

Application Number	15/0268/FUL	Agenda Item	
Date Received	17th February 2015	Officer	Mr Sav Patel
Target Date	14th April 2015		
Ward	Coleridge		
Site	Land To The Rear Of 175 - 177 Cherry Hinton Road Cambridge CB1 7BX		
Proposal	Erection of two 3 x bed detached dwellings, along with car parking, cycle parking and associated landscaping.		
Applicant	Blues Property Levada 2 Ltd		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <p>The proposed development is considered to be of high quality design and would make a positive contribution to this area.</p> <p>The proposed development has been designed to mitigate any significant adverse impact on the residential amenity of the adjoining neighbours.</p> <p>The proposal would make efficient and effective use of land.</p>
RECOMMENDATION	APPROVAL subject to conditions.

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 The application site is located within an area characterised by two storey residential development. The pattern of development within this locality is varied with examples of detached and semidetached dwellings with hipped roofs and gabled ends. To the west of the site (on the other side of the road) is a relatively new three storey block of flats (no.164) which replaced a two storey dwelling and to the south; on the corner of Coleridge Road and Cherry Hinton Road is another block of flats (no.173) contained with a two ½ storey building which steps down in height from Cherry Hinton Road to single storey. The single

storey timber carport (with attached bin store) that serves the flats in no.173 is located adjacent to and further forward of no.201 Coleridge Road. No.201 is a two storey semi-detached dwelling which is set off the side boundary (southern).

- 1.2 The land between the car port and rear of no.173 is partly defined by a timber fence and the access point into the car parking area. The application site is located to the east of the boundary fence which defines the eastern boundary of no.173.
- 1.3 The application site appears to occupy an area of rear garden land which relates to no.175 and no.177 Cherry Hinton Road, which are two, two storey detached dwellings. There is a tree to the rear of no.175 which overhangs the application.
- 1.4 The stump of a tree is located between the car port and two car spaces at the rear of no.173.
- 1.5 The application site is not located within a Conservation Area and the site is not located within close proximity to any Listed Buildings or Buildings of Local Interest. Also none of the trees to the rear of the dwellings in Cherry Hinton Road which are visible from Coleridge Road are protected.

2.0 THE PROPOSAL

- 2.1 The proposal is to provide 2no. two storey detached dwellings. The proposal also includes car parking provision for each unit, bin and cycle storage and boundary treatment.
- 2.2 The proposed dwellings would be 3bed units separated by a shared access path that runs between each dwelling enabling access to the rear gardens of each dwelling.
- 2.3 The proposed dwellings would be flat roofed and 5.6 metres in height. Unit 1 (nearest to the northern boundary with no.201) would be approx. 10.6 metres wide and between 7.1 and 11.4 metres in depth. Unit 2 to the south of unit 1 would be 11.1 metres wide and between 5.5 and 8.5 metres in depth.
- 2.4 Unit 1 would have an undercroft parking space to the rear of the existing timber carport. Unit 2 would have a car parking space in front of the dwelling.

2.5 The application is accompanied by the following supporting information:

1. Design and Access Statement
2. Planning Statement
3. Plans

3.0 SITE HISTORY

No relevant planning history for the site but there is planning history for development adjacent to the site which is worthy of note.

Reference	Description	Outcome
07/1301/FUL	Land R/O 167a, 169 And 171 Cherry Hinton Road - Erection of a three storey building to create 6no apartments.	APPROVED
08/0125/FUL	Demolition of 187 Cherry Hinton Road and the erection of a three storey building consisting of 5 flats, together with the erection of 4 semi-detached, three storey town houses at the northern end of the site in place of the garages. An approved road off Cherry Hinton Road serves the houses and flats. 14 car parking spaces and 7 bicycle parking spaces will be provided.	REFUSED - ALLOWED AT APPEAL
10/1045/FUL	Land To The Rear Of 163 - 165 Coleridge Road - Erection of three 3-bed dwellings to form terrace with off street parking.	APPROVED

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	3/11	3/12	4/4

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

Central Government Guidance	National Planning Policy Framework March 2012 National Planning Policy Framework – Planning Practice Guidance March 2014 Circular 11/95
Supplementary Planning Guidance	Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012)

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 No adverse effect upon the public highway should result from this proposal.

Head of Refuse and Environment

- 6.2 No objection to the application in principle subject to the following conditions/informative; construction hours, piling and dust.

Tree Officer

- 6.3 These will be reported on the amendment sheet or orally at the meeting.
- 6.4 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 Councillor Herbert has commented on this application. Cllr Herbert objects to the proposed development on the grounds that he feels it represents overdevelopment; removal of the tree at the site entrance and potential impact on the existing tree to the rear of 177; and the scale of development will unduly damage the character of the area.
- 7.2 The owners/occupiers of the following addresses have made representations:
- 203 Coleridge Road (support)
 - 177 Cherry Hinton Road
 - 181 Cherry Hinton Road
 - 183 Cherry Hinton Road

7.3 The representations can be summarised as follows:

Support:

- Contemporary design will enhance the area
- Adopts a scale that is consistent with the surrounding area
- Clean, minimum roof line and no south facing windows
- No windows overlooking issues
- Provide much needed and good quality housing
- Would set a good benchmark for future developments of a similar nature

Objections:

- The rear elevations of the proposed dwellings should line up with the rear elevation of the dwellings to the north;
- The development of the land is too dense for this site and should be one dwelling;
- The proposal would overshadow the adjacent houses on Coleridge Road;
- Drainage capacity issues;
- Proximity of dwellings would cause light issues;
- Design is not in keeping with the surrounding properties
- Concerns with the potential impact on existing trees;
- No details of boundary treatment

7.4 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 application site is located within a residential area and within close proximity to Cherry Hinton Road 'Local Centre' including Clifton Road leisure park. The site is also within close proximity to bus stops and reasonable walking and cycling distance of the railway station. The City Centre is approximately 1.8 miles away which is a 30 minute walk or 12 minute cycle ride.

8.2 The proposed residential redevelopment of the site is considered to be acceptable in this location and context.

Windfall housing sites such as this are permitted subject to the existing land use and compatibility with adjoining uses.

- 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 built form of this part of Coleridge Road and Cherry Hinton Road has changed in recent years through the intervention of new forms of residential development such as the three storey block of flats to the west and the two storey block of flats to the south of the site. The architectural context of this part of Coleridge Road is mixed in style and therefore there is no specific character for new development to respond to other than two storey form of development. The recent interventions have in my view enhanced the existing appearance the area. The proposed dwellings would in my view make a positive contribution to the area by introducing a modern and contemporary style of residential development, which is unique and successful in contrasting with the semi-detached housing to the north and relatively new development to the south on the corner of Coleridge Road and Cherry Hinton Road.
- 8.5 The proposed dwellings would be