoir Road
- 25 Belvoir Road
- 27 Belvoir Road
- 28 Belvoir Road
- 36 Belvoir Road
- 1 Aylestone Road

7.4 The representations can be summarised as follows:

- The property was developed for more family space and not for money
- It should remain a family home
- The proposed changes will mean that it is no longer overbearing
- It is not visible from the street
- Vindictive neighbours have objected to the application
- There are a lot of roof extensions in the area

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

8.0 ASSESSMENT

8.1 The site is in the Conservation Area and the development has been undertaken without the benefit of planning permission. There have been five previous retrospective planning applications, all of which were refused; two of these decisions have subsequently been appealed and dismissed by Planning Inspectors, while the most recent, 12/1096/FUL presently has an appeal in progress. Notwithstanding that background, this further application needs to be properly assessed; the current application proposes adding a mono-pitched roof form over the rear wing. The most recent Planning Inspector came to the view that there were two main issues:

- (i) the effect of the development upon the character and appearance of the De Freville Conservation Area; and
- (ii) the effect upon residential amenity of the occupiers of nearby dwellings owing to overlooking and loss of privacy or the creation of an overbearing effect.

8.2 The proposed development has been altered in a relatively minor way from those that have been decided previously and for this reason I consider those are still the main issues to consider.

Design, Context and the effect of the development on the character and appearance of the De Freville Conservation Area

- 8.3 As built, the design of the retrospective roof extensions are cumbersome and heavy handed. The very square form of what is built and the materials are such that I have some sympathy with the comment that its appearance is not unlike a storage container. From neighbouring gardens, particularly No.19, the 'as built' rear additions appear disproportionate and intrusive, overwhelming the rear roof of the dwelling and not reflecting or successfully contrasting with the existing form.
- 8.4 In the appeal decision dated 23 November 2010 (planning application 09/1089/FUL), the Planning Inspector recognised that there are a number of dormers in the rear roofs of houses which are visible in the local street scene and that they formed part of the character of the Conservation Area when it was designated in 2009. It was accepted that the upper part of the rear dormer at No.21 'as built' was clearly visible from Aylestone Road, but he took the view that it was not intrusive and that the proposal had no harmful impact upon the character and appearance of the Conservation Area, which, he stated, could be preserved.
- 8.5 In 2011, an application to alter the built roof extension by chamfering off the northern top edge of the block above the rear 'wing', and replacing the timber cladding on the chamfer and the north facing side with tiles was submitted (11/0405/FUL). In the appeal decision relating to that application the Planning Inspector agreed with the previous Inspector that the character and appearance of the Conservation Area could be preserved by the development, but dismissed the appeal (partially) because the proposal would introduce an awkward design that would be discordant in relation to the main dwelling.
- 8.6 The alterations to the built structure proposed in this application relate to the roof extension that projects over the original single storey rear wing of the property. To reduce the mass and 'boxiness' of the extension, it is proposed that a monopitch roof is substituted on the rear 'wing' of the roof extension. In my opinion, like the alterations proposed under the 2011 application, this proposal responds poorly to the existing building. The mono-pitch design would slope steeply down

from a ridge level with, but at right angles to, the rear edge of the main roof extension 'box' to eaves more or less level with the top of the rear 'lean-to', and the glazing proposed at the end would have no relationship with the fenestration either of the original house or the 'as built' box on the main roof. This would result in a roof extension just as awkward in appearance as the chamfered design proposed under 11/0405/FUL. The two sections of extension would in my opinion be disjointed in design and oblique views of this could be seen from the neighbouring road, Aylestone Road.

- 8.7 As the Inspector did with respect to the 11/0405/FUL chamfered design, I consider that the proposal fails to reflect or successfully contrast with the form, materials and architectural detailing of the main house, and is therefore in conflict with the Cambridge Local Plan (2006) policies 3/4, and 3/14, and with government guidance in paragraphs 58 and 64 of the Framework.

Effect upon residential amenity of the occupiers of nearby dwellings owing to overlooking and loss of privacy or the creation of an overbearing effect

- 8.8 In the previous applications, save for the most recent (12/1096/FUL), small amendments were proposed to the 'as built' form, which would have secured minimal improvements to the existing living conditions of the occupiers of neighbouring properties. Consequently, both Officers and Planning Inspectors considered that the proposed development in each case remained harmful to the neighbouring occupiers.

Overlooking and loss of privacy

- 8.9 Neighbours have raised objection to the continued presence of full height French doors and Juliet balcony, which serve the main bedroom. It is argued that the presence of such a feature does result in a loss of privacy to the neighbour at No.19, and has affected their ability to use the garden in the manner which they desire. Prior to the construction of the development, No. 21, unlike No.19, had no windows in the roof.
- 8.10 Officers recommended refusal, partly on this basis, of an earlier application. North Area Committee followed the recommendation, but the Planning Inspector, in his decision of

23 November 2010, concluded that the degree of overlooking was not significant enough to amount to a reason for refusal of planning permission.

- 8.11 The Inspector considered that the effect of these windows would be mitigated by the presence of net curtains, and that as the doors relate to a bedroom, the number of occasions when overlooking might occur would be limited. Such overlooking is commonplace at the rear of two storey houses and these predominate in the area. There is a dormer window to No.17, to the north of No.19, which overlooks the latter garden, and the 'as built' Juliet at No.21 does not provide views over any area of the garden that is not also overlooked by No.17. Therefore, taking the Inspectors' decisions as material considerations and coming to my own view, I do not consider that there is an unacceptable impact created by the presence of French doors upon the amenity of No.19 Belvoir Road.

Overbearing

- 8.12 Previous appeal decisions have judged both the 'as-built' form and proposed amendments to it as having a harmful, overbearing and dominant impact on No.19, thereby causing the occupants of that property to suffer a sense of enclosure.
- 8.13 The Inspector's decision of 23 November 2010 acknowledged that the impact of the projecting extension, although closer to No.23, has a greater impact on No.19, a view with which the Council concurred. The Inspector went on to describe this element as stark in appearance and noted the view of the Conservation Officer that it was 'very angular' and that in order for the development to be less imposing the extension over the rear extension should be entirely removed. The Inspector went on to say that the size of the rear projection was particularly intrusive and had a harmful overbearing impact on No.19. The second appeal decision concurred with this view.
- 8.14 In order to respond to these comments, the applicants have revised the roof form of the proposed extension that projects over the existing single storey wing. In an attempt to reduce the overbearing impact, the design is a mono-pitch roof which rises from eaves, at 4.3m above ground facing the garden of No.19, to its ridge, close to the common boundary with No. 23, which remains at the same height (6m) as former applications.

8.15 It is the view of officers that the overbearing nature of the proposed extension remains and although the height of the edge nearest to No.19 has been reduced, the design now requires the occupier of No.19 to view a 3.1m long expanse of tiled roofing that sits awkwardly with the retained form of the main roof dormer. The proposal maintains the ridge height, scale and visual impact, which have caused previous iterations of this development to be refused permission both by the Council and Planning Inspectors. For this reason, I consider that the proposed development is unacceptable and is in conflict with policy 3/14 of the Cambridge Local Plan (2006), which requires an extension, amongst other things, not to unreasonably overlook, overshadow or visually dominate the neighbouring properties.

Third Party Representations

8.16 The issues raised in the representations received have been addressed under the headings above.

9.0 CONCLUSION

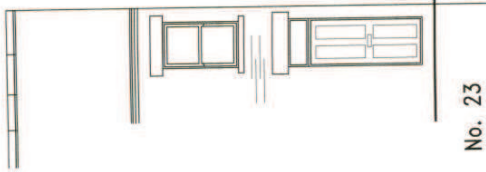
9.1 The proposal would have a significant detrimental impact on the character and visual appearance of the property and would also have a significant detrimental impact on 19 Belvoir Road as it would be overbearing and dominant. The application is therefore recommended for refusal.

10.0 RECOMMENDATION

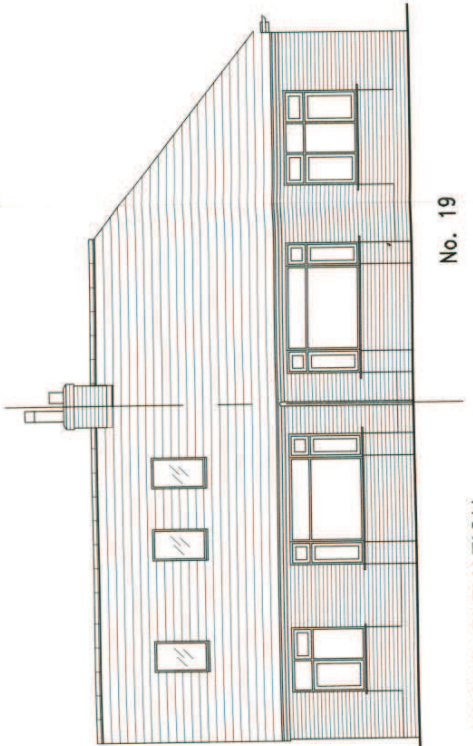
REFUSE for the following reason/s:

1. The scale, massing, materials and fenestration of the proposed rear projection do not reflect or successfully contrast with the form or materials of the existing building. The monopitch roof is juxtaposed awkwardly with both the box form on the main roof and the lean-to on the ground floor, while the proposed windows make no reference to those in the original house or the 'as built' roof extension. The resulting disjointed design would be prominent in views from adjoining gardens and could be seen obliquely from Aylestone Road. It follows that the proposal has failed to respond to its context or to draw inspiration from key characteristics of the surroundings and is therefore contrary to Cambridge Local Plan 2006 policies 3/4 and 3/14 or to government guidance in Section 7 of the Framework.
2. The additions proposed are intrusive and have a harmful, overbearing and dominating affect upon No.19 which will cause the occupants of that property to suffer a sense of enclosure that will unduly detract from and be harmful to the level of amenity they should reasonably expect to enjoy. For these reasons the proposal is contrary to Cambridge Local Plan 2006 policy 3/14.

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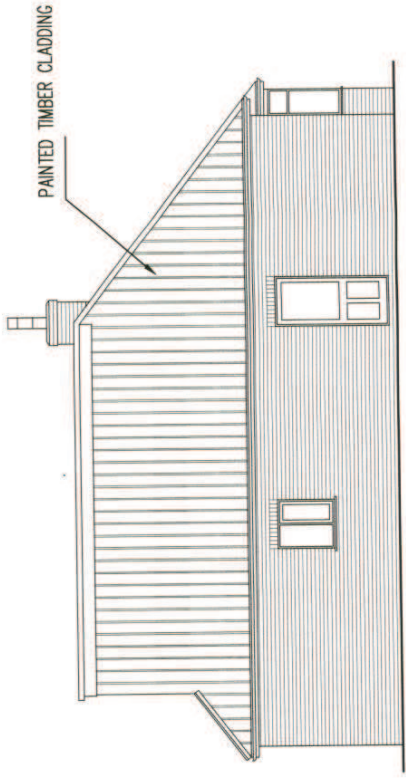


