

Application Number	12/0763/FUL	Agenda Item	
Date Received	13th June 2012	Officer	Mr Amit Patel
Target Date	8th August 2012		
Ward	Queen Ediths		
Site	51A Hartington Grove Cambridge Cambridgeshire CB1 7UA		
Proposal	Demolition of existing two bedroom house and single garage and construction of 3 bedroom 1 3/4 storey house, along with one storey lodge, bin and cycle store.		
Applicant	Mr And Mrs M Hutchinson 51 Hartington Grove Cambridge Cambridgeshire CB1 7UA		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <p>The proposal involves a modest addition to a development already approved under planning reference 11/0763/FUL</p> <p>The scale and location of the proposed studio are such that no issues of neighbourhood amenity arise</p>
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 51a Hartington Grove is a former coach house located to the rear of 51 Hartington Grove. It has two floors but is described as 1^{3/4} storey dwelling by the applicant because it has a ridge height of 5.6m and an eaves height of 4.1m, which is lower than a conventional house. Although the building is in the ownership of the owners of 51 Hartington Grove it is a separate dwelling and accessed via a track between 51 and 53 Hartington Grove. The building accommodates a living room and kitchen/diner on the ground floor and a bathroom and two bedrooms on the first

floor. It has its own curtilage, which also accommodates a single garage. The building has a slate roof and is finished in white render.

- 1.2 The surrounding area is characterised by residential development of varying style and age. To the rear of the site is a terrace of six two storey houses fronting Rathmore Road.
- 1.3 The site does not fall within a Conservation Area and there are no listed buildings, Buildings of Local Interest or protected trees in the vicinity. The site falls outside the controlled parking zone.

2.0 THE PROPOSAL

- 2.1 Permission has already been granted under 11/0736/FUL for the demolition of the existing house, and the erection of a new three-bedroom home and associated 'car lodge'.
- 2.2 This application seeks a house and car lodge identical to that previously approved, but also seeks approval for an additional studio building.
- 2.3 The studio would be linked to the house by a covered walkway from the proposed living room. The studio measures 4.4m by 7m by 3m to the highest part of the roof dropping down to 2m at the lowest part of the roof. The studio will have a mono pitched roof.
- 2.4 The application is accompanied by the following supporting information:
 1. Design Statement
 2. Plans

3.0 SITE HISTORY

Reference	Description	Outcome
11/0736/FUL	Demolition of existing two bedroom house and single garage and construction of 3 bedroom 1 3/4 storey house, along with car lodge, bin and cycle store.	A/C

06/0087/FUL Erection of a 4 bedroom two storey dwellinghouse and conversion of existing house into garage and annex WDN

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
East of England Plan 2008	SS1 H1 ENV7 WM6
Cambridge Local Plan 2006	3/1 3/4 3/12 4/10 4/11 4/13 5/1 8/2 8/4 8/6 8/10

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

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

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

- 6.1 The applicant must show the dimensions for the proposed garage, which should be 6m x 3m with a opening of 2.2m. Providing this is demonstrated the proposal will not have a significant impact on the public highway. Recommendation of conditions relating to manoeuvring area.

Head of Environmental Services

- 6.2 The amenity of nearby residents will need to be protected. An air source heat pump is proposed and a condition is suggested to ensure noise from it does not disturb neighbours. Further conditions relating to construction hours, noise insulation and provision of storage for waste have been suggested.

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:

- 53 Hartington Grove
- 58 Hartington Grove

7.2 The representations can be summarised as follows:

- No objection to the amendments;
- Concerns leading to loss of future TPO trees;
- Concerns relating to future additions on site;
- No on street car parking as there is already high competition for this

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

8.0 ASSESSMENT

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

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

Principle of Development

8.2 Policy 5/1 of the Cambridge Local Plan explains that provision is made for an increase of 12,500 dwellings over the period 1999-2016; although it recognises that many of these will be

from larger sites within the urban area and in the urban extensions, development for housing on windfall sites, such as this, will be permitted subject to the existing land use and compatibility with adjoining uses.

- 8.3 As this proposal involves the replacement of an existing house by a new house, albeit slightly larger, I do not consider there are any issues of principle about the development.

Context of site, design and external spaces

- 8.4 The acceptability of the proposed house and car lodge have already been established by the previous application reference 11/0763/FUL. The main issue within this application is the additional single storey studio located due west of the approved dwelling, which sits adjacent to an existing boundary wall. The proposed studio will not be visible in the street scene and therefore will not have an impact upon the character and appearance of the street scene of Hartington Grove.
- 8.5 The boundary between No.51 and 51a is heavily wooded and provides screening between the two properties. Vegetation along the west, north and east boundaries is a little more sporadic, but still present and provides some relief to the neighbouring properties.
- 8.6 There are other examples of substantial outbuildings in the locality.
- 8.7 The proposed studio would reduce the amenity area of the already approved dwelling. It still retains adequate space for the size of dwelling proposed, in my view, but I consider that an appropriate condition to control further additions is appropriate to prevent erosion of the remaining external amenity space.
- 8.8 The proposed studio will be in materials to match the proposed dwelling. I consider that the design is satisfactory and given that it is located on a relatively self-contained plot, there is no prominent architectural style which should be adhered to.
- 8.9 In my opinion the proposal is compliant with East of England Plan 2008 policy ENV7 and Cambridge Local Plan (2006) policies 3/4, 3/7, 3/10 and 3/12.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.10 In my view, the modest scale and location of the proposed studio, shielded by the boundary wall and the approved garage, are such that no issues of neighbour amenity arise, either in Rathmore Road or at 49 – 53 Hartington Grove.
- 8.11 The proposal includes the addition of a air source heat pump. The Environmental Health officer has commented that this has the potential to have a noise and disturbance impact upon the adjoining occupiers and therefore recommends a condition to agree a scheme for insulating the plant. In addition to this the Environmental Health officer has recommended a condition relating to construction hours due to the potential impact noise and disturbance through construction activity and therefore I recommend such a condition.
- 8.12 In my opinion the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and I consider that it is compliant with Cambridge Local Plan (2006) policies 3/4 and 3/7.

