

NORTH AREA COMMITTEE MEETING (PLANNING ITEMS)

16th May 2013

Amendment/De-brief Sheet

PLANNING APPLICATIONS

CIRCULATION: First

ITEM: APPLICATION REF: 13/0210/FUL

Location: 49 Arbury Road

Target Date: 12.04.2013

To Note:

Representations received

Following the amendments made to the application, the following additional letters of representation have been received, objecting to the application:

- Victoria House, 55-57 Arbury Road
- 20 Leys Road
- 24 Leys Road
- 26 Leys Road
- 28 Leys Road

No additional issues have been raised.

Additional Information received from the applicant

A perspective image, revised roof plan, and section drawing have been received from the applicant's agent. These drawings are attached to the Amendment Sheet.

The applicant's agent had made the following comments regarding refuse collection:

With regard to the revised comments submitted from the Environmental Team regarding the proposed refuse strategy at the site I can confirm that the refuse lorry will reverse into the site from Arbury Road and empty the bins from the individual stores. The access route is capable of accommodating the refuse truck and this is the current arrangement at the site. This is also confirmed within the attached letter from Mr Peter Jude, who has been operating the garage at the site for the past 30 years. As requested, a tracking exercise has been undertaken relating to this manoeuvre and this shows that this can be undertaken. A refuse truck can successfully reverse into the site entrance from Arbury Road. Please also find

enclosed a revised Site Plan and this now shows the refuse collection point for Unit 7 which has been located to the front of the Unit.

The revised site plan, tracking diagram and letter from Mr Jude are attached to the Amendment Sheet.

Shadow diagrams have been submitted for June and September. These are attached to the Amendment Sheet.

The applicant has sent a letter to all Members of North Area Committee. This letter is attached to the Amendment Sheet.

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 13/0352/FUL

Location: 2A Aylestone Road

Target Date: 17.05.2013

To Note:

The following advice has been received from the Urban Design and Conservation Manager:

This proposal will not affect the character or appearance of the conservation area and is therefore supported.

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 13/0353/FUL

Location: The Studio, Aylestone Road

Target Date: 17.05.2013

To Note:

1. The following advice has been received from the Urban Design and Conservation Manager:

The Studio was picked up in the De Freville Conservation Area Appraisal as being a building that adds to the character of the area. This is because of the detailing of the building which fits well with the Edwardian villas in De Freville Avenue. In addition, it is of workshop character, because of its design, sitting at the bottom of the garden to number 58 De Freville Avenue, and being ancillary to it.

The proposed extension would be clearly seen from Aylestone Road, and possibly De Freville Avenue too. The hipped roof and tall chimney stack give the building a much more domestic look rather than the workshop/studio character that it now has which would be detrimental to the character of the conservation area. The gardens of the De Freville Avenue properties are generous and this proposal combined with the large extensions to the main building would alter that character to the detriment of the appearance of the conservation area.

Not supported.

2. This application has now been WITHDRAWN by the applicant.

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 13/0201/FUL

Location: 418A Milton Road

Target Date: 10.04.2013

To Note:

Tree Comments

- I have no objection therefore to the loss of the Eucalyptus at the rear and the Cypress on the frontage provided that they are adequately replaced.
- The proposal currently indicates 8 new trees in the front of the property.
- I would suggest this number is excessive for the space available and is not

sustainable. It would be more realistic to limit this number to 6. With two smaller trees in the beds to the front of the units and two large trees and two smaller trees, suitably located along the property frontage.

- A 7th tree of a more appropriate species, in the rear garden, will replace the Eucalyptus. To this end it will be necessary to include a landscape condition and I recommend that the landscape team should provide this.

Officer Comments

- The proposed tree planting and landscaping scheme is broadly acceptable. Final planting details can be ensured the imposition of the new suggested conditions below.

Amendments To Text: No amendments.

Pre-Committee Amendments to Recommendation:

New Condition 13

No works or development shall take place until full details of all proposed tree planting, and the proposed times of planting, have been submitted to and approved in writing by the local planning authority, and all tree planting shall be carried out in accordance with those details and at those times.

Reason: To ensure the satisfactory implementation of tree planting in the interests of visual amenity. (Cambridge Local Plan 2006 policies 3/4, 3/11, 3/12 and 4/4).

New Condition 14

If within a period of five years from the date of the planting of any tree or shrub, that tree or shrub, or any tree or shrub planted as a replacement for it, is removed, uprooted, destroyed or dies or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives written consent to any variation.

Reason: To ensure the provision of amenity afforded by the proper maintenance of existing and/or new landscape features. (Cambridge Local Plan 2006 policies 3/4, 3/12 and 3/11).

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 13/0166/FUL

Location: 192 High Street, Chesterton

Target Date: 17.04.2013

To Note: None.

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 13/0182/FUL

Location: Land rear of 115 Chesterton Road

Target Date: 12.04.2013

To Note: None.

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: Enforcement Report

Location: 33 Searle Street

Target Date: N/A

To Note: The photographs attached in the Appendix to the report are to illustrate the minimal planning harm caused by the new window.

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: Enforcement Report

Location: 186A Victoria Road

Target Date: N/A

To Note: Appendix B which was originally not attached to the agenda is now attached. The signs in questions are for “Beauwater” on the first floor of the building and do not include the signage on the ground floor (which benefits from deemed consent provisions.)

Amendments To Text:

Pre-Committee Amendments to Recommendation:

DECISION:



York House
7 Dukes Court
54-62 Newmarket Road
Cambridge
CB5 8DZ

PLANNING

To All Members of the Cambridge City North Area Committee

t +44 (0) 1223 326809
f +44 (0) 1223 329402
e peter@januarys.co.uk
w januarys.co.uk

Our ref: PMcK/106829
Your ref: 13/0210/FUL

15 May 2013

Dear Councillor

13/0210/FUL – PROPOSED ERECTION OF FIVE NO. 3XBED TERRACE DWELLINGS AND TWO NO. 2XBED DWELLINGS, ALONG WITH THE VERTICAL SUB-DIVISION OF NO.49 ARBURY ROAD INTO TWO HOUSES (1 NO. 1 BED UNIT AND 1 NO. 2 BED UNIT), TOGETHER WITH SEVEN CAR PARKING SPACES, CYCLE PARKING AND ASSOCIATED LANDSCAPING FOLLOWING THE DEMOLITION OF THE EXISTING GARAGE BUILDINGS ON SITE

LAND AT 49 ARBURY ROAD, CAMBRIDGE

I am writing to you in advance of the forthcoming North Area Committee Meeting on Thursday 16th May 2013, when the above-mentioned planning application is to be considered with a recommendation of refusal. I am the applicant's agent and I hope that you will be able to take a moment or two to read through this letter.

Three reasons for refusal have been recommended with one of these referring to the applicant's failure to complete a S106 agreement. The other two refer firstly, to the impact of the proposed development on the residential amenity of Nos.20-28 Leys Road and 51 Arbury Road and, secondly, that the proposed roof form would be out of character and have a detrimental impact on the surrounding area.

We held pre-application discussions with your Planning Officers during the autumn and early winter of last year, which were generally favourable, and a planning application was submitted in February 2013 in the expectation that the application would be supported by the Officers. Great care has been taken to ensure that the development is appropriate to its context, is of a sensitive design, and does not adversely affect the amenities of any pre-existing neighbours. Following the submission of the application, your Officers visited the site and concluded, contrary to their previous advice, that the proposed development would have an unacceptable impact on the residential impact of the surrounding properties at 51 Arbury Road and Nos. 20-28 Leys and they furthermore indicated that they would be likely to refuse the application. Since the application was submitted, and in response to concerns expressed by Officers and surrounding residents, we have made a number of significant amendments to the scheme, and we are strongly of the view that these address all issues that have been raised, and that we now have a scheme that should undoubtedly be approved. Officers have indicated that these represent a major improvement, however they state that these still fail to address their principal concerns and they feel that a complete visual break within the terrace would need to be provided in order to reduce the impact of the development.

With regard to the proposed refusal reasons the main changes that have been made to the drawings can be summarised as follows:

- Unit 7 has been stepped down to two storeys and now has a flat roof. The accommodation provided at first floor level has been stepped forward so that it is in line with the rear flank elevation of No.50 Arbury Road.
- A visual break has been provided within the middle of the terrace and this has been achieved by reducing Unit 4 to two storeys and also adopting a flat roof at this location.
- The mass and appearance of the roof has been significantly reduced and this has been achieved by raising the parapet and projecting the brickwork further up the rear elevation, and as a result, a lower pitched roof has now been provided.
- The roof lights previously present on the rear elevation have been removed.
- Variation in the materials used at first floor level.

It is felt that with the revisions made to the drawings, in particular with the provision of some significant breaks in the development and through its scale and articulation, the scheme is neither dominant nor intrusive in views from the surrounding area. The recommended refusal reasons rely principally on the assertion that the proposed development would have a significant detrimental impact on the residential amenity of the surrounding occupiers of Nos.20-28 Leys Road and No.51 Arbury Road and that the roof form is very unorthodox and would detract from the character of the area.

In response to this, we would comment that the character of the area is overwhelmingly residential but with a variety of styles, scales and roof forms allowing a contemporary innovative yet responsive approach to the scheme design. In scale and massing terms the revised scheme is improved compared to the original application drawings, due to the variable roof form now provided. It is felt that the layout is appropriate for the site and works well and maintains and creates good standards of residential amenity. It provides a coherent, well designed and articulate scheme which responds positively to its surroundings and will be a worthy addition to the area. The application complies with all relevant Local Plan design policies and also with the NPPF with its emphasis on good design as a key aspect of sustainable design.

The Officer Report correctly indicates *“that the scale of the development is in character with the surrounding area and that the materials successfully break up the bulk of the building”*. The report also indicates that the visual breaks in the terrace help to break up the mass and dominance of the building, however surprisingly it states that the proposed roof form would be very unorthodox and introduce an alien form in the area. It is felt that an attractive roof form has now been provided, that not only breaks up the massing and bulk of the roof form but also provides some variation in scale across the elevation. The front elevation perspective shown below gives a flavour of the design that is being promoted. The scheme architects are Haysom Ward Miller, who are an award winning practice of local Architects, with a particular specialism for dealing with small infill plots across the City.



