

Application Number	12/1573/FUL	Agenda Item	
Date Received	18th December 2012	Officer	Mr Amit Patel
Target Date	12th February 2013		
Ward	Romsey		
Site	10 Coldhams Grove Cambridge Cambridgeshire CB1 3HW		
Proposal	Part two and part single storey side extensions and change of use from C3 (Dwelling) to House in Multiple Occupation (Sui Generis) with eight bedrooms.		
Applicant	Mr And Mrs D Jacklin Clare Cottage Main Street Caldecote Cambridge CB23 7NU		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <p>The side extension will be 2m wide and will be lower than the existing house</p> <p>The proposal will not have a significant harmful impact on the residential amenity of neighbours;</p> <p>There are other similar developments in the area.</p>
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 10 Coldham's Grove is a semi-detached two-storey dwelling and its front and rear gardens, situated at the head of Coldham's Grove, a small residential cul-de-sac off Coldham's Lane. The cul-de-sac contains a mixture of flats, terraced, and semi-detached dwellings. The subject dwelling has a modest

part-width single-storey side and rear extension and is finished in Cambridge stock brickwork and tiles.

1.2 It is not in a Conservation Area or a controlled parking zone.

2.0 THE PROPOSAL

2.1 The application seeks approval for a part-first-floor and part-single-storey extension to the side and single-storey extension to the rear and change of use from single dwelling house to a eight-bedroom House in Multiple Occupation (sui generis).

2.2 The application is accompanied by the following supporting information:

1. Design Statement
2. Plans

3.0 SITE HISTORY

Reference	Description	Outcome
C/04/0813	Erection of a single storey side and rear extension.	A/C

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
Cambridge Local Plan	3/1 3/4 3/7 3/11 3/14

2006	5/1 5/2 5/7 8/1 8/2 8/4 8/6 8/10
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5.3 Relevant Central Government Guidance, Supplementary Planning Documents and Material Considerations

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

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

- 6.1 There is no car parking provided on site and this will lead to on street car parking which has the potential to have an impact on residential amenity.

Head of Environmental Services

- residential area: construction works likely to have an impact on the amenity of adjoining neighbours
- waste shown is not adequate: provision should be made for 360L bin for dry recycling and residual waste and 240L for organic waste.

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:

- 54 Wycliffe Road

7.2 The representations can be summarised as follows:

- Noise emitting from the existing property;
- Bins and bike store close to the boundary with number 54 Wycliffe Road;
- No off-street car parking will cause parking problems in Coldhams Grove and Wycliffe Road;
- Overlooking from the extension;
- 8 bedrooms is over-development of the site.

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. Car and cycle parking

6. Third party representations

Principle of Development

- 8.2 The proposal seeks to extend and convert an existing house into a Large House in Multiple Occupation (sui generis). Policies 3/14 and 5/7 of the Cambridge Local Plan (2006) are relevant.

Creation of sui generis HMO

- 8.3 Policy 5/7 states such proposals will be permitted subject to:
- a. The potential impact on the residential amenity of the local area;
 - b. Suitability of the building or site;
 - c. Proximity of bus stop and pedestrian and cycle routes, shops and local services.
- 8.4 Part (a) of the above is discussed in depth later, but in my view, the proposal passes the tests set in parts (b) and (c). In relation to part (b), this is a two-storey building, and as there is room to provide the necessary bin storage area and cycle parking in the rear yard , I consider that the requirement in part (b) is fulfilled.
- 8.5 In relation to part (c) the site is close to Coldhams Lane. There is good provision for public transport as well as pedestrian and cycle routes along Coldhams Lane. The site is close to local amenities, including Coldham's Common and Sainsbury's..
- 8.6 Comments have been received that the proposal is not acceptable as it will not be in keeping with the residential nature of the street. I do not consider that this is the case. There are already other well-established Houses in Multiple Occupation in the area. The proposed changes to the external appearance of the dwelling are modest. A House in Multiple Occupation in this location would form an acceptable part of the mix and range of housing in the street.

Extension to the building

- 8.7 Policy 3/14 states:

The extension of existing buildings will be permitted if they:

- a. reflect or successfully contrast with their form, use of materials and architectural detailing;
- b. do not unreasonably overlook, overshadow or visually dominate neighbouring properties;
- c. retain sufficient amenity space, bin storage, vehicular access and car and cycle parking; and
- d. do not adversely affect listed buildings or their settings, the character or appearance of conservation areas, gardens of local interest, trees or important wildlife features.

8.8 Part (d) of the policy does not apply as the site is not within a Conservation Area or close to a listed building, gardens of local interest, trees or important wildlife features. The proposed extension will be in materials to match and provides for bins and bikes as well as retaining land to the front for some car parking and subject to detailed assessment under the relevant headings below, the proposal meets the tests of parts (a) and (c). Part (b) of the policy is discussed further in the report below.

8.9 Subject to the assessment in terms of residential amenity, in my opinion, the principle of the development is acceptable and in accordance with policies 3/14 and 5/7.

Context of site, design and external spaces

8.10 The proposal is to add part-ground-floor part-first-floor extension to the side which will be highly visible in the street. There are other side extensions in the street and subject to the use of matching materials the proposal is acceptable.

8.11 Subject to condition, in my opinion the proposal is compliant in design terms with Cambridge Local Plan (2006) policies 3/4, 3/7, and 3/14

Residential Amenity

Impact on amenity of neighbouring occupiers

8.12 Comments have been received regarding noise. The occupants are likely to have a different day-to-day regime from family occupiers but I do not consider that two further occupiers would result in significant additional harm. Many HMO's do exist in such circumstances without undue harm in terms of noise and

disturbance. Statutory noise nuisance legislation (enforced by the Environmental Health team) is adequate to control noise. . I consider that the restriction to 8 occupiers by proposed condition 2 will limit the impact.

- 8.13 Comments have been raised regarding overlooking to Wycliffe Road. There are no new windows at high level that face in this direction and the new window to the first floor bedroom within the extension faces Coldhams Grove and therefore will not have any significant impact upon the adjoining occupiers in Wycliffe Road.
- 8.14 Concerns have been raised about the positioning of the new bin and cycle store and the noise generated from it. I do not consider that the proposed store is close enough to any adjoining dwelling to cause unacceptable harm.
- 8.15 The proposed extension would be screened from occupiers at No.9 by the mass of the existing house, and would have no impact in this direction.
- 8.16 The proposed extension would be 1m from the common boundary with No. 11, and 4.5m from that house at its nearest point. Given this distance, the reduced ridge and eaves height, and its position at 90o to No. 11, I do not consider the extension would have an unacceptable impact on No.11 in terms of light or outlook. There are existing windows in the side elevation of No.10 at ground floor level and the proposal is to reconfigure this and add a door, I do not consider that these elements will impact upon privacy. No windows are proposed in the side elevation at first-floor level.
- 8.17 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 in this respect with Cambridge Local Plan (2006) policies 3/4, 4/13 and 5/7.

Refuse Arrangements

- 8.18 The proposal shows a dedicated bin store provision. The Waste Strategy Officer has commented that the proposal is adequate subject to confirmation of 360L bin for dry recycling and residual waste and 240L for organic waste and space to be able to manoeuvre the bins in and out of the space. I consider that

there is adequate room on site to provide for this and subject to condition the proposal is acceptable.

- 8.19 Subject to condition, in my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

Car and Cycle Parking

Car Parking

- 8.20 There is no car parking layout shown on the plans except for the block plan showing that there is parking to the front. The local highway authority has stated that this will lead to more demand for on-street parking and comments have been received arguing that additional demand for car parking space will overflow into the neighbouring streets. The proposal is in accordance with the Council's Car Parking standards, which are expressed as maximum levels and set two spaces as the maximum for a dwelling of this size. Given the proximity to shops and public transport routes, it is my view that car parking provision below the maximum level is acceptable.

Cycle Parking

- 8.21 The plan show that 8 cycle parking spaces are being provided. This would be acceptable. I do have concerns over whether or not the bins could be moved if the cycles were parked in their designated spaces or vice versa. I consider that there is room on site to find a solution to this issue, which could be secured by condition.
- 8.22 Subject to condition, in my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

Third Party Representations

- 8.23 The third party concerns have been addressed in the report above.

9.0 CONCLUSION

The proposal is not considered to have any adverse impact on the residential amenity of the adjoining residents.

10.0 RECOMMENDATION

APPROVE subject to the following conditions and reasons for approval:

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

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

2. The 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 no construction work or demolition shall be carried out or plant operated other than between the following hours: 0800 hours to 1800 hours Monday to Friday, 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

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

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

Reason: Due to the proximity of residential properties to this premises and that extensive refurbishment will be required, the above conditions are recommended to protect the amenity of these residential properties throughout the redevelopment in accordance with policies 4/13 and 6/10 of the Cambridge Local Plan (2006)

5. Prior to the occupation of the proposed change of use full details of the waste storage, including the size and capacity of the bins shall be submitted to and approved in writing by the local planning authority. The development shall then be implemented in accordance with the approved details.

Reason: To protect the amenity of the neighbouring occupiers. (Cambridge Local Plan Policies 3/7 and 4/13)

6. No development shall commence until details of facilities for the covered, secured parking of bicycles for use in connection with the development hereby permitted shall be submitted to and approved by the local planning authority in writing. The approved facilities shall be provided in accordance with the approved details before use of the development commences.

Reason: To ensure appropriate provision for the secure storage of bicycles. (Cambridge Local Plan 2006 policy 8/6)

7. The proposed House in Multiple Occupation (19 Alpha Road) shall not be occupied by more than 8 persons at any one time.

Reason: In the interest of residential amenity. (East of England Plan (2008) policy ENV7 and Cambridge Local Plan (2006) policies 4/13 and 5/7).

8. No development shall take place until a management plan for the operation of the building as an HMO, which includes measures to avoid the creation of noise nuisance, has been submitted to and approved in writing by, the local planning authority. The approved arrangements shall be put in place prior to occupation and shall not be changed thereafter except with the written approval of the local planning authority.

Reason: to protect neighbour amenity. (Cambridge Local Plan (2006) policy 3/4)

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, 3/11, 3/14, 5/1, 5/2, 5/7, 8/1, 8/2, 8/4, 8/6;

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.