Amenity for future occupiers of the site

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

Refuse Arrangements

- 8.14 The application proposes to store the refuse bins in the garage to the south of the application site. It is considered that there is sufficient space to store the bins in this location and that the owners of the property will be responsible for taking the bins to the public highway on collection day and therefore I do not consider it reasonable to attach a condition relating to waste storage.

- 8.15 In my opinion the proposal is compliant with East of England Plan 2008 policy WM6 and Cambridge Local Plan (2006) policy 3/12.

Highway Safety

- 8.16 The local highway authority have recommended that a turning diagram be shown. A rectangular paved area which measures 11m by 5m so that cars can turn and leave in a forward gear is shown in the application. A condition is necessary to show that this space is adequate and ensure it will be maintained.
- 8.17 Subject to condition, in my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/2.

Car and Cycle Parking

- 8.18 Third party comments have been received regarding on street car parking. The plans show that the existing house will have two car parking spaces to the rear part of the garden and the proposed house will have a garage and car parking space in front. Given the sustainable location of the property it is considered that one car parking space is sufficient and that the proposed use will not compete with existing users for on-street provision.
- 8.19 The local highway authority have recommended that a car parking space shall be 2.5m by 5m. The plans show the car parking space to be 2.7m by 5m, bigger than the recommended size. Therefore I do not consider that a condition is reasonable. In relation to the size of the garage the local highway authority have recommended that the garage opening shall be a minimum of 2.2m and internal measurements to be 3m by 6m. The plans show the door to be 2.4m wide and the garage size to be 3.5m wide by 9m long and again I do not consider that a condition is reasonable.
- 8.20 The application also proposes to make provision for 4 cycles within the new garage, in the same area as the refuse store. It is considered that the provision allocated is acceptable and that it is in accordance with cycle parking standards.

8.21 In my opinion the proposal is compliant with East of England Plan 2008 policies T9 and T14 and Cambridge Local Plan (2006) policies 8/6 and 8/10.

Third Party Representations

8.22 Comments have been addressed within the report except trees. There are no TPO trees on site or close by that is likely to be affected by the development.

Planning Obligation Strategy

8.23 The application does not require a Planning Obligation, as there is no increase in the number of units and therefore there is no additional pressure upon facilities.

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. 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)

3. Before the development hereby permitted is commenced, a scheme for the insulation of the plant in order to minimise the level of noise emanating from the proposed air source heat pump shall be submitted to and approved in writing by the local planning authority and the scheme as approved shall be fully implemented before the use hereby permitted is commenced.

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

4. 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)

5. The proposed studio attached to the main dwelling hereby permitted shall be used solely in conjunction with and ancillary to the main dwelling 51A Hartington Grove; and shall not be separately used, occupied or let.

Reason: To protect the amenity of the adjoining residential properties and to avoid the creation of a separate planning unit. (Cambridge Local Plan 2006 policies 3/4 and 4/13)

6. The dwelling hereby approved shall not be occupied until a diagram to show that vehicles can manoeuvre on the site in such a way as to enter and leave up the access path in forward gear, has been submitted to and approved in writing by the local planning authority. The approved manoeuvring space shall be retained free of obstruction.

Reason: In the interests of highway safety. (Cambridge Local Plan (2006) policy 8/2).

INFORMATIVE: To satisfy standard conditions relating to Noise Insulation, the noise level from all plant and equipment, vents etc (collectively) associated with this application should not raise the existing background level (L90) by more than 3 dB(A) both during the day (0700 to 2300 hrs over any one hour period) and night time (2300 to 0700 hrs over any one 5 minute period), at the boundary of the premises subject to this application and having regard to noise sensitive premises. Tonal/impulsive noise frequencies should be eliminated or at least considered in any assessment and should carry an additional 5 dB(A) correction. This is to guard against any creeping background noise in the area and prevent unreasonable noise disturbance to other premises.

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

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

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

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:

East of England plan 2008: SS1,H1,T14,ENV7 and WM6

Cambridge Local Plan (2006):
3/1,3/4,3/7,3/12,4/4,4/13,5/1,8/2,8/6,8/10

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.

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.

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

Under Section 100D of the Local Government Act 1972, the following are “background papers” for each report on a planning application:

1. The planning application and plans;
2. Any explanatory or accompanying letter or document from the applicant;
3. Comments of Council departments on the application;
4. Comments or representations by third parties on the application as referred to in the report plus any additional comments received before the meeting at which the application is considered; unless (in each case) the document discloses “exempt or confidential information”
5. Any Structure Plan, Local Plan or Council Policy Document referred to in individual reports.

These papers may be inspected on the City Council website at:

www.cambridge.gov.uk/planningpublicaccess

or by visiting the Customer Service Centre at Mandela House.