No. 23

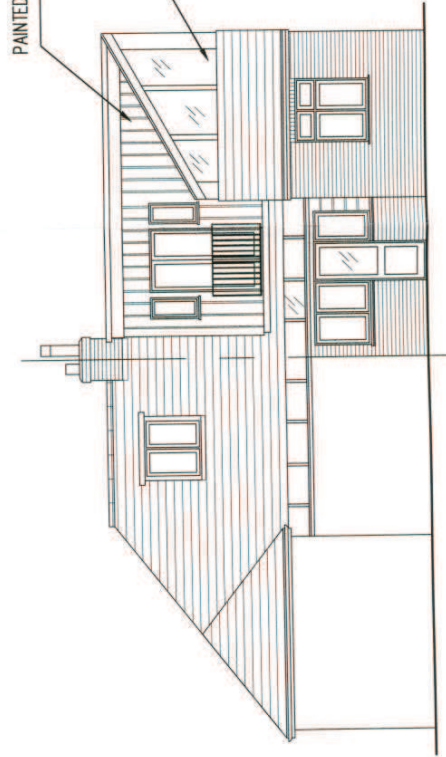


No. 19

FRONT ELEVATION

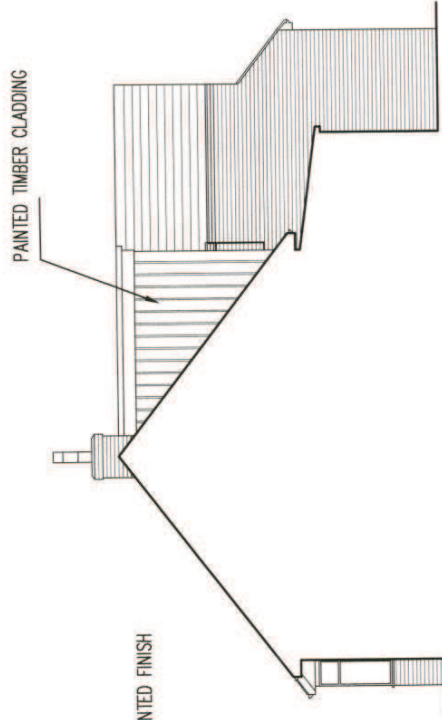


SIDE (SOUTH) ELEVATION



No. 19

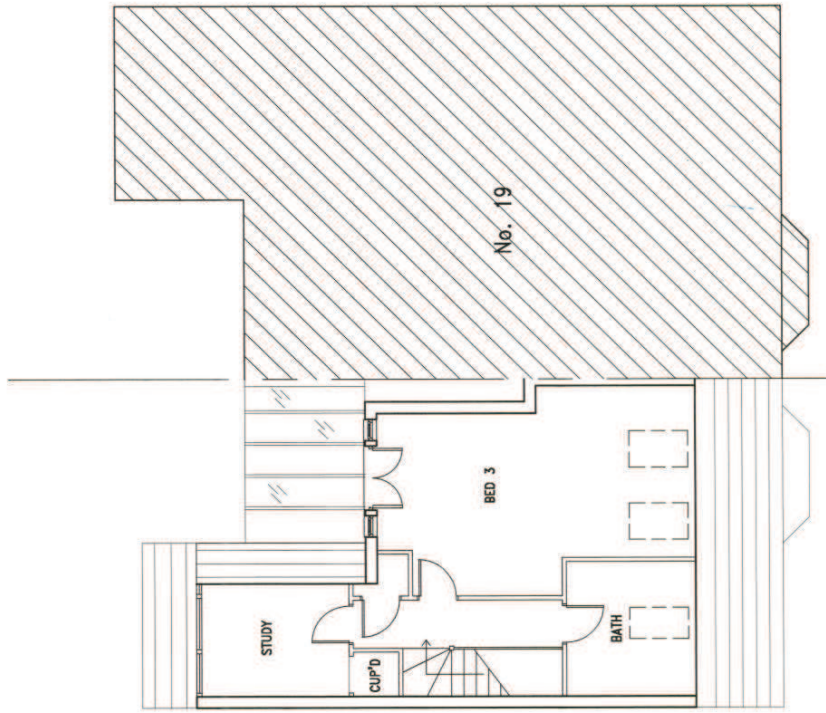
REAR ELEVATION



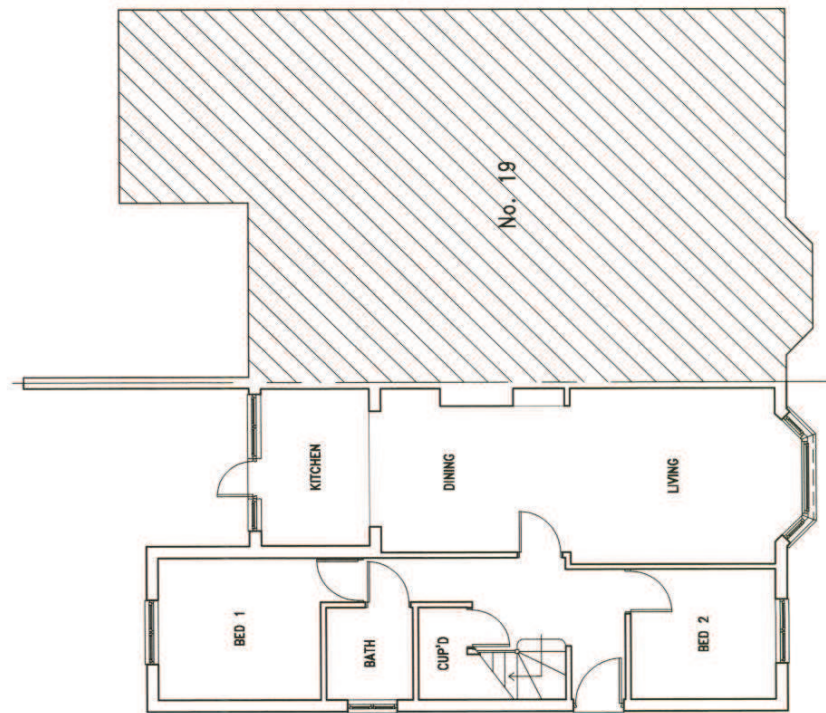
SIDE (NORTH) ELEVATION

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FIRST FLOOR



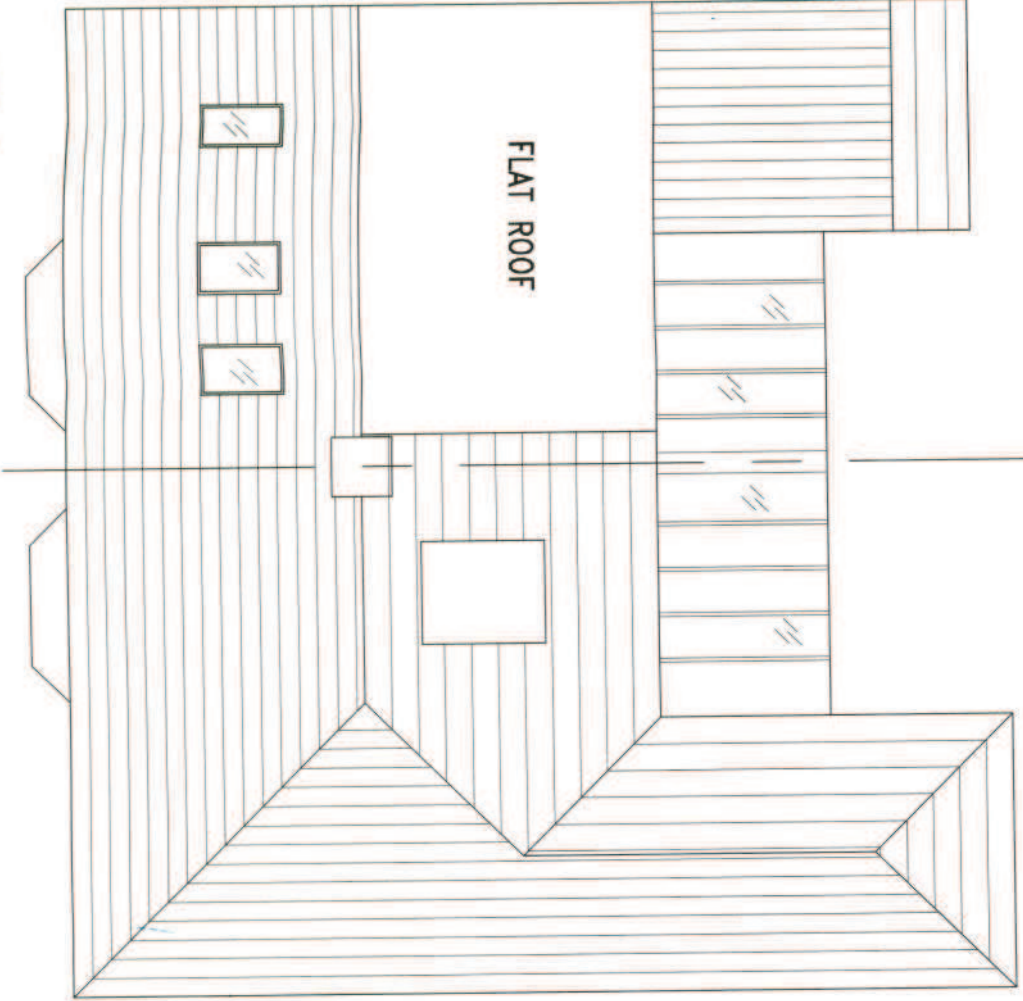
GROUND FLOOR



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MONO-RIDGE

FLAT ROOF



ROOF PLAN

Page 35

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LOCATION PLAN 1:250 @ A4

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**CAMBRIDGE CITY COUNCIL****The Guildhall, Cambridge, CB2 3QJ**

TOWN AND COUNTRY PLANNING ACT 1990

REFUSAL OF PLANNING PERMISSION

Ref:08/0625/FUL

George Davidson
251 Mill Road
Cambridge
Cambridgeshire
CB1 3BE

The Council hereby refuse permission for

Addition of new first floor accommodation. Rooms in new roof with dormers to rear and side.

at

21 Belvoir Road Cambridge Cambridgeshire CB4 1JH

in accordance with your application received 20th May 2008 and the plans, drawings and documents which form part of the application, for the following reasons:

1. The proposal is unacceptable in that it would introduce a new first and second floor to the dwelling, a poor design that is visually in conflict with and does nothing to reflect or recognise the character and appearance of the existing pair of dwellings. The result would be that the application dwelling would unreasonably dominate the other 'half', No.19, creating a severe imbalance between the two 'halves', which would make the 'pair' discordant, incongruous and very visually intrusive, causing significant harm to the character and appearance of the dwellings themselves and the street scene, the local townscape. The failure to achieve good interrelations between buildings also causes the proposal not to be in context with its surroundings. For these reasons the proposals are contrary to policy ENV7 of the East of England Plan (2008), to Cambridge Local Plan (2006) policy 3/4, 3/7 and 3/14 and to advice contained in Planning Policy Statement 1 (PPS1) - Delivering Sustainable Development - in relation to design.

Simon Payne

Director of Environment & Planning

Cambridge City Council The Guildhall Cambridge CB2 3QJ

Telephone 01223 457000 Minicom (non-speaking phone) 01223 457050



INVESTOR IN PEOPLE



Appeal Decisions

Site visit made on 3 November 2010

by **David Harrison BA DTP MRTPI**

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 23 November 2010

Appeal Refs: APP/Q0505/C/10/2121824 & 2121825 21 Belvoir Road, Cambridge CB4 1JH

- The appeals are made under section 174 of the Town and Country Planning Act 1990 as amended by the Planning and Compensation Act 1991.
- The appeals are made by Mr Ian George Michael Jolley and Ms Katrina Julie Petrie-Symes against an enforcement notice issued by Cambridge City Council.
- The Council's reference is P558/332. The notice was issued on 4 January 2010.
- The breach of planning control as alleged in the notice is without planning permission, the carrying out of operational development, namely the erection of a full width roof dormer on the rear and side of the property.
- The requirements of the notice are to remove the roof extension and reinstate the roof to its original condition.
- The period for compliance with the requirements is six months.
- The appeals are proceeding on the grounds set out in section 174(2) [a] [c] [f] and [g] of the Town and Country Planning Act 1990 as amended.

Decision

1. I dismiss the appeals and uphold the enforcement notice. I refuse to grant planning permission on the application deemed to have been made under section 177(5) of the 1990 Act as amended.

Procedural matters

2. I requested the submission of copies of the plans illustrating the proposed roof extension that were shown to the Council in October 2008. Copies of Drawing Nos. C.100.1A and C.100.2 both dated September 2008 were produced at the site visit.

