

Application Number	14/0908/FUL	Agenda Item	
Date Received	5th June 2014	Officer	Dharam Vir
Target Date	31st July 2014		
Ward	Newnham		
Site	The End House 53 Owlstone Road Cambridge CB3 9JH		
Proposal	Part change of use of residential property to provide Bed and Breakfast Accommodation (Retrospective)		
Applicant	Mrs Rosemary Evetts 53 Owlstone Road Cambridge CB3 9JH United Kingdom		

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site lies approximately 1.5 km south west of Cambridge City Centre and is at the southern end of Owlstone Road. The area is predominately residential with a mixture of detached, semi-detached Edwardian and Victorian terraced properties.
- 1.2 The application property is semi-detached and adjoins No.51 Owlstone Road. The majority of properties on Owlstone Road have their front doors facing onto the street except for No.53 and No.54 which have their front doors facing onto a private road at the southern end of Owlstone Road. To the rear of the application site lies Queens College student accommodation and to the front is Paradise Local Nature Reserve which abuts the River Cam. The application site is located in the Central Core Conservation.
- 1.3 The application property consists of the ground floor, first floor and second floor. The ground floor has six rooms consisting of a dining room and five private accommodation rooms. The first floor has three bedrooms with ensuite bathrooms for the bed and breakfast guests. The third floor has two private residential accommodation bedrooms. There is a large garden at the rear of the property which is used by the owner and the guests. To the rear of the garden is a garage which is available for car parking. Further parking is available on the private road at the

front of the property. The property is not within a controlled parking zone.

2.0 THE PROPOSAL

2.1 This is a retrospective application for part change of use of the property for bed and breakfast accommodation. There are three bedrooms with ensuite bathrooms on the first floor and a dining room on the ground floor which are used for the bed and breakfast business. The bed and breakfast is run as a family business and is managed by the owner and her son.

2.2 The application is accompanied by the following supporting information:

1. Supporting Statement

3.0 SITE HISTORY

Reference	Description	Outcome
C/82/0543	Provision of habitable rooms in roof space	PERM
C/85/0053	Erection of single storey extension to existing dwelling house	APC

4.0 PUBLICITY

4.1 Advertisement:	No
Adjoining Owners:	Yes
Site Notice Displayed:	No
Public Meeting/Exhibition (meeting of):	No
DC Forum (meeting of):	No

5.0 POLICY

5.1 Central Government Advice

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

5.2 Cambridge Local Plan 2006

3/1 Sustainable development
3/4 Responding to context
3/7 Creating successful places

4/11 Conservation Areas

5/4 Loss of housing

6/3 Tourist accommodation

8/6 Cycle parking
8/10 Off-street car parking

5.3 Material Considerations

Area Guidelines

Cambridge Historic Core Conservation Area Appraisal (2006)
Newnham Croft Conservation Area Appraisal (2013)

6.0 CONSULTATIONS

Cambridgeshire County Council (Transport)

- 6.1 The development will almost certainly result in an increase for the demand for on street car parking in an area not subject to on street control. This will increase demand for car parking in an area where such demand is already high and may result in the loss of some residential amenity.

Head of Refuse and Environment

- 6.2 Refuse and Environment have no adverse comments to make regarding this application.

Urban Design and Conservation team

- 6.3 Urban Design and Conservation team have no comments to make regarding this application.

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:

51 Owlstone Road, Cambridge, CB3 9JH

7.2 The representations can be summarised as follows:

- The bed and breakfast is contrary to Cambridge Local Plan policy;
- No.53 Owlstone Road is mostly given over to the bed and breakfast business;
- The use of the property as boarding house has resulted in noise and disturbance and this is inappropriate to the existing character of the street; and
- Lack of car parking for the guests of the bed and breakfast.

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. Car and cycle parking
5. Third party representations

Principle of Development

8.2 The principle of a part change of use of 53 Owlstone Road for bed and breakfast accommodation is acceptable and complies with Cambridge Local Plan Policy 6/3. Cambridge Local plan

policy 6/3 states that development which maintains, strengthens and diversifies the range of short stay accommodation will be permitted. The policy also states that in the case of a change of use from a residential use, part of the accommodation must be retained as private residential accommodation. In this instance the owner has retained 2 bedrooms and five other rooms as private residential accommodation.

