

Application Number	14/0888/FUL	Agenda Item	
Date Received	2nd June 2014	Officer	Miss Catherine Linford
Target Date	28th July 2014		
Ward	East Chesterton		
Site	8 Cheney Way Cambridge CB4 1UD		
Proposal	Proposed two storey house to rear of 8 Cheney Way (with access from Long Reach Road), following demolition of the existing garage		
Applicant	Mr And Mrs S Harrison C/o Neale Associates		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ol style="list-style-type: none"> 1. The proposed dwelling would be a positive addition to the streetscene; 2. The proposed dwelling would not have a significant detrimental impact on neighbouring dwellings; and 3. The proposed dwelling would not have a significant detrimental on highway safety.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 The application site fronts onto Long Reach Road and currently forms part of the rear garden of 8 Cheney Way. The surrounding area is predominantly residentially, consisting almost exclusively of semi-detached houses with the occasional detached house. The site is not within a Conservation Area.

2.0 THE PROPOSAL

2.1 Full planning permission is sought for a detached, two storey, two bedroom house on land which is currently occupied by a garage. .

3.0 SITE HISTORY

Reference	Description	Outcome
13/1663/FUL	Proposed two storey house to rear of 8 Cheney Way (with access from Long Reach Road), following demolition of the existing garage	Withdrawn

4.0 PUBLICITY

4.1 Advertisement:	Yes
Adjoining Owners:	Yes
Site Notice Displayed:	Yes

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 Local Plan 2006	3/1 3/4 3/7 3/10 3/12 5/1 8/6 8/10

5.3 Relevant Central Government Guidance, Supplementary Planning Documents and Material Considerations

Central Government Guidance	National Planning Policy Framework March 2012 National Planning Policy Framework – Planning Practice Guidance March 2014 Circular 11/95
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Supplementary Planning Guidance	Sustainable Design and Construction (May 2007)
	<u>City Wide Guidance</u> Cambridge and South Cambridgeshire Strategic Flood Risk Assessment (November 2010) Strategic Flood Risk Assessment (2005) Cambridge and Milton Surface Water Management Plan (2011) Cycle Parking Guide for New Residential Developments (2010)

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, there are no policies in the emerging Local Plan are of relevance.

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

- 6.1 No parking is provided for either the existing dwelling or that which is proposed. The development may therefore impose additional parking demands upon the on-street parking on the surrounding streets and, whilst this is unlikely to result in any significant adverse impact upon highway safety, there is potentially an impact upon residential amenity which the Planning Authority may wish to consider when assessing this application. The design and access Statement refers to providing parking within the site if required, however, the layout of the site would not appear capable of accommodating a normal sized car following development. It may be that the applicant is intending to park on the existing vehicular crossing of the verge. This land lies within the public highway and is outside the control of the applicant.

Head of Refuse and Environment

- 6.2 No objection, subject to conditions related to construction hours and piling.
- 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 owners/occupiers of the following addresses have made representations:
- 14 Cheney Way
 - 1 Long Reach Road
 - 3 Long Reach Road
 - 4 Long Reach Road
 - 28 Redfern Close

7.2 The representations can be summarised as follows:

Character and context

- Out of character
- The house would not be in keeping with the existing residential nature and density of the area

Residential amenity

- Loss of light and outlook to 2 Long Reach Road
- Overlooking to 2 Long Reach Road
- Noise from residents. 8 Cheney Way is rented out to students and the occupiers are noisy

Highway safety

- The building would obstruct visibility causing a blind corner
- The residents would park on the corner causing a highway safety problem

Car and cycle parking

- Lack of parking
- The proposed Cambridge North station will make the parking problems even worse

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. Principle of development
2. Context of site, design and external spaces
3. Residential amenity
4. Refuse arrangements
5. Highway safety, and 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 it is my view that the proposed dwelling would comply with policy 5/1 in principle.
- 8.3 Policy 3/10 of the Cambridge Local Plan (2006) states that residential development within the garden area or curtilage of existing properties if it will: a) have a significant adverse impact on the amenities of neighbouring properties; b) provide inadequate amenity space, vehicular access and parking spaces; c) detract from the prevailing character and appearance of the area; d) adversely affect the setting of Listed Buildings or Buildings of Local Interest within or close to the site; e) adversely affect trees, wildlife features or architectural features of local importance; and f) prejudice the comprehensive development of the wider area.
- 8.4 Parts d) and e) of policy 3/10 are not relevant to this proposal. The application site does not form part of a wider developable area and it is my view that the proposals comply with part f) of policy 3/10. Parts a), b) and c) of policy 3/10 will be addressed later on this report.
- 8.5 In my opinion, the principle of the development is acceptable and in accordance with policy 5/1 and part f) of policy 3/10 of the Cambridge Local Plan (2006).

