

Application Number	14/2067/FUL	Agenda Item	
Date Received	22nd December 2014	Officer	Mrs Angela Briggs
Target Date	16th February 2015		
Ward	Coleridge		
Site	111 Derwent Close Cambridge Cambridgeshire CB1 8DY		
Proposal	Erection of two bedroom dwelling adjacent to 111 Derwent Close.		
Applicant	Mr D Hughes 111 Derwent Close Cambridge Cambridgeshire CB1 8DY		

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 dwelling would reflect the characteristics of the estate;<input type="checkbox"/> The proposed dwelling would not have a detrimental impact on neighbour amenity;<input type="checkbox"/> The proposed dwelling would not significantly impact on on-street car parking.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The site is currently the side garden area belonging to no.111 Derwent Close, which is an end of terrace two storey property on an established residential area. The site is bounded by a 2m high green painted close boarded fence. To the rear of the site is a narrow path which leads back onto Cherry Hinton Road to the south. Beyond this path is Limetree Close, a small residential cluster, built more recently. No.2 Limetree Close is

the property closest to the rear boundary of the site. The wider area is otherwise predominantly residential in character. The site does not fall within a Conservation Area.

2.0 THE PROPOSAL

- 2.1 The full application seeks planning consent for a two bedroom dwelling attached to, and adjacent to, 111 Derwent Close. There would be a small rear garden area with access onto the path behind. A garden area would remain for 111 Derwent Close as part of the sub-division of the plot. The proposed dwelling would be in-line with the terrace form and therefore set back from the road.

3.0 SITE HISTORY

- 3.1 None.

4.0 PUBLICITY

- | | | |
|-----|------------------------|-----|
| 4.1 | Advertisement: | No |
| | Adjoining Owners: | Yes |
| | Site Notice Displayed: | No |

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 3/7 3/10 3/11 3/12
		4/13
		5/1
		8/2 8/6

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

Central Government Guidance	<p>National Planning Policy Framework March 2012</p> <p>National Planning Policy Framework – Planning Practice Guidance March 2014</p> <p>Circular 11/95</p> <p>Ministerial Statement (1 December 2014) by Brandon Lewis Minister of State for Housing and Planning (Department of Communities and Local Government)</p>
Supplementary Planning Guidance	Sustainable Design and Construction (May 2007)
	<p><u>City Wide Guidance</u></p> <p>Cycle Parking Guide for New Residential Developments (2010)</p>

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 additional car parking provision is made for the additional dwelling. The dwelling may therefore impose additional parking demands upon the on-street parking on 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.

Head of Refuse and Environment

- 6.2 No objection subject to a condition relating to 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 owners/occupiers of the following addresses have made representations:

☐ 1, 2 Limetree Close

- 7.2 The representations can be summarised as follows:

- ☐ Impact on light;
- ☐ The proposal would impact on street parking;
- ☐ New building near a public pathway would be oppressive;

- 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. 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) is relevant.
- 8.3 In my opinion, the principle of the development is acceptable and in accordance with policy 5/1 of the Cambridge Local Plan (2006).

Context of site, design and external spaces

- 8.4 The site is currently garden land belonging to 111 Derwent Close. The host property is an end of terrace house constructed around the 1960s/70s period. The character of the terrace form is quite uniform, but nos.111 and 127 Derwent Close are the only properties along this terrace that have a side garden area. Beyond the rear boundary of the site is Limetree Close, which is a more recent development, and also reflects the terrace form characteristic of Derwent Close. There are the odd semi-detached forms within Derwent Close which breaks the terrace rhythm somewhat.
- 8.5 The site is prominent within the street scene. However, it is private garden land and bounded by a timber fence. The space, in my view, does not contribute to the open space of the wider estate and serves no other function, other than as a domestic garden. I could not see any other areas around Derwent Close that have open space areas/corners that contribute to the character of the estate. I therefore consider that a dwelling on this site would not unduly unbalance the character of the estate and is therefore acceptable, in my view.
- 8.6 In terms of design, the footprint of the proposed dwelling would reflect the current building line of the terrace form, and would simply follow the predominant rectangular shape of the site. There is a curve to the site which would be to the front, and

serves as a small front garden area for the proposed dwelling, reflecting the front garden areas of the terrace properties along here. The proposal would be stepped in from the northern boundary by 0.5m. To the rear of the property is a single storey lean-to 'extension' element that is also evident on other properties along the terrace form. In terms of width, the proposed dwelling would be slightly narrower than the original terrace form (5.3m in width compared with 6m). In terms of height, the proposed dwelling would match the ridge height of no.111. Due to the addition to the rear, the garden area would be 4.2m in depth, which seems poor. However, the rear gardens of this terrace form are 6.5m for those that do not have rear extension, and less for those that do. I therefore consider that this provision accords with the predominant provision of the terrace form and is acceptable. In terms of detailing, the design reflects the simple forms and proportions of the existing terrace properties, which I consider is appropriate.

