

Application Number	15/0433/FUL	Agenda Item	
Date Received	6th March 2015	Officer	Mr Sav Patel
Target Date	1st May 2015		
Ward	Trumpington		
Site	30 Newton Road Cambridge Cambridgeshire CB2 8AL		
Proposal	Erection of replacement dwelling following demolition of the existing dwelling and garage, erection of detached outbuilding and associated works.		
Applicant	Mr & Mrs Tim Parsonson C/O Agent United Kingdom		

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 No.30 is a two storey detached dwelling with side garage, which is set back from the highway and on the eastern side of Newton Road. The dwelling is located within an existing ribbon of detached houses which is characterised by dwellings on generous plots set behind front boundary treatment. Mature trees (Holm Oak) within the grounds of no.28 align and overhang the northern boundary while the southern boundary is lined by hedging and garden trees. A brook aligns the eastern boundary of the site which also contains a group of trees.
- 1.2 The built form of the area, whilst relatively consistent on the eastern side of Newton Road, is varied. To the west of Newton Road the built form and layout of housing is fragmented. Rayleigh Close is a relatively modern cul-de-sac which branches off Newton Road and consists of a mix of single storey and two storey houses. At the western end of Rayleigh Close are three large detached dwelling have been built which contrast with the original architectural style of the close.
- 1.3 The existing dwelling is constructed from white painted render and red plain tiles with mock timber framing in its gable. The frontage elevation is formed by a two storey projecting gable with a steep roofscape to the side that contains a traditional

pitched roof front facing dormer window. The main roof of the dwelling is hipped on both sides. The rear elevation is two storey with a ground floor conservatory on the south beneath a hipped tile roof.

- 1.4 The site is not within a Conservation Area and there are no Listed Buildings or Buildings of Local Interest within close proximity of the site. The rear most section of garden falls within a Flood Zone. The dwelling itself does not.
- 1.5 The trees that align the northern boundary; within the garden of no.28 are protected by a group Tree Preservation Order.

2.0 THE PROPOSAL

- 2.1 The proposal is for a replacement dwelling following demolition of the existing and garage. The proposed dwelling is designed in an 'arts and crafts' style.
- 2.2 The proposed dwelling consists of a two storey projecting gables on the front including two dormer windows and 2 two storey projecting gables off the rear elevation, all extending off a central core. A projecting gable is also proposed between the two storey gables on the rear elevation to serve the attic room, which contains a recessed terraced within the roofscape.
- 2.3 The proposed dwelling would consume the existing footprint of the dwelling and extend beyond it to the east (at two storey) and west (at single storey). The proposed dwelling would also contain a basement and an attic level. At the front of the proposed dwelling would be a hipped roof store room with car parking between this and the front boundary hedge. The existing access into the site would be maintained. The proposed dwelling would be set off the southern boundary by 1 metre and approx. 850mm off the northern boundary.
- 2.4 In terms of dimensions (approx.), the proposed dwelling would be 13.725 metres wide; 21.8 metres in depth; and 8.7 metres in height. By comparison (approx.), the existing dwelling is 15.825 metres wide; 9.2 metres in depth; and 7.7 metres in height.
- 2.5 The application is accompanied by the following supporting information:

1. Planning Statement
2. Design and Access Statement
3. Tree Survey, Arboricultural Impact Assessment and Preliminary Arboricultural Method Statement and Tree Protection Plan
4. Statement of Significant of Design
5. Flood Risk Assessment
6. Plans

2.6 The original proposal as submitted included an outbuilding within the rear garden close to the eastern boundary which was in Flood Zone 3. However, following concerns by the Environment Agency (EA), this element of the proposal has been removed from consideration. The EA were concerned that the submitted Flood Risk Assessment did not contain sufficient information to assess the impact of the proposed development. The applicant has therefore decided to remove this element from the proposal and progress with the replacement dwelling which is in Flood Zone 1.

3.0 SITE HISTORY

Reference	Description	Outcome
14/1440/FUL	Erection of replacement dwelling following demolition of the existing dwelling and garage, erection of detached outbuilding and associated works.	WITHDRAWN

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)

Ministerial Statement (1 December 2014) by Brandon Lewis
Minister of State for Housing and Planning (Department of
Communities and Local Government)

5.2 **Cambridge Local Plan 2006**

3/4 Responding to context
3/7 Creating successful places
3/11 The design of external spaces
3/12 The design of new buildings
4/4 Trees
5/1 Housing provision
8/4 Walking and Cycling accessibility
8/6 Cycle parking
8/10 Off-street car parking

5.3 **Supplementary Planning Documents**

Cambridge City Council (May 2007) – Sustainable Design and
Construction
Cambridgeshire and Peterborough Waste Partnership
(RECAP): Waste Management Design Guide Supplementary
Planning Document (February 2012)

6.0 **CONSULTATIONS**

Cambridgeshire County Council (Engineering)

6.1 The application does not have any implications that would affect
the highway network.

Head of Refuse and Environment

6.2 No objection to this application in principle subject to
conditions/informatives relating to construction hours; piling;
and dust.