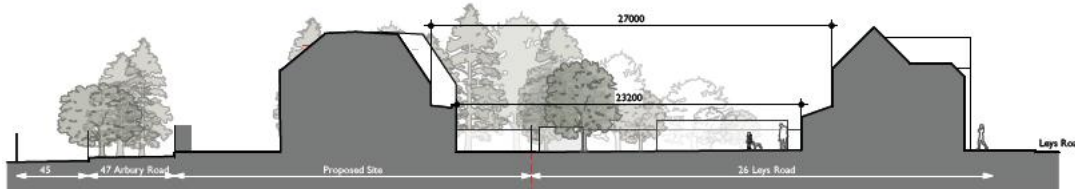
This is a contemporary design which does not attempt to mimic the surrounding buildings along the street. However in terms of massing, scale, window proportions, and materials specification it is consistent with a Mews type development which indeed it is. The same design team and developer have recently completed a successful scheme on Richmond Road, off Huntingdon Road, which uses the same proposed materials and employs a similar architectural treatment of flat roofs alongside pitched roofs. This scheme received unanimous support from the West Central Area Committee when permission was granted (please see image below). It is felt that this represent high quality architecture and an innovative design solution for the site, and importantly the NPPF advises that Planning Policies or Decisions should not attempt to impose any particular architectural styles or tastes.



The biggest constraint to the design is the relationship with the surrounding residential properties. It is felt that the layout is appropriate for the site and works well, and maintains and creates good residential amenity.

We are strongly of the opinion that the proposal adequately respects the residential amenity of all surrounding residents. The significant amendments that have been made to the scheme post-submission will ensure that the development will not have an overbearing sense of enclosure on Nos.20-18 Leys Road or No.51 Arbury Road, and, as a result the residential amenity of the occupiers of these properties will not be adversely impacted upon. Any sensible re-development of the site will lead to a changed outlook over the site from these properties, however importantly change does not equate to harm. The visual breaks now provided within the proposed terrace have allowed for variation within the massing and also successfully reduced the perceived dominance and bulk of the roof. The significant changes that have been made ensure that the development enjoys a sympathetic relationship with the surrounding built form and one that should be considered entirely acceptable. These relationships and the separation distances provided between buildings are entirely characteristic of what one would expect in an urban environment and importantly these are not uncommon within Cambridge. The gardens of these properties extend to between 18m and 20m in depth, and butt up to the common boundary with the application site on its north western side. A number of the Leys Road properties have had single storey rear extensions built over the years, however the wall to wall separation distances at ground floor level range between 23 to 26 metres and this should be considered entirely acceptable. The Section drawing below indicates that the distance between the first floor windows of No.26 Leys Road and the proposed development is 27 metres. The distances provided are considered to be

appropriate, indeed quite generous in this sort of urban context, and as a result no overlooking or loss of amenity will result.



As you are no doubt aware, the Council does not have any practical guidance to offer on the question of what distances are appropriate between rear elevations of properties and flanks of new or existing homes. There are also substantial trees and vegetation present within the rear gardens of these properties, all of which will serve to further mitigate the visual appearance of the development when viewed from these gardens (see below aerial photograph).



With regard to overshadowing please find attached a shadow study which shows the impact of overshadowing at different times of the day and at different times of the year. The issue of overshadowing is not a significant one and the diagrams indicate that there will be no noticeable extra impact on any of the surrounding properties as compared to the existing situation. It is important to note that a degree of shading is already created by the existing buildings on site and the heavy vegetation present along the site's boundaries. The existing buildings and trees do cast shadows and there will be minimal difference between the existing and proposed situations. Interestingly, the area to the rear of No.51 Arbury Road is always in the shade and as a result the proposed development will have no noticeable impact on this dwelling or the Leys Road properties.

In summary, the development will not adversely affect the amenity of any of the adjoining residents, and the generous levels of separation provided between the scheme and the adjoining houses will ensure that no harmful overbearing or overshadowing will result.

A number of major design changes have been made to the scheme and we believe that this application has successfully addressed the areas of concern considered to exist within the



delivering property solutions

development by Officers and the surrounding residents. A number of letters of support have been submitted regarding the revised plans and interestingly no further comments have been received from anyone who objected to the original submission. As a result, the revised proposals are therefore considered to be acceptable and they reflect a sustainable form of development for the site. The development responds positively to the site's opportunities and constraints and will not have an adverse impact on the character and appearance of the area or the adjacent houses within Leys Road and Arbury Road. We believe that the proposal respects the established pattern of buildings within the locality makes efficient use of a brownfield land in accordance with national and local planning policy advice, and as a result we respectfully request that you resolve to approve this application subject to appropriate conditions and the completion of a Section 106 Agreement.

For all of the above reasons, we would invite you to support this planning application, and we very much hope you will feel able to do so.

Yours sincerely

Peter McKeown MSc, BSc (Hons)
Planning Consultant

cc. Catherine Linford, Senior Planning Officer, Cambridge City Council



4th May 2013

Mr P Jude
6 Poplar Road
Histon
Cambridge
CB24 9LN

Miss Catherine Linford
Senior Planning Officer
Cambridge City Council
The Guildhall
Cambridge
CB2 3QJ

Dear Miss Linford,

Re: Planning Application 13/0210/FUL
Land at 49 Arbury Road, Cambridge, formerly Eric Jude & Son, Arbury Road Garage.

I am writing to you in support of the above Planning Application. I am the owner of this land and existing property, and I understand that you are concerned about the Bin Collection strategy, in particular the matter of the refuse lorry reversing into the site and emptying the bins from the individual areas.

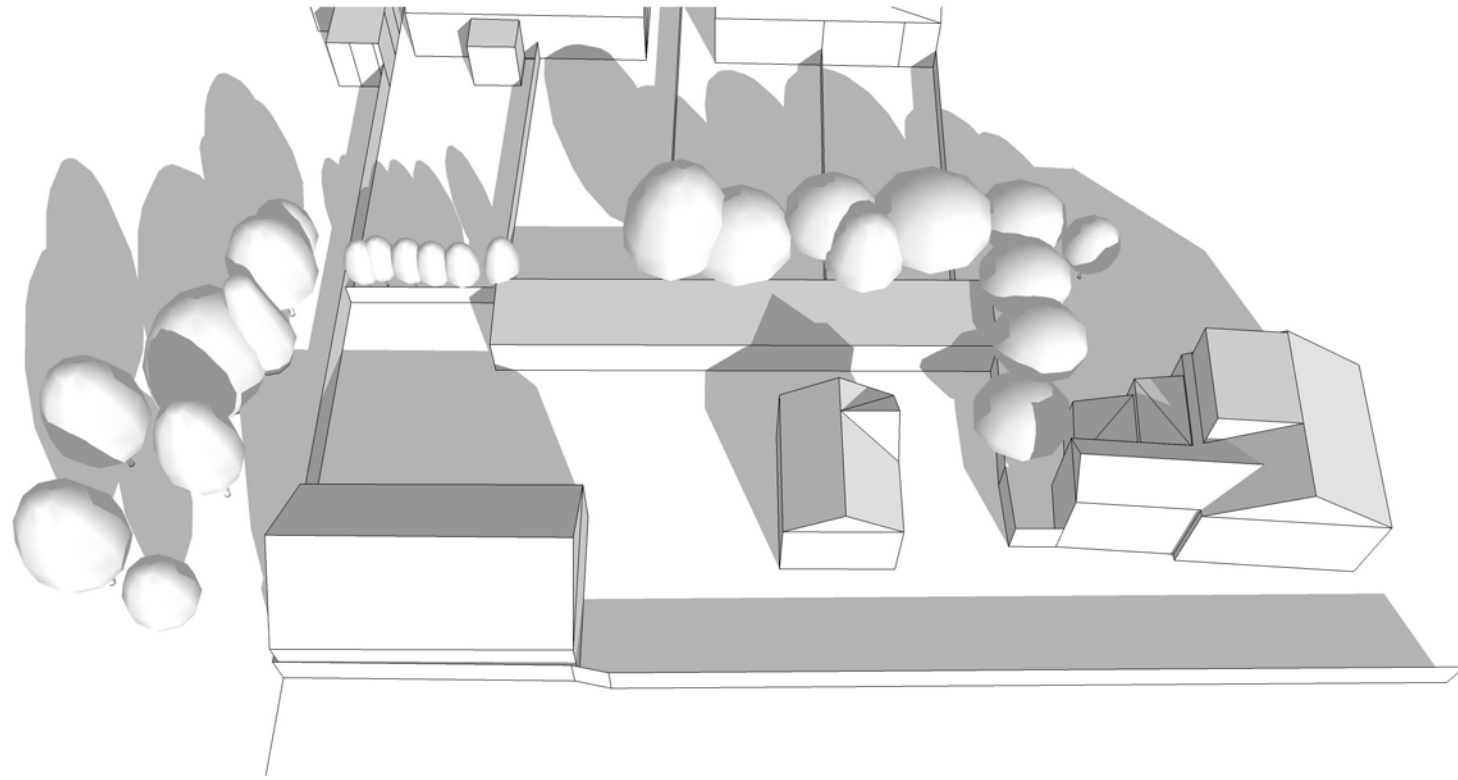
I have been employed at Arbury Road Garage for over fifty years, and running it for over thirty years, and can confirm to you that the refuse lorry has been reversing into the site right up to the workshop to empty my bins for as long as I can remember, with no problem either to me or to their drivers. Prior to the premises being used as a garage, my Grandfather's Removals and Coal Lorries were being driven in and out of the site dating right back to the 1920's. I can also confirm that the refuse lorry has been reversing into the site at Marfield Court, which is a housing complex immediately opposite my business in Arbury Road, for as long as the site has been there, - again with no problem to either party. Therefore I cannot see that continuing the same procedure is going to pose any problem moving forward with the new proposed plans on this site.

I trust that this information will allay any concerns that you may have had in this area.