Background

3. The plans shown to the Council in Oct 2008 indicate a "hip to gable" roof extension with a flat roofed dormer at the rear approximately 0.8 m lower than the ridge of the semi-detached bungalow, and French windows allowing access to a balcony. A note on Plan C.100.1A states "timber cladding to dormers". The Council advised that if the balcony element of the design were removed, the rest of the development would be permitted under Class B.1 of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008, (GPD0).
4. Drawing Nos. D.100.1 and D.100.2 dated August 2009 show the roof alterations that were actually carried out and were submitted with a retrospective planning application to retain the structure. This application was refused, and this is the development which the enforcement notice requires to be removed.

You can use the Internet to submit documents, to see information and to check the progress of this case through the Planning Portal. The address of our search page is - <http://www.pcs.planningportal.gov.uk/pcportal/casesearch.asp>
You can access this case by putting the above reference number into the 'Case Ref' field of the 'Search' page and clicking on the search button

The appeals on Ground (c)

5. For the appeals on ground (c) to succeed the appellants need to demonstrate that there has been no breach of planning control. Advice relating to the types of development which may be carried out without the need for planning permission are set out in the amended version of the GPDO which came into effect on 1 October 2008. Class B allows *The enlargement of a dwellinghouse consisting of an addition or alteration to its roof* but paragraph B.1 *Development not permitted* sets limitations on what is permitted. B.1 (c) (ii) sets a limit of 50 cubic metres and B.1 (d) (i) excludes a veranda, balcony or raised platform. B.1 (e) requires that the dwellinghouse is not on article 1(5) land, which includes land within a conservation area. The De Freville Conservation Area was designated in March 2009 and includes the appeal property.
6. Paragraph B.2 *Conditions* stipulates that (a) the materials used in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.
7. The work commenced before the designation of the conservation area but it did not proceed in accordance with the plans shown to the Council in October 2008. It is agreed by both parties that the original plans showed an extension of 50 cubic metres and at one stage both parties agreed that the as built extension was 53 cubic metres. The appellant's agent subsequently maintained in his final comments that it was 51 cubic metres. I have not done any calculations of my own, but rely on the agreement between the parties that it is in excess of 50 cubic metres. There is therefore a conflict with criterion B.1 (c) (ii) of the GPDO.
8. Although the point was not raised in October 2008¹ the Council argues that there is also conflict with condition B.2 (a) which requires the use of materials of "similar appearance". I agree. The green painted timber is not "similar" to the red clay tiles or the buff brick of the original bungalow.
9. Before the designation of the conservation area the addition to the roof failed to qualify as permitted development on two counts. Since designation there is also clearly a conflict with B.1 (e). The appellant maintains that as the development commenced before the designation of the conservation area the "non conservation area permitted development rights" should be "preserved" until completion. Even if I were to adopt this approach there would still be a conflict with the requirements of Class B with regard to the volume of the development (albeit marginal) and the materials used.
10. The roof extension does not constitute permitted development under Class B and there has been a breach of planning control. The appeals on ground (c) therefore fail.

The appeals on Ground (a) : The deemed planning application

11. The deemed application is to retain the roof extension as built. There has been a change in the roof shape from hipped to gable end, with a dormer to the rear. The part of the dormer nearest to the other half of the semi-detached bungalow, No.19, is set into the original rear roof slope of the bungalow and has a French window. The part nearest to No.23 projects further outwards over a single storey extension to the rear of the bungalow.

¹ A note on Plan C.100.1A states "timber cladding to dormers".

Main issues

12. The main issues are (i) the effect of the development upon the character and appearance of the De Freville Conservation Area, (ii) the effect upon residential amenity of the occupiers of nearby dwellings owing to overlooking and loss of privacy or the creation of an overbearing effect, and (iii) the weight to be given to the "fallback position" and the advice in PPG 18 *Enforcing Planning Control*.

The effect upon the character and appearance of the conservation area

13. The area comprises mainly late 19th and early 20th century houses with small areas of more recent development, including the appeal premises.
14. There are a number of dormers in the rear roofs of houses which are visible in the local street scene. The appellants maintain that these dormers were part of the character of the conservation area when it was designated in 2009, and I accept this. The upper part of the rear dormer at No.21 is clearly visible from Aylestone Road above the fences and garden vegetation but it is not intrusive. The green colour of the vertical timber boarding does not draw attention to itself, and it is seen against the side wall of the two storey house beyond, No.23, which rises above it. The green painted cladding of the new gable end can be glimpsed from Belvoir Street through the narrow gap between No.21 and No.23 but it has no material impact in my view. Apart from these glimpses of the dormer, views of the development are limited to those obtainable from the rear gardens of the adjoining houses, and I will consider this later. I think the unauthorised development has no harmful impact upon the character and appearance of the conservation area, which can be said to be preserved.

Residential amenity

15. The Council's *Roof Extension Design Guide* has a paragraph relating to development on rear roof slopes which are only visible from other gardens. According to the guide these still matter, since they may have an impact on the amenity of neighbouring houses. However, in these circumstances a more flexible approach may be acceptable and there may be situations in which extensions to the rear roof slope of a less conventional style are appropriate.

Overlooking and loss of privacy

16. I saw that both the windows in the dormer overlook the garden of the adjoining semi-detached bungalow, No.19, and to a lesser extent the adjacent detached two-storey house No.23. The effect is accentuated by the full depth glazing of the French windows nearest to No.19 but also mitigated by the presence of net curtains. However, these are both bedroom windows and the number of occasions when overlooking might occur are limited. Such overlooking is commonplace at the rear of two storey houses and these predominate in the area; the bungalows are an anomaly. The degree of overlooking is not significant enough to amount to a reason for refusing planning permission.

Overbearing effect

17. The roof extension can be seen from the rear garden of No.23, but it is not particularly intrusive. It is also visible through the rooflight in the single storey part of the rear of No.23 but I do not attach any particular significance to this. The dormer is much more intrusive when seen from the rear garden of No.19, the adjoining semi-detached bungalow. Although the "longer" section is nearer No.23, the impact is greater at No.19.

18. The effect is particularly dominating because the flat roof is level with the ridge of the bungalow and the flank wall of the part of the dormer that projects out over the single storey rear extension and which faces towards No.19 is stark in appearance. The Council's Historic Environment Manager describes the design of the development as "very angular making the extensions look as though they have been plonked onto the roof and extension of the bungalow". It is suggested that in order for it to be less imposing it should be reduced to a "full box dormer on the rear of the property, and that the extension over the rear extension is removed". It seems to me that the size of this rear projection is particularly intrusive and has a harmful overbearing effect upon No.19. For this reason I find the development unacceptable, and in conflict with the aims of Policy 3/14 *Extending Buildings* of the Cambridge Local Plan (1996) which requires an extension to, among other things,(b) not unreasonably overlook, overshadow or visually dominate neighbouring properties.

The "fall back position", and the weight to be given to PPG18.

19. I have carefully considered the appellant's argument that if the development cannot be retained in its entirety an opportunity should be allowed to modify the dormer by slightly reducing its volume so that it complies with the permitted development rights available when work began prior to the designation of the conservation area. Paragraph 18 of PPG18 refers to unauthorised development by private householders and concludes that LPAs should not normally take enforcement action in order to remedy only a slight variation in excess of what would have been permitted by the GPDO. However, the significance of a "fall back position" is that it is an actual rather than a theoretical alternative, and in this case if the roof extension was to be removed as required by the notice, it could not be replaced by any other form of roof extension using permitted development rights under Class B as they are all removed by paragraph B.1(e). I reach this conclusion even though the aim of paragraph B.1(e) is to allow the opportunity to control development which could harm the character or appearance of a conservation area, and in this case I have concluded that there is no such harm. The fact remains that there is no "fall back position" in terms of permitted development rights.

Conclusion on the ground (a) appeals

20. My conclusion is that the development which is the subject of the deemed planning application has a harmful overbearing effect upon the amenities of the adjoining semi-detached bungalow and notwithstanding the "fall back position" and the advice in PPG18, planning permission to retain the development should be refused. The appeals on ground (a) therefore fail.

The appeals on Ground (f)

21. For the appeals on ground (f) to succeed the appellants need to demonstrate that the steps required to comply with the requirements of the notice are excessive, and that lesser steps would overcome the objections. Appellants are encouraged to state how they think the wording of the requirements should be varied. The appellants have repeated some of the arguments in favour of allowing the roof extension to be retained and suggest that at most the requirement should be to reduce it to a size that would have qualified as "permitted development" at the time the work commenced. However, these arguments have already been addressed, and no specific alternative requirements are suggested.

22. Although I have concluded as part of the ground (a) appeals that some form of rear roof extension could be acceptable, there is no specific alternative scheme or set of plans that could be referred to in any alternative wording of the requirements of the notice. The appeals on ground (f) therefore fail.

The appeals on Ground (g)

23. The appellants argue that a 12 month compliance period is necessary as they are living in the property and it would be difficult to organise the demolition work within the 6 months required by the notice. In the light of my decision on the ground (a) appeals, time may be needed for the preparation and consideration of an alternative scheme, before any demolition and/or modification work can be carried out. I propose to increase the compliance period to 9 months and to this extent the appeals on ground (g) therefore succeed.

David Harrison

Inspector

11/04051FVL



The Planning
Inspectorate

Appeal Decision

Site visit made on 16 August 2011

by **Hilary Lock BA (Hons) DipTP MRTPI**

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 24 August 2011

Appeal Ref: APP/Q0505/D/11/2156579

21 Belvoir Road, Cambridge, Cambridgeshire, CB4 1JH

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr Ian Jolley against the decision of Cambridge City Council.
- The application Ref 11/0405/FUL, dated 28 March 2011, was refused by notice dated 24 June 2011.
- The development is described as 'proposed alterations to reduce bulk of existing loft rooms'.

Decision

1. The appeal is dismissed.

Procedural Matter

2. Notwithstanding the description of the development, the extension of the hipped roof to gable and the 'L'-shaped rear dormer, as constructed, do not benefit from planning permission. The development the subject of this appeal therefore comprises these existing additions to the property with the proposed alterations shown on the submitted plans.

Main Issues

3. The main issues are the effect of the extension on (1) the appearance of the appeal building and the wider De Freville Conservation Area; and (2) the living conditions of neighbouring residents, with particular reference to outlook.

Reasons

Appearance

4. The appeal property is a semi-detached dwelling with rooms in the roofspace, located in a road of primarily two-storey period houses. As noted above, the dormer window and other roof alterations form part of the appeal proposals. The attached property retains the original hipped roof, and has a rear dormer window.
 5. An appeal to retain the roof extensions as constructed was dismissed under refs. APP/Q0505/C/10/2121824 & 2121825. In dismissing the appeal, the Inspector concluded that some form of rear roof extension could be acceptable, and that the unauthorised development has no harmful impact upon the
-

character and appearance of the conservation area. However, the proposals the subject of this appeal would introduce an awkward design, with a part-chamfered and part-flat roof that would be discordant in relation to the main dwelling. Although it is proposed to use matching reclaimed tiles on the slope and the side elevation of the deepest part of the dormer, the mix of tiling and green painted timber to this elevation would exacerbate the disharmony.

6. Whilst I acknowledge the reasons for dismissing the previous appeal, this proposal introduces matters of detailed design which did not arise in the previous scheme, and these conflict with the aims of Policy ENV7 of the East of England Plan (EEP) and Policies 3/4 and 3/14 of the Cambridge Local Plan 2006 (LP), through the failure to reflect or successfully contrast with the form, materials and architectural detailing of the main dwelling. Moreover, the proposals would not accord with national policy set out in Planning Policy Statement 1, *Delivering Sustainable Development* (PPS1), which advises that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area, should not be accepted.

7. There is a requirement to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area in exercising planning functions. Although I conclude that the proposed design would be unacceptable in relation to the main dwelling, on balance, glimpses of the extension beyond neighbouring gardens would be limited, and when viewed against the backdrop of the wall of 23 Belvoir Road the character and appearance of the conservation area would be preserved.

8. I conclude that the proposed development would be harmful to the appearance of the appeal building, and would conflict with the aims of PPS1, EEP Policy ENV7 and LP Policies 3/4 and 3/14.