Context of site, design and external spaces

- 8.6 The proposed house would be two storeys in height with a low, pitched roof, with the ridge line of the proposed house at a similar height to the eaves of the neighbouring house, 2 Long Reach Road. The houses on this estate are uniform in design. The proposed house would not conform to the standard design. However, I do not consider that this difference would have a significant harmful impact on the appearance of the area. Due to the curve of the road, the proposed house would be prominent but it is my view that it would be a positive addition to the streetscene. I recommend that materials samples are required by condition (6).

- 8.7 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/12 and part c) of policy 3/10.

Residential Amenity

Impact on amenity of neighbouring occupiers

Dominance, enclosure and overshadowing

- 8.8 The proposed house would stand to the southwest of 2 Long Reach Road, 0.9m from the common boundary at its closest point. 2 Long Reach Road stands 4m from the common boundary at its closest point. The proposed dwelling would cast shadow over this neighbour in the afternoon. The proposed house would stand to the west of the garden of 6 Cheney Way, 3.4m from the common boundary with this neighbouring house, and would cast shadow over this neighbouring garden in the late afternoon. The proposed house would stand at an angle to No. 2 and would replace an existing garage, and due to the minimal height of the house it is my opinion that the impact of it would not be significantly greater than that caused by the existing garage and that it would not be so great as to warrant refusal of the application.
- 8.9 The proposed house would stand to the northeast of 8 Cheney Way, and would abut the common boundary with this neighbour. The proposed house would stand 9m from No. 8 and due to the orientation of the buildings and the separation distance between the houses it is my view that it would not have a significant detrimental impact on this neighbouring house in terms of dominance, enclosure or overshadowing.

Overlooking

- 8.10 All windows are on the front elevation, with rooflights in the rear roof slope; and no windows are proposed on the side elevations. No. 2 would not be directly overlooked and due to the positioning of the rooflights, and the positioning of the house, oblique views into the garden would also not be possible.

Noise and disturbance

- 8.11 I understand that 8 Cheney Way is currently a tenanted property, which causes some disturbance and concern has been raised that the proposed house may be used for the same purposes. This is not something that can be controlled through the planning process. The proposed house would be an independent dwelling and would not be related to No. 8.
- 8.12 Buildings works cause disruption and in order to minimise this I recommend that the hours of construction are restricted by condition (3) along with the hours for construction deliveries and collections (4). I also recommend that a method statement is required if piling is necessary (5)
- 8.13 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, part a) of policy 3/10.

Refuse Arrangements

- 8.14 It is proposed that bin storage is provided in the rear garden. This is considered to acceptable in principle. I recommend that details are required by condition (7).
- 8.15 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

Highway Safety, and Car and Cycle Parking

- 8.16 The site is situated close to the junction of Cheney Way and Long Reach Road. The proposed house would stand further forward than 2 Long Reach Road, but it would not have an impact on visibility in my view. The Local Highway Authority has raised no concerns and has not objected on highway safety grounds.
- 8.17 No car parking spaces are to be provided for the proposed dwelling and the existing garage and driveway would be lost as the result of this development. Considering the size of the proposed dwelling, the number of vehicles that are likely to be generated by the existing and the proposed dwellings and the location of the site it is my view that it would not be justifiable to

refuse planning permission due to the lack of car parking spaces. The potential impact of the proposed Cambridge North station cannot be taken into consideration.

8.18 A cycle store is proposed in the rear garden. This is acceptable in principle. I recommend that details are required by condition (8).

8.19 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10, and part b) of policy 3/10.

Third Party Representations

8.20 The issues raised have been addressed above.

Planning Obligation Strategy

Planning Obligations

8.21 As a result of the Ministerial statement (1 December 2014) by Brandon Lewis Minister of State for Housing and Planning (Department of Communities and Local Government) developer contributions on small-scale developers, for sites of 10-units or less, and which have a maximum combined gross floor space of 1,000 square metres, affordable housing and tariff style contributions should not be sought. This also applies to all residential annexes and extensions. The proposed development falls below this threshold therefore it is not possible to seek planning obligations to secure community infrastructure in this case.

9.0 CONCLUSION

9.1 In my opinion the proposed dwelling would be a unique and positive addition to the streetscene. It is my view that the proposals would not have a significant detrimental impact on neighbouring occupiers, or highway safety and I therefore recommend that the application is approved, subject to conditions.

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. 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)

4. 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)

5. In the event of the foundations for the proposed development requiring piling, prior to the development taking place the applicant shall provide the local authority with a report/method statement for approval detailing the type of piling and mitigation measures to be taken to protect local residents noise and or vibration. Potential noise and vibration levels at the nearest noise sensitive locations shall be predicted in accordance with the provisions of BS 5228-1&2:2009 Code of Practice for noise and vibration control on construction and open sites. Development shall be carried out in accordance with the approved details. Due to the proximity of this site to existing residential premises and other noise sensitive premises, impact pile driving is not recommended.

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

6. 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)

7. 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. (Cambridge Local Plan 2006 policies 3/4 and 4/13)

8. 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)