

Application Number	15/0322/FUL	Agenda Item	
Date Received	20th February 2015	Officer	Miss Catherine Linford
Target Date	17th April 2015		
Ward	Queen Ediths		
Site	3 Field Way Cambridge Cambridgeshire CB1 8RW		
Proposal	Convert 3 Field Way into two separate dwellings and formation of a bicycle store		
Applicant	Mrs J Wong		
	3 Field Way Cambridge Cambridgeshire CB1 8RW		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> <input type="checkbox"/> The proposal has satisfactorily addressed the previous reasons for refusal <input type="checkbox"/> The proposal would not have a significant detrimental impact on the appearance of the street or neighbouring properties
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 3 Field Way is situated on the southern side of Field Way. Field Way is an attractive residential road of mixed character and is neither within nor near to a Conservation Area.
- 1.2 The property has an existing two storey side extension. At the rear, the property has been extended further by means of a two storey extension incorporating twin gable roofs set at 90° to the main roof of the house.
- 1.3 The site is not within a conservation area or the Controlled Parking Zone.

2.0 THE PROPOSAL

- 2.1 This application seeks to sub-divide the two-storey side extension approved under planning reference 13/0604/FUL into an independent two bedroom dwelling.

3.0 SITE HISTORY

Reference	Description	Outcome
14/1830/FUL	Conversion of the side extension into a two bed separate dwelling	REF
13/0604/FUL	Demolition of single storey side extension and its replacement with a two storey side extension.	A/C
13/0038/FUL	Demolition of single storey side extension and its replacement with a 2 storey side extension	WDN
10/0455/EXP	Extension of time for implementation of 07/0427/FUL for demolition of single storey side extension and its replacement with a two storey side extension.	A/C
07/0427/FUL	Demolition of single storey side extension and its replacement with a two storey side extension.	A/C
C/95/0183	Two storey, full-width rear extension to existing house (c3).	A/C

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
		5/1 5/2
		8/6 8/10

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 (Engineering)

- 6.1 The application form states that two parking spaces are provided within the site and that this level of provision will remain unchanged. The applicant must provide a dimensioned parking layout plan to allow informed comment upon the full impact of the proposals. The applicant must show the dimensions for the car parking spaces, which should be 2.5m x 5m and able to access the public highway independently of each other. Conditions are recommended relating to driveway materials, no gates, County Council Construction specification, water run-off, no obstruction and informatives relating to works within a highway, encroachment and public utilities.

Environmental Health

- 6.2 No objection subject to a condition restricting construction hours and informative regarding the need for adequate bin provision.
- 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 a representation:
- ☐ 4 Field Way
 - ☐ 2 Field Way
 - ☐ 5 Field Way

7.2 The representations can be summarised as follows:

- ☐ Out of character
- ☐ A cycle store should not be situated in the front garden as all of the front gardens on Field Way are open
- ☐ Follow on application to the previously approved scheme under planning reference 13/0604/FUL where there is a condition preventing the extension being used as a separate house
- ☐ impact on residential amenity

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. Car parking
5. Third party representations

Principle of development

8.2 Policy 5/1 of the Cambridge Local Plan (2006) states that proposals for developments on windfall sites will be permitted subject to the existing land use and compatibly with adjoining land uses. The surrounding area is predominantly residential and it is my view that the proposal, therefore, complies with policy 5/1 of the Local Plan.

8.3 Policy 5/2 explains that the conversion of single residential properties into self contained dwellings will be permitted except where: a) the residential property has a floorspace of less than 110 square metres; b) the likely impact upon on-street parking would be unacceptable; c) the living accommodation provided would be unsatisfactory; d) the proposal would fail to provide for satisfactory refuse bin storage or cycle parking; and; e) the location of the property or the nature of nearby land uses would

not offer a satisfactory level of residential amenity. The existing property has a floorspace of more than 110 square metres and the surrounding area is predominantly residential. It is, therefore my view that the proposal complies with parts a) and e) of the Cambridge Local Plan (2006). Parts b), c) and d) of policy 5/2 of the Local Plan relate to detail and will be addressed later in the report.

Context of site, design and external spaces

8.4 No external changes are proposed except to the rear where a boundary fence will demarcate the new garden area for the proposed dwelling. Although there are no external changes comments have been received regarding the impact of the proposal on the area. There are no external changes proposed and considering the form and scale of the development was acceptable in the previously approved scheme (13/0604/FUL), I do not consider that it would be reasonable to refuse the application on these grounds.

8.5 The previous application to convert the house into two (14/1830/FUL) was refused for the following reason:

Provision for storage of cycles and waste bins for the development is unsatisfactory. The bin store location for the new unit would create visual clutter on the frontage, the storage of cycles in the small rear garden of the proposed new unit would detract further from an already inadequate space, and the requirement for both cycles and bins for the existing house to be moved from the rear garden by a circuitous route passing immediately in front of the kitchen door of the new unit would be inconvenient for the residents of the existing unit and a disturbance to those of the new unit. The development is therefore contrary to policies 3/4, 3/7 and 3/10 of the Cambridge Local Plan (2006) and guidance in the National Planning Policy Framework (2012).

8.6 It is proposed that the bins are stored to the front of each house. The bins associated with No. 3 would be screened from the street by an existing hedge and it is my view that they would, therefore, not have a significant detrimental impact on the appearance of the street. It is proposed that the bins associated with No. 3A would be situated in clear view of the street, in the same location as previously proposed. I consider this to be

unacceptable. It would be entirely feasible to store the bins in the rear garden and I recommend a condition requiring details of a revised location (4). It is proposed that a shared cycle store is provided at the front of No. 3. To reduce visual clutter at the front of the houses I recommend that individual cycle stores are provided in the rear gardens and that details of these stores are required by condition (5).

- 8.7 In my opinion the proposal complies with Cambridge Local Plan (2006) policy 3/4 and part d) of policy 5/2.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.8 As no external alterations are proposed to the building it is my view that there would be no detrimental impact on neighbours in terms of dominance, enclosure, overshadowing or overlooking. In my opinion the proposed additional dwelling would not lead to significant noise and disturbance which would warrant refusal of planning permission.
- 8.9 Comments have been received regarding the application I note that the previous approval (13/0604/FUL) had a condition to prevent any separation of the two-storey element to create a new dwelling. This application seeks to create a separate unit. This application would be assessed accordingly and would over-ride the previous condition. The reason the previous condition was attached was to allow the Council to assess whether or not a separate dwelling was acceptable and not to stop the applicant from submitting an application to allow for this assessment.
- 8.10 In my opinion the proposal adequately respects the residential amenity of its neighbours and the constraints of the site as such I consider that the development remains compliant with Cambridge Local Plan (2006) policies 3/4 and 3/14.

Amenity for future occupiers of the site

- 8.11 The previous application was refused for the following reason:

The proposed rear outdoor amenity space for the new unit is inadequate for a two-bedroom dwelling and would not provide a high quality space for future occupiers, contrary to policies 3/7

and 3/10 of the Cambridge Local Plan (2006) and guidance in the National Planning Policy Framework (2012).

- 8.12 The external space has been separated in a different way to how it was previously proposed. No. 3 now has the smaller garden, but this garden is 17m deep. Whilst this garden is smaller than the gardens to neighbouring properties it is my view that it is adequate and acceptable.
- 8.13 In my opinion the proposal provides an appropriate standard of residential amenity for future occupiers, and I consider that in this respect it complies with Cambridge Local Plan (2006) policy 3/7 and part c) of policy 5/2.

Car Parking and cycle parking

- 8.14 One car parking space would be provided for each house, which is acceptable. I recommend that cycle stores are provided in the rear gardens with details of these stores required by condition (5).
- 8.15 In my opinion the proposal complies with policies 8/6, 8/10 and parts b) and d) of policy 5/2 of the Cambridge Local Plan (2006)

Planning Obligation Strategy

Planning Obligations

- 8.16 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.

Third Party Representations

- 8.17 The issues raised have been addressed above.

9.0 CONCLUSION

- 9.1 In my opinion the proposal has satisfactorily addressed the previous reasons for refusal and would not have a significant detrimental impact on the appearance of the street or neighbouring properties. I recommend that the application is approved subject to conditions.

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. No development shall commence until such time as full details of the on-site storage facilities for waste including waste for recycling within the rear gardens of the houses have been submitted to and approved in writing by the local planning authority. Thereafter the development shall be in accordance with the approved details. The approved facilities 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. (Cambridge Local Plan 2006 policies 3/4 and 4/13)

5. No development shall commence until details of facilities for the covered, secured parking of bicycles for use in connection with the development hereby permitted within the rear gardens of the houses 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)

6. Notwithstanding the provision of Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking, amending or re-enacting that order) no gates shall be erected across the approved access unless details have first been submitted to and approved in writing by the Local Planning Authority.

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

7. Prior to the commencement of the first use the vehicular access where it crosses the public highway shall be laid out and constructed in accordance with the Cambridgeshire County Council construction specification.

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

8. The access shall be constructed with adequate drainage measures to prevent surface water runoff onto the adjacent public highway, in accordance with a scheme submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority.

Reason: In the interests of highway safety. (Cambridge Local Plan 20006, policy 8/2)

9. The manoeuvring area shall be provided as shown on the drawings and retained free of obstruction.

Reason: In the interests of highway safety. (Cambridge Local Plan 20006, policy 8/2)

10. The access shall be provided as shown on the approved drawings and retained free of obstruction.

Reason: In the interests of highway safety. (Cambridge Local Plan 20006, policy 8/2)

11. The curtilage for each house shall be provided as shown on dwg no. 0642:09A and will remain as such in perpetuity.

Reason: To ensure that the amenity space provided is satisfactory. (Cambridge Local Plan 2006, policy 5/2)