Living Conditions

9. In determining the previous appeal, the Inspector noted that the development was dominating, and that the size of the rear projection was particularly intrusive, causing a harmful overbearing effect upon the occupants of No.19. The change in materials to part of the side elevation and the incorporation of a partly pitched roof would not materially reduce its scale, bulk and visual impact. Due to the depth of the projecting section over the single-storey wing, it would remain an unacceptably overbearing addition that would be harmful to the living conditions of occupants of No.19.

10. For this reason, I conclude that the proposal would conflict with the aims of LP Policy 3/14b, in that it would visually dominate the outlook from that property.

Conclusion

11. For the reasons given above, and having regard to all other matters raised, including the impact on other neighbouring residents, I conclude that the appeal should be dismissed.

Hilary Lock

INSPECTOR



CAMBRIDGE CITY COUNCIL

The Guildhall, Cambridge, CB2 3QJ

TOWN AND COUNTRY PLANNING ACT 1990

REFUSAL OF PLANNING PERMISSION

Ref:12/0322/FUL

Mr Ian Jolley
21 Belvoir Road
Cambridge
CB4 1JH

The Council hereby refuse permission for

To reduce height of dormer.

at
21 Belvoir Road Cambridge Cambridgeshire CB4 1JH

in accordance with your application received 27th April 2012 and the plans, drawings and documents which form part of the application, for the following reason:

1. The rear additions to the roof are of a size and scale that do not reflect or successfully contrast with the form or materials of the existing building. Their size and height, particularly the length and height of the rear projection over the original rear 'wing' and the discord is unacceptable. The additions proposed are intrusive and have a harmful, overbearing and dominating affect upon No.19 which will cause the occupants of that property to suffer a sense of enclosure that will unduly detract from and be harmful to the level of amenity they should reasonably expect to enjoy. For these reasons the proposal is contrary to Cambridge Local Plan 2006 policy 3/14. It follows that the proposal has failed to respond to its context or to draw inspiration from key characteristics of the surroundings and is therefore also contrary to East of England Plan (2008) policy ENV7 and Cambridge Local Plan 2006 policy 3/4.

This decision notice relates to the following drawings:

E.100.2, LOCATION PLAN and E100.1 B.

A copy of the refused plans are kept in the planning application file.

For further information please go to www.cambridge.gov.uk/planning.

Dated: 22 June 2012

P. DEN

Guildhall, Cambridge, CB2 3QJ

Head of Planning Services
AW

SEE NOTES ATTACHED

PLANNING PERMISSION

1. Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant permission subject to conditions, then you can appeal to the First Secretary of State under section 78 of the Town & Country Planning Act 1990.

If you want to appeal then you must do so within 6 months of the date of this notice or within 12 weeks of the date of the decision notice against a refusal of any householder planning application that was valid on or after 6th April 2009, using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or from www.planningportal.gov.uk/lpcs

The Secretary of State can allow for a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, he does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

2. Purchase Notices

If either the local planning authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been, or would be permitted. In these circumstances, the owner may serve a purchase notice on the council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town & Country Planning Act 1990.

LISTED BUILDING CONSENT, CONSERVATION AREA CONSENT

3. Notification of Demolition

If listed building consent has been granted and any demolition is to take place, you must in accordance with Section 8(2)(b) of the Planning (Listed Building and Conservation Areas) Act 1990 complete a Final Notice of Demolition Form and send it to English Heritage at least one month before demolition occurs.

4. Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse listed building or conservation area consent, or to grant either subject to conditions then you may appeal to the Secretary of State for the Environment in accordance with sections 20 and 21 of the Planning (Listed Building and Conservation Areas) Act 1990. Appeals must be made within 6 months of the date of the decision (see notes under 1 above).

5. Purchase Notice

If listed building or conservation area consent is refused, or if either is granted subject to conditions, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the District Council in which the land is situated a purchase notice requiring the council to purchase his interest in the land in accordance with section 32 of the Planning (Listed Building and Conservation Areas) Act 1990.

6. Compensation

In certain circumstances a claim may be made against the local planning authority for compensation as provided for under Section 27 of the Planning (Listed Building and Conservation Areas) Act 1990.

CONSENT TO DISPLAY AN ADVERTISEMENT

7. Appeals to the Secretary of State

If you are aggrieved by the decision of the local planning authority to refuse consent to display an advertisement, or to grant consent subject to conditions then you may appeal to the Secretary of State for the Environment under Regulation 15 of the Town and Country Planning (Control of Advertisements) Regulations 1992. Appeals must be made within 8 weeks of the date of the decision (see notes under 1 above)



CAMBRIDGE CITY COUNCIL

The Guildhall, Cambridge, CB2 3QJ
TOWN AND COUNTRY PLANNING ACT 1990

REFUSAL OF PLANNING PERMISSION



Ref: 12/1096/FUL

Nick Phillips
Once Architecture Ltd.
The Gallery
96 King Street
Cambridge
Cambridgeshire
CB1 1LN

The Council hereby refuse permission for

Side and rear roof extension
at
21 Belvoir Road, Cambridge CB4 1JH

in accordance with your application received 24th August 2012 and the plans, drawings and documents which form part of the application, for the following reason:

1. The proposed extension, by reason of its very angular nature, and box-shaped mass, fails to reflect, or successfully contrast with, the form, materials and detailing of the existing building, contrary to policies 3/4 and 3/14 of the Cambridge Local Plan (2006).

This decision notice relates to the following drawings: **LOCATION PLAN and P-03.**

A copy of the refused plans are kept in the planning application file.

For further information please go to www.cambridge.gov.uk/planning.

Dated: 22 November 2012

Guildhall, Cambridge, CB2 3QJ

P. Dell
Head of Planning Services

SEE NOTES ATTACHED

PLANNING PERMISSION

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Agenda Item 6

NORTH AREA COMMITTEE

21ST MARCH 2013

Application Number 12/1353/FUL

Agenda Item

Date Received 6th November 2012

Officer Ms Lorna Gilbert

Target Date 1st January 2013

Ward Arbury

Site Units 1-3 Chesterton Mill Cambridge
Cambridgeshire CB4 3NP

Proposal Proposed change of use from Use Class B1C (Light Industrial) to Use Class D2 (Assembly and Leisure)

Applicant
c/o Agent

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none">☐ The proposal would bring three vacant units back into use and it is considered the proposal would comply with policy 7/3 of the Local Plan.☐ A Transport Assessment has been submitted as part of the application. It is considered the proposal would comply with policies 8/2 and 8/10 of the Local Plan.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 The application site contains units 1-3 Chesterton Mill which are presently vacant but are designated for light industrial use. There are 12 other industrial units at Chesterton Mill. The industrial units are located at the northern end of French's Road. The site is bordered to the west by St Luke's Barn Community Centre, to the south by St Luke's C of E Primary School and to the east and north by industrial units part of Chesterton Mill. Beyond these buildings there are some residential properties.

1.2 The site is part of a light industrial park. However it is not designated as protected industrial use. The site is near to the Grade II listed mill which is located to the east of the site. The site is not within a conservation area.

2.0 THE PROPOSAL

2.1 The proposal seeks planning permission for the change of use of units 1-3 Chesterton Mill from B1(c) light industrial to D2 Assembly and Leisure use class. The purpose of this change of use is to allow The Little Gym to occupy the units. This business offers activities centred on movement, music and learning activities to children aged between four months and 12 years old.

2.2 The existing floor area is 358m.sq. The proposal would reduce the floor area to 286m.sq., as there would be a reduction in space at first floor level.

2.3 It would operate 7 days a week and have maximum class sizes of 12 children. The classes during the day would be scheduled with 15 minute breaks between to reduce parking pressures.

2.4 The proposed opening hours are 09:00 to 18:30 Monday to Saturday and between 11:00 to 17:00 Sundays and Bank Holidays. These times were requested by the agent in an email received on 8th January 2013.

2.5 The application is accompanied by the following supporting information:

1. Planning, Design and Access Statement
2. Transport Statement
3. The Little Gym Cambridge Noise Levels
4. Contamination phase 1 desk study

3.0 SITE HISTORY

The most recent history:

Reference	Description	Outcome
C/94/0754	Extension and refurbishment of existing light industrial workshop (class B1); single storey part of	Approved 15.11.199 4

C/85/0834	larger building. Refurbishment and alterations to buildings abutting a listed building.	Approved 9.10.1985
C/85/0743	Refurbishment and extension of existing buildings to provide offices.	Approved 9/10/1985
C/81/0589	Erection of light industrial building (submission of reserved matters.	Approved
C/80/0970	The erection of industrial buildings.	Approved

4.0 PUBLICITY

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

5.0 POLICY

5.1 See Appendix 1 for full details of Central Government Guidance, East of England Plan 2008 policies, Cambridgeshire and Peterborough Structure Plan 2003 policies, Cambridge Local Plan 2006 policies, Supplementary Planning Documents and Material Considerations.

5.2 Relevant Development Plan policies

PLAN	POLICY NUMBER
Cambridgeshire and Peterborough Structure Plan 2003	P6/1 P9/8 P9/9
Cambridge Local Plan 2006	3/1 3/4 3/7 4/13 6/2 7/1 7/3 8/2 8/4 8/6 8/9 8/10 10/1

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

Central Government Guidance	National Planning Policy Framework March 2012 Circular 11/95 Community Infrastructure Levy Regulations 2010
Supplementary Planning Documents	Sustainable Design and Construction Waste Management Design Guide Planning Obligation Strategy
Material Considerations	<u>Central Government:</u> Letter from Secretary of State for Communities and Local Government (27 May 2010) Written Ministerial Statement: Planning for Growth (23 March 2011)
	<u>Citywide:</u> Cambridge Walking and Cycling Strategy
	<u>Area Guidelines:</u> Northern Corridor Area Transport Plan

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

- 6.1 The proposal will intensify the vehicular use of French's Road, but this intensification is considered to be within acceptable levels.
- 6.2 The Transport Assessment has considered the impact of the proposal upon the highway network, and the assumptions upon which this assessment is based and the conclusions of the assessment are considered robust and reasonable.

- 6.3 The calculation of the NCATP payment is accepted.
- 6.4 The traffic generated by the proposal, whilst greater in number, is likely to be of lesser size than that associated with the existing use, which would offset the impact upon residential uses in the area.
- 6.5 Therefore no objection is raised to the proposal by the Highway Authority.

Cambridge City Council Environmental Services

6.6 Noise

Proposed use as a gym for children will include amplified music, possibly at volume in association with gym/dance type classes. Unless this is suitably controlled there is the potential to cause disturbance to nearby properties. Additional car movements associated with classes, particularly if made late at night, could also increase the potential for disturbance to residents on Frenchs Road. Recommend that the hours of opening are restricted to those detailed in the application and that a condition is applied to control the level of amplified music and protect the adjoining units.

Second comment, following submission of a noise report by the applicant.

Noise assessment condition now not necessary, but noise insulation condition recommended.

6.7 Contaminated Land

Based on the proposed end use and the site history Phase 1 Desk Study concludes that there is minimal risk from any contamination; no further investigation is required. We agree with the conclusion of the report. We do not require any further information.

6.8 Waste Strategy

The applicant submitted further waste details on the 19th February 2013. Following on from the submission of this

additional information, Environmental Services no longer request a waste condition.

- 6.9 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:

12 The Meadows, Hasingfield
70 Wellbrook Way, Girton
Heales Medical, 27 Bridge Street, Hitchin

- 7.2 The representations in support (2) can be summarised as follows:

- Would help keep our children fit.
- similar facilities in the area are very popular, and have waiting lists.
- would provide a valuable service.

- 7.3 The representation objecting can be summarised as follows:

- increase in traffic
- car parking
- above issues would lead to complaints from customers

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

8.0 ASSESSMENT

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

1. Principle of development
2. Disabled access
3. Amenity of neighbouring businesses
4. Refuse arrangements

5. Highway safety
6. Car and cycle parking
7. Planning Obligations Strategy

Principle of Development

- 8.2 Paragraph 22 of the National Planning Policy Framework 2012 states that;

Planning policies should avoid the long-term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. Land allocations should be regularly reviewed. Where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities.

