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| Application Number | 15/0151/FUL | Agenda Item | |
| Date Received | 19th February 2015 | Officer | Michael Hammond |
| Target Date | 16th April 2015 | | |
| Ward | Arbury | | |
| Site | 60 Akeman Street Cambridge Cambridgeshire CB4 3HG | | |
| Proposal | Change of use to 8 bed HMO (houses in multiple occupation) | | |
| Applicant | Mr KHAN 60 Akeman Street Cambridge Cambridgeshire CB4 3HG United Kingdom | | |

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| SUMMARY | <p>The development accords with the Development Plan for the following reasons:</p> <ol style="list-style-type: none">1. The change of use is acceptable in principle2. The proposal would not have a significant detrimental impact on neighbouring occupiers; and3. Cycle and bin storage is adequately accommodated on the site. |
| RECOMMENDATION | Approval with conditions |

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site, no.60 Akeman Street, is comprised of a large semi-detached property situated on the south side of Akeman Street with parking on the front forecourt and a long rectangular garden at the rear.
- 1.2 The surrounding area is residential in character and is formed of similar sized semi-detached properties. To the south of the site there are residential flats and dwellings accessed along Frenchs Road, and Chesterton Mill is located to the south-west of the application site.

2.0 THE PROPOSAL

- 2.1 The proposal seeks retrospective planning permission for the change of use from a C3 dwelling house to an eight bedroom sui generis HMO. No external changes to the building have been undertaken.
- 2.2 The accommodation includes three bedrooms on the ground floor, four rooms on the first floor and one room in the loft. Separate kitchen, dining and utility rooms are provided on the ground floor for shared communal use between all eight rooms. There is a long garden to the rear and a small outbuilding along the south boundary of the site. Bins and cycle provision are provided along the side of the property. The rear outbuilding is used for ancillary utility space and storage with additional cycle storage capacity.
- 2.3 The application is accompanied by the following supporting information:
1. Drawings.

3.0 SITE HISTORY

| Reference | Description | Outcome |
|------------------|---|----------------|
| 11/0718/FUL | Single storey, part two storey rear extension. | Permitted. |
| 13/0242/FUL | Two storey side extension, part two storey part single storey rear extension and single storey front extension. | Permitted. |
| 14/1186/NMA | Amendment to fenestration of front elevation | Permitted. |

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 Local Plan 2006 | | 3/1, 3/4, 3/11 |
| | | 5/1, 5/2, 5/7 |
| | | 8/2, 8/6, 8/10 |

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

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|---------------------------------|--|
| Central Government Guidance | National Planning Policy Framework March 2012 National Planning Policy Framework – Planning Practice Guidance March 2014 Circular 11/95 |
| Supplementary Planning Guidance | Sustainable Design and Construction (May 2007) Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012) |
| | <u>City Wide Guidance</u> 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)

Original Comments (10/03/2015)

- 6.1 A dimensioned parking layout plan is required to allow informed comment upon the full impact of the proposals.

Second Comments

Head of Refuse and Environment

- 6.2 No objection, subject to comments, recommended conditions and informatives.

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:

- 5 Magnolia Close

- 7.2 The representations can be summarised as follows:

- The close proximity of the outhouse, and the intended use of it with multiple occupancy of No.60, could conflict with the privacy of The Mill House, Frenchs Road.

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. Refuse arrangements
4. Highway safety
5. Car and cycle parking
6. Third party representations

Principle of Development

8.2 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.

8.3 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;

8.4 No external works have been undertaken as a result of the change of use. It is noted that there have been some alterations to windows and the re-design of the outbuilding at the rear but these are all within permitted development rights.

8.5 In terms of noise disturbance, whilst I accept that there is likely some level of increased noise as a result of increased activity, I

am of the view that the level of increase that has arisen from this change of use is not significant enough to have material impact on the neighbours such that it would warrant the application to be refused.

- 8.6 Concerns have been raised from the owner of The Mill House to the south of the application site regarding the outbuilding and the conflict of privacy that this has caused. However, I consider that the separation distance of approximately 18m, coupled with the residential use of the outbuilding, does not cause any residential amenity issues to this neighbouring property.
- 8.7 In my opinion the proposal adequately respects the residential amenity of its neighbours and I consider that it is also compliant with Cambridge Local Plan (2006) policies 3/4 and 3/7

b) The suitability of the building or site;

- 8.8 The loft of the property has been converted, as well as extended at single and two storey level under previously approved applications (11/0718/FUL and 13/0242/FUL). There is adequate space in the individual rooms and shared spaces. An informative has been attached reminding the applicant of the Housing Health & Safety Rating System (HHSRS) and the need to comply with this.
- 8.9 In terms of outdoor space, there is sufficient amenity space to the rear to provide a private communal area.
- 8.10 The site is located within close proximity to public transport links, provides adequate cycle provision and is within walking distance of local shops/services and the city centre. Due to the proximity of the site to local amenities, city centre and bus stops; I consider the level of parking provision to be acceptable in this location.
- 8.11 In these terms, therefore, I am satisfied that the building is sufficient to accommodate the proposed change of use to an HMO.

c) The proximity of bus stops and pedestrian and cycle routes, shops

- 8.12 The property is located within close proximity to the nearest bus stops on Histon Road and Victoria Road and within reasonable cycling distance of local shops and the city centre.
- 8.13 There is a Local Centre on Akeman Street within 50m of the application site. The Histon Road and Victoria Road Local Centres are also within walking distance of the application site.
- 8.14 The proposal includes a bin store and cycle parking area along the side of the property. The provision and position of cycle parking on site is acceptable. Whilst refuse arrangements are already provided along the side of property, the Environmental Health team has requested that full details of bin storage are provided as a condition. I agree with this advice and have included this condition accordingly
- 8.15 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.

Context of site, design and external spaces

- 8.16 No external alterations, other than those within permitted development rights, have been undertaken to the existing building.
- 8.17 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4 and 3/7.

Refuse Arrangements

- 8.18 The bins are currently stored down the side of the property and sufficient access is retained for bins and bikes to move through the side passageway. The Environmental Health team has requested a waste storage condition and this has been included accordingly.
- 8.19 In my opinion, subject to condition, the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

Highway Safety

- 8.20 No alterations are proposed to the existing highway. The highway authority has not raised any concerns regarding highway safety and I agree with this advice.
- 8.21 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/2.

Car and Cycle Parking

- 8.22 Two car parking spaces are provided at the front of the site. In respect of the sustainable location, alternative modes of transport and distance to local services and facilities, I consider this level of parking provision acceptable.
- 8.23 The applicant has provided eight cycle spaces along the side of the site. There are four additional cycle parking spaces attached to the outbuilding at the rear of the site. Overall, I consider the arrangement and level of cycle spaces to be acceptable.
- 8.24 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

Third Party Representations

- 8.25 I have addressed the comments raised in the third party representation received in the main body of this report.

9.0 CONCLUSION

- 9.1 The retrospective change from a 5-bed dwellinghouse to an 8-bed HMO does not involve any external alterations. In my view, the additional occupiers would not result in any significant harm to the amenity of the neighbours.

10.0 RECOMMENDATION

APPROVE subject to the following conditions:

1. 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.

2. 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)

3. Full details of the on-site storage facilities for waste including waste for recycling shall be submitted to and approved in writing by the local planning authority. Such details shall identify the specific positions of where wheeled bins, will be stationed and the specific arrangements to enable collection from within 10m of the kerbside of the adopted highway/ refuse collection vehicle access point. The approved facilities shall be provided by 3 months from the date of the decision notice and 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. (Cambridgeshire and Peterborough Structure Plan 2003 policy P1/3 and Cambridge Local Plan 1996 policies BE2 and BE4)

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