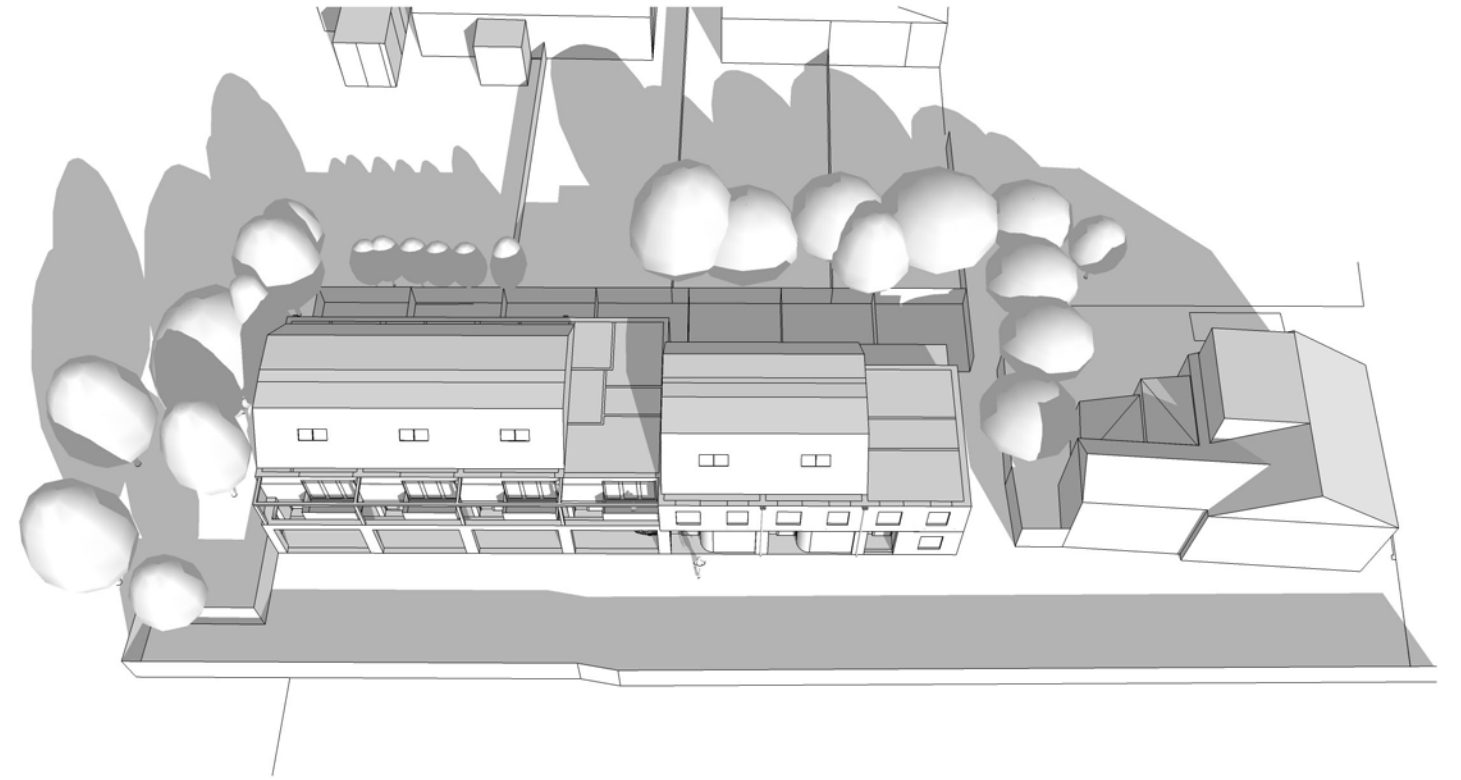
Yours sincerely,

Mr Peter A. Jude
M.I.M.I.

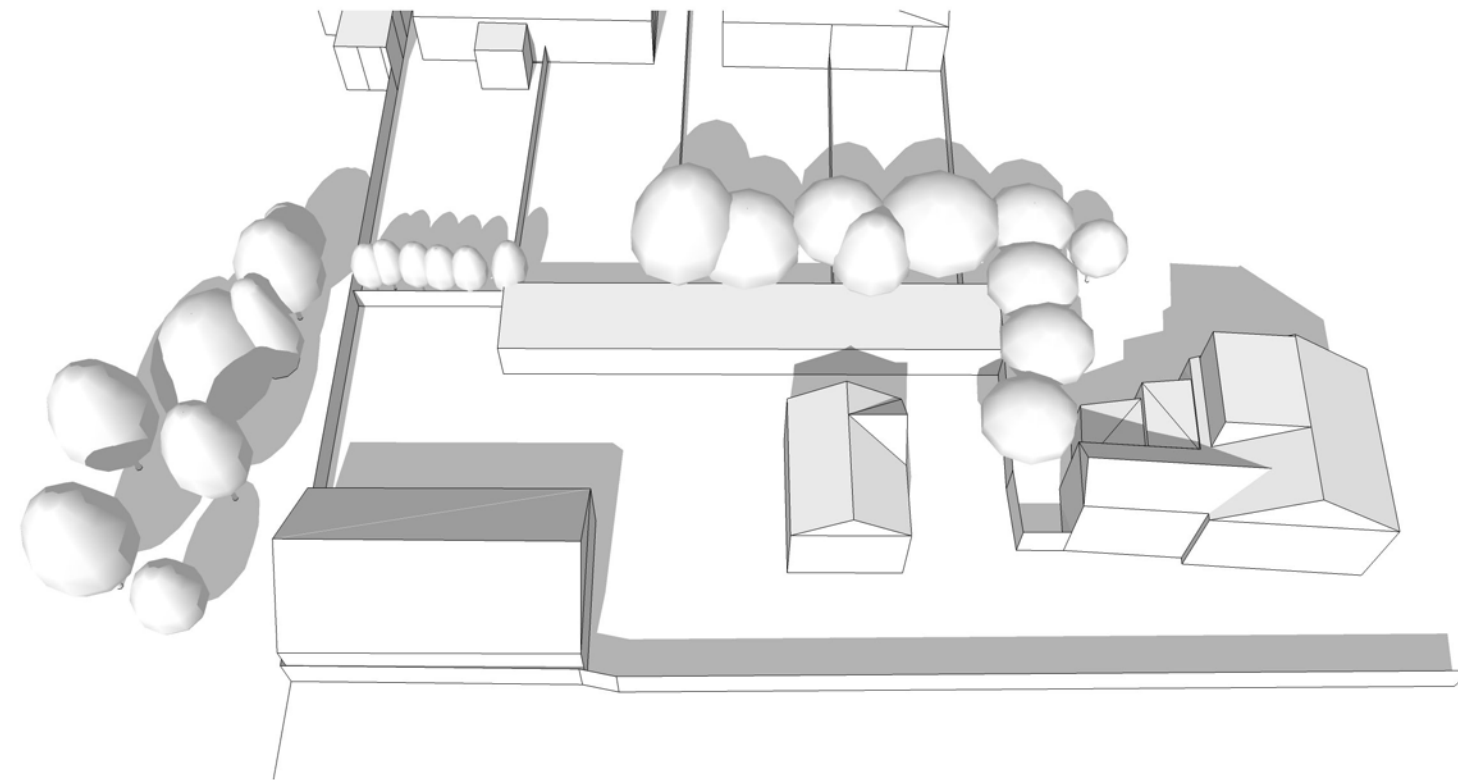
Shadow Studies - 21st September (Morning)