- 8.3 Policy 7/3 of the Local Plan (2006) explains that development, including changes of use, that results in a loss of floorspace within use classes B1(c) in the City will only be permitted if: a) there is sufficient supply of such floorspace in the City to meet the demand and/or vacancy rates are high; and either b) the proposed development will generate the same number or more unskilled or semi-skilled jobs than could be expected from the existing use. There are three further criteria stated.
- 8.4 The site is not designated as a protected industrial site in the Local Plan. The applicant has supplied information on vacancy rates. It explains that units 1-3 Chesterton Mill have been marketed since 7th June 2011 and were advertised in the Cambridge Evening News, Business Weekly, EGI Website, Commercial Property, and Right Move and circulated in the Estate Gazette Clearing House. There was no serious interest in the units over this period.
- 8.5 The units at Chesterton Mill have a combination of office and industrial uses. The applicant has looked at vacancy rates for Chesterton Mill and by March 2013 50% of the building stock will be vacant, with currently a third of the sites units being empty. All the remaining units are on short-term lease agreements.

- 8.6 The applicant also reviewed the supply of vacant units for industrial use in the city in October 2012 and identified a number of alternative sites.
- 8.7 It is considered that the applicant has satisfactorily demonstrated that there are high vacancy rates on the site and that the units included in the proposal have been vacant since June 2011 (19 months). They have also shown alternative industrial units available across the city.
- 8.8 The units are currently vacant but the application form shows there were previously four full-time employees and the proposal would create four full-time employee posts. There would therefore be no loss of jobs as a result of the proposal. Criterion (b) of policy 7/3 of the Local Plan refers to the development generating at least the same number of unskilled or semi-skilled jobs. It is considered that this criterion has been met.
- 8.9 The proposal would bring three vacant units back into use. In my opinion, the principle of the development is acceptable and in accordance with policy 7/3 of the Local Plan (2006) and the National Planning Policy Framework (2012).
- 8.10 The proposal seeks permission to convert the building into D2 (Assembly and Leisure) use class for its use as a Little Gym. D2 use class covers a broad range of uses such as cinema, concert hall and bingo hall. Other uses which fall under use class D2 may result in large numbers of people and vehicles using the venue and may harm the amenities of nearby properties. For this reason it is recommended that a condition is included to restrict the use of the building to what is proposed or for a similar use.

Disabled access

- 8.11 The existing layout does not accommodate a toilet suitable for disabled access, whereas the proposal includes one at ground floor level. A set of double doors is shown on the ground floor plans which will be capable of providing appropriate disabled access to the Little Gym. There is one disabled car parking space proposed.

- 8.12 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/7.

Amenity of neighbouring businesses

- 8.13 The buildings surrounding the site are used for office and industrial uses as well as a community centre and primary school. Beyond these uses there are residential properties. There has been one objection to the proposal on traffic grounds.

Impact on amenity of neighbouring occupiers

- 8.14 A noise assessment has been submitted as part of the application. Environmental Services do not require an additional noise assessment. They requested a condition in relation to insulation to avoid unreasonable harm to neighbouring properties. This can be included if planning permission were to be given.

Amenity for future occupiers of the site

- 8.15 Due to the proposed use of the Little Gym for children, Environmental Services requested a contaminated land assessment to be undertaken because of past uses of the site. The applicant submitted a report in January 2013, which was reviewed by Environmental Services. Environmental Services found the report to be acceptable and agreed with the conclusion of the report. They require no further information on this matter.
- 8.16 In my opinion the proposal adequately respects the residential amenity of its neighbours and future users and the constraints of the site and I consider that it is compliant with and Cambridge Local Plan (2006) policies 3/4 and 3/7.

Refuse Arrangements

- 8.17 There is provision for two 660 litre wheelie bins. Environmental Services assessed the waste information submitted on the 19th February 2013 and are satisfied with the details. They no longer request a waste condition, if planning permission is given.

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

Highway Safety

8.19 An objection was received that raised concern with traffic running in both ways on an hourly basis along French's Road. It was concerned that increased traffic would be unsustainable. The objector currently experiences difficulties in leaving the site. They are also concerned with the turnaround times of the classes.

8.20 A Transport Assessment was compiled as part of the planning application. Comments were received from Highways. Highways stated that the traffic generated by the proposal, whilst greater in number, is likely to be of lesser size than that associated with the existing use, which would offset the impact upon residential uses in the area. Highways have no objection to the proposal.

8.21 The maximum class size will be 12 children. There will be a 15 minute turn around period between classes. This will help to reduce traffic congestion along French's Road. Highways are satisfied with the Transport Assessment. It is considered that the proposal would not have an unacceptable impact on the transport network.

8.22 Due to the nature of the development Northern Corridor Area Transport Plan contributions are required. This can be dealt with by way of a Unilateral Undertaking.

8.23 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/2.

Car and Cycle Parking

Car parking

8.24 The objector is concerned there is a lack of control over parking on the site. The objector explained that he has seen vehicles parked in the area by the proposed development, which appeared to be from non-site users.

- 8.25 The applicant wrote a letter dated 28th February 2013 in response to the objection. In this letter it explains that three staff members (with the fourth being the Franchise owner), will be contractually obliged to come to the site by a mode other than car. They seek to include signage to indicate to customers the parking spaces designated to The Little Gym. They wish to install 'bricked Ts' to demark each car parking space to avoid one car filling two spaces. They have included further information such as offering a discounted class price to customers who come by foot or bike. The letter also explains they are investigating other potential proposals.
- 8.26 The proposal provides thirteen car parking spaces. One of these has been designated as a disabled parking space. The Transport Statement predicts an even split between vehicular movements and non-car modes, based on survey work completed in association with the Little Gym at Bishop Stortford. The Transport Statement has been assessed by Highways and is considered acceptable. I consider the car parking provision for the proposal to be satisfactory.

Cycle parking

- 8.27 There is a provision of 12 cycle parking spaces located adjacent to the unit. This provision is considered acceptable.
- 8.28 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

Planning Obligations Strategy

Transport

- 8.29 Contributions towards catering for additional trips generated by proposed development are sought where 50 or more (all mode) trips on a daily basis are likely to be generated. The site lies within the Northern Corridor Area Transport Plan.
- 8.30 The applicant has submitted a Transport Statement on which an assessment of additional trips is based. The Transport Statement predicted that the scheme would result in an increase of 74 movements per day by all modes over that generated by the permitted use of the unit. This therefore requires a contribution of (74 x £399=) £29,526.00 towards

Northern Corridor Area Transport Plan contributions. This calculation has been accepted by the County Council (Highways). This contribution can be dealt with by way of a Unilateral Undertaking if planning permission is to be granted.

- 8.31 Subject to a S106 planning obligation to secure this infrastructure provision, the proposal would comply with Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1, P9/8 and P9/9, Cambridge Local Plan (2006) policies 8/3 and 10/1 and the Planning Obligation Strategy (2010).

9.0 RECOMMENDATION

APPROVE subject to the following conditions:

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

Reason: In accordance with the requirements of section 51 of the Planning and Compulsory Purchase Act 2004.

2. Hours of opening to be between the following hours only: 09.00 hours to 18.30 hours Monday to Saturday and 11.00 hours to 17.00 hours on Sundays, Bank or Public Holidays.

Reason: To protect the amenity of the nearby residential properties and be in accordance with policies 3/4 and 3/7 of the Local Plan (2006).

3. When amplified music and/or amplified vocals are being played in the gym at levels above background all external doors and external windows to the gym shall be kept shut.

Reason: To protect the amenities of nearby residents and to be in accordance with policies 3/7 and 4/13 of Local Plan (2006).

4. The building shall only be used as a gymnasium and not for any other uses which fall under D2 (Assembly and Leisure) Use Class within The Town and Country Planning (Use Classes) Order 1987 (as amended).

Reason: To protect the amenities of nearby residents and the occupiers of neighbouring buildings and to comply with Local Plan (2006) policies 3/7 and 4/13.

Reasons for Approval

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

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

Cambridge Local Plan (2006): 3/1, 3/4, 3/7, 4/13, 6/2, 7/1, 7/3, 8/2, 8/4, 8/6, 8/9, 8/10

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

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

These reasons for approval can be a summary of the reasons for grant of planning permission only. For further details on the decision please see the officer report online at www.cambridge.gov.uk/planningpublicaccess or visit our Customer Service Centre, Mandela House, 4 Regent Street, Cambridge, CB2 1BY between 8am to 6pm Monday to Friday.

Informative: The Councils document Developers Guide to Contaminated Land in Cambridge provides further details on the responsibilities of the developers and the information required to assess potentially contaminated sites. It can be found at the City Councils website on <http://www.cambridge.gov.uk/ccm/content/environment-and-recycling/pollution-noise-andnuisance/land-pollution.en>.

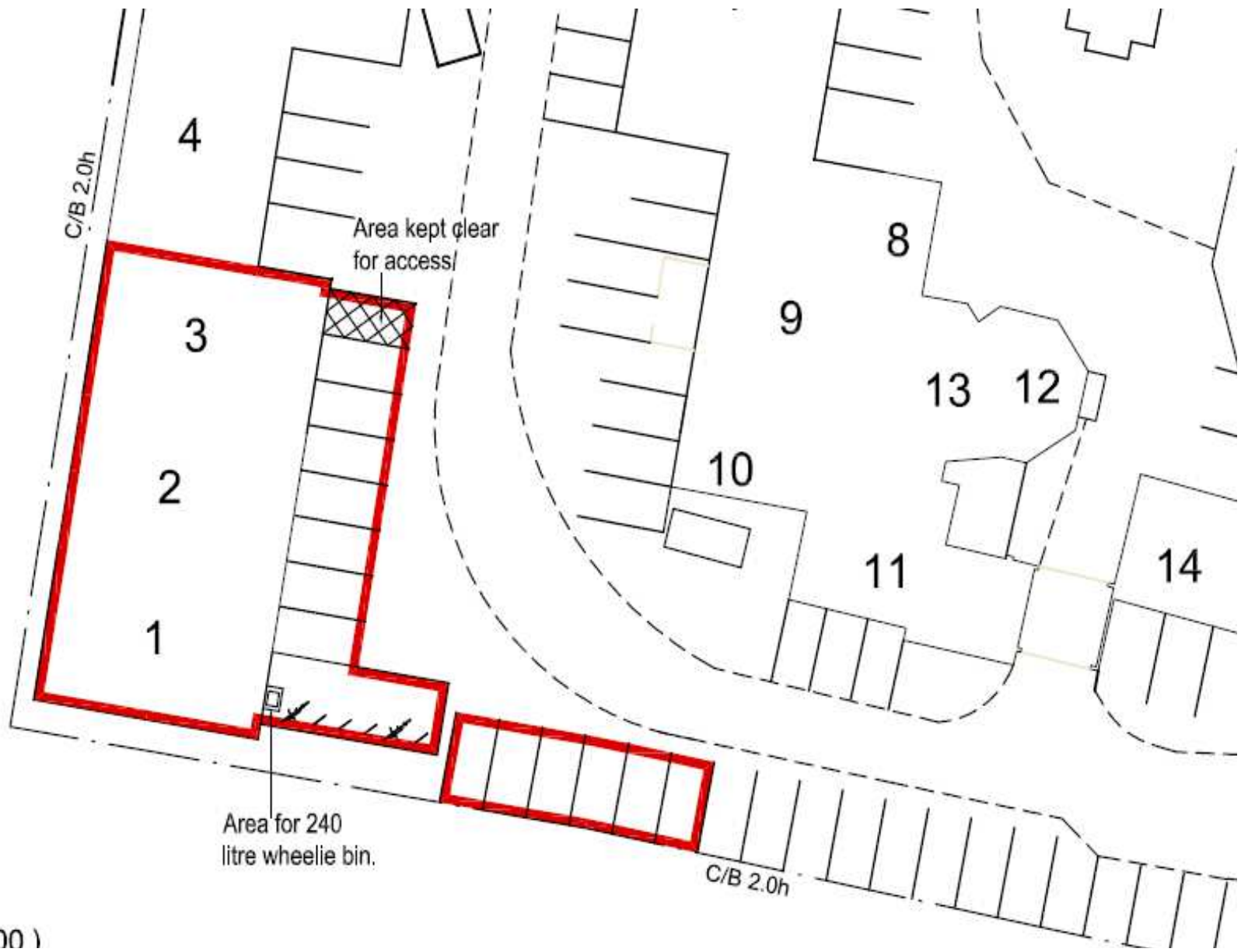
Hard copies can also be provided upon request.