- 8.3 In my opinion, the principle of the development is acceptable and in accordance with policy 6/3.

Context of site, design and external spaces

- 8.4 There have been no external changes carried out to the building which retains the existing character and appearance of a dwelling house.

The bed and breakfast accommodation at No.53 Owlstone Road is advertised only on their website. There are no advertising signs on the front or side elevation of the premises stating the premises is a bed and breakfast guest house.

- 8.5 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4 and 3/7.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.6 The use of the premises as a bed and breakfast is likely to create more activity than a normal family dwelling house with guests coming and going. The opening and closing of private car and taxis doors is likely to lead to some disturbance. However, this is little different from the comings and goings from a dwelling house which has a family living in it. There is also the potential for the creation of noise from delivery vehicles, but at this scale of operation, the impact is unlikely to be significant.
- 8.7 The entrance to No.53 Owlstone Road faces onto a private road and therefore there is likely to be less disturbance from guests coming and going from the premises. The guests are also likely to use differing modes of transport when arriving and leaving

the premises, reducing the potential for disturbance to the neighbouring properties.

- 8.8 There is one parking space available in the garage at the rear of the garden street parking available along the front of the property on the private road. The worst case scenario would be six taxi movements or six private cars movements a day for guests arriving and leaving by taxi or private car assuming the bed and breakfast is fully occupied. The impact of this would be very limited.
- 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 compliant with and Cambridge Local Plan (2006) policies 3/4 and 3/7.

Car and Cycle Parking

- 8.10 The Cambridge Local Plan sets out car and cycle parking standards for individual cases. The standard for guest houses and hotels is 2 parking spaces for every three bedrooms outside a controlled parking zone and 1 space per resident staff. The cycle parking standards are 1 cycle space for every 2 members of staff and 2 spaces for every 10 bedrooms. One car parking space is available in the garage at the end of the garden. There is on street parking available on the private road in front of property as the property is not within a controlled parking zone. However, the applicant has stated that the majority of their guests arrive by taxi or on foot.
- 8.11 The bed and breakfast has 8 cycle spaces with 6 being available for guests.
- 8.12 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

Third Party Representations

- 8.13 The third party representation can be summarised as follows:
- The bed and breakfast is contrary to Cambridge Local Plan policy;
 - No.53 Owlstone Road is mostly given over to the bed and breakfast business;

- The use as boarding house has resulted in noise and disturbance and this is inappropriate to the existing character of the street; and
- Lack of car parking for the guests of the bed and breakfast.

8.14 It is considered that the part change of use of the property complies with Cambridge Local Plan policy 6/3 which encourages tourist accommodation, and maintains, strengthens and diversifies the range of short stay accommodation.

8.15 The retrospective application is for a part change of use of the property. Three bedrooms with ensuite bathrooms on the first floor and a dining room on the ground floor have been given over to the bed and breakfast business. The remaining seven rooms are used as permanent private residential accommodation. The Cambridge Local Plan states that planning permission will not normally be required for the use of two bedrooms only of a dwelling house, the rest of the house remaining in family occupation. In this instance, only three bedrooms have been given over to the bed and breakfast business.

8.16 A change of use of a property to bed and breakfast is likely to result in some noise and disturbance to neighbouring properties with guests coming and going. There is likely to be some noise from car doors being opened and closed as guests arrive and leave by private car or taxi. However, the entrance to No.53 faces onto a private road which will limit disturbance to the neighbouring properties from guests coming to and going from the premises. The overall character and appearance of the property appears as a dwelling house with no signage indicating it is a bed and breakfast guest house.

8.17 The guests to the bed and breakfast are likely to arrive in differing modes of transport including private car, taxi and on foot. There is one parking space available in the garage of the property and on street parking on the private road as the property is not in a controlled parking zone. The impact of the proposed use on neighbor amenity is likely to be little different from that of a dwelling.

9.0 CONCLUSION

- 9.1 The premises is considered to be acceptable for the bed and breakfast use. The part change of use does not adversely affect the amenity of the neighbouring properties by creating a significant disturbance for the neighbouring residential properties. APPROVAL is recommended.

10.0 RECOMMENDATION

APPROVE subject to the following conditions:

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. The premises shall retain at least one of the rooms as private residential accommodation for the proprietor.

Reason: To ensure there is no loss of residential units, Cambridge Local Plan 2006 policy 6/3.