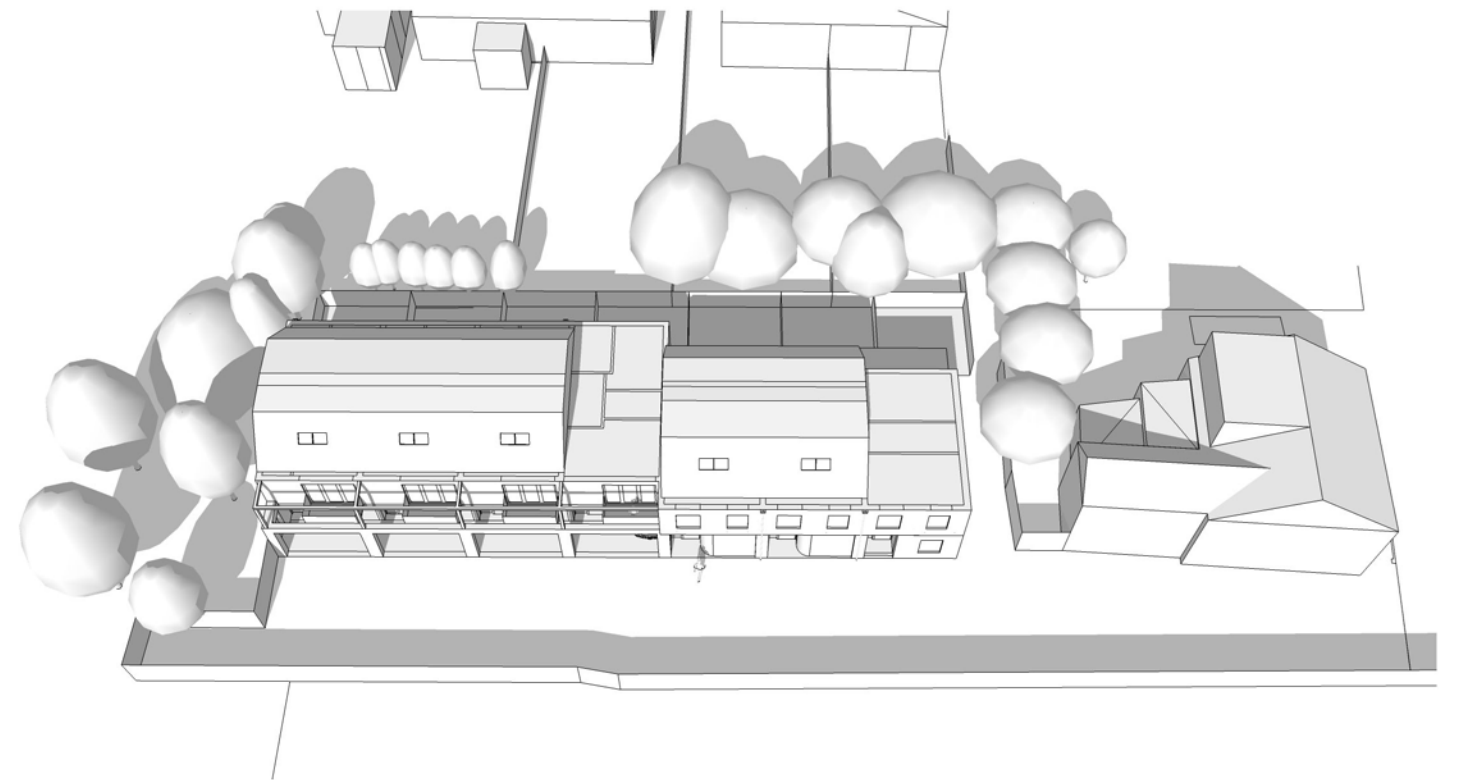
Existing 9:00 am



Proposed 9:00 am

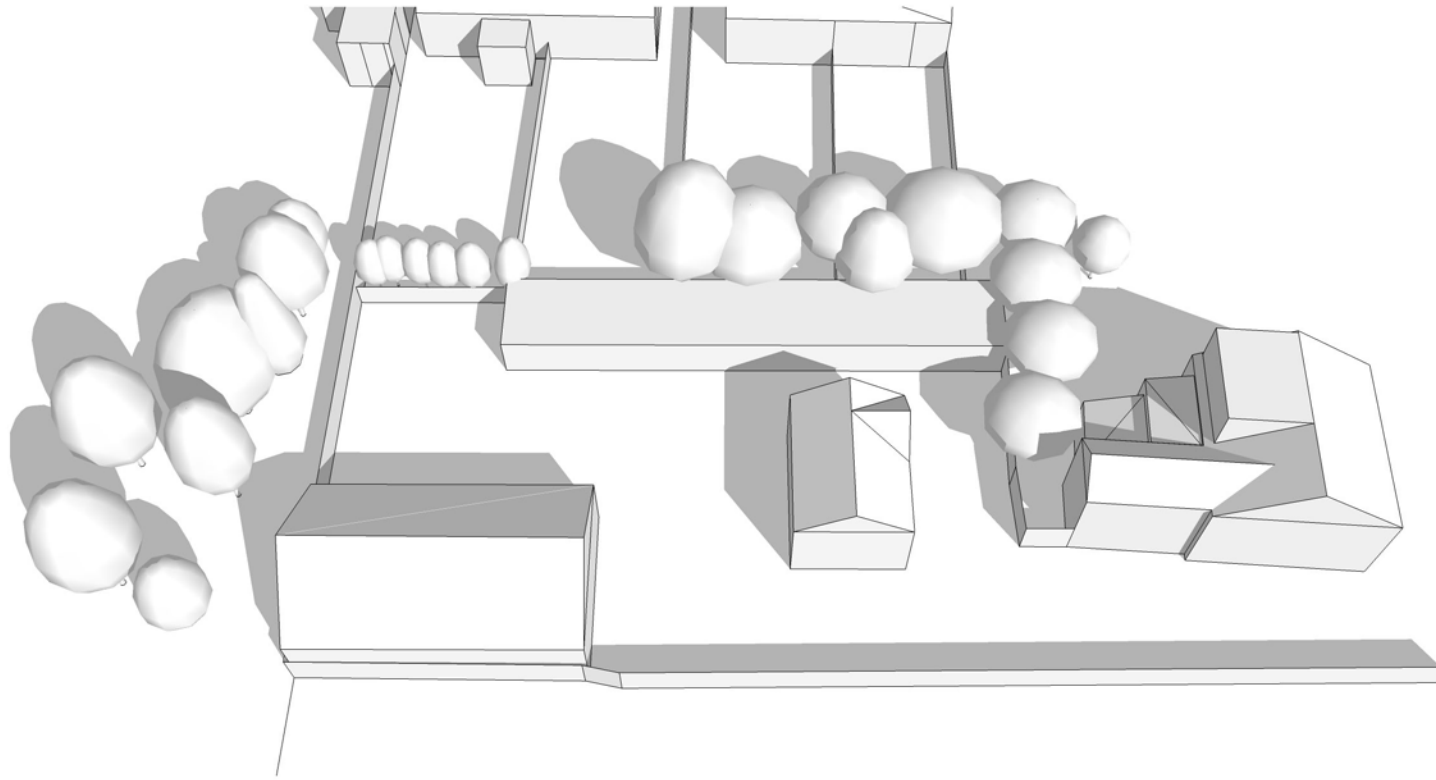


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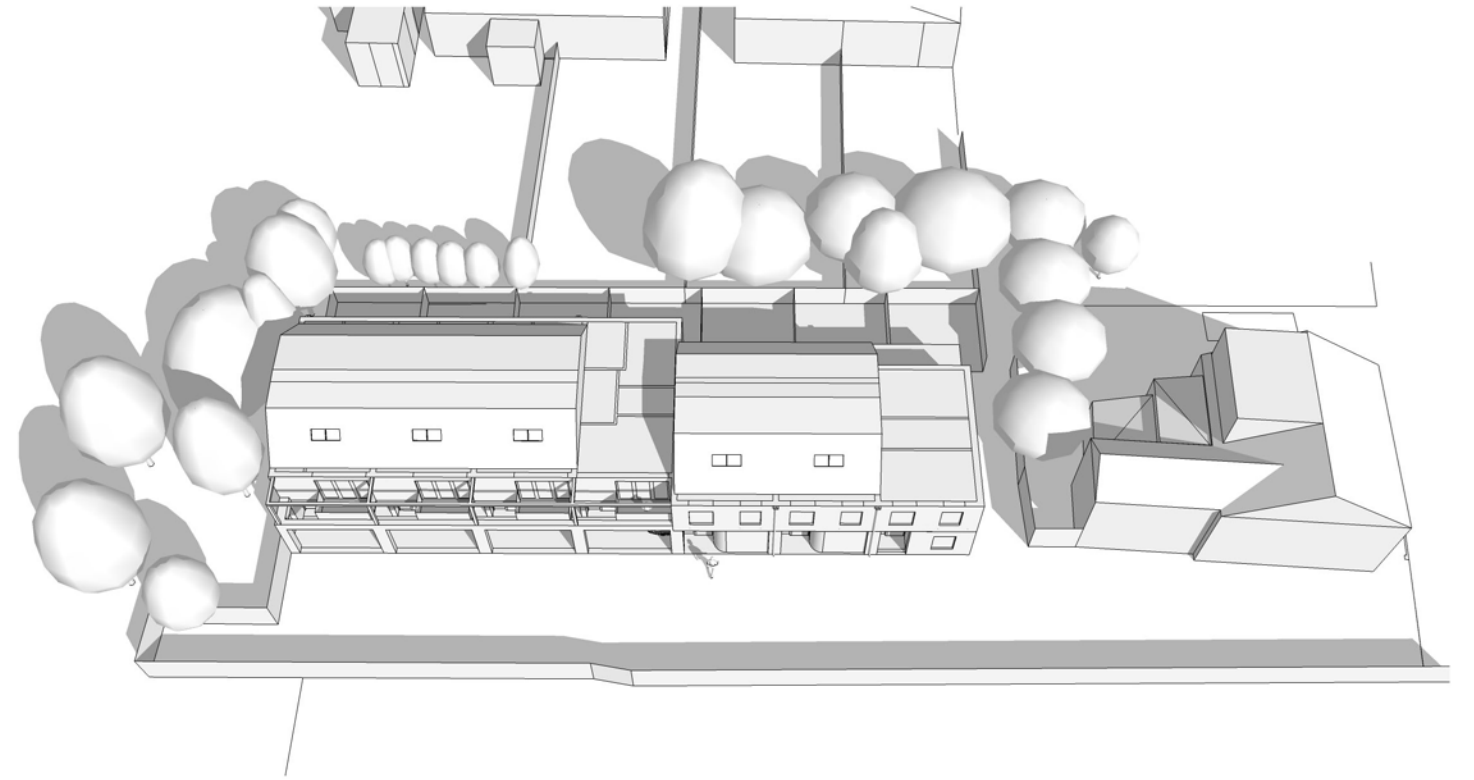


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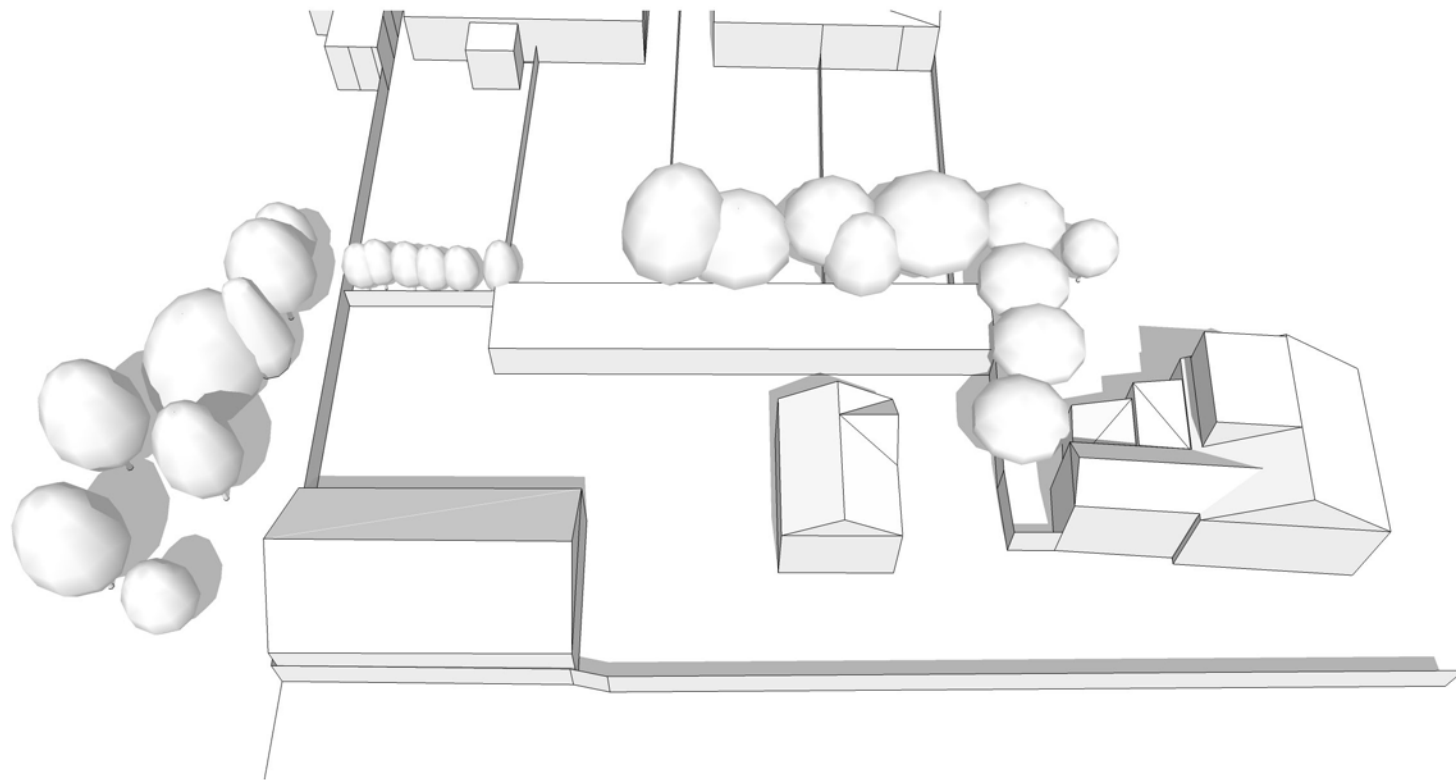
Shadow Studies - 21st June (Morning)