Informative: The Council has produced a guidance to provide information to developers on waste and recycling provision which can be accessed from the City Council website via the following link:-

<http://www.cambridge.gov.uk/ccm/content/planning-and-building-control/waste-and-recyclingprovision-information-for-developers.en>



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Agenda Item 7

NORTH AREA COMMITTEE

21ST MARCH 2013

Application Number 13/0018/FUL
Date Received 14th January 2013
Target Date 11th March 2013
Ward West Chesterton
Site 109 Chesterton Road Cambridge CB4 3AR
Proposal 1 detached building to the rear of Whitworth House, containing 2 no. 1 bed units for supported housing
Applicant Mr Greg Dodds
Crane Hill Lodge 325 London Road Ipswich Suffolk IP2 0BE

Agenda Item
Officer Natalie Westgate

SUMMARY	The development accords with the Development Plan for the following reasons: 1. The proposal conforms to development plan policies. 2. The proposal is not likely to have a harmful impact upon the character and appearance of the conservation area. 3. The proposal is not likely to significantly impact upon neighbouring occupiers.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site is to the rear of Whitworth House and forms an area of backland between Victoria Road, Croft Holme Lane, Chesterton Road and Albert Street. There is access to the site at its north-east corner from Croft Holme Lane.
- 1.2 The property is within the Castle and Victoria Road section of the City of Cambridge Conservation Area No.1 (Central). There are no protected trees on site.

2.0 THE PROPOSAL

- 2.1 Permission is sought for the erection of a new detached building for two one bed units for supported housing. The proposed building is subservient to and smaller in scale than the nearby main detached building of Whitworth House. The new dwelling has a width of 13.7m and depth of 6m.
- 2.2 The proposed dwelling will have a rectangular garden area and a cycle store and a refuse store. There are four car parking spaces.
- 2.3 The application is accompanied by the following supporting information:
1. Design and Access Statement
 2. Plans
- 2.4 An amended plan has been received on which the canopy originally proposed on the porch has been omitted.
- 2.5 The application is brought before Committee following three neighbour objections on access issues.

3.0 SITE HISTORY

Reference	Description	Outcome
None		

4.0 PUBLICITY

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

5.0 POLICY

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

5.2 Relevant Development Plan policies

PLAN	POLICY NUMBER
Cambridgeshire and Peterborough Structure Plan 2003	P6/1 P9/8
Cambridge Local Plan 2006	3/1 3/4 3/7 3/10 3/11 3/12 4/11 4/13 5/1 5/7 8/1 8/2 8/6 8/10 10/1

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

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

	Conservation Area Appraisal: Castle and Victoria Road
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6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

6.1 No comment.

Urban Design and Conservation Team

6.2 The application is not supported. The proposed development is subservient to Whitworth House but it is not subservient in terms of scale and massing from the other surrounding buildings. The proposed building would appear better visual break from Whitworth House if there was more than a 2 metre separation gap between the properties. There are concerns on the design of the windows, entrance and stairs. The use of reconstituted stone sills are inappropriate in a subservient building.

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

7.0 REPRESENTATIONS

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

7 Victoria Road
7 Albert Street
9 Albert Street

7.2 The representations can be summarised as follows:

- There is concern on the heavy duty lorry traffic along the laneway from Croft Holme Lane

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.

7.4 Because additional neighbours were consulted on 6 March 2013 time must be allowed for responses. Officers therefore

recommend that any committee resolution is made subject to no further comments raising new issues being received before 27.3.2013. If further comments are raised the application will go back to the next committee.

8.0 ASSESSMENT

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

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

Principle of Development

8.2 The proposed development is for a new detached building for two one bed units for supported housing. Policy 5/7 of the Cambridge Local Plan 2006 considers the criteria for potential impact of such a development upon the residential amenity of the local area, the suitability of the site and building for the purpose and the proximity of the building to local transport links and other local services. The proposal is therefore in compliance with these policy objectives.

8.3 As the existing building is presently used as a supported housing and the proposed development seeks to extend this existing use, I am of the opinion that the site is suitable for such additional development and that it is well placed for access to a number of transport links. In my opinion, the principle of the development is acceptable and in accordance with policy 5/7, Cambridge Local Plan 2006.

Context of site, Conservation Area, design and external spaces

- 8.4 The proposed building is subservient to the main detached building of Whitworth House and has an adequate 2m separation gap between the buildings. I note the design objections from the Conservation Officer and although it might be preferable to have a smaller building on the scale of an outbuilding I feel that it would not be reasonable to refuse the application on the design and scale of the proposed building given that the proposed building is well hidden by surrounding buildings and walls and it is not visible from the streetscene so therefore it will have minimal impact upon the character and appearance of the conservation area.
- 8.5 The proposed building has been revised to remove the canopy entrance to the design of the building in order to be more subservient to Whitworth House. The proposed materials are similar to surrounding residential properties.
- 8.6 The proposal to reintroduce soft landscaping is supported and will improve the visual appearance of the property, which presently is just a car parking area.
- 8.7 An existing access will be used off Croft Holme Lane. I note another approval has been granted for a dwelling in the area at No.3 Victoria Road (12/1041/FUL) and there is another live application for a dwelling nearby this site at No.115 Chesterton Road (13/0182/FUL). I have attached conditions for construction.
- 8.8 In my opinion the proposal is compliant with National Planning Policy Framework paragraphs 134 and 135, and Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11, 3/12 and 4/11.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.9 The proposed dwelling will have limited effect on the residential amenity at No.107 Chesterton Road. The proposed dwelling is built adjacent to No.107 but is largely screened from occupiers at that address by existing buildings. No side windows to the elevation on this side are proposed.

8.10 The proposed building will have no effect on residential amenity at the neighbouring property (No.111 Chesterton Road). The proposed building would be 4.5m from the common boundary with this site, where there is a substantial boundary wall 2.5m high.

8.11 In my opinion the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and I consider that it is compliant with Cambridge Local Plan (2006) policies 3/4 and 3/7.

Amenity for future occupiers of the site

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

Refuse Arrangements

8.13 The application details an adequate proposed bin storage in the north of the site.

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

Highway Safety

8.15 The highway authority has made no comment on the proposal, and I am of the view that the proposed development does not endanger highway safety, as it would use the existing access, and would not increase the number of car parking spaces available on the site.

8.16 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/2.

Car and Cycle Parking

8.17 The Car Parking Standards (2006) allow a maximum of 1 space per dwelling up to 2 bedrooms. The site currently provides parking for 4 spaces which will be retained. Off-street car parking for 4 cars is provided by way of parking spaces at the north western end of the site, which is accessed from a

vehicular access off of Croft Holme Lane. This arrangement will not alter the existing parking arrangement for Whitworth House. As the property is located close to a local centre and public transport routes, I consider that the provision of four car parking spaces is acceptable.

- 8.18 The proposed development is required to provide cycle parking for at least 1 cycle per bedroom in accordance with the cycle parking requirements set out in the Cambridge Local Plan 2006. The application details an adequate proposed bike storage for 2 cycles in the north of the site.
- 8.19 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

Third Party Representations

- 8.20 The impact of construction traffic using the access off Croft Holme Lane is not a reason to refuse permission. I recommend a condition to address this issue.

Planning Obligations

- 8.21 The Community Infrastructure Levy Regulations 2010 have introduced the requirement for all local authorities to make an assessment of any planning obligation in relation to three tests. If the planning obligation does not pass the tests then it is unlawful. The tests are that the planning obligation must be:
- (a) necessary to make the development acceptable in planning terms;
 - (b) directly related to the development; and
 - (c) fairly and reasonably related in scale and kind to the development.

In bringing forward my recommendations in relation to the Planning Obligation for this development I have considered these requirements. The Planning Obligation Strategy (2010) provides a framework for expenditure of financial contributions collected through planning obligations. The applicants have indicated their willingness to enter into a S106 planning obligation in accordance with the requirements of the Strategy and relevant Supplementary Planning Documents. The

proposed development triggers the requirement for the following community infrastructure:

Open Space

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

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

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

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

Total	807
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Informal open space					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
studio	1	242	242		
1 bed	1.5	242	363	2	726
2-bed	2	242	484		
3-bed	3	242	726		
4-bed	4	242	968		
Total					726

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

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

Community Development

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

Community facilities			
Type of unit	£per unit	Number of such units	Total £
1 bed	1256	2	2,512
2-bed	1256		
3-bed	1882		
4-bed	1882		
Total			2,512

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

Waste

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

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

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

Monitoring

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

Planning Obligations Conclusion

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

9.0 RECOMMENDATION

1. APPROVE subject to the satisfactory completion of the s106 agreement by 18 April 2013, subject to the following conditions and reasons for approval, and subject to no further representations raising new issues having been received by 27 March 2013

2. Unless prior agreement has been obtained from the Head of Planning, in consultation with the Chair and Spokesperson of this Committee to extend the period for completion of the Planning Obligation required in connection with this development, if the Obligation has not been completed by 18 April 2013, or if Committee determine that the application be refused against officer recommendation of approval, it is recommended that the application be refused for the following reason(s):

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

(RECAP): Waste Management Design Guide Supplementary Planning Document 2012

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

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

Reason: In accordance with the requirements of section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice, except as required or modified by other conditions on this permission.

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

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

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

4. Except with the prior written agreement of the local planning authority, there should be no collection or deliveries to the site during the demolition and construction stages outside the hours of 0700 hrs and 1900 hrs on Monday - Saturday and there should be no collections or deliveries on Sundays or Bank and public holidays.

Reason: Due to the proximity of residential properties to this premises, the above conditions are recommended to protect the amenity of these residential properties throughout the redevelopment in accordance with policy 4/13 of the Cambridge Local Plan (2006)

5. No demolition or construction works shall commence on site until a traffic management plan has been agreed with the Planning Authority in consultation with the Highway Authority. The principal areas of concern that should be addressed are:

- i. Movements and control of muck away lorries;

- ii. Contractor parking;

- iii. Movements and control of all deliveries;

- iv. Control of dust, mud and debris.

Reason: In the interest of neighbour amenity and highway setting. (Cambridge Local Plan 2006 policies 3/4 and 8/2)

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extensions, or additions or garages shall be erected other than those expressly authorised by this permission.

Reason: To protect the amenity of adjoining properties, and to prevent overdevelopment of the site. (Cambridge Local Plan 2006 policies 3/4 and 3/14)

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or with any order revoking and re-enacting that Order with or without modifications) no windows or dormer windows shall be constructed other than with the prior formal permission of the local planning authority.