Streets and Open Space (Tree Officer)

6.4 Subject to appropriate protection and construction methods, the
development is not expected to have a material impact on

retained trees. Conditions relating to tree protection measures; site visit to agree the location and specification of tree protection; and the implementation of the approved Arboricultural Method Statement and Tree Protection Plan recommended.

Environment Agency

First comments:

- 6.5 Object to the proposed development due to absence of an acceptable FRA in particular details of acceptable floodplain compensation.

Second comments:

- 6.6 On the basis that the application no longer includes development within floodzone 3, the Agency's objection dated 12 May 2015 is withdrawn subject to the conditions and informatives being appended to any subsequent planning approval relating to surface water and foul water drainage.
- 6.7 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:

- 20 Newton Road
- 26 Newton Road
- 28 Newton Road
- 32 Newton Road
- 39 Newton Road

- 7.2 The representations can be summarised as follows:

Site context, scale, design, layout

- Proposed building breaks beyond (west) the well established building line of houses on the east side of Newton Road;

- The proposed dwelling would project beyond the rear building of the houses on either side;
- Footprint of proposed dwelling around twice the existing house, higher and overall more bulky representing overdevelopment of this narrow site;
- The south flank would overwhelm the scale of the adjoining house at no.32 and result in further excessive visual bulky and overbearing;
- The gable end of the proposed dwelling would result in the loss of spacing between the houses;
- The proposed development would not respect local context and street pattern, proportion and scale of existing buildings and would be out of character with the area;

Residential amenity

- The proposed development would cause overlooking from ground and first floor windows as well as roof terrace, loss of privacy, overshadowing on the adjacent dwellings;
- The proposed basement level will cause significant disturbance during construction.

Trees:

- The proposal would have an adverse impact on the protected trees;

7.5 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 The provision of a replacement dwelling accords with Local Plan Policy 5/1, housing provision.

8.2 There are no proposals to designate the existing house as a Building of Local Interest or Listed Building. The site is within a residential area that is not within a Conservation Area, so the principle of demolishing the existing dwelling to replace it is considered to be acceptable as its loss cannot be protected under planning legislation.

Context of site, design and external spaces

- 8.3 The site is located within an area characterised by mainly two storey detached dwellings on generous plots. No.30 is a simple suburban detached dwelling of unremarkable design. The architectural style along Newton Road is varied with examples of hipped roof dwellings, traditional gabled ended dwellings and combination of the two. One of the main consistent features is projecting gables. This is a feature that has been incorporated into the design of the front and rear elevations of the proposed dwelling. However, aside from the built character, Newton Road also has a strong presence of mature trees and shrubs behind hedges and fences.
- 8.4 The key design issue is the detailed design and appearance of the new dwelling in its setting.
- 8.5 Local Plan policy 3/12 requires new buildings to have a positive impact on their setting in terms of location on the site, height, scale and form, materials, detailing and wider townscape and landscape impacts and available views. The footprint of the proposed new dwelling can be comfortably accommodated within the large rectangular plot. The proposed new house has a deeper footprint compared with the existing house and the dwellings either side but this does not result in any harm to the character and appearance of the suburban street scene in my view. The steep roof pitched and gable ends would increase the visual appearance of the front elevation. This would in my view give the dwelling identity and sense of place within the street scene. The fact the proposed dwelling has been bigger than the existing and project deeper into the garden than the existing and adjoining properties is not in itself a reason to refuse the application. Its form and scale is broken up into smaller recessed elements whilst reading as a cohesive design solution.
- 8.6 The proposed projecting gable on the front would match the eaves line of no.32 and sit below the main ridge by approx. 400mm. Whilst the ridgeline of the proposed dwelling would be taller than the existing dwelling by 1 metre and no.32, I do not consider this increase in height would cause any significant adverse visual impact from the street scene or appear unduly dominant in this context.

- 8.7 The proposed front elevation reflects the Arts and Crafts style of the existing street scene as required by Local Plan policy 3/12 part a. The proposed new building has a symmetrical front elevation with part exposed rooftop chimneys breasts, a projecting front gable, dormer windows and period window casements and other specific details such as kneelers on the gables and coving at the eaves and windows. The rear elevation contains many of these features in the front but has been arranged in a more formalised manner in terms of symmetrical articulation of its fenestration and subservient projecting gables. Careful consideration has been given to both elevations.
- 8.8 In terms of the building line, whilst the proposed dwelling would break beyond the front elevations of the adjoining dwellings by virtue of the proposed single storey storage shed, I do not consider this would upset the general pattern of development such that it would have a significantly detrimental impact on the character of the area. It is not just the built form or building lines that form the main characteristics of the Newton Road. The character of Newton Road is also derived from its wide grass verges planted with trees and regular siting of large detached dwelling houses, with characteristics of the 'Arts and Crafts' style. The set back of the dwelling from the road, backdrop of trees to the north and on the front boundary would enable the proposed dwelling to sympathetically integrate into the site without appearing as an incongruous and alien form. The proposed dwelling would be very similar in height, width and footprint to the other properties in this location.
- 8.9 The proposed storage shed at the front gives the frontage interest whilst appearing as a subservient structure. Furthermore, the front boundary hedge would screen most of the single storey element thus mitigating its visual impact on the street scene.
- 8.10 The side elevations due to the projecting gables give the impression of a dwelling that has been extended over time by a series of subservient additions. The gable end on the northern elevation has been pulled away from the projecting gable on the rear in order to maintain a suitable distance between the boundary and trees. Similarly with the southern elevation, the projecting gable has been reduced in height so that it matches

the eaves line of the single storey flat roof extension that has been approved at no.32, giving it symmetry and an ancillary appearance. The gable would also be approx. 1 metre lower than the gable on the northern side of the rear elevation. The depth of the two rear gables also varies with the north gable project 4.5 metres more than the south gable. The variations in height and depth give the side elevations architectural interest and a subservient scale. This demonstrates that the design of the building has responded positively to the site context, as required by Local Plan policies 3/4 and 3/12.

- 8.11 The north gable on the rear elevation would project beyond the rear elevations of both neighbouring properties and 4.5 metres beyond the south gable. Whilst this will be noticeable within the plot and to the neighbours either side, I do not consider it would cause significant harm in terms of its visual appearance or in terms of overbearing due to the distances from the adjoining properties. This element would not be visible from the highway.
- 8.12 The 'arts & craft' approach is in keeping with neighbouring properties, and contains some of the architectural language found along Newton Road, particularly the front facing gables. The design of the proposed dwelling is considered to be of high quality and would make a positive contribution of this site and this area. In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4 and 3/12.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.13 The footprint of the building is contained well within the plot and would not, in my view, have a significant visual impact or cause significant overshadowing to either 28 or 32 Newton Road either side. The proposed southern elevation would project beyond the rear elevation of no.32 by approximately 6 metres at (3 metres to the eaves and 7 metres to the ridge) which would be located 3.6 metres away from the side boundary. The applicant has also submitted perspectives showing simulated views from the rear garden and the first floor window nearest the boundary of no.32. It is clear from these perspectives and from my site visit to no.32, that the visual impact of the south and north gables would not appear significantly overbearing or create an adverse sense of enclosure on their outlook from the rear garden area.

- 8.14 In terms of overshadowing, as the proposed dwelling would be located north of no.32 and set off the boundary by 1 metre (no.32 also set off the boundary by approx. 800mm), I do not consider it would cause any significant levels of overshadowing over and above that which already exists (The existing garage is located on the boundary line with no.32). The side elevation of no.32 contains a side door and two windows on the ground all serving one room, and two windows at first floor serving a w/c and landing window. None of the windows in the northern elevation of no.32 appear to serve habitable rooms such as a bedroom or living room. Therefore, in my opinion, the proposed dwelling is considered to be acceptable in terms of its relationship with the occupiers of no.32.
- 8.15 In terms of overlooking, there are no clear glazed windows in the side elevation that would cause direct overlooking to the occupiers of no.32. I note concerns have been raised regarding the recessed roof terrace. However, due to the terracing being within the profile of the roof this would not appear as a projecting roof terrace that gives 180 degree view from this level. The projecting gable would restrict views over the immediate private garden area over no.32. The recessed roof terraced would face down the garden (east) and would not offer direct views over the neighbours gardens. Essentially it would offer similar views as a window would at this level. In my view, indirect views of neighbouring gardens are to be expected within a suburban layout and the result here will not be unduly harmful.
- 8.16 No.28 is set approx. 13 metres off the northern boundary of the application site. The proposed dwelling would be approx. 1.8 metres away from this boundary. The northern boundary is also defined by a boundary fence and a row of trees (Holm Oak) in the garden of no.28. In view of this level of separation, the existing boundary trees and fence, and all first floor windows being obscure glazed (two windows; one serving a dressing room and one serving an en-suite), I do not consider the proposal would result in any significant adverse impact on the residential amenity of the occupiers of no.28 such that it would warrant the application to be refused.
- 8.17 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, 3/7 and 3/12.

Amenity for future occupiers of the site

- 8.18 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

- 8.19 Refuse arrangements are adequately accommodated within the large plot. In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

Highway Safety

- 8.20 The proposed development does not raise any highway safety issues on the existing network.
- 8.21 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/2.

Car and Cycle Parking

Car parking

- 8.22 Whilst the proposal would reduce the amount of space at the front of the dwelling, there would still be enough space to accommodate 3 vehicles. The proposed car parking provision is considered to be acceptable.

Cycle parking

- 8.23 A proposal includes a store to accommodate cycles in an enclosure and secure manner. In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.
- 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

Issue	Officer response and report section
Noise and disturbance during construction	This can be mitigated through appropriate planning conditions.
Impact on trees	The tree officer has assessed the information submitted and is satisfied that the development would be harm the trees subject to conditions.
Loss of spacing between properties	There are many examples of gable ends meeting hipped roof properties within Newton Road.

Planning Obligation Strategy

Planning Obligations

8.26 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 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. 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)

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. Prior to the commencement of development and with reference to BS 5837 2012, details of the specification and position of all protection measures and techniques to be adopted for the protection of any trees from damage during the course of any activity related to the development, shall be submitted to the local planning authority for its written approval in the form of an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP).

Reason: To protect the visual amenity of the area and to ensure the retention of the trees on the site. (Cambridge Local Plan 2006 policies 3/4, 3/11, 3/12 and 4/4)

6. Prior to commencement, a site visit will be arranged with the retained arboriculturalist, developer and LPA Tree Officer to agree tree works and the location and specification of tree protection barriers and temporary ground protection.

Reason: To ensure the retention of the trees adjacent to the site. (Cambridge Local Plan 2006 policies 3/4, 3/11, 3/12 and 4/4)

7. The approved AMS and TPP will be implemented throughout the development and the agreed means of protection shall be retained on site until all equipment, and surplus materials have been removed from the site. Nothing shall be stored or placed in any area protected in accordance with this condition, and the ground levels within those areas shall not be altered nor shall any excavation be made without the prior written approval of the local planning authority.

Reason: To ensure the retention of the trees adjacent to the site. (Cambridge Local Plan 2006 policies 3/4, 3/11, 3/12 and 4/4)

8. 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)

9. In the event of the foundations for the proposed development requiring piling, prior to the development taking place the applicant shall provide the local authority with a report / method statement for approval detailing the type of piling and mitigation measures to be taken to protect local residents from noise and/or vibration. Potential noise and vibration levels at the nearest noise sensitive locations shall be predicted in accordance with the provisions of BS 5228-1&2:2009 Code of Practice for noise and vibration control on construction and open sites. Development shall be carried out in accordance with the approved details.

Due to the proximity of this site to existing residential premises and other noise sensitive premises, impact pile driving is not recommended.

Reason: In the interests of residential amenity (Cambridge Local Plan 2006 policies 3/4 and 3/12 or 3/14).

10. No development shall commence until a programme of measures to minimise the spread of airborne dust from the site during the demolition / construction period has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved scheme.

Reason: In the interests of residential amenity (Cambridge Local Plan 2006 policies 3/4 and 3/12 or 3/14).

11. The windows in the south and north elevations at first floor level shall be obscure glazed to a minimum level of obscurity to conform to Pilkington Glass level 3 or equivalent prior to occupation and shall have restrictors to ensure that the window cannot be opened more than 45 degrees beyond the plane of the adjacent wall and shall be retained as such thereafter.

Reason: In the interests of residential amenity (Cambridge Local Plan 2006 policies 3/4 and 3/12 or 3/14).

12. If during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. Any remediation strategy shall be implemented as approved.

Reason: To avoid adverse effects of pollution (Cambridge Local Plan 2006 policy 4/13).

13. No building hereby permitted shall be commenced until surface water drainage works have been implemented in accordance with details that have been submitted to and approved in writing by the local planning authority. Before these details are submitted an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles set out in the National Planning Policy Framework and the National Planning Policy Guidance, and the results of the assessment provided to the local planning authority. The system should be designed such that there is no surcharging for a 1 in 30 year event and no internal property flooding for a 1 in 100 year event + an allowance for climate change. The submitted details shall:

1. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site to achieve a 20% reduction in peak runoff and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;

2. provide a management and maintenance plan for the lifetime of the development.

Reason: To ensure a satisfactory method of surface water drainage and to prevent the increased risk of pollution to the water environment.

INFORMATIVE: To satisfy the condition requiring the submission of a program of measures to control airborne dust above, the applicant should have regard to:

' Council's Supplementary Planning Document 'Sustainable Design and Construction 2007':

<http://www.cambridge.gov.uk/public/docs/sustainable-design-and-construction-spd.pdf>

' Guidance on the assessment of dust from demolition and construction

http://iaqm.co.uk/wp-content/uploads/guidance/iaqm_guidance_report_draft1.4.pdf

' Control of dust and emissions during construction and demolition ' supplementary planning guidance

https://www.london.gov.uk/sites/default/files/Dust%20and%20Emissions%20SPG%208%20July%202014_0.pdf