

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site is occupied by a 5-bed two storey 1930s semi-detached property located on the south side of Birdwood Road. The properties along Birdwood Road are set back from the road with car parking and gardens areas in front.
- 1.2 The property has a hipped roof which is mirrored on the attached property.
- 1.3 To the rear, the property has been extended at single and two storey level.
- 1.4 The side boundaries of the site are defined by a combination of wooden fence and hedges.

2.0 THE PROPOSAL

- 2.1 The proposal is for a roof extension and change of use of the property from a dwellinghouse to House in Multiple Occupancy (HMO).
- 2.2 The roof extension would result in the hip end being changed into a traditional gable end. The HMO would accommodate eight bedrooms (7 with ensembles) and provide communal facilities such as kitchen and lounge space.
- 2.3 The application is accompanied by the following supporting information:
 1. Design Statement
 2. Environment Agency Householder Flood Risk Assessment
- 2.4 The application is brought before Planning Committee because of objections received from local residents as part of the neighbour consultation process.

3.0 SITE HISTORY

Reference	Description	Outcome
	No relevant history	

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 3/8 3/12 3/14 5/1 5/2 5/7 8/6

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 Cambridgeshire and Peterborough Waste Partnership (RECAP) : Waste Management Design Guide

	Planning Obligation Strategy
Material Considerations	<p><u>Central Government:</u></p> <p>Letter from Secretary of State for Communities and Local Government (27 May 2010)</p> <p>Written Ministerial Statement: Planning for Growth (23 March 2011)</p>
	<p><u>Citywide:</u></p> <p>Open Space and Recreation Strategy</p> <p>Cambridge Walking and Cycling Strategy</p> <p>Design Guide For Streets and Public Realm</p> <p>Cycle Parking Guide for New Residential Developments</p> <p>Roof Extensions Design Guide</p>

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways)

- 6.1 As no information has been provided to explain how any additional car parking will be accommodated to support the proposed use, the proposal is likely to significantly increase parking demand from the site and overspill into the road.

Refuse and Environment

- 6.2 Request conditions restricting construction hours and details on refuse and recycling provision for the use.
- 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:

26 Birdwood Road
28 Birdwood Road
30 Birdwood Road
37 Birdwood Road
39 Birdwood Road
1 Chalmer's Road

7.3 The representations can be summarised as follows:

- The proposal would affect property value;
- The proposal would affect residential amenity – noise and overlooking;
- There is an existing litter, parking and noise problem from the site;
- Insufficient car parking and potential congestion issues;
- Overbearing impact from the proposed bike and refuse storage provision;
- The building is out of proportion for the size of the plot and out of character;

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. Context of site, design and external spaces
3. Third party representations

Principle of Development

8.2 Policy 5/7 states that HMOs will be permitted subject to the following criteria:

1. Impact on the residential amenity of the local area;
2. The suitability of the building or site; and
3. Proximity of bus stops and pedestrian and cycle routes, shops and other local services.

8.3 I have considered these issues below and reached the conclusion that the proposed change of use is acceptable in principle.

a) Impact on residential amenity of local area:

8.4 The application site is a 5-bed house. The property has been extended mainly off the rear elevation at two and single storey level. The proposal does not include any further extension to the property other than the roof extension.

8.5 There are similar roof extensions along Birdwood Road, particularly at no.34, which is highly visible from highway and rear gardens, as this particular extension runs flush with the side gable of the roof.

8.6 The proposed roof extension would be set in from the side roof gable thus giving it a more ancillary appearance. The roof extension would not create significant additional overlooking over and above that which already exists. The windows in the roof extension would be used to provide an outlook for one bedroom and a light source for a bathroom which will be obscurely glazed.

8.7 I am of the view that the roof extension is unlikely to have a detrimental impact on the residential amenity of the adjoining neighbours in terms of overlooking such that it would warrant the refusal.

8.8 In terms of noise disturbance, whilst I accept that there is likely to be some level of increased noise as a result of increased activity, I am of the view that the proposal would not raise noise levels significantly enough to warrant the application to be refused.

8.9 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 also compliant with Cambridge Local Plan (2006) policies 3/4 and 3/7.

b) The suitability of the building or site;

- 8.10 The property has been extended at two storey and single storey level at the rear of the property. It benefits adequate space for the individual rooms and shared spaces. Apart from the roof extension, the proposal does not include any additional alterations to the property.
- 8.11 In terms of outdoor space, there is sufficient amenity space to the rear to provide a private communal area.
- 8.12 In terms of car parking, there are at least two (possibly three) car parking spaces in front of the property and Birdwood Road is an unrestricted highway and therefore there is provision to park on street. There is no requirement to provide car parking for the proposed use. The Local Plan sets maximum level of car parking permitted under the City Council's Standards therefore there is no minimum number of spaces which need to be provided.
- 8.13 I am satisfied that due to the proximity of the site to public transport links and distance from the city centre in terms of walking and cycling, additional car parking would not be necessary. Furthermore, if additional, dedicated car parking provision was introduced on-site then this could potentially increase congestion on site and on the street, which would have a greater detrimental impact on the residential amenity of the adjoining neighbours. By discouraging additional on-site car parking, I am satisfied that the residential amenity of local residents will be reasonably protected. Furthermore, Birdwood Road is an unrestricted highway, so it would be difficult the proposal would cause significant congestion which would cause a highway safety issue.
- 8.14 In these terms, therefore, I am satisfied that the building and site area is sufficient to accommodate the proposed change of use to an HMO.

c) The proximity of bus stops and pedestrian and cycle routes, shops

- 8.15 The property is located within close proximity to the nearest bus stops on Birdwood Road and within reasonable cycling distance of the City Centre and railway station.
- 8.16 There are several 'District and Local Centres' between the application site and City Centre the nearest being at the corner of Perne Road and Cherry Hinton Road.
- 8.17 The proposal includes a separate cycle and bin store along the western boundary of the site. However, no specific details have been provided. Therefore, I have recommended a condition requiring details of the cycle and bin store to be submitted for approval.
- 8.18 In my opinion, the principle of the development is acceptable and in accordance with policies 5/1 and 5/7 of the adopted Local Plan.

Context of site, design and external spaces

- 8.19 The proposal does not include any external alterations to the front, side or back of the property. Therefore, the main elevations of the property would remain as existing.
- 8.20 The proposal does include a detached cycle and bin store which would be located at the rear of the property and adjacent to the western boundary. The store would be single storey.
- 8.21 The proposal includes a roof extension, which would square off the hipped end of the roof to create a conventional gable end to the property. Whilst this would unbalance the symmetry of the semi-detached pair, I do not believe this would have a significantly adverse impact on the area, particularly as there is a similar roof form adjacent to the application site at no.34. The proposed roof extension has been designed to be set in from the outer edge of the roof, so as to try and give the box dormer an ancillary feel.
- 8.22 I am of the view that the proposed roof extension would be acceptable in this context and would not have a significantly detrimental impact on the character of the area.
- 8.23 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11, 3/12.

Highway safety

- 8.24 The proposal does not include any alterations that would affect highway safety.
- 8.25 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/2.

Third Party Representations

- 8.26 Some of the concerns raised by objectors have been covered in the relevant sections of the main report. I set out below my response to the other concerns raised.
- 8.27 In terms of the concerns raised regarding litter, I do not consider the proposal would result in a significant increase in litter, particularly if a dedicated bin store is provided which is enclosed.
- 8.28 In terms of noise from the site, it would be difficult to argue the proposed use would result in a significant increase in noise levels to such a degree that it would significantly harm the residential amenity of the adjoining neighbours.
- 8.29 In terms of the proposed cycle and bin store, the structure would be 2.1 metres in height and span along the boundary by 3 metres (excluding roof overhang; 3.2 metres). I do not consider this structure, which would be located approximately 16 metres from the rear of no.28, would have any overbearing impact on the residential amenity of the adjoining neighbour at no.28. I do not consider it necessary for the store to be reduced in anyway as the impact would be negligible.
- 8.30 The impact on property value is not a material planning consideration.

9.0 CONCLUSION

- 9.1 The proposed change of use from a five bedroom dwellinghouse (C3 use) to an eight bedroom Housing of Multiple Occupancy is considered to be acceptable in this context. The proposal does not include any external alterations to the elevations of existing property.

- 9.2 The change of use would increase the number of bedrooms from five to eight. I do not consider this would cause an unacceptable over intensification of the property than that which would be normally associated with a five bedroom dwellinghouse. Therefore, I do not consider the proposal would have a significant adverse impact on the residential amenity of the adjoining neighbours.
- 9.3 The proposed roof extension is considered to be acceptable in terms of its scale and appearance and would not appear out of context or as an alien feature within this area.
- 9.4 In these terms, therefore, the proposed change of use and roof extension are considered to comply with policies 3/4, 3/7, 3/11, 3/12, 5/1 and 5/7 of the adopted Local Plan.

10.0 RECOMMENDATION

FOR RECOMMENDATIONS OF APPROVAL

1. APPROVE subject to the following conditions and reasons for approval:

Declaration of Interest for case officer

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.

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. Prior to the commencement of development, full details of the on-site storage facilities for waste including waste for recycling shall be submitted to and approved in writing by the local planning authority. Such details shall identify the specific positions of where wheeled bins, will be stationed and the arrangements for the disposal of waste. The approved facilities shall be provided prior to the commencement of the use hereby permitted and shall be retained thereafter unless alternative arrangements are agreed in writing by the local planning authority.
5. The Housing Act 2004 introduces the HHSRS as a way to ensure that all residential premises provide a safe and healthy environment to any future occupiers or visitors.

Each of the dwellings must be built to ensure that there are no unacceptable hazards for example ensuring adequate fire precautions are installed; all habitable rooms have adequate lighting and floor area etc.

The applicant/agent is advised to contact the Residential Team at Mandela House, 4 Regent Street, Cambridge and Building Control concerning fire precautions, means of escape and the HHSRS.

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, 3/14 and 5/7

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.

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 Mon 8am - 5:15pm, Tues, Thurs & Fri 9am - 5:15pm, Weds 9am - 6pm.