

<b>Application Number</b>	14/1769/FUL	<b>Agenda Item</b>	
<b>Date Received</b>	10th November 2014	<b>Officer</b>	Elizabeth Thomas
<b>Target Date</b>	5th January 2015		
<b>Ward</b>	Arbury		
<b>Site</b>	220 Victoria Road Cambridge CB4 3LG		
<b>Proposal</b>	Change of use of dwelling (use Class C3) to a 7 bed house of multiple occupation (sui generis)		
<b>Applicant</b>	Mr Mark Liley C/O Agent		

<p><b>SUMMARY</b></p>	<p>The development accords with the Development Plan for the following reasons:</p> <ol style="list-style-type: none"> <li>1. The change of use is acceptable in principle</li> <li>2. The proposal would not have a significant detrimental impact on neighbouring occupiers; and</li> <li>3. Cycle and bin storage can be adequately accommodated on the site.</li> </ol>
<p><b>RECOMMENDATION</b></p>	<p>Approval with conditions</p>

**1.0 SITE DESCRIPTION/AREA CONTEXT**

- 1.1 The site is situated along the north side of Victoria Road within the Central Conservation Area.
- 1.2 Number 220 Victoria Road is a large detached dwelling immediately fronting the Victoria Road. North of the site is Prince William Court that accommodates 10 units and west of the site is 222 Victoria Road a hostel for the homeless. Opposite Victoria Road (south) are residential terraced properties.

## 2.0 THE PROPOSAL

- 2.1 The proposal is for a change of use from a C3 dwelling house to a seven bedroom sui generis HMO. No external changes to the building are proposed.
- 2.2 The accommodation would include four bedrooms on the first floor and a further three rooms on the ground. Separate kitchen, dining and utility rooms are provided on the ground floor for shared communal use between all seven rooms. There is a long garden to the rear which would accommodate a bike shed and drying room.
- 2.3 The application is accompanied by the following supporting information:
1. Proposed drawings.
  2. Design and Access Statement, which refers to other submitted information

## 3.0 SITE HISTORY

<b>Reference</b>	<b>Description</b>	<b>Outcome</b>
12/1584/NMA	Non material amendment on application 12/1270/FUL for inclusion of an extension to the single storey rear projection including a new roof form and the addition of Velux roof lights, a small rear window and a set of double doors.	Application permitted
12/1270/FUL	Amendments to application 11/1464/FUL for the inclusion of an extension to the single storey rear projection including a new roof form and the addition of Velux roof lights, a small rear window, and a set of double doors.	Application permitted
12/0302/FUL	Amendments to application 11/1464/FUL for the inclusion of a single storey rear extension to existing dining room and the blocking up of a first floor window	Application permitted

11/1464/FUL      within the front elevation.  
 Erection of roof extension and two storey rear extension together with the erection of a replacement single storey rear extension.      Application permitted

**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  
 Circular 11/95 – The Use of Conditions in Planning Permissions (Annex A)

**5.2 Cambridge Local Plan 2006**

PLAN	POLICY NUMBER
Cambridge Local Plan 2006	3/1, 3/4, 4/11, 5/1, 5/2, 5/5, 5/7, 8/4, 8/6

**5.3 Material Considerations**

**City Wide Guidance**

Cambridge Walking and Cycling Strategy (2002)  
 Cycle Parking Guide for New Residential Developments (2010)

**Area Guidelines**

Castle and Victoria Road Conservation Area Appraisal (2012)

**Emerging Local Plan**

**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.

There are no policies within the emerging Local Plan that are of relevance to this proposed application.

## **6.0 CONSULTATIONS**

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

- 6.1 No Objection: The proposal lies outside of the Residents' Parking Schemes operating nearby.
- 6.2 The proposal has potential to generate additional parking demand on nearby residential streets in competition with existing residential uses.
- 6.3 The new dwelling 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.

### **Refuse and Environment**

- 6.4 No Objection: No adverse comments to make regarding this application.

### **Conservation team**

- 6.5 No Objection: It is considered that there are no material Conservation issues with this proposal.