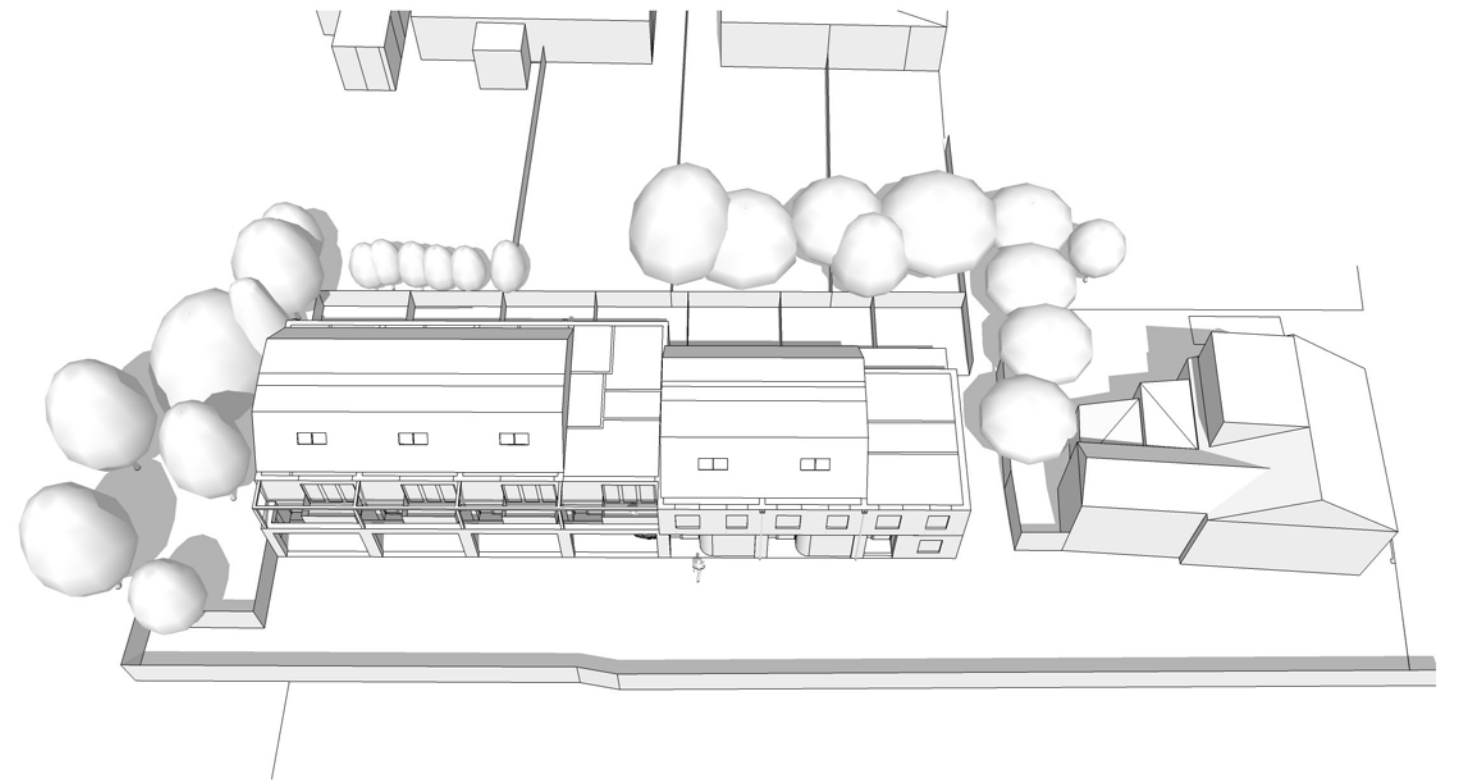
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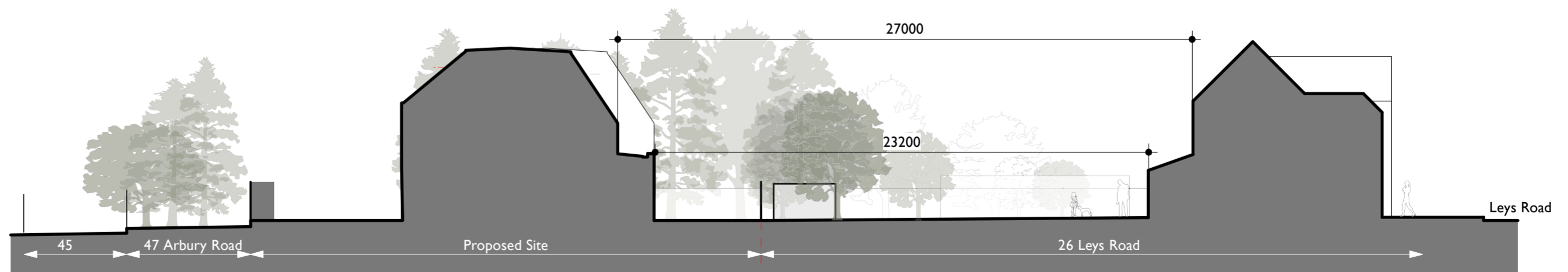
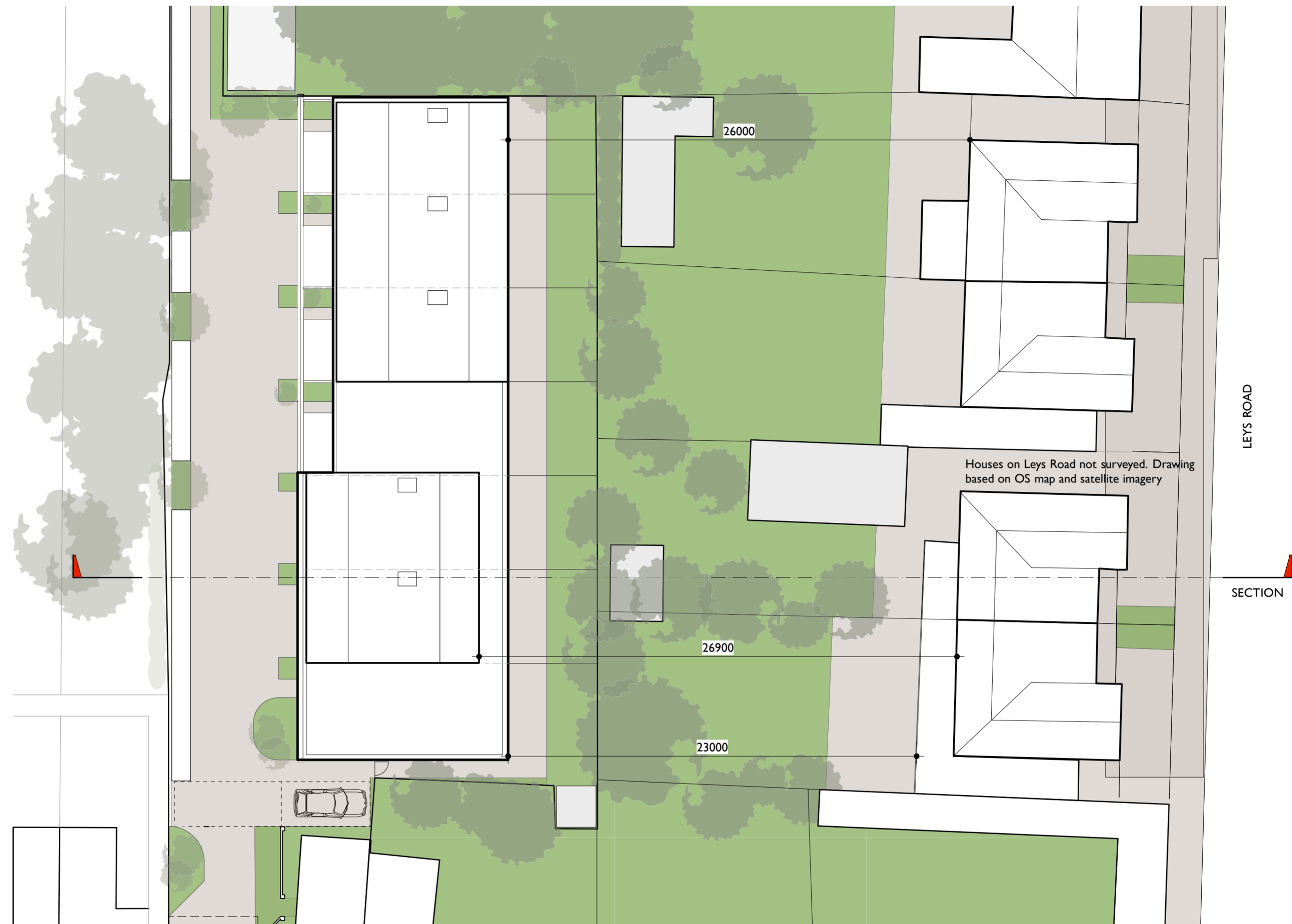
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Existing 11:00 am

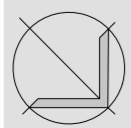


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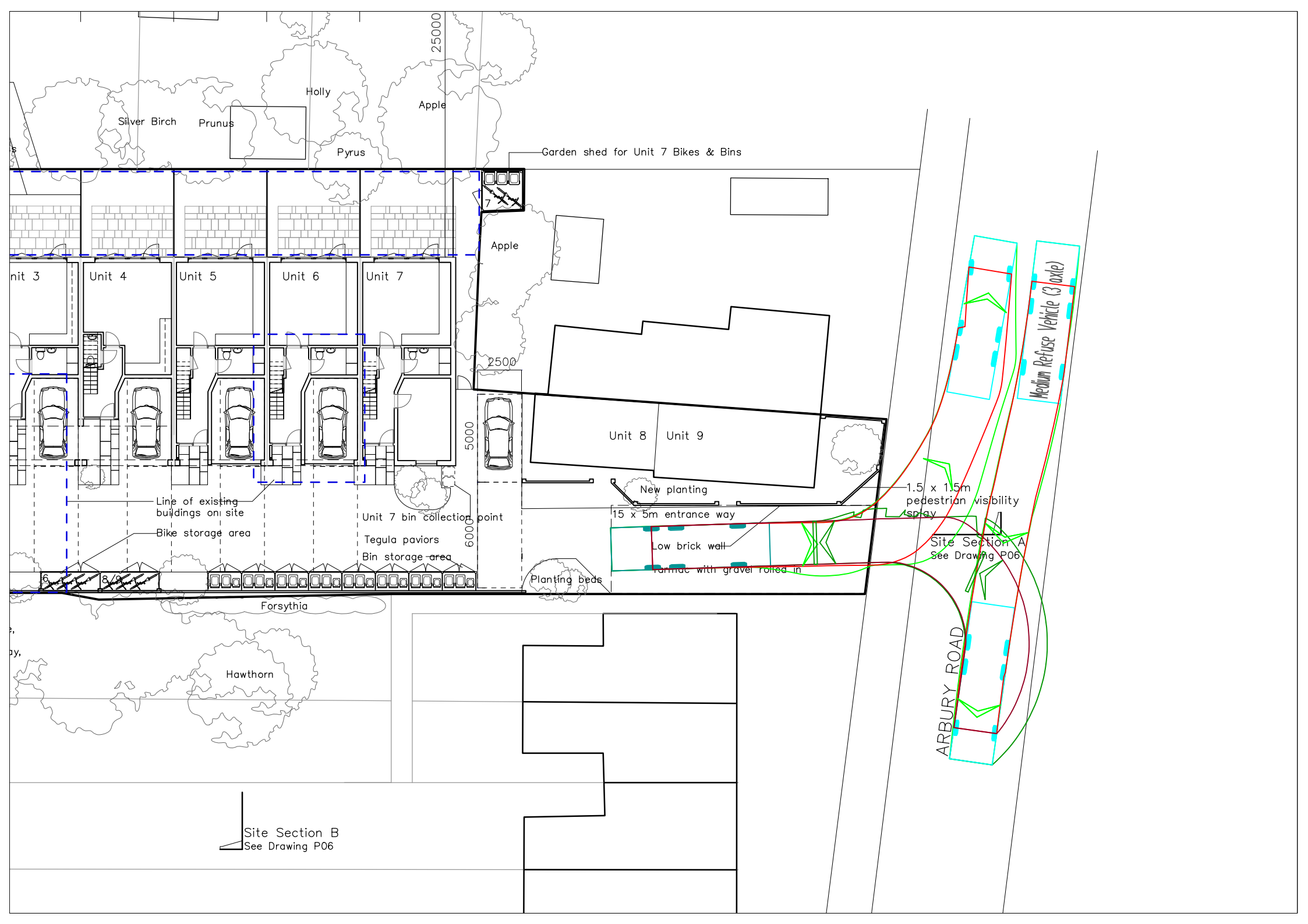