Reason: To protect the amenity of adjoining properties. (Cambridge Local Plan 2006 policies 3/4 and 3/14)

Reasons for Approval

1. This development has been approved, conditionally, because subject to those requirements it is considered to conform to the Development Plan as a whole, particularly the following policies:

Cambridge Local Plan (2006):

3/1,3/4,3/7,3/12,4/11,4/13,5/1,5/7,8/2,8/6,8/10;

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

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

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Proposed Rear Accommodation, Whitworth House, Cambridge

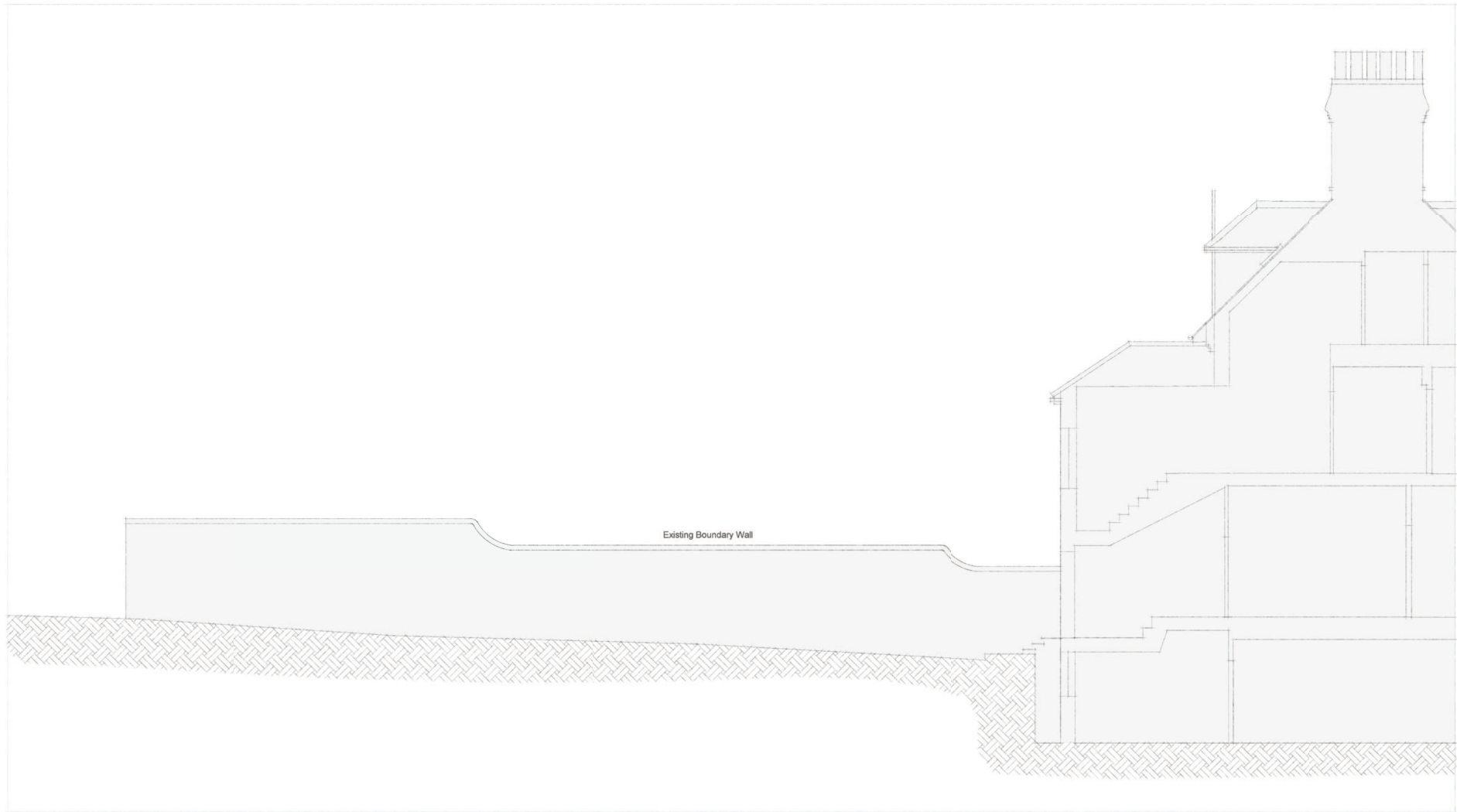
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Existing Rear Elevation

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Date: 14.01.2013

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Proposed Rear Accommodation, Whitworth House, Cambridge

Drawing: 016

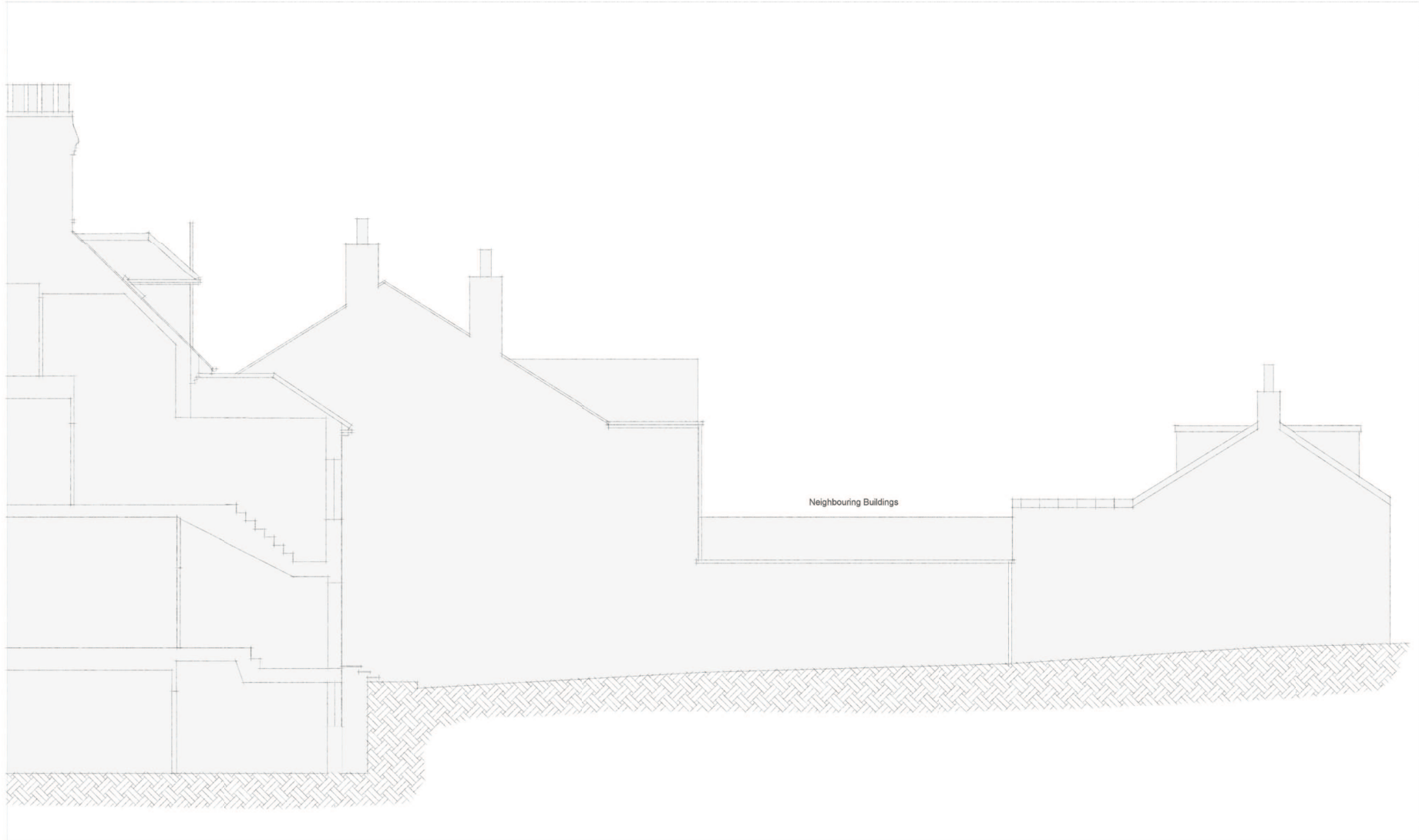
Existing Wall 02 Elevation

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Proposed Rear Accommodation, Whitworth House, Cambridge

Drawing: **015**

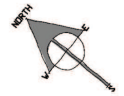
Existing Wall 01 Elevation

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Proposed Rear Accommodation, Whitworth House, Cambridge

Drawing: 018 Existing Site Plan (based on survey)

