

Application Number	14/2021/FUL	Agenda Item	
Date Received	17th December 2014	Officer	Miss Catherine Linford
Target Date	11th February 2015		
Ward	Queen Ediths		
Site	51A Hartington Grove Cambridge Cambridgeshire CB1 7UA		
Proposal	Demolition of existing 2 bedroom house and single garage, and construction of 4 bedroom 1 & 3/4 storey house and basements along with 1 storey wing, car lodge, bin and cycle store.		
Applicant	Mr And Mrs Matthew Hutchinson 51 Hartington Grove Cambridge Cambridgeshire CB1 7UA		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> <input type="checkbox"/> The proposed additions would be visually acceptable and would not have a significant detrimental impact on neighbouring properties.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 51a Hartington Grove is a former coach house located to the rear of 51 Hartington Grove. It has two floors but is described as 1¾ storey dwelling by the applicant because it has a ridge height of 5.6m and an eaves height of 4.1m, which is lower than a conventional house. Although the building is in the ownership of the owners of 51 Hartington Grove it is a separate dwelling and accessed via a track between 51 and 53 Hartington Grove. The building accommodates a living room and kitchen/diner on the ground floor and a bathroom and two bedrooms on the first floor. It has its own curtilage, which also accommodates a

single garage. The building has a slate roof and is finished in white render.

1.2 The surrounding area is characterised by residential development of varying style and age. To the rear of the site is a terrace of six two storey houses fronting Rathmore Road.

1.3 The site does not fall within a Conservation Area and there are no listed buildings, Buildings of Local Interest or protected trees in the vicinity. The site falls outside the controlled parking zone.

2.0 THE PROPOSAL

2.1 Full planning permission is sought for the demolition of the existing two bedroom house and single garage, and construction of a four bedroom 1 and 3/4 storey house and basements along with one storey wing, car lodge, bin and cycle store.

2.2 This application is identical to a previous application (12/0763/FUL) with the addition of a basement, and alterations to the ground floor.

3.0 SITE HISTORY

Reference	Description	Outcome
06/0087/FUL	Erection of a 4 bedroom two storey dwellinghouse and conversion of existing house into garage and annex	WDN
11/0736/FUL	Demolition of existing two bedroom house and single garage and construction of 3 bedroom 1 3/4 storey house, along with car lodge, bin and cycle store.	A/C
12/0763/FUL	Demolition of existing two bedroom house and single garage and construction of 3 bedroom 1 3/4 storey house, along with one storey lodge, bin and cycle store.	A/C

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 Plan 2006	Local	3/1 3/4 3/12 4/4 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 Ministerial Statement (1 December 2014) by Brandon Lewis Minister of State for Housing and Planning (Department of Communities and Local Government)
Supplementary Planning Guidance	Sustainable Design and Construction (May 2007) Cambridgeshire and Peterborough Waste

	Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012)
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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 that are of relevance.

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

- 6.1 The proposal replaces one dwelling with a new dwelling, which, although larger, would not generate a significantly different amount of vehicle movements or parking demand. The applicant must, however, provide a manoeuvring diagram to demonstrate that the ability is retained for each of the parked vehicles to turn within the site to enter and leave in forward gear whilst the other vehicle is present. A condition is recommended to ensure that the manoeuvring area is retained.

Head of Refuse and Environment

- 6.2 No objection, subject to conditions relating to construction hours, delivery hours, piling, dust and plant room insulation.

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:

- 53 Hartington Grove

7.2 The representations can be summarised as follows:

- Overdevelopment. The size of the development has increased by stealth since the first application with the addition of a one-storey wing and now basements.
- Noise and disruption during demolition and construction.
- Loss of trees.
- Insufficient parking.
- The access is narrow and onto a busy road, which would cause access problems for emergency vehicles.
- The application does not facilitate emergency escape routes from the basement for disabled people.

7.3 The above representation is a summary of the comment that has been received. Full details of the representation can be inspected on the application file.

8.0 ASSESSMENT

8.1 From the consultation responses and representation received and from my inspection of the site and the surroundings, I consider that the main issues are:

1. Background
2. Context of site, design and external spaces
3. Residential amenity
4. Third party representations
5. Planning Obligation Strategy

Background

8.2 There have been two previous approvals on this site. In 2011 planning permission was granted for the replacement of the existing house with a three-bedroom 1 and 3/4 storey house, along with a car lodge, bin and cycle store (11/0736/FUL). A

subsequent application was granted in 2012 for a material amendment to this application to include a single storey lodge (12/0763/FUL).