- 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

Impact on amenity of neighbouring occupiers

- 8.8 The proposed dwelling would follow the building line of the existing terrace form, and would be no higher than the terrace properties. The neighbour at 2 Limetree Close has raised a concern about loss of light. The site is to the west of this neighbour and therefore according to the sun's path, it is likely that there would be some impact on afternoon light towards Limetree Close, but I consider that this impact will not be significant to warrant refusal of the application. However, I have asked for a shadow diagram which should demonstrate any impact and will include this on the amendment sheet.
- 8.9 In terms of loss of privacy and dominance, I consider that the proposed dwelling would not introduce further significant impacts to neighbour amenity, including the adjacent, attached, dwelling.
- 8.10 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.

Amenity for future occupiers of the site

- 8.11 I consider that the amenity for future occupiers of the proposed dwelling would be acceptable and reflect the amenity levels that are currently enjoyed by neighbouring properties.
- 8.12 In my opinion the proposal provides a high-quality living environment and an appropriate standard of residential amenity for future occupiers, and I consider that in this respect it is compliant with Cambridge Local Plan (2006) policies 3/7 and 3/12.

Refuse Arrangements

- 8.13 A bin storage area is indicated to the rear of the proposed dwelling. A garden access onto the path to the rear is also shown, and therefore I am confident that there is sufficient space for bins to be adequately provided on site, and can be brought out easily on collection days.
- 8.14 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

Highway Safety

- 8.15 The highway authority has made a comment about the lack of parking provision for the proposed dwelling and the impact of this on the on-street parking on surrounding streets. The site does not fall within the controlled parking zone, and as such cars are allowed to park wherever there is space. I accept that car parking within this area is already under pressure. However, I consider that the addition of one 2-bed dwelling is unlikely to have a significant impact and therefore I consider that it is acceptable.
- 8.16 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/2.

Car and Cycle Parking

- 8.17 In terms of car parking provision, the proposal does not intend to provide off-street car parking. The site is situated on a public transport route and close to local amenities. Therefore car parking provision, in my view, is not necessary for this proposal. In terms of cycle parking, this has not been indicated on the plans. However, given the site area I consider that there would be sufficient space for cycle storage within the rear garden area with easy access onto the highway network from the pathway to the rear.
- 8.18 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

Third Party Representations

- 8.19 A concern was raised about the proposal having an impact on the pathway. The dwelling would be in line with the other properties along the terrace and therefore I do not consider that the dwelling would appear overly oppressive to warrant refusal of the application on this basis.

Planning Obligation Strategy

Planning Obligations

- 8.20 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 conclusion I consider that the proposed dwelling is acceptable and approval is recommended.

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. 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)

3. 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)

4. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg furniture, play equipment, refuse or other storage units, signs, lighting); proposed and existing functional services above and below ground (eg drainage, power, communications cables, pipelines indicating lines, manholes, supports); retained historic landscape features and proposals for restoration, where relevant. Soft Landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme.

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development. (Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

5. All hard and soft landscape works shall be carried out in accordance with the approved details, and to a reasonable standard in accordance with the relevant recommendation of the appropriate British Standard or other recognised code of good practice. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed by the local planning authority in writing. The maintenance shall be carried out in accordance with the approved schedule. Any trees or plants that, within a period of five years after planting, are removed, die or become in the opinion of the local planning authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved, unless the local planning authority gives its written consent to any variation.

Reason: To ensure provision, establishment and maintenance of a reasonable standard of landscaping in accordance with the approved design. (Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

6. No development shall take place until there has been submitted to and approved by the local planning authority in writing a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with a timetable agreed in writing with the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure an appropriate boundary treatment is implemented. (Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

7. 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)

8. 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)

INFORMATIVE: New development can sometimes cause inconvenience, disturbance and disruption to local residents, businesses and passers by. As a result the City Council runs a Considerate Contractor Scheme aimed at promoting high standards of care during construction. The City Council encourages the developer of the site, through its building contractor, to join the scheme and agree to comply with the model Code of Good Practice, in the interests of good neighbourliness. Information about the scheme can be obtained from The Considerate Contractor Project Officer in the Planning Department (Tel: 01223 457121).