Scale: 1:100@ A3

Date: 14.01.13

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Denotes Site Boundaries

Proposed Rear Accommodation, Whitworth House, Cambridge

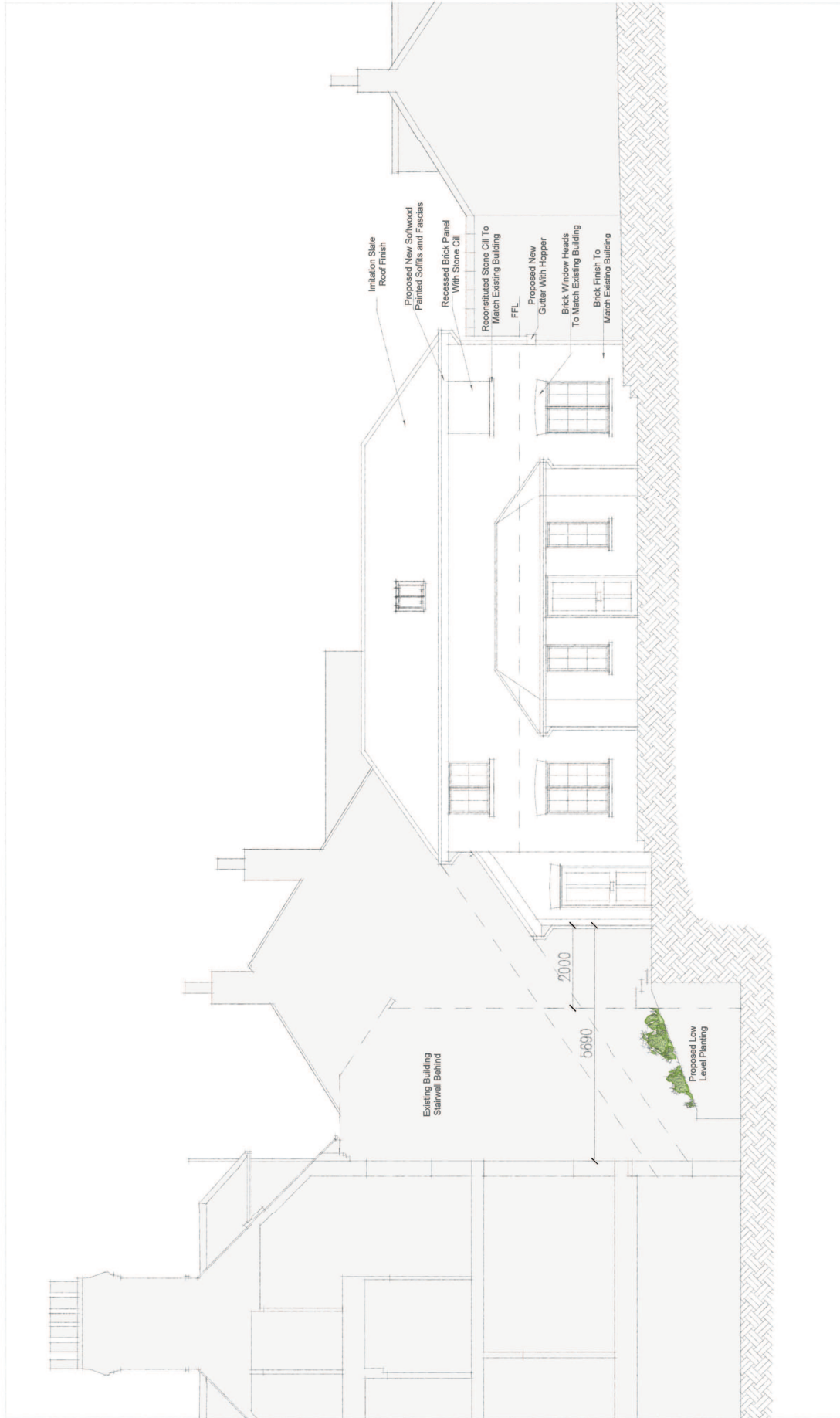
Drawing: **001** Site Location Plan

Scale: 1:1250 @ A4

Date: 17.12.12

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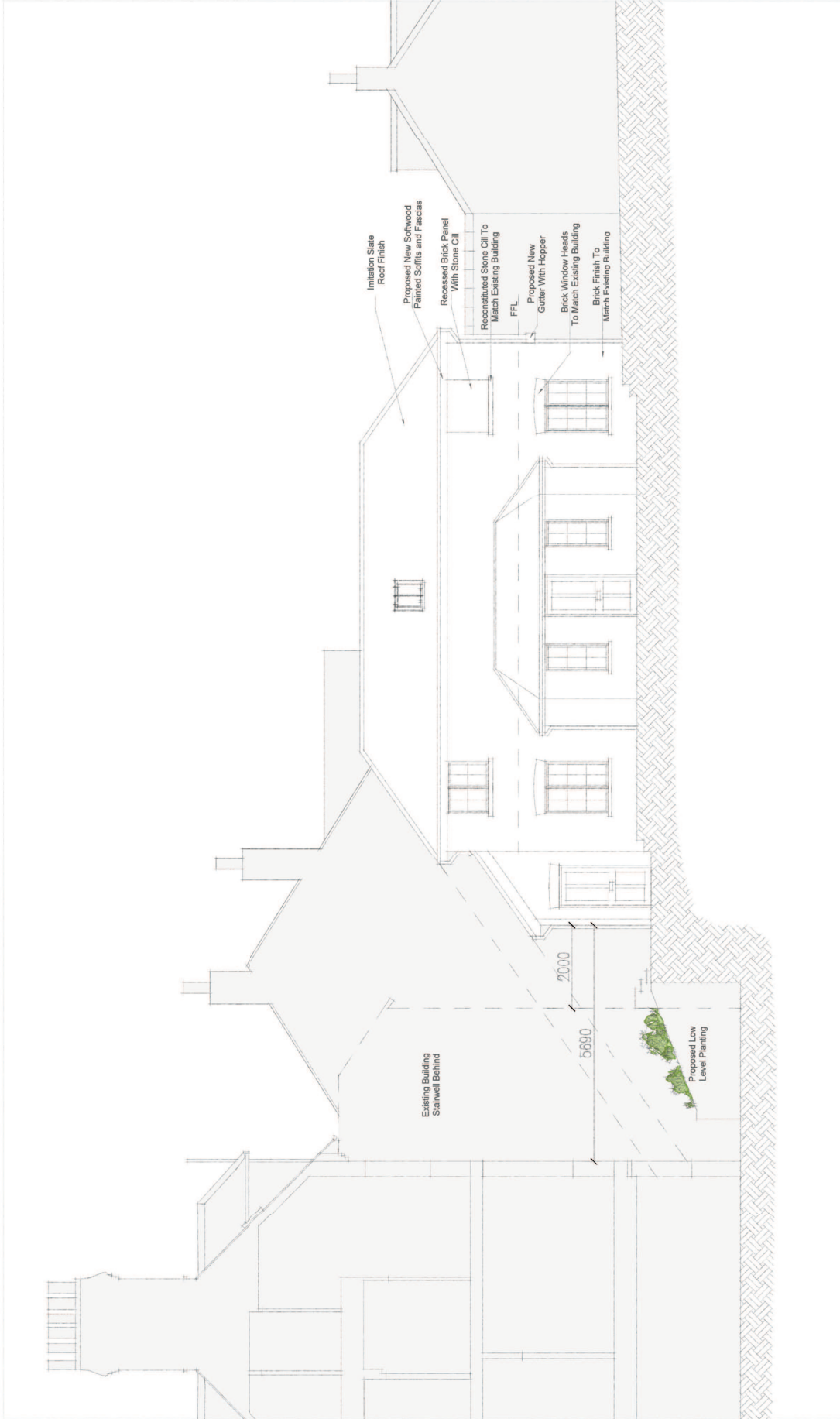


Proposed Rear Accommodation, Whitworth House, Cambridge

Drawing: **003** Proposed Elevation 01 - Rev A Scale: 1:100@A3 Date: 06.05.13

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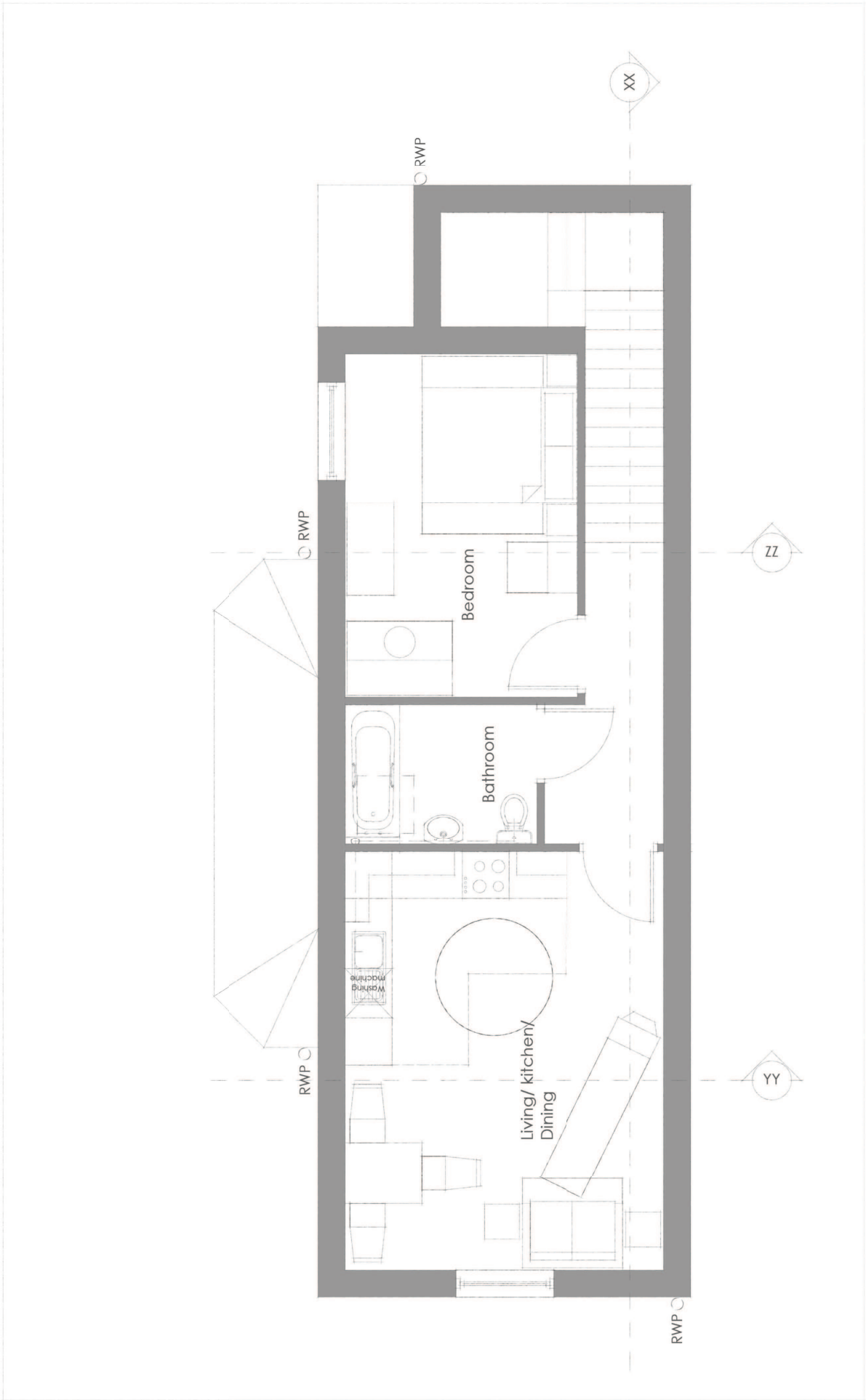


Proposed Rear Accommodation, Whitworth House, Cambridge

Drawing: **003** Proposed Elevation 01 - Rev A Scale: 1:100@A3 Date: 06.05.13

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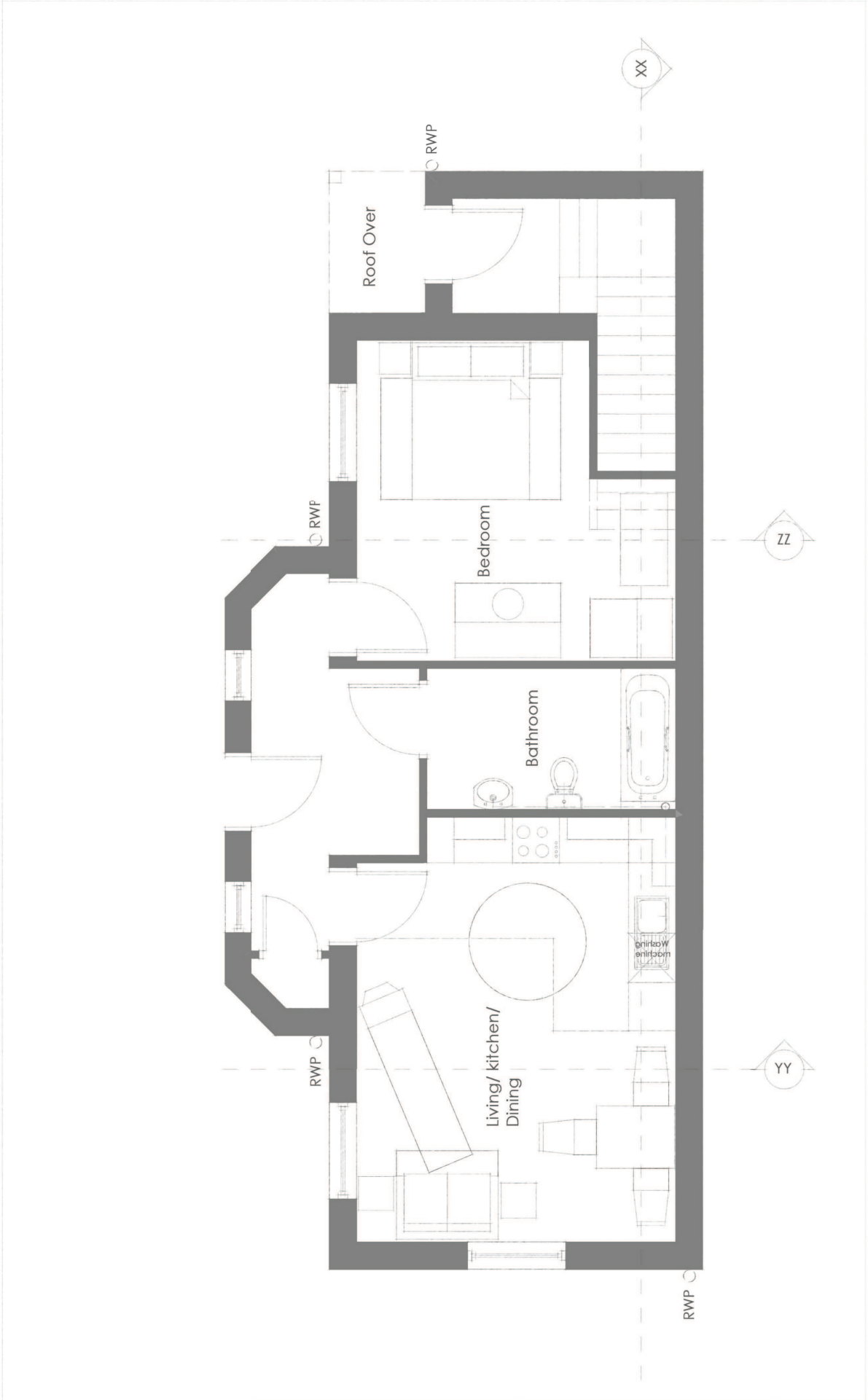


Proposed Rear Accommodation, Whitworth House, Cambridge

Drawing: 006 Proposed First Floor Plan - Rev A Scale: 1:100@ A3 Date: 06.03.13

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Proposed Rear Accommodation, Whitworth House, Cambridge
 Drawing: 005 Proposed Ground Floor Plan - Rev A Scale: 1:100@ A3 Date: 06.03.13

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Proposed Rear Accommodation, Whitworth House, Cambridge

Drawing: **002** Proposed Rear Accommodation (based on survey) Rev A Scale: 1:100 @ A3 Date: 06.03.13

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