

Application Number	13/1527/FUL	Agenda Item	
Date Received	18th October 2013	Officer	Miss Catherine Linford
Target Date	13th December 2013		
Ward	Kings Hedges		
Site	53 Ramsden Square Cambridge Cambridgeshire CB4 2BN		
Proposal	Two storey side extension to no. 53 Ramsden Square to form one 1-bed and one 2-bed maisonette.		
Applicant	Mr Nik Percival 183 Coolidge Gardens Cottenham Cambridge Cambridgeshire CB24 8RH		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ol style="list-style-type: none"> 1. The proposal would not have a detrimental visual impact on the streetscene or on the character of the surrounding area; 2. The proposal would not have a significant detrimental impact on neighbouring occupiers and would provide an appropriate standard of living accommodation; and 3. Adequate cycle and bin storage is proposed.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 53 Ramsden Square is a two-storey, semi-detached house situated on the northwestern side of the square. The houses back onto to an area of public open space in the centre of the square. The site is not within a Conservation Area.

1.2 The house has an existing flat roofed, single storey extension at the rear on the southwestern side, which is 2.3m in width.

2.0 THE PROPOSAL

2.1 Full planning permission is sought for a two storey extension to the side of 53 Ramsden Square to create one one-bed flat on the ground floor; and one two-bed, duplex flat on the first floor and in the roofspace. Both flats would be accessed from an entrance door at the front of the building.

2.2 The proposed building would stand in line with the front elevation of the existing house with a bay window to the front of the same depth as the bay window to No. 53 but of a different design. At the rear, the proposed building would stand in line with the original two storey part of No. 53, with an additional two storey, flat roofed element standing in line with the single storey extension to No. 53.

2.3 Bin stores would be situated to the front of No. 53 for the use of this property; to the front of the extension for one of the flats; and in the rear garden for the other flat. Cycle storage would be provided in the rear garden.

2.4 The application is accompanied by the following supporting information:

1. Design and Access Statement

3.0 SITE HISTORY

Reference	Description	Outcome
13/0893/FUL	Two storey side and rear extension to existing building to create 1x one bedroom flat and 1x two bedroom flat	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, Cambridge Local Plan 2006 policies, Supplementary Planning Documents and Material Considerations.

5.2 Relevant Development Plan policies

PLAN		POLICY NUMBER
Cambridge Plan 2006	Local	3/1 3/4 3/7 3/8 3/10 3/11 3/12 4/4 4/13 5/1 5/12 8/6 8/10 10/1

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	<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) National Planning Practice Consultation
	<u>Citywide:</u> Open Space and Recreation Strategy Cycle Parking Guide for New Residential Developments

5.4 Status of Proposed Submission – Cambridge Local Plan

Planning applications should be determined in accordance with policies in the adopted Development Plan and advice set out in the NPPF. However, after consideration of adopted plans and the NPPF, policies in emerging plans can also be given some weight when determining applications. For Cambridge, therefore, the emerging revised Local Plan as published for consultation on 19 July 2013 can be taken into account, especially those policies where there are no or limited objections to it. However it is likely, in the vast majority of instances, that the adopted development plan and the NPPF will have considerably more weight than emerging policies in the revised Local Plan.

For the application considered in this report, the following policies in the emerging Local Plan are of relevance:

Policy 52: Protecting garden land and the subdivision of existing dwelling plots

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

- 6.1 No significant adverse effect upon the Public Highway should result from this proposal. An informative is recommended to explain that a separate permission would be required from the Highway Authority to carry out any works to the public highway.

Head of Refuse and Environment

6.2 No objection. Conditions are recommended relating to construction hours and collections/deliveries during the construction period.

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 owner/occupier of the following address has made representations:

- 72 Ramsden Square

7.2 The representations can be summarised as follows:

- Overdevelopment
- Loss of privacy
- The proposed parking will result in damage to the roots of the tree on the verge. This tree should not be removed as it is important to the street scene
- The Council is proposing a traffic order here that will prevent parking on the verge with a resultant loss of parking capacity

7.3 The above representation is a summary of the comments that have been received. Full details of the representation 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
7. Planning Obligation Strategy

Principle of Development

- 8.2 Policy 5/1 of the Cambridge Local Plan (2006) states that proposals for housing development on windfall sites will be permitted subject to the existing land use and compatibility with adjoining uses. The surrounding area is predominantly residential and, therefore, it is my opinion that the proposed additional dwelling would be compatible with adjoining land uses.
- 8.3 Policy 3/10 of the Cambridge Local Plan (2006) explains that residential development within the curtilage of existing properties will not be permitted if it will:
- a) Have a significant adverse impact on the amenities of neighbouring properties through loss of privacy, loss of light, an overbearing sense of enclosure and the generation of unreasonable levels of traffic or noise nuisance;
 - b) Provide inadequate amenity space or vehicular access arrangements and parking spaces for the proposed and existing properties;
 - c) Detract from the prevailing character and appearance of the area;
 - d) Adversely affect the setting of Listed Buildings, or buildings or gardens of local interest within or close to the site;
 - e) Adversely affect trees, wildlife features or architectural features of local importance located within or close to the site; and
 - f) Prejudice the comprehensive development of the wider area of which the site forms part.
- 8.4 Given the size of the site and its constrained nature part f) of policy 3/10 of the Local Plan is not relevant to this application. Part d) of this policy is also not relevant. Parts a) b) c) and e) of policy 3/10 will be addressed later on in this report.
- 8.5 In my opinion, the principle of the development is acceptable and in accordance with policy 5/1 of the Cambridge Local Plan (2006).

Context of site, design and external spaces

- 8.6 Ramsden Square consists of semi-detached houses which back onto a public open space. Originally, at each corner of the

Square there was a pair of semi-detached houses standing at an angle creating a sense of openness between this pair and the neighbouring pairs. Overtime, this openness has been eroded by extensions and additional infill dwellings.

- 8.7 The proposal would appear as an additional dwelling to the side of 53 Ramsden Square, creating a terrace of three. This terraced form is not unusual in the Square and it is my opinion that the formation of a terrace would not be out of character with the area. The proposed building would stand in line with the attached neighbours, Nos. 53 and 51 Ramsden Square, and in my view would not have a detrimental impact on the streetscene. However, to ensure that the development does not stand out, I recommend that samples of materials are required by condition (5).
- 8.8 Concern has been raised that the proposed parking spaces to the front of No. 53 would damage the roots of the tree on the verge. Considering that this tree does not enjoy any form of protection and could be felled at any time, I do not believe it would be reasonable to refuse planning permission due to the potential loss of this tree.
- 8.9 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11, 3/14, and part c) of policy 3/10.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.10 The neighbouring dwellings that may potentially be impacted on by the proposals are 53 Ramsden Square to the northeast; and 55 and 57 Ramsden Square to the south.

Impact on 53 Ramsden Square

- 8.11 53 Ramsden Square has a small single storey extension to the rear. The rear wall of the main part of the proposed building would stand in line with the original two storey part of No. 53, and the two storey, flat roofed part of the proposed building would be the same depth as the single storey rear extension to No. 53. Due to the additional height, the flat roofed two storey element will cast shadow over No. 53 in the afternoon but it is

my view that the impact of this would be minimal. In my opinion, the proposed building would not enclose or dominate this neighbour to an unacceptable degree.

- 8.12 A window is proposed at the rear at first floor level and, therefore, views at an oblique angle towards No. 53 would be possible. This is common in an urban situation and I consider this to be acceptable.

Impact on 55 and 57 Ramsden Square

- 8.13 The proposed building would stand to the north of 55 and 57 Ramsden Square. Due to the orientation of the buildings it is my opinion that the proposed building would not overshadow these neighbouring dwellings to an unacceptable degree. The proposed building would stand 2m from the common boundary with Nos. 55 and 57, and the two-storey element of the proposed building would be no deeper than No. 57 but would be at an angle to it. In my opinion due to the positioning of the buildings and their relationship to one another the proposed building would not appear dominant when viewed from No. 55 and would not unduly enclose this neighbour. Due to the distance between the proposed building and No. 57, it is my opinion that it would also not dominate or enclose this neighbour.

- 8.14 No windows are proposed on the side of the proposed building and there is therefore no potential for direct overlooking. A window is proposed at the rear at first floor level. Due to the positioning of the buildings, at an angle to one another, only oblique views would be possible into the rear gardens of Nos. 55 and 57. This level of overlooking is not unusual in an urban area, and it is my opinion that it would not have a significant detrimental impact on the neighbouring occupiers. I consider it to be acceptable.

Disruption from demolition and construction works

- 8.15 Due to the proximity of neighbouring residential properties I recommend that the hours of demolition and construction are controlled by condition (2) along with the hours for collections and deliveries (3). I also recommend that a method for dust suppression is required by condition (4).

- 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, 3/7 and part a) of policy 3/10.

Amenity for future occupiers of the site

- 8.17 The two proposed flats would share an area of amenity space at the rear, and it is my opinion that the standard of living accommodation proposed is satisfactory.
- 8.18 In my opinion the proposal provides 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, 3/14 and part b) of policy 3/10.

Refuse Arrangements

- 8.19 A bin store would be provided at the front of No. 53 for the use of this property. For the proposed flats, a bin store would be provided at the front of the property for the use of one flat; and a further bin store would be provided at the rear for the use of the other flat. These stores are acceptable in principle. No details have been provided regarding the appearance of these stores and I recommend that these details are required by condition (6).
- 8.20 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

Car and Cycle Parking

- 8.21 Appendix C (Car Parking Standards) states that no more than one off-street car parking space may be provided for each of the two flats. Two car parking spaces are proposed, which meets the standards and is acceptable.
- 8.22 Concern has been raised regarding the impact the proposal could have on on-street parking as the Council is proposing a Traffic Order that will prevent parking on the verge, thereby reducing parking capacity. Off-street parking spaces are proposed for the proposed flats and No. 53, and therefore the additional dwellings will not have an impact on the demand for on-street parking spaces.

8.23 Appendix D (Cycle Parking Standards) states that at least one secure, covered cycle parking space must be provided for the one bedroom flat; and at least two secure, covered cycle parking spaces must be provided for the two bedroom flat. Two cycle parking spaces are proposed for each flat, at the rear of the property. This exceeds the standards and is acceptable in principle. No details have been provided regarding the appearance of these stores and I recommend that these details are required by condition (7).

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

Third Party Representations

8.25 This issues raised in the representation received have been addressed under the headings above.

Planning Obligation Strategy

Planning Obligations

8.26 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

- 8.27 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.
- 8.28 The application proposes the erection of one two-bedroom flat and one one-bedroom flat. A house or flat is assumed to accommodate one person for each bedroom, but one-bedroom flats 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	1	476
3-bed	3	238	714		
4-bed	4	238	952		
Total					833

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	1	538
3-bed	3	269	807		
4-bed	4	269	1076		
Total					914.50

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	1	484
3-bed	3	242	726		
4-bed	4	242	968		
Total					847

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	632	632
3-bed	3	316	948		
4-bed	4	316	1264		
Total					632

8.29 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

- 8.30 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	1	1256
3-bed	1882		
4-bed	1882		
Total			2512

- 8.31 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

- 8.32 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		
Flat	150	2	300
Total			300

8.33 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.

Monitoring

8.34 The Planning Obligation Strategy (2010) requires that all new residential developments contribute to the costs of monitoring the implementation of planning obligations. The costs are calculated according to the heads of terms in the agreement. The contribution sought will be calculated as £150 per financial head of term, £300 per non-financial head of term. Contributions are therefore required on that basis.

Planning Obligations Conclusion

8.35 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 In my opinion, the proposal would not have a detrimental visual impact on the streetscene or on the character of the surrounding area. The proposal would not have a significant detrimental impact on neighbouring occupiers, in my view, and would provide an appropriate standard of living accommodation. I, therefore, recommend the application for approval, subject to conditions and the completion of a S106 agreement.

10.0 RECOMMENDATION

APPROVE subject to the satisfactory completion of the s106 agreement by 6th May 2014 and 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. 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)

3. 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)

4. No development shall commence until a programme of measures to minimise the spread of airborne dust from the site during the demolition/construction period has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved scheme.

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

5. 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)

6. No development shall commence until such time as full details of the on-site storage facilities for waste including waste for recycling have been submitted to and approved in writing by the local planning authority. Thereafter the development shall be in accordance with the approved details. The approved facilities shall be retained thereafter unless alternative arrangements are agreed in writing by the local planning authority.

Reason; To protect the amenities of nearby residents/occupiers and in the interests of visual amenity. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4 and 4/13)

7. 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)

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or with any order revoking and re-enacting that Order with or without modifications) no windows or dormer windows shall be constructed other than with the prior formal permission of the local planning authority.

Reason: To protect the amenity of adjoining properties. (Cambridge Local Plan 2006 policies 3/4 and 3/14)

9. 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)

10. 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.

Unless prior agreement has been obtained from the Head of Planning, in consultation with 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 6th May 2014, or if Committee determine that the application be refused against officer recommendation of approval, it is recommended that the application be refused for the following reason(s):

The proposed development does not make appropriate provision for public open space, community development facilities, waste facilities, and monitoring in accordance with Cambridge Local Plan 2006 policies 3/7, 3/8, 3/12, 5/5, 5/14, 8/3 and 10/1 and as detailed in the Planning Obligation Strategy 2010, and the Open Space Standards Guidance for Interpretation and Implementation 2010.

In the event that the application is refused, and an Appeal is lodged against the decision to refuse this application, delegated authority is sought to allow officers to negotiate and complete the Planning Obligation required in connection with this development