

Application Number	14/1618/FUL	Agenda Item	
Date Received	15th October 2014	Officer	Mr Sav Patel
Target Date	10th December 2014		
Ward	Cherry Hinton		
Site	265 Queen Ediths Way Cambridge CB1 9NH		
Proposal	Proposed HMO change of use from 6 person to 7 person via garage conversion including conservatory		
Applicant	Mr & Mrs Paul Cronin 26 Orchard road Stevenage Herts SG1 3HE United Kingdom		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <p>The proposed change of use would not have a significantly adverse impact on the character of the area;</p> <p>The proposed development would not have a significantly adverse impact on the residential amenity of the adjoining neighbours;</p> <p>The site is located within close proximity to public transport links and local shops and services.</p>
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 The application site consists of a two storey, hipped roof, end of terrace dwelling which is set back from the road and on the corner of Greystoke Road and Queen Edith’s Way. The dwelling has a box dormer above the existing integral garage facing Queen Edith’s Way. The side boundary (south) is defined

by a boundary vegetation which screens views into the site from the highway.

- 1.2 The dwelling benefits from a rear, side and front garden area and is the largest plot within the terrace. There is an existing shed located on the eastern boundary with no.267. There are also several trees within the plot.
- 1.3 The application site is not located within an area of development constraint or a controlled parking zone.

2.0 THE PROPOSAL

- 2.1 The proposal is to change the use of the existing 6 person HMO dwelling to a 7 person HMO, which is in Sui-Generis use. The proposal includes to the conversion of the existing garage to create an additional bedroom.
- 2.2 The proposal includes a conservatory on the rear elevation of the dwelling, which measures 3.5 metres in depth, 3.8 metres wide and 2.5 metres in height.

3.0 SITE HISTORY

Reference	Description	Outcome
C/75/0792	Erection of first floor extension to existing dwelling house	APPROVED
C/82/0176	Erection of single-storey extension to existing dwelling house	APPROVED

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
Community Infrastructure Levy Regulations 2010

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

5.2 Cambridge Local Plan 2006

3/4 Responding to context

3/7 Creating successful places

3/11 The design of external spaces

3/14 Extending buildings

5/1 Housing

5/7 Supported housing/Housing in multiple occupation

8/6 Cycle parking

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

- 6.1 Car parking arrangement is impractical for an HMO as vehicles cannot access the site independently. No additional provision is made for the additional accommodation. The proposal may impose additional parking demands on the surrounding streets. Otherwise the proposal unlikely to result in any significant adverse highway safety issues.

Head of Refuse and Environment

- 6.2 No objection in principle subject to conditions and informative on housing standards, health and safety and construction hours.
- 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 owner/occupier of the following address has made representations:

- 263 Queen Edith's Way

- 7.2 The representations can be summarised as follows:

- The proposal would exacerbate existing drainage problems;

- Residents would not have a communal living space;
- The proposed use is not appropriate for the character of the area;
- The alterations would do nothing for the visual conformity of the terrace;
- The proposal would increase traffic and cause parking problems;
- The proposal would increase noise from slamming doors, shift worker entering at all times and switching on lights;

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

Principle of Development

8.1 Policy 5/7 states that HMOs will be permitted subject to the following criteria:

- a) Impact on the residential amenity of the local area;
- b) The suitability of the building or site; and
- c) Proximity of bus stops and pedestrian and cycle routes, shops and other local services.

8.2 I have considered these issues below and reached the conclusion that the proposed change of use is acceptable in principle.

a) Impact on the residential amenity of the local area;

8.3 The proposal includes a single storey conservatory on the rear elevation and the replacement of the garage doors on the front elevation. Neither of these would have any adverse impact on the residential amenity of the adjacent residents. The proposed conservatory would be single storey and set off the boundary with no.263 by 2.4 metres. The conservatory would therefore not appear overbearing or create any overlooking issues.

8.4 In terms of noise disturbance, whilst I accept that there is likely to be some level of increased noise as a result of increased activity, I am of the view that the level of increase that would arise from one new tenant would not be significant enough to

have material impact on the neighbour such that it would warrant the application to be refused. The applicant has advised that neither himself nor the letting agent have ever been notified of any anti-social behaviour and if any such disturbances occurred it would be promptly dealt with. I am therefore satisfied that the proposal of one additional tenant to the existing 6 person HMO (which is why planning permission is required) would not result in a significantly increased level of noise disturbance over and above that which already exists.

b) Suitability of the building

- 8.5 The only external alteration relates to the replacement of the garage door with a window and rear conservatory. Therefore in terms of the visual impact on the character of the area and terrace, the proposal would not have any detrimental impact such that it would warrant refusal.
- 8.6 All the rooms within the property are double rooms with en-suites. The property also provides a generous kitchen/dining area and the conservatory will add to the communal space. There are no space standards in the current Local Plan. Therefore an assessment needs to be made based upon the information provided. The additional room would provide 11sqm of space including the en-suite. The applicant has also advised that he will continue to liaise with the Council's Housing Standards department to ensure the additional room complies with the relevant fire safety and amenity standard requirements. In terms of outdoor space, there is sufficient amenity space to the rear to provide a private communal area. I am satisfied that the additional room and communal facilities would provide a future tenant with a good level of living accommodation and outdoor space.

c) Proximity of bus stops and pedestrian and cycle routes, shops and other local services.

- 8.7 The site is located within close proximity to bus stops which are located approximately 70 metres from the property. There are regular services to the city centre and railway station. Also the site is located approximately 600 metres from the local centre in Cherry Hinton which has a variety shops and services. I am therefore satisfied that the property is located within sustainable distance of public transport links and local shops and services.

8.8 The site has sufficient provision to accommodate the additional demand on cycle parking and bins storage. The existing bin storage is located on the rear of the property and the cycle parking is provided within the existing shed on the north-eastern boundary.

8.9 In my opinion, the principle of the development is acceptable and in accordance with policies 5/1 and 5/7 of the adopted Local Plan.

Highway safety

8.10 The proposal does not include any alterations that would affect highway safety.

8.11 The proposal would result in the loss of a parking space; the garage. This would result in the site having two car parking spaces. There also appears to be land in front of the dwelling that could accommodate additional car parking. However, I am satisfied that as the site is within a sustainable location in terms of proximity to public transport and local shops and services, the proposed car parking provision is acceptable.

8.12 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/2.

Third Party Representations

8.13 I have addressed most of the concerns raised above. However, I set my response to the outstanding concerns as follows:

Drainage

8.14 The change of use and proposed development would result in one additional tenant living at the site. This is unlikely to put undue pressure on existing drainage within this area.

9.0 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)

INFORMATIVE: The Housing Act 2004 introduces the Housing Health & Safety Rating System as a way to ensure that all residential premises provide a safe and healthy environment to any future occupiers or visitors.

Each of the dwellings must be built to ensure that there are no unacceptable hazards for example ensuring adequate fire precautions are installed; all habitable rooms have adequate lighting and floor area etc.

The applicant/agent is advised to contact housing standards at Mandela House, 4 Regent Street, Cambridge and Building Control concerning fire precautions, means of escape and the HHSRS