Notes

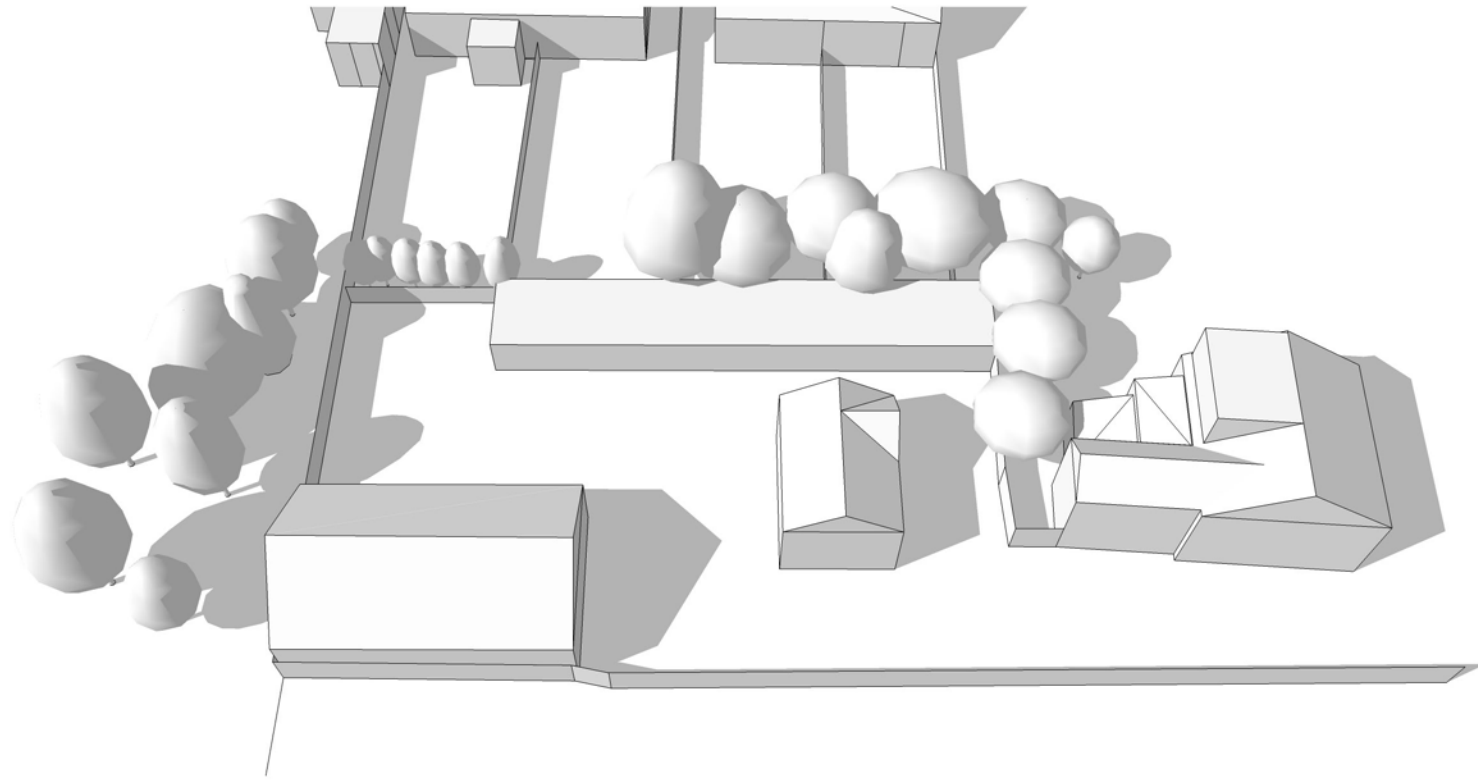
1. This drawing must not be scaled - work only to figured dimensions
2. Dimensions must be verified on site by the contractor before preparation of shop drawings
3. The architect must be notified of any discrepancies immediately
4. This drawing applies only to this job and site
5. This information on this drawing is copyright protected



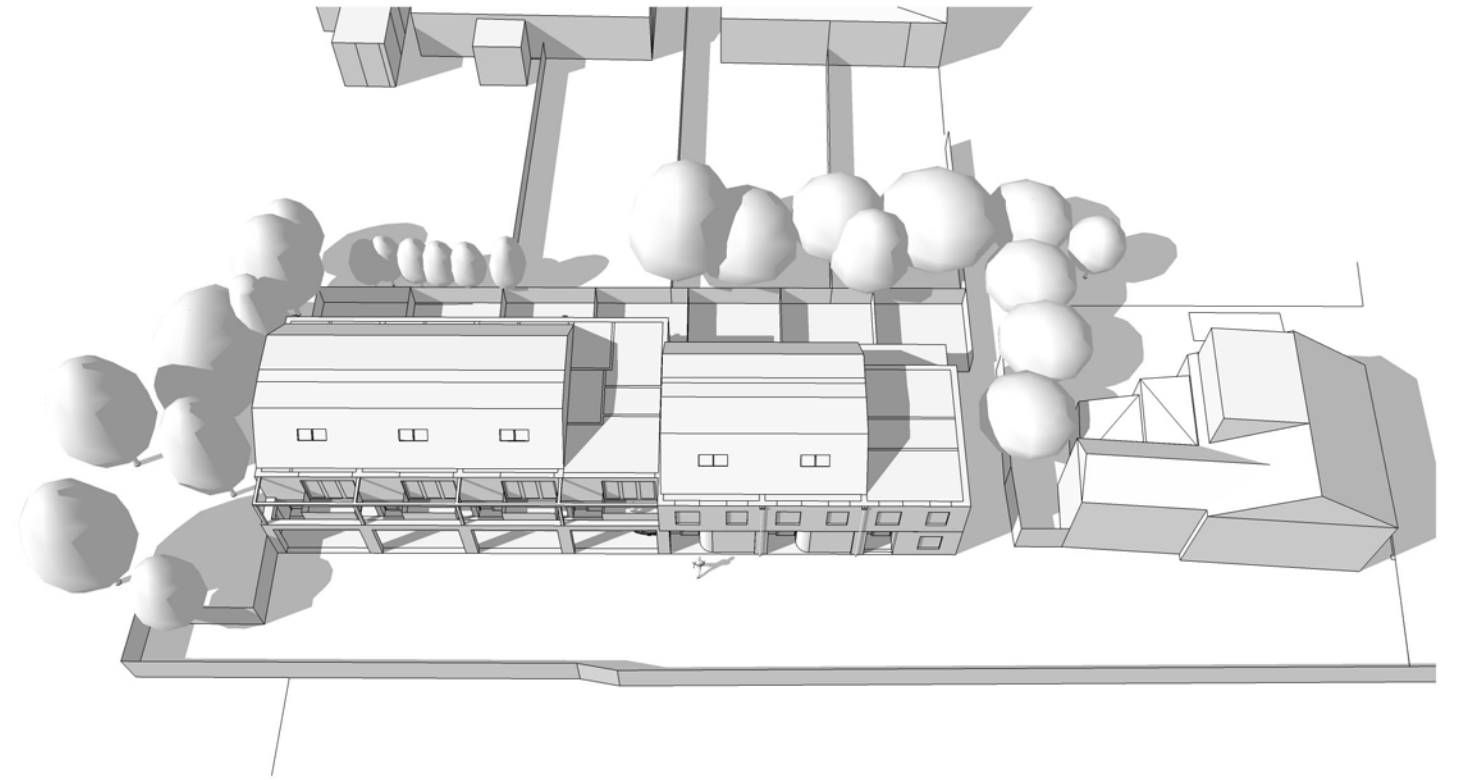
| | | | |
|-------------------------------------|--|----------------------------|---|
| HaysomWardMiller Architects | | Site Section Roof Plan P09 | |
| 7 Downing Place Cambridge CB2 3EL | | Project | Arbury Road Garages |
| T : 01223 578545 F : 01223 351955 | | For | Mr P Jude & Arbury Road (Cambridge) Ltd |
| email : info@haysomwardmiller.co.uk | | Scale | 1:200 |
| | | Paper Size | A2 |



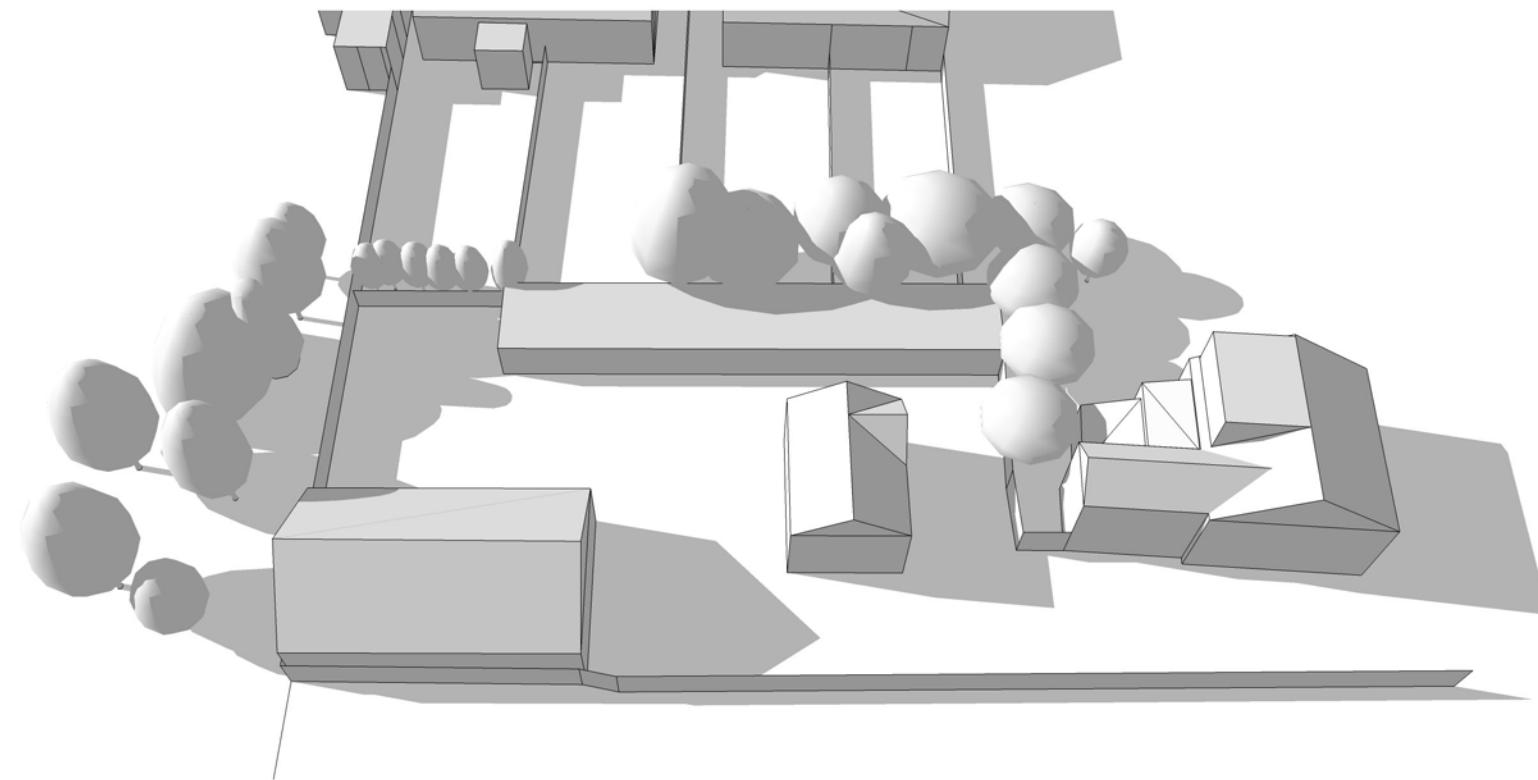
Shadow Studies - 21st September (Afternoon)



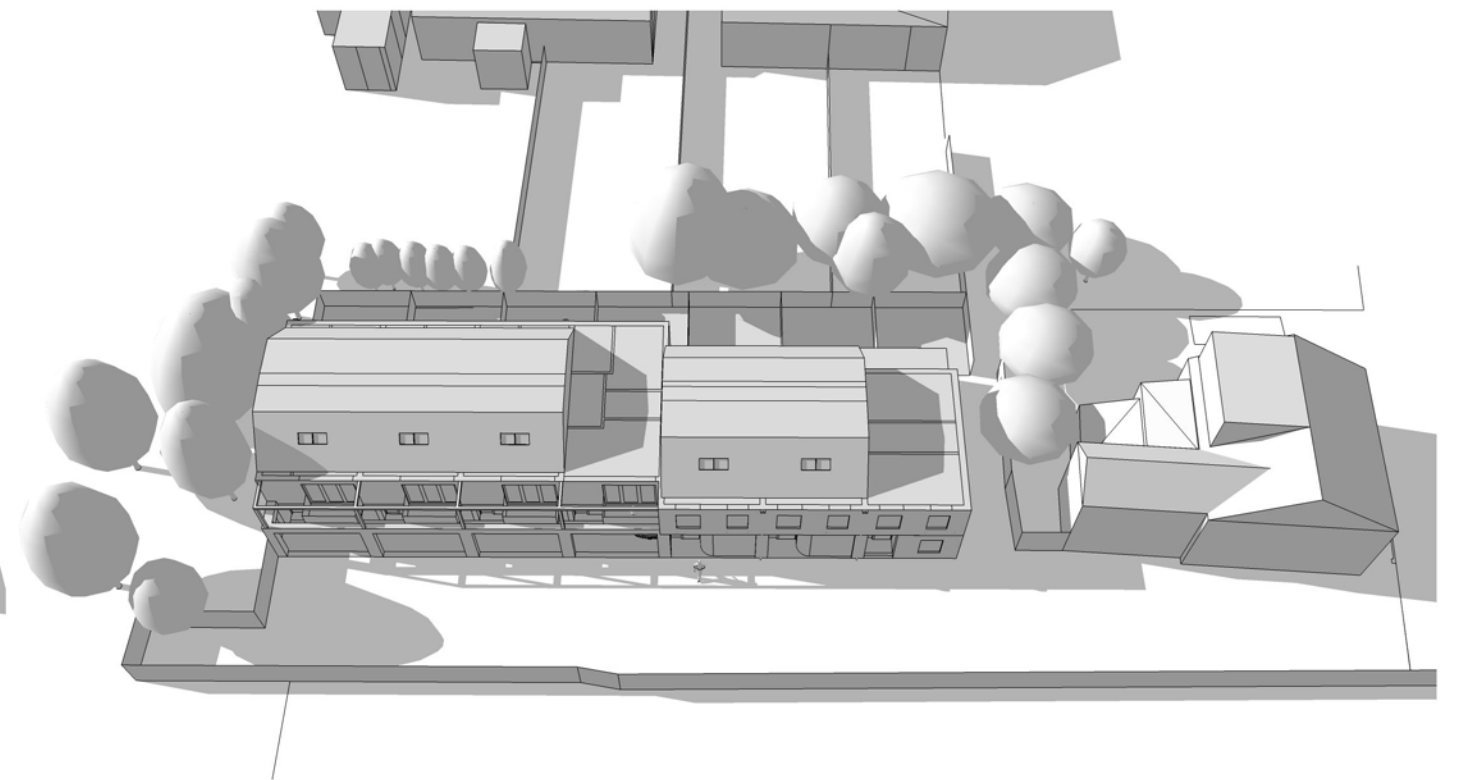
Existing 2:00 pm



Proposed 2:00 pm

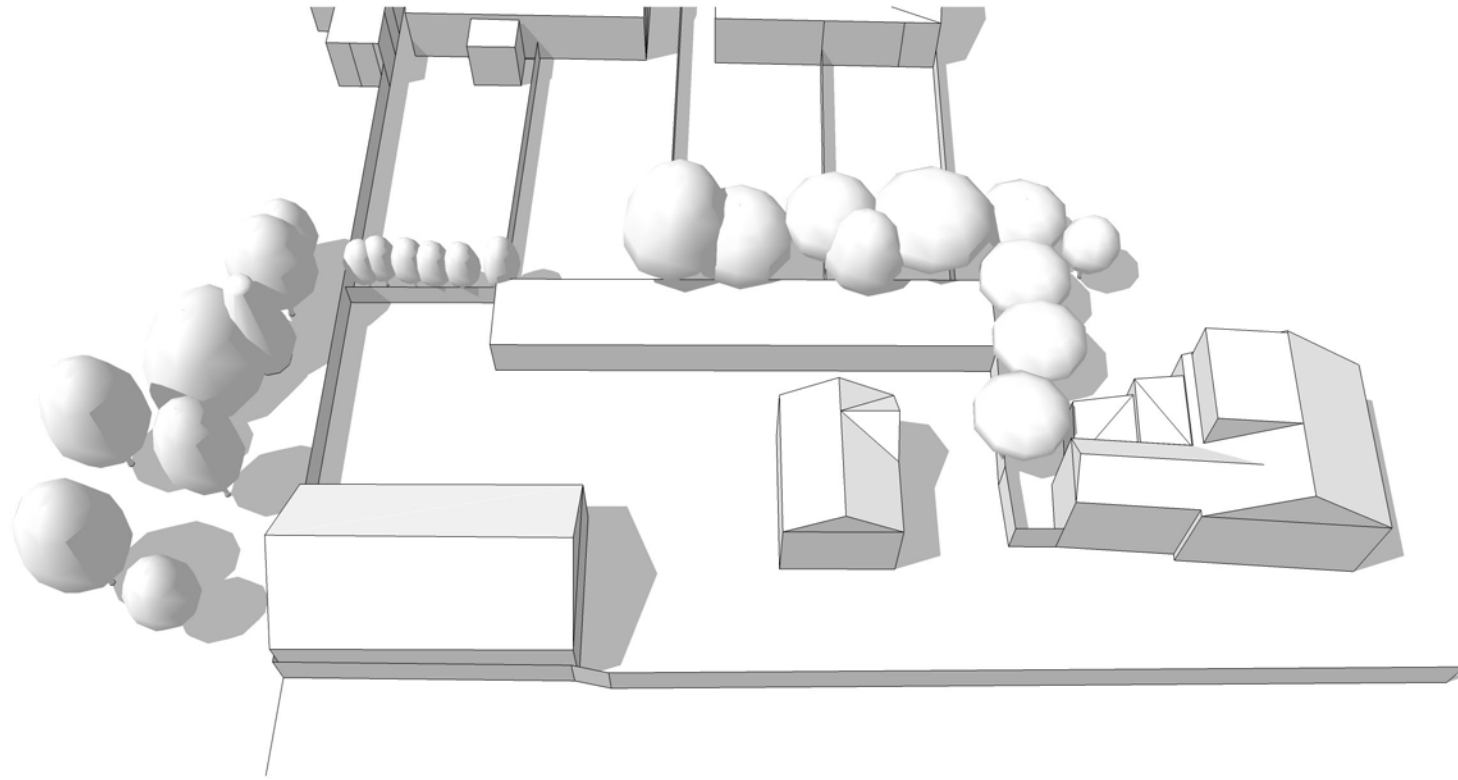


Existing 4:00 pm

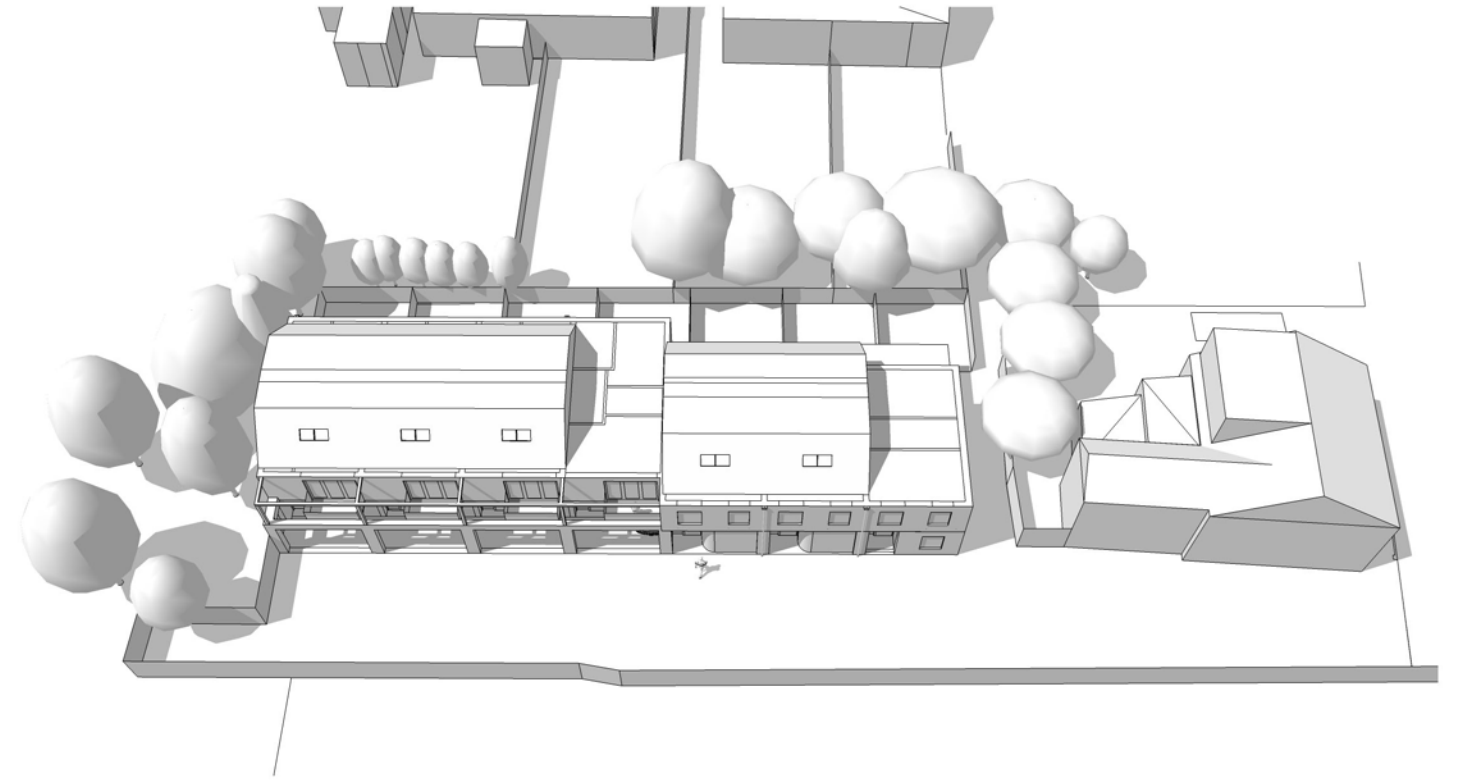


Proposed 4:00 pm

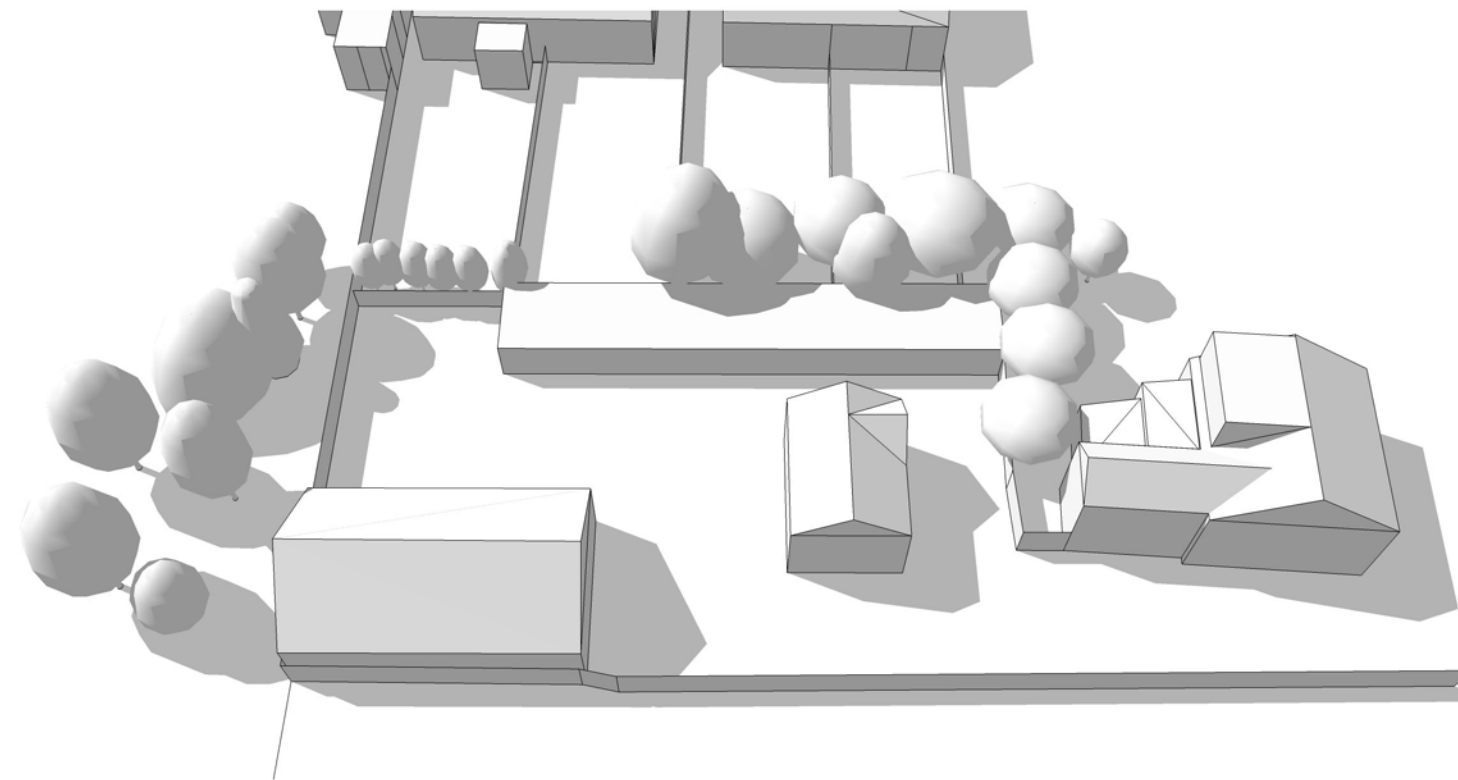
Shadow Studies - 21st June (Afternoon)



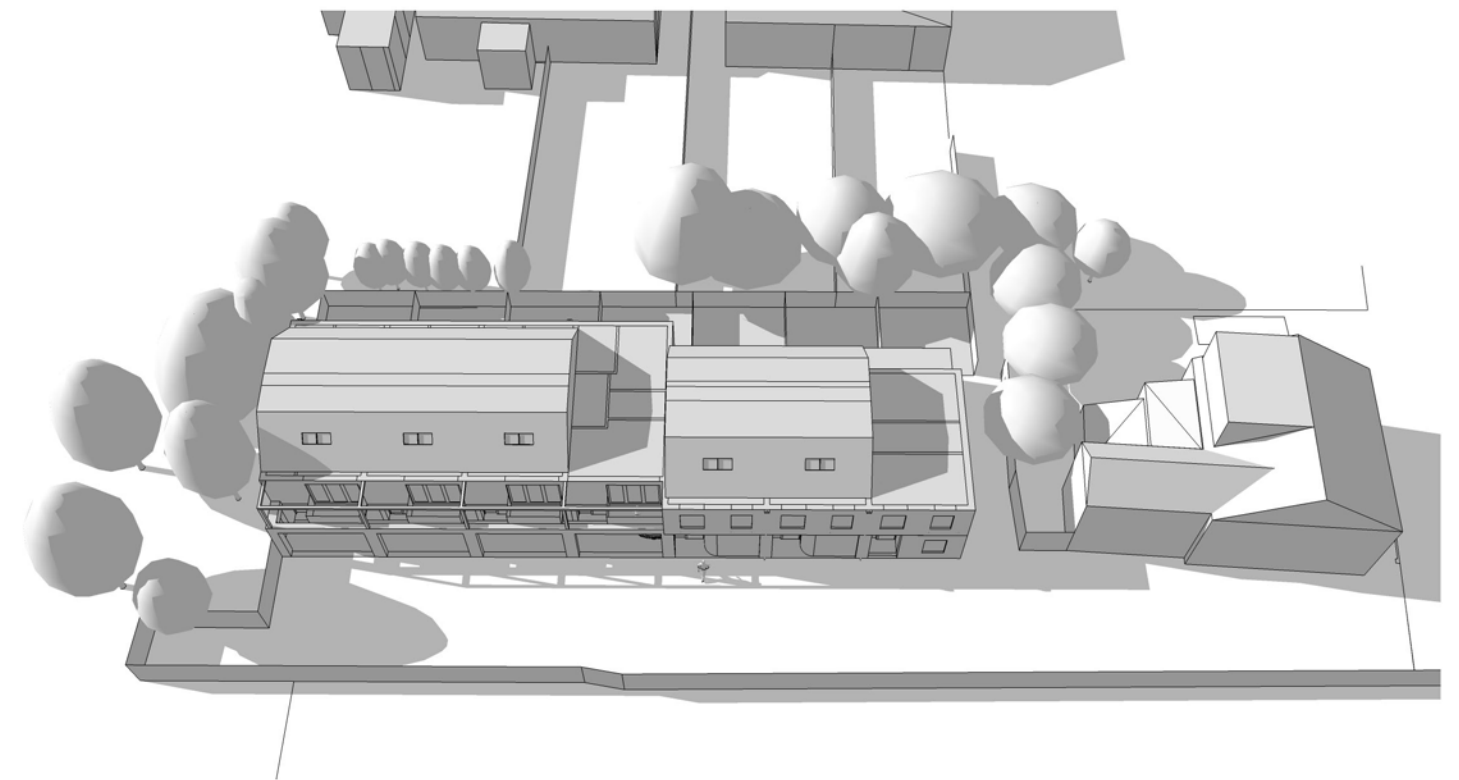
Existing 2:00 pm



Proposed 2:00 pm



Existing 4:00 pm



Proposed 4:00 pm



