

<b>Application Number</b>	14/0614/FUL	<b>Agenda Item</b>	
<b>Date Received</b>	23rd April 2014	<b>Officer</b>	Mr Sav Patel
<b>Target Date</b>	18th June 2014		
<b>Ward</b>	West Chesterton		
<b>Site</b>	38 Chesterton Hall Crescent Cambridge CB4 1AP		
<b>Proposal</b>	Retrospective change of use from C3(a) to C1 - provision of 3 bedroom bed & breakfast amenity		
<b>Applicant</b>	Mr Brian Corbett 38 Chesterton Hall Crescent Cambridge CB4 1AP		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ol style="list-style-type: none"> <li>1) The use would not result in any external alterations to the dwellinghouse as such the visual appearance of the dwellinghouse would be maintained.</li> <li>2) The proposal will not adversely affect residential properties.</li> <li>3) To use would add to and strengthen the range of short-stay accommodation.</li> </ol>
RECOMMENDATION	APPROVAL

**1.0 SITE DESCRIPTION/AREA CONTEXT**

- 1.1 No.38 is a large 6bed three storey well presented detached Victorian dwellinghouse located in a residential cul-de-sac off Chesterton Road. The built form of the area is characterised by large detached and semi-detached dwellings on generous sized plots.
- 1.2 No.38 was built by Robert Sayle for his daughter. Robert Sayle was a local entrepreneur who established a textile store in Cambridge which eventually became part of the John Lewis Partnership.

1.3 The site is not within a conservation area or the Controlled Parking Zone.

## 2.0 THE PROPOSAL

2.1 The application seeks retrospective planning permission for change of use from C3 (a) dwellinghouse to C1 3bed "luxury boutique" bed and breakfast use. The manager's flat is located on the top floor. 3 of the 6 bedrooms have been given over to the bed and breakfast use. No external signage has been installed.

2.2 The B&B use is a subsidiary use as the dwelling will remain as a family dwelling to the applicant.

2.3 The applicant has external bin and cycle storage to accommodate the use.

2.4 The application is accompanied by the following supporting information:

1. Design and Access Statement
2. Plans

## 3.0 SITE HISTORY

<b>Reference</b>	<b>Description</b>	<b>Outcome</b>
12/0240/FUL	3 traditional dormers to front roof slope of dwelling.	REFUSED (Allowed at Appeal)
11/0621/FUL	Installation of three traditional dormers to front roof slope of dwelling.	REFUSED
10/1006/FUL	Roof extension including raising of roof ridge height.	APPROVED

## 4.0 PUBLICITY

4.1 Advertisement:	No
Adjoining Owners:	Yes
Site Notice Displayed:	No

## **5.0 POLICY**

### **5.1 Central Government Advice**

National Planning Policy Framework 2012  
National Planning Practice Guidance 2014  
Community Infrastructure Levy Regulations 2010  
Circular 11/95 – The Use of Conditions in Planning Permissions  
(Annex A)

### **5.2 Cambridge Local Plan 2006**

3/1 Sustainable development  
3/3 Setting of the City  
3/4 Responding to context  
3/6 Ensuring coordinated development  
3/7 Creating successful places  
6/3 Tourist Accommodation  
8/4 Walking and Cycling accessibility  
8/6 Cycle parking

## **6.0 CONSULTATIONS**

### **Cambridgeshire County Council (Highways)**

- 6.1 A plan of the parking layout needs to be provided to demonstrate four cars can park off street.
- 6.2 Following annotation of the layout plan to show the car parking layout by the applicant the highway officer was satisfied with the information.

### **Head of Refuse and Environment**

- 6.3 No objections to the change of use.
- 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 The owners/occupiers of the following addresses have made representations:

- 13 Chesterton Hall Crescent
- 15 Chesterton Hall Crescent
- 30 Chesterton Hall Crescent
- 31 Chesterton Hall Crescent
- 40 Chesterton Hall Crescent

7.2 The representations can be summarised as follows:

- The use would increase pressure on on-street car parking
- Unsuitable location for this use
- Highway and pedestrian safety
- Loss of privacy
- Increase in noise disturbance
- Outdoor signage

7.3 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. Context of site, design and external spaces
2. Residential amenity
3. Refuse arrangements
4. Highway safety
5. Car and cycle parking
6. Third party representations

### **Context of site, design and external spaces**

8.2 The change of use of part of the dwellinghouse to accommodate a 3bedroom bed and breakfast does not include any external alterations other than to the car parking arrangements at the front of the dwelling. Otherwise, no external alterations to the elevations, and no signage to promote the use have been proposed. I am therefore satisfied that the use does not have a negative visual impact on the street scene or character of the area.