## **7.0 REPRESENTATIONS**

7.1 One letter of objection has been received from the occupants of 223 Victoria Road, objecting to the proposal. The objection can be summarised as follows:

-The proposed change of use should be refused because family homes of this kind are being increasingly subdivided for individual accommodation, especially in the Victoria Road area. There are plenty of developments with small flats designed for single dwellings going up in central Cambridge but increasingly few properties for families who work and go to school in town.

7.2 -The change of use will push house prices up and force family accommodation further out of town.

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 Principle of Development**

8.2 Policy 5/2 of the Cambridge Local Plan (2006) states that conversions of single properties and the conversion of non-residential buildings into self-contained dwellings will be permitted except where:

- The residential floorspace of the existing property is less than 110sqm
- The likely impact upon on-street car parking would be unacceptable
- The living accommodation would be unacceptable
- The proposal would fail to provide satisfactory bin and cycle storage
- The location of the property or nearby land uses would not offer a satisfactory level of residential amenity

8.3 I consider the proposal accords with these criteria for the following reasons:

- the proposal contains a floorspace of over 110sqm.

- On-street parking may occur in surrounding streets off Victoria Road but is unlikely to adversely harm residential amenity and would be difficult to quantify. It is likely that some occupants would not own a car and adopted car parking standards do not require the provision of off-street car parking in any case.
- The proposed living accommodation is considered acceptable as there is adequate communal living space within the property via the proposed dining and kitchen. There is also a large garden where the bike shed and drying room are proposed.
- There is a passage way down the side of the property where bikes and bins can be moved to.

In my opinion, the principle of the development is acceptable and is in accordance with policies 5/2 and 5/7.

### **Design and Context**

- 8.4 The proposed development does not alter the external appearance of the building. The conservation officer has confirmed there would be no material conservation issues.

### **Residential Amenity**

- 8.5 The change of use is likely to generate higher levels of comings and goings to the property, however, this is unlikely to significantly impact on neighbouring properties. Access to and from the property leads straight onto Victoria Road and the existing side access to the rear of the property is away from the neighbouring properties. I am satisfied the proposal addresses policies 3/4 and 5/7.

### **Vehicle Parking**

- 8.6 The Highways officer has explained the proposed development raises no highway safety issues but could put pressure on surrounding on-street parking. Given the sustainable location of the property, walking, cycling and the use of public transport is easily available from this site. I think it is unlikely that all residents of this HMO will be car owners and adopted standards do not require, in any case, any on-site parking provision to be made. I am also mindful that the property could operate as a 6 bed HMO without the need for planning permission. It would be difficult to argue that an additional bedroom, over what could be

implemented without planning permission, would cause demonstrable harm.

### **Cycle Parking**

- 8.7 There is adequate space within the garden for a bike shed to accommodate 7 bikes. No details have been submitted with the application. I recommend a condition requesting this information prior to the commencement of development.

### **Third Party Representation**

- 8.8 Whilst it is understood the matters the third-party objector has raised in relation to uplift in property value as a result of planning permission, this is not a material planning issue.
- 8.9 The objection also comments on the general housing tenure of Cambridge raising concerns about the loss of single dwellings to HMO's.
- 8.10 In my view, both types of accommodation would help meet housing need and I see no reason to consider family housing more favourably to HMO's in this circumstance. The proposed building and its curtilage is large enough to accommodate a HMO and is situated within a sustainable location (i.e. within walking, cycling or bus distance to existing services and facilities). This notwithstanding, houses in C3 use are able to be converted to C4 HMO's accommodating up to 6 individuals without the need for planning permission. In my opinion, there is no basis to resist the change of use.

## **9.0 RECOMMENDATION**

- 9.1 **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. Drawings of proposed bike shed and drying room.

No development shall commence until drawing details of the proposed bike shed and drying room including the height, width and length details in relation to surrounding and existing context have been submitted to and approved in writing by the Local Planning Authority.

Reason: to ensure appropriate relationship and form with existing dense surroundings.