

Application Number	14/0860/FUL	Agenda Item	
Date Received	28th May 2014	Officer	Miss Alison Twyford
Target Date	23rd July 2014		
Ward	Arbury		
Site	113 Histon Road Cambridge CB4 3JD		
Proposal	Proposed storage shed		
Applicant	Mr Mitesh Joshi Block B The Stable Buildings Wick Road Englefield Green Surrey TW20 0HJ United Kingdom		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <p>It is in keeping with other outbuildings in the locality</p> <p>It is appropriate in size and design</p> <p>It does not significantly adversely affect the amenity of local residents</p>
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 113 Histon Road is located on the west side of Histon Road, in an area that has a residential character but is punctuated by shops and other businesses. 113 forms the left hand side of a pair of semi-detached properties, the right hand property being a dwelling house. A terraced row of houses lies to the south. To the rear is a large open green area used as a public recreation ground. A hair studio is located on the opposite side of the road. The area to the south is wholly residential.

1.2 113 Histon Road currently operates as a fast food take away business at ground floor level, known as Domino's Pizza. There is residential accommodation at first floor level.

1.3 The site falls within the Central Conservation Area.
The site falls within the controlled parking zone.

2.0 THE PROPOSAL

2.1 The application seeks permission for a single storey storage shed to be used in association with the main take away unit.

2.2 The application is accompanied by the following supporting information:

1. Plans

3.0 SITE HISTORY

Reference	Description	Outcome
04/1174/S73	Variation of Condition 01 of C/0786/90 to extend opening hours from 11pm to 11.30pm nightly (Tues-Thurs), (Fri-Sat 12-30) except Sundays.,	REFU dated 14.03.2005
07/0130/FUL	Erection of single storey rear extensions, installation of external flue, loft conversion incorporating rear dormer and erection of new external access staircase with WC under.,	PERM dated 02.04.2007
07/1304/FUL	Proposed enlargement of rear preparation area. New extension with flat roof. New galvanised metal flue. Relocation of external steel access staircase.,	PERM dated 20.10.2008
10/1172/FUL		PERM

10/1173/ADV	Installation of new shopfront and 2 external compressors for A/C and cold room units.,	dated 12.01.2011
	Installation of 1 fascia sign (externally illuminated) and one illuminated internal window sign.,	PERM dated 12.01.2011

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
 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
 3/12 The design of new buildings
 4/11 Conservation Areas

5.3 Supplementary Planning Documents

Cambridge City Council (May 2007) – Sustainable Design and Construction:

Area Guidelines

Cambridge Historic Core Conservation Area Appraisal (2005)

6.0 CONSULTATIONS

Urban Design and Conservation team

6.2 No comments received

7.0 REPRESENTATIONS

7.1 Councillor Michael Todd Jones has requested this application be considered at committee if the officer recommendation is one of approval.

7.2 The owners/occupiers of the following addresses have made representations:

117 Histon Road
111 Histon Road

7.3 The representations can be summarised as follows:

- Application should be considered as retrospective as the building is already on site
- Noise and disturbance from constant use and door banging is unacceptable in a residential area.
- Not considered to be a shed but more of a commercial grade storage facility
- Almost three quarters of the site is not covered with storage and preparation facilities which are seen as unacceptable overdevelopment of the garden area.

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. Context of site, design and external spaces
2. Impact on the Conservation Area
3. Residential amenity
4. Third party representations

Context of site, design and external spaces

- 8.2 I do not consider that the timber shed will have a large impact on the character of the existing property as it is located to the rear and cannot be viewed from the front of the site. The view to the rear of the site is screened by existing planting and the view of the structure from the open space is therefore limited. The adjacent properties both have high fences that reduce the impact of the outbuilding to the sides. The materials are specified as timber and although they do not match the existing property they are similar in appearance to outbuildings in neighbouring properties. There is a mix of building styles in terms of design and appearance of other outbuildings in the locality. I consider that the design is appropriate for the context and would relate well to the existing context.
- 8.3 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, and 3/12.

Impact on the Conservation Area

- 8.4 The conservation and design team were consulted as part of the application and raised no comments. The limited view of the outbuilding is not considered to harm the Conservation area.
- 8.5 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 4/11

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.6 I consider there to be two key issues for discussion in relation to amenity.

Concern has been raised that a large proportion of the site is already occupied by buildings. Having visited the site I am satisfied that the addition of the timber shed will not result in overdevelopment of the site as on balance there is a reasonable area of garden land remaining.

The issue of noise and disturbance has been raised in the representations from neighbouring properties. The existing

property is restricted in the hours of use and opening and I therefore consider that the addition of a condition that restricts the hours of use of the outbuilding will limit the impact caused by the building. In addition, noise from the opening and closing of the door has been raised as causing disturbance to neighbouring properties. In order to minimise this I consider a condition requiring the addition of a soft closing mechanism to be applied to the door would be appropriate and would mitigate this impact to an acceptable level.

- 8.7 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 and 3/7.

Third Party Representations

- 8.8 Other matters have been raised in the representations that include the retrospective nature of the application not being acknowledged within the description and the accuracy of the description as a timber shed. I have considered the outbuilding as a storage use in connection to the authorised planning use of the main property and therefore consider that the description has not prejudiced my assessment. In addition I have considered the application as a retrospective one as the shed was present when I visited the site.

9.0 CONCLUSION

- 9.1 In the light of the preceding discussion it is concluded that the proposals would comply with the provisions of the relevant development plan policies, and as such I recommend approval.

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 outbuilding hereby approved shall only be used in connection with 113 Histon Road and shall not be used between the hours of 23.00 and 08.00.

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

4. Within 2 months from the date of the decision notice a soft closing mechanism shall be applied to the door of the timber shed, and shall be retained thereafter.

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