- 8.3 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11, 3/12.

### **Residential Amenity**

Impact on amenity of neighbouring occupiers

- 8.4 The use of the dwelling would not in my view materially affect the residential amenity of the surrounding residents. No additional openings have been created to accommodate the use that would cause an overlooking issue.
- 8.5 The intensification of the use would in my view be comparable with a family use in a 6bed dwellinghouse. The rooms that have been given over to the B&B use are double rooms and well presented. Therefore in my view, due to the scale of the use, there would be no material increase in the coming and going from the site compared to a 6 bed dwellinghouse, such that it would have an adverse impact on the setting and character of this residential context. It would be difficult to argue the use of this scale would have any adverse impact on the privacy of adjoining neighbours, particularly as no external alterations are proposed.
- 8.6 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 and Cambridge Local Plan (2006) policies 3/4 and 3/7.

### **Refuse Arrangements**

- 8.7 The bin storage provision is located along the northern boundary of the site which has capacity to accommodate 4 wheelie bins. I do not consider the use would require any additional bins to be provided as there would be no material increase in waste handling/volume.
- 8.8 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

### **Highway Safety**

- 8.9 The Highway Officer has no concerns with highway safety.

- 8.10 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/2.

### **Car and Cycle Parking**

- 8.11 The applicant has provided additional information to demonstrate that the site can accommodate at least 4 car parking spaces off street. There is also parking for two cars in front of the dwellinghouse. Notwithstanding this, the applicant encourages guests to travel to and from the site by alternative means such as bike or public transport, particularly as the site is located within walking distance of the city centre. The short term nature of the use suggests that guests are more than likely to be traveling light. Furthermore, the applicant expects the annual average occupation rate to be 50% to 65%, which would not in my view materially affect the existing car parking provision within Chesterton Hall Crescent or on pedestrian safety.
- 8.12 A dedicated, secure and covered cycle storage area for 6 bikes is located on the northern boundary of the site adjacent to the bins. This is considered to be an acceptable arrangement.
- 8.13 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

### **Third Party Representations**

- 8.14 I have addressed most of the concerns raised in the above section. However, I set out below my response to the issues that I've not addressed.

#### Outdoor signage

- 8.15 No outdoor signage is proposed. If the applicant were to apply for signage then this would need to be considered on its own merits.

## **9.0 CONCLUSION**

- 9.1 The change of use to create a 3bed B&B within an existing 6bed family dwellinghouse is of a scale that would not in my view cause any significantly adverse issues on the residential amenity of the adjoining neighbours. The use is discreet and does not include any external alterations to the dwellinghouse.

There is also sufficient car parking off and on street (in front of dwellinghouse) to accommodate additional vehicle movements without affecting the existing on street provision.

- 9.2 The site is also located within walking distance of the city centre and has access to good public transport links.
- 9.3 The use would comply with policy 6/3 of the Local Plan as it would strengthen and diversifies the range of short stay accommodation in an accessible part of Cambridge.

## **10.0 RECOMMENDATION**

**APPROVE** subject to the following conditions:

1. 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.

2. The car parking layout as shown on drawing no.766-26 shall be laid out and maintained accordingly free from obstruction and shall not be used for any purpose other than the parking or turning of vehicles, unless and until adequate, alternative parking and turning space is provided to the satisfaction of the local planning authority which is also to be given in writing.

Reason: To avoid obstruction of the surrounding streets and in the interests of highway safety and convenience. (Cambridge Local Plan 2006 policies 8/2 and 8/10)

**INFORMATIVE:** The use hereby permitted does not give consent to any external signage which may have to be applied for under a separate application.