Context of site, design and external spaces

- 8.3 The acceptability of the proposed house and car lodge have already been established by previous application 11/0763/FUL, and the acceptability of the single storey wing has been established by previous application 12/0763/FUL. The elements of the proposal in question are the addition of a basement, and the increase in the size of the single storey part, adjacent to the common boundary with 53 Hartington Grove.
- 8.4 The proposed house would not be visible from the street and would subsequently have no detrimental impact on the streetscene of Hartington Grove. The addition of a basement includes the introduction of voids to provide light. In my view these voids would not have a detrimental visual impact, and are acceptable.
- 8.5 The previous applications included a single storey element adjacent to the common boundary with 53 Hartington Grove. It is proposed that the length of this part of this house is increased. As this would not be clearly visible, it is my view that this would not have a detrimental visual impact.
- 8.6 No trees would be impacted on by the proposals.
- 8.7 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11, 3/12.

Residential Amenity

- 8.8 In my opinion, the proposed amendments would have no detrimental impact on neighbouring properties.
- 8.9 The proposed basement would have no impact, apart from noise and disturbance when it is being constructed. Conditions restricting working hours (3), and deliveries and collections (4) would mitigate against this.
- 8.10 The proposed addition to the single storey element abutting the common boundary with 53 Hartington Grove would be 2.8m in

height and due to its minimal height it is my view that it would not enclose, dominate or overshadow this neighbour to an unacceptable degree. There is no potential for overlooking.

- 8.11 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

Insufficient parking

- 8.12 The level of parking was considered to be acceptable in the previous two applications.

The access is narrow and onto a busy road, which would cause access problems for emergency vehicles

- 8.13 The access already serves a house, and was considered to be acceptable in the previous two applications.

The application does not facilitate emergency escape routes from the basement for disabled people.

- 8.14 This is a matter for Building Control and is not a planning consideration.

Planning Obligation Strategy

Planning Obligations

- 8.15 A S106 agreement is not required because there is no increase in the number of units and therefore there is no additional pressure upon facilities.

9.0 CONCLUSION

- 9.1 In my opinion the addition of a basement and the increase in the length of the single storey element abutting the common boundary with 53 Hartington Grove would not result in the proposal having a detrimental visual impact or a significant detrimental impact on neighbouring properties. I, therefore, recommend that the application is approved.

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. Prior to the installation of any intended air source heat pump, a scheme for the insulation of the plant in order to minimise the level of noise emanating from the proposed air source heat pump shall be submitted to and approved in writing by the local planning authority and the scheme as approved shall be fully implemented before the use hereby permitted is commenced.

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

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extensions, or additions or garages shall be erected other than those expressly authorised by this permission.

Reason: To protect the amenity of adjoining properties, and to prevent overdevelopment of the site. (Cambridge Local Plan 2006 policies 3/4 and 3/14)

7. The proposed studio attached to the main dwelling hereby permitted shall be used solely in conjunction with and ancillary to the main dwelling 51A Hartington Grove; and shall not be separately used, occupied or let.

Reason: To protect the amenity of the adjoining residential properties and to avoid the creation of a separate planning unit. (Cambridge Local Plan 2006 policies 3/4 and 4/13)

8. The dwelling hereby approved shall not be occupied until a diagram to show that vehicles can manoeuvre on the site in such a way as to enter and leave up the access path in forward gear, has been submitted to and approved in writing by the local planning authority. The approved manoeuvring space shall be retained free of obstruction.

Reason: In the interests of highway safety. (Cambridge Local Plan (2006) policy 8/2).

INFORMATIVE: To satisfy standard conditions relating to Noise Insulation, the noise level from all plant and equipment, vents etc (collectively) associated with this application should not raise the existing background level (L90) by more than 3 dB(A) both during the day (0700 to 2300 hrs over any one hour period) and night time (2300 to 0700 hrs over any one 5 minute period), at the boundary of the premises subject to this application and having regard to noise sensitive premises. Tonal/impulsive noise frequencies should be eliminated or at least considered in any assessment and should carry an additional 5 dB(A) correction. This is to guard against any creeping background noise in the area and prevent unreasonable noise disturbance to other premises.

It is recommended that the agent/applicant submits a noise prediction survey/report in accordance with the principles of BS4142: 1997 'Method for rating industrial noise affecting mixed residential and industrial areas' or similar. Noise levels shall be predicted at the boundary having regard to neighbouring residential premises.

Such a survey / report should include: a large scale plan of the site in relation to neighbouring premises; noise sources and measurement / prediction points marked on plan; a list of noise sources; details of proposed noise sources / type of plant such as: number, location, sound power levels, noise frequency spectrums, noise directionality of plant, noise levels from duct intake or discharge points; details of noise mitigation measures (attenuation details of any intended enclosures, silencers or barriers); description of full noise calculation procedures; noise levels at a representative sample of noise sensitive locations and hours of operation.

Any report shall include raw measurement data so that conclusions may be thoroughly evaluated and calculations checked.