

Application Number	13/0115/FUL	Agenda Item	
Date Received	29th January 2013	Officer	Ms Lorna Gilbert
Target Date	26th March 2013		
Ward	Romsey		
Site	5 Montreal Road Cambridge Cambridgeshire CB1 3NP		
Proposal	Erection of single dwelling house (1 bedroom) with access from Natal Road.		
Applicant	Mr Adam Cash 5 Montreal Road Cambridge Cambridgeshire CB1 3NP		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <p>It responds in a satisfactory manner to the context.</p> <p>It avoids harm to the residential amenity of neighbours</p> <p>It provides a high-quality living environment.</p>
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site contains a detached single storey timber shed and driveway. It is accessible from Natal Road. The site is bordered to the north by 5 Montreal Road, which is in the applicant's ownership. The site is bordered to the west by a single storey garage and carport and beyond these, by No.1 Natal Road. Directly to the east of the site is No.3 Natal Road, a two-storey semi-detached property. The site was occupied until recently by a large static caravan.
- 1.2 The site is not within a conservation area and does not contain a listed building.

2.0 THE PROPOSAL

- 2.1 The proposal involves the construction of a new one-bedroom dwelling. It would be a part-single and part-two-storey building of contemporary design with planted facades and roof. The first-floor front elevation would project 0.5m further than ground floor and the building line of No.3 Natal Road. The roof would be a combination of flat and sloped.
- 2.2 The front elevation would include bi-fold double glazed windows and translucent insulated panels. The first floor would have fixed timber louvres.
- 2.3 One on-site parking space would be provided. Water permeable paviers would be used in the driveway.
- 2.4 The front garden includes a covered bike and bin store.
- 2.5 The application is accompanied by a Design and Access Statement

3.0 SITE HISTORY

Reference	Description	Outcome
C/66/0199	Erection of two houses	Refused
C/68/0538	Residential development.	Granted
12/1203/FUL	Single dwelling house	Withdrawn

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 P9/9
Cambridge Local Plan 2006	3/1 3/4 3/7 3/10 3/11 3/12 5/1 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 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)
	Citywide: Cambridge and South Cambridgeshire Strategic Flood Risk Assessment

	<p>Strategic Flood Risk Assessment (2005)</p> <p>Cambridge and Milton Surface Water Management Plan</p> <p>Open Space and Recreation Strategy</p> <p>Cycle Parking Guide for New Residential Developments</p>
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6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

- 6.1 The application removes the off-street parking for the existing residential property. The demand for parking for the existing property is likely, therefore, to appear on-street, in competition with nearby existing residential uses, increasing competition for available space.
- 6.2 No impact on highway safety.

Cambridge City Council (Environmental Services)

- 6.3 Request details of plant for green wall. If details not provided, recommend condition to control plant noise. Also recommend conditions on construction hours and deliveries. Space provided for bins is more than is required.
- 6.4 The above responses are a summary of the comments that have been received. Full details of the consultation responses can be inspected on the application file.

7.0 REPRESENTATIONS

- 7.1 No representations have been received.

8.0 ASSESSMENT

- 8.1 From the consultation responses 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. Sustainability
4. Residential amenity
5. Refuse arrangements
6. Highway safety and Car and cycle parking
7. Planning Obligation Strategy

Principle of Development

- 8.2 The applicant sought pre-application advice from the Council prior to submitting this planning application. The planning application proposes a new dwelling adopting a contemporary design approach. The Local Plan supports proposals for new housing on windfall sites subject to the existing land use and compatibility with adjoining uses. The proposal meets these tests.
- 8.3 Local Plan policy 3/10 relates to the sub-division of existing residential plots. The policy highlights the importance of gardens within urban areas and the important part they play to the character and visual amenity. The site is currently partly occupied by a wooden shed and concrete slabs. The applicant has referred to a static caravan previously being located on the site. The application site would occupy land currently used by No.5 Montreal Road but the proposal would retain a reasonable sized garden for the existing property. I consider that the piece of land fronting Natal Road located between an existing garage and No.3 Natal Road proposed for the new house is not garden land because of its existing and past use.
- 8.4 In my opinion, the principle of the development is acceptable and in accordance with policies 3/10 and 5/1 of the Cambridge Local Plan (2006).

Context of site, design and external spaces

- 8.5 The proposed part-single, part two-storey building would infill a gap between No.3 Natal Road and a garage to the west. The proposed development would have a contemporary design and the ground floor front elevation would follow the building line of No.3 Natal Road. There would be a forward first-floor projection of 600mm on the west side of the elevation. The building would adjoin No.3 Natal Road which is a semi-detached brick house

with a gable ended pitched roof that has a more traditional design. The proposed building would have a green wall and roof. The roof would be planted with a sedum and wildflower mix.

- 8.6 There is a mixture of house types along Natal Road and Montreal Road. The proposed development would have a unique design, different from any of the surrounding properties, but it would be of modest size; it incorporates a green roof and wall and glazing to help soften its impact when viewed along the street. The proposal is a combination of single and two storey. It is considered that it would not appear excessive in size or bulky along the street.
- 8.7 The application proposes a green wall to cover the upper part of the west elevation and most of the rear (north) elevation, as well as a green roof. The Principal Landscape Officer (PLO) does not support the use of green walls because of the extremely heavy maintenance burden in terms of watering and nutrient supply, the short life span of the plants, which need constant replacement, and the detrimental impact on visual amenity of green wall failure.
- 8.8 I accept the PLO's advice on this issue, but I am of the view that the creation and maintenance of the green wall proposed here is not essential to the acceptability of the proposal; the dwelling would be equally acceptable if the north and west walls were clad in brick or timber, for example. In my view the issue can be addressed by a condition requiring acceptance by the applicant of responsibility for maintenance of the green wall, and also submission and approval of an alternative cladding to be installed in the event of green wall failure.
- 8.9 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11, 3/12.

Sustainability

- 8.10 The proposed house has been designed to incorporate sustainable measures. Planting on the facades and roof are proposed. There would be south facing double-glazing. Timber louvres provide shade to prevent overheating and provide privacy to the first floor bedroom. The building would have a timber frame and sustainably resourced softwoods would be

obtained. There would be a planted façade, roof and store. Rainwater could permeate through the driveway. Grey water holding tanks would be located beneath the driveway and can be used to flush toilets and for the washing machine and irrigate the planted facades and roof.

- 8.11 In my opinion the applicant has suitably addressed the issue of sustainability and the proposal is in accordance with the Sustainable Design and Construction SPD 2007.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.12 The proposal includes a first floor flank window in the bedroom area. The proposed house would be located between 10m and 13m from the property of No.1 Natal Road. This neighbouring property has first floor windows that would face the proposed window. It is recommended that if the application were to be approved a condition is attached to ensure the window is obscure glazed to avoid a loss of privacy to this neighbouring property.
- 8.13 The proposed building would not lead to a loss of light to No.3 Natal Road as it would abut the existing blank wall. The distance and orientation of No.1 Natal Road to the west of the proposed house would prevent this property from experiencing an unreasonable loss of light as a result of the proposal. The chamfered shape of the building at the rear, bringing the sloping roof form down to 2.6m above ground level with the rear elevation of No.3 Natal Road, further limits the possibility of shadowing of the neighbouring houses and gardens.
- 8.14 The first floor of the proposal projects beyond the building line of the neighbouring property of No.3 Natal Road by 0.5m. This glazed projection is located 1.3m from this neighbouring house. The angle of view through this glazed area is such that there would be no loss of privacy to the occupiers of No.3. The only area visible would be the front garden, which is in public view from the street in any case.
- 8.15 I consider that the massing and the reduced height of the property at the rear would minimise the impact of the proposal and would avoid it causing harm to the outlook from

neighbouring houses. The glazing at the front of the property also reduces the bulk of the proposed property.

- 8.16 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

- 8.17 The proposed dwelling would provide satisfactory living space with reasonable outlook to the south, an outdoor amenity area measuring 4.3m x 6.7m, cycle and waste storage and a car parking space.
- 8.18 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

- 8.19 The Refuse and Environment Service commented on the proposal. They raised no objection (the bin space provided is greater than required). A covered bin store is located in the front garden. It would include planting on the façade and roof to help lessen its impact in the street scene.
- 8.20 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

Highway Safety and Car and Cycle Parking

- 8.21 Cambridgeshire County Council Highways commented on the proposal. They recognised that the proposal removes the off-street parking for the existing residential property and therefore it will add to on street demand. However, they have not objected to the proposal. They requested a number of conditions be included if the proposal were to be approved.
- 8.22 One off-street car parking space would be provided for the development. It would result in the loss of an existing off-street space used by No.5 Montreal Road. There is no net increase in

off-street car parking space to accompany the development. The proposal is in accordance with the City Council's maximum car parking standards. Given the proximity of the site to local services and bus routes, I do not consider that the lack of a net increase in car parking space is a reason to refuse the application.

8.23 The proposal shows a covered store in the front garden for two bicycles. This would satisfy the provision required for a one-bedroom house in the Local Plan.

8.24 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/2, 8/6 and 8/10.

Planning Obligation Strategy

8.25 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

8.26 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.

8.27 The application proposes the erection of one one-bedroom house. No residential units would be removed, so the net total of additional residential units is 1. A house or flat is assumed to accommodate one person for each bedroom, but one-bedroom flats and houses 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	1	357
2-bed	2	238	476		
3-bed	3	238	714		
4-bed	4	238	952		
Total					357

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	1	403.50
2-bed	2	269	538		
3-bed	3	269	807		
4-bed	4	269	1076		
Total					403.50

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	1	363
2-bed	2	242	484		
3-bed	3	242	726		
4-bed	4	242	968		
Total					363

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	1	0
2-bed	2	316	632		
3-bed	3	316	948		
4-bed	4	316	1264		
Total					0

8.28 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

8.29 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	1	1256
2-bed	1256		
3-bed	1882		
4-bed	1882		
Total			1256

8.30 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

8.31 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	1	75
Flat	150		
Total			75

8.32 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.

Planning Obligations Conclusion

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

9.0 CONCLUSION

9.1 It is considered that the proposed dwelling would not cause harm to neighbours' amenity and it would complement the appearance of the street scene.

10.0 RECOMMENDATION

APPROVE subject to the completion of a Section 106 agreement by 26th May 2013, and 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. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

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

3. The building hereby approved shall not be occupied as a separate dwelling until the cycle and bin storage provision shown in the approved drawings have been installed, and the subdivision of the existing garden at 5 Montreal Road to create an outdoor amenity space for future occupiers of the new dwelling has been carried out. The said outdoor amenity space shall be retained for the use of occupiers of the approved dwelling unless the specific written permission of the local planning authority allows otherwise.

Reason: To ensure adequate cycle and waste storage space and a high-quality living environment for future occupiers (Cambridge Local Plan 2006 policies 3/7 and 3/12)

4. No development shall take place until:

(a) A detailed site-specific specification of the green wall, providing details of plants to be used, and quantities of water and nutrient required over a yearly cycle, have been submitted to, and approved in writing by, the local planning authority.

(b) Written confirmation has been provided to the local planning authority by the applicants that they understand the full implications of maintaining the green wall, and accept the responsibility of doing so.

(c) A scheme of alternative cladding materials to be used in the event that the green wall cannot successfully be installed, or fails, has been submitted to, and approved in writing by, the local planning authority.

In the event that the green wall fails in the future, the approved alternative materials shall be installed to replace it within nine months of the Council's reasonable assessment that the original green wall has failed. If the green wall cannot be successfully installed in the first instance, the alternative approved cladding shall be put in place prior to occupation.

Reason: To ensure an attractive built frontage which is well-integrated with the immediate locality is maintained. (Cambridge Local Plan 2006, policies 3/4, 3/7 and 3/12.)

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: policies P6/1 and P9/8

Cambridge Local Plan (2006): policies 3/1, 3/4, 3/7, 3/8, 3/10, 3/12, 5/1, 8/6 and 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.

Unless prior agreement has been obtained from the Head of Planning, and the Chair and Spokesperson of this Committee to extend the period for completion of the Planning Obligation required in connection with this development, if the Obligation has not been completed by 26th May 2013, it is recommended that the application be refused for the following reason(s).

The proposed development does not make appropriate provision for open space/sports facilities, community development facilities, waste facilities and monitoring in accordance with Cambridge Local Plan 2006 policies 3/8, 3/12, 5/14, and 10/1, Cambridgeshire and Peterborough Structure Plan 2003 policies P6/1 and P9/8 and as detailed in the Planning Obligation Strategy 2010, and the Open Space Standards Guidance for Interpretation and Implementation 2010.