

EAST AREA COMMITTEE MEETING – 20th FEBRUARY 2014

Amendment De-brief Note

PLANNING APPLICATIONS

CIRCULATION: First

ITEM: APPLICATION REF: **13/1465/FUL**

Location: 6 Hooper Street

Target Date: 5th December 2013

To Note:

Appendix 1 and 2 will be provided as hard copy in the meeting.

Appendix 3

Minutes from the Development Control Forum of Wednesday 11th December 2013

Development Control Forum DCF/1 Wednesday, 11 December 2013

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DEVELOPMENT CONTROL FORUM 11 December 2013

10.00 - 11.30 am

Present: Councillor Blencowe

Officers:

Principal Planning Officer (Chair): Tony Collins

Planning Officer: Amit Patel

Committee Manager: Claire Tunncliffe

For Applicant:

Applicant Representative: Peter McKeown, Januarys

Applicant Architect: Graham Handley

For Petitioners:

Lead Petitioner: Michael Mulvihill

Resident: Sophie Dubillot.

FOR THE INFORMATION OF THE COUNCIL

13/7/DCF Introduction by the Chair

The Chair outlined the role and purpose of the Development Control Forum.

Those present were informed that no decisions would be taken at the meeting.

13/8/DCF Declarations of Interest

No declarations were made.

13/9/DCF 13/1465 FUL: 6 Hooper Street, Cambridge, CB1 2NZ

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Committee: East Area Committee

Date: 11 December 2013

Application No: 13/1465/FUL

Site Address: 6 Hooper Street Cambridge CB1 2NZ

Description: Erection of one 2 x bed dwelling, and conversion of No.6 Hooper Street into two 2 x bed flats together with cycle parking and associated hard and soft

landscaping (following the demolition of the existing garage building present on site and part of the single store rear addition to No 6).

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Applicant: TBC

Committee: East Area Committee

Agent: Mr Peter McKeown, Januarys, York House,
7 Dukes Court, 54-62 Newmarket Road Cambridge, CB5 8DZ

Telephone: 01223 326809

Lead Petitioner: Mr Michael Mulvihill

Address: 8 Hooper Street Cambridge CB1 2NZ

Case Officer: Mr Amit Patel

Text of Petition:

The proposed development, especially of the new house at the rear, is an overdevelopment of this tiny site. Its approval would result in a loss of privacy for existing residents (many of whom have not been notified of the plans) and the loss of a mature and important tree, which could not possibly survive the redevelopment. It would lead to an increase in noise and overlooking of neighbouring properties. The loss of two car parking spaces and the addition of a house and another dwelling would lead to increased pressure on on-street parking in an area where on-street parking is already inadequate for existing needs.

Presently adjoining owners and occupiers, many with small gardens and already in very close proximity with each other, enjoy an intimate relationship formed by the mature trees and lack of residential development on the site of the former workshop. Granting consent to this application would ruin this local environment and benefit only the developer and owner.

The conversion of the house into two dwellings with additional stairs fronting directly onto Hopper would adversely affect the appearance and visual impact of not only the house itself but also the central conservation area it is part of.

We request that this application be taken to development control forum or at least reviewed at committee, and that it is refused.

Case by Applicants:

1) Mr Peter McKeown (Agent) introduced himself and Mr Graham Handley (Architect), and began by outlining his understanding of the main concerns raised by the petitioners to call a Development Control Forum Meeting, which were as follows:

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- Overdevelopment
- Loss of a mature and important tree
- Increase in noise and overlooking of neighbouring properties
- Increased pressure on on-street parking
- Visual impact on the Central Conservation Area

During the presentation Mr McKeown stated that he hoped to address those concerns and made the following points:

2) The site occupies a strategic location, $\frac{3}{4}$ mile south east of Cambridge City Centre, located to the north of Hooper Street connected to Mill Road via Gwydir Street and Kingston Street.

3) The proposed development falls within the Central Conservation Area.

- 4) The site contained an end of terrace, Victorian two storey dwelling with an industrial car repair workshop building present at the rear that was unattractive in appearance.
 - 5) The site extends to 0.044 hectares with a predominantly square footprint to the rear.
 - 6) The proposed residential use of the land is compatible with the established residential properties present within the immediate area.
 - 7) The site occupies a sustainable location, a brownfield site and therefore represents a very high priority for future development.
 - 8) The site was suitable for development and the proposals would bring back into use previously developed and largely derelict land.
 - 9) Acknowledged there had been various planning applications to this site, two of which had previously been refused. However consent had been granted for the demolition of the workshop.
 - 10) The principle of providing residential development on this site was supported by national guidance, provided in the form of the National Planning Policy Framework and Policy 5/1 of the Cambridge Local Plan 2006.
 - 11) The new residential dwelling although on two floors, would not be a full two storey building.
 - 12) The proposed build was very similar in terms of its scale and form to adjacent housing found within the area, with a garden area to the front at the rear of No.7 Hooper Street.
 - 13) Occupies a smaller footprint than the existing garage building which will be removed from site and kept within the mass of the existing building.
 - 14) The new dwelling will be kept within volume and footprint of existing building, 66% of existing footprint & 71% of volume of existing.
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Case by Petitioners:

- 15) Did not object to the form and development of the building but to the location of where the building stands.
- 16) A change of use from a workshop to a dwelling would have a harmful impact on the small site.
- 17) With the conversion of No. 6 into two bed flats and the erection of a one two bed dwelling this would increase the density of the area, potentially up to nine additional people which would have create an increase in noise levels.
- 18) The two bed flats were too close in proximity and would have a negative impact on the privacy on the future occupiers.
- 19) There was an insufficient allocation of refuse bins to the dwellings due to inadequate amenity space.
- 20) The scale of the proposed development and proximity would have an adverse effect on neighbouring properties.
- 21) There have been a number of applications to develop this site which had been refused and the appeals dismissed.
- 22) Although this application had been scaled down from previous plans this proposal was still about maximising profit on the site.
- 23) This application was closer to No 8 Hopper Street than previous applications. The site only 8 metres from the rear window of the bedroom and kitchen window and 6 metres from the rear of No 7 Hooper Street.

- 24) The additional development would have a negative impact on this already high density area.
- 25) The development would not enhance the area.
- 26) There was a danger that the cherry tree which had become a focal point for residents would not survive, this would be a loss to habitat of local wildlife.
- 27) The external stair well on the development was not in keeping with the conservation area.
- 28) Two parking spaces would be lost.

Case Officer's Comments:

Mr Amit Patel began by giving a brief history of the planning applications that had been put before the Council.

29) Representations had been received from No 8 Hooper Street and 9 Gwydir Street which covered the following issues:

- 30) Principle of development.
- 31) Over development of the site.
- 32) Relationship of the site between neighbours.
- 33) Residential amenity.

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34) Noise.

Mr Patel gave details of the relevant departments that had been consulted on the application and no objections had been received, however the following had been highlighted.

35) Environmental Health had recommended the standard waste condition to ensure the correct receptacles were provided and sufficient storage space for the properties.

36) The Conservation Department had recommended a suggested condition that prior to the commencement of development, full details of all external materials shall be submitted to and approved in writing by the local planning authority, with the exception of ground works.

37) Highways stated that the residents of the dwelling units within the site would not qualify for Residents' Permits (other than visitor permits) and an appropriate informative added to any Permission that the Planning Authority is minded to issue with regard to this proposal

Questions and Comments to the Applicant:

38) Could the applicant address the problem of close proximity and the loss of privacy that would be experienced by No 8 Hopper Street and the relationship of the site between neighbours?

39) It was highly probable that the roots of the cherry tree would be damaged during the build and that the tree would not survive, no matter what any reports stated.

40) Could the Applicant guarantee that the cherry tree would survive the build and the roots would not be damaged in any way?

41) Did the Applicant really think that enough refuse bins had been provided by not meeting the minimum standard?

42) Both owners of the two bed flats would have to share the bin and plastic bags could be left out when the bins were full.

43) If the workshop was not there would the proposal be considered?

44) Without the workshop a standard terraced Victorian dwelling stands on the site, if the proposal were approved, would this mean that anyone with a garden would be granted permission to build an additional property on their site?

- 45) Requested that the position of the Highways Authority be clarified?
- 46) Requested confirmation that the new build would not exceed the ridge height of the workshop.

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Response by the Applicant:

47) There could be an issue of privacy between the two gardens of No 7 & 6 Hooper Street but this is the same size garden for the current three bedroom property. The garden would become less intensively used as the property becomes 2 bed.

48) With regards to proximity, the City Council does not have any fixed standards defining acceptable distances between principal elevations of new dwellings. Due to the characteristics of the site on which the existing building stands the distances proposed are acceptable.

49) With respect to the privacy of future residents the development provides a high quality acceptable living environment. There would be no overlooking into bedrooms to buildings on Hooper Street or Sturton Street. The scheme had been designed to be predominately inward looking, and a light study undertaken shows that adequate levels of daylight would enter the new properties.

50) Based on a professional report undertaken concerning the cherry tree there was no indication that the tree could not remain in situ while the development took place. The matter had been discussed with the City Council Tree Officer who was not opposed to the removal of the tree.

51) A survey of the cherry tree reported a life expectancy of ten to twenty years. The applicant felt that the tree is not worthy of protection.

52) The City Council Environmental Health Officer had made comment on the space for refuse bins and it would be possible that this element could be conditioned. Adequate provision for the three dwellings has been provided but if required would look at the capacity of the size of the bins.

53) With regards to the external stairwell this would not have any negative impact on the conservation area. The stairwell is situated to the rear of the property behind the frontage of Hooper Street.

54) The development would be promoted as car free. No parking permits would be issued to residents by the Highways Authority

Summing up by the Applicant:

55) The development represents an attractive contemporary modern style which respects the established buildings in the surrounding residential area.

56) The scale of the building has been reduced and the design amended.

57) The site was large enough to accommodate the new dwelling to the rear and compliments the surrounding area.

58) The proposal would not appear over dominant within the locality and would not adversely impact any of the adjoining properties. Any concerns had been adequately addressed.

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59) Extensive consultation had taken place with Council Officers which has resulted in a well-considered design solution for the site.

60) The development responds positively to the site's opportunities and

constraints. It would not have an adverse impact on the character and appearance of the area or the adjacent houses within Hooper Street and Sturton Street.

Summing up by the Petitioners:

61) The development was too close to No 8 Hooper Street and could not see how the issue of proximity could be resolved.

62) The development was too cramped and would not enhance the quality of life for local residents, particularly those in Hooper Street and Sturton Street in any way.

63) The view from No 8 Hooper Street would not be of the cherry tree but of the new development. It was highly unlikely that the tree would survive.

64) Replacing a three bedroom house with a two bedroom house would mean that there would be less people in the garden from that property.

However in addition there would be the addition of two extra dwellings.

65) The external stairwell was not to the rear of the property and was visible from the street scene as demonstrated by the Applicants own power point presentation.

66) The total size of the site, 0.44 of a hectare, was not a large amount of land to build on.

67) Extending the house to that of a four bedroom property would be the better option for both the Applicant and residents, which would also be financial beneficial.

Final Comments of the Chair

68) The Chair confirmed that the notes of the Development Control Forum would be made available to relevant parties and would be reported to Planning Committee when the application are reported to them.

Three late comments have been received from, full details can be found on the online Public Access system:

30 Lyndewode Road
14 Hooper Street
6 Sturton Street

The comments are as follows:

30 Lyndewode Road

- *Overdevelopment of site*
- *Poor quality housing*
- *Impact on adjoining neighbours*
- *Policy 5/2 is not adhered to but is accepted in previous report*

14 Hooper Street

- *Loss of family home and loss of character*

6 Sturton Street

- *No parking provision*
- *Less than 110 square metres*
- *Impact on character*

I note this comments and I do not consider that this alters my recommendation.

Amendments To Text:

Condition 4 should refer to plan number 06/552L/57C and not 06/552L/57B.

Condition 4 should be:

Notwithstanding the plan reference 06/552L/57C floor plan details are required showing the position and size of the window.

Reason: To protect the character and setting of the Conservation Area. (Cambridge Local Plan (2006) policy 4/11).

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

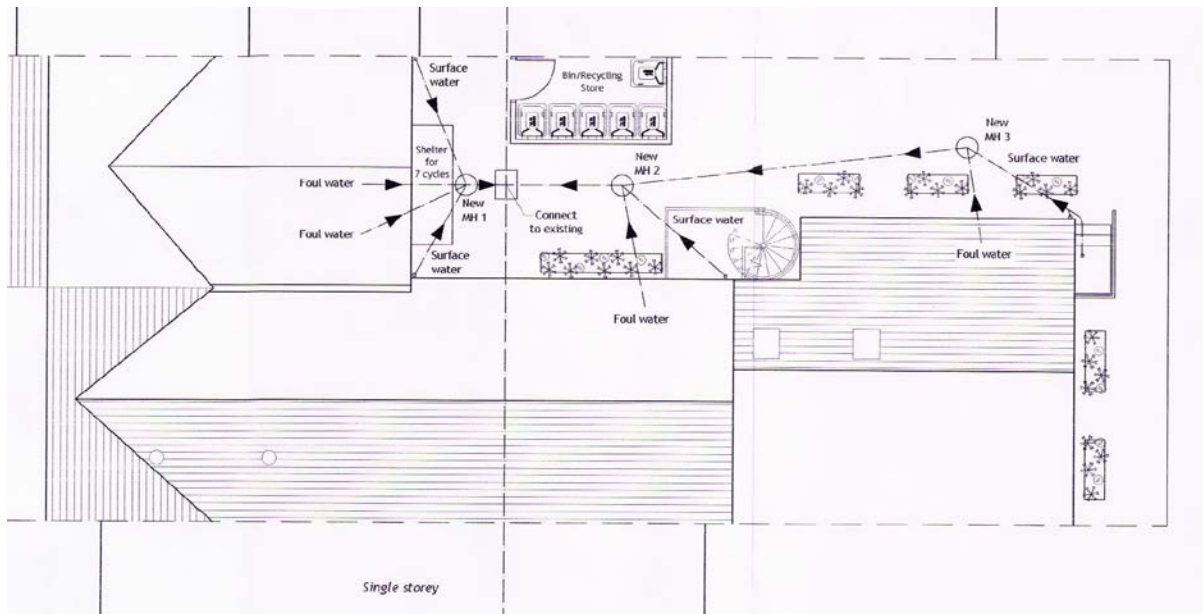
ITEM: APPLICATION REF: **13/1644/FUL**

Location: 56 And 56A Mill Road

Target Date: 14th January 2014

To Note:

An additional drawing has been submitted showing areas for waste and cycle storage. I have attached the relevant part of this drawing below. This drawing does not contain sufficient detail to be sure that either store is of an adequate size to be satisfactory. I am also concerned about whether the proposed positioning would obstruct residents coming in and out of the courtyard. However I consider that there is room on site to accommodate the number of bins and bikes required, although the stores may need to be larger than shown and one or more of them may need to be positioned further towards the south (rear) end of the site. For this reason, I have attached conditions to make sure appropriate provision is made, but I am confident that it will be possible to satisfy these conditions with an appropriate detailed design.



Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: **13/1814/FUL**

Location: Land To The Rear Of 76 Abbey Road

Target Date: 12th February 2014

To Note:

Details submitted to discharge previous condition relating to a raised walkway have been received. This information was acceptable to discharge this condition previously and therefore condition 9 is also acceptable now and is not required.

The Environment Agency has commented that they would require a

- full contemporary FRA
- preliminary risk assessment in respect of potentially contaminated land.

Prior to the determination of this application.

In light of the comments received I recommend refusal as there is lack of details with regards to flood risk and contamination which has the potential to impact upon future occupiers.

Amendments To Text: None

Pre-Committee Amendments to Recommendation:

To refuse the application in light of the Environment Agency comments as there is a potential that there would be a risk to future occupiers until information can be provided to mitigate this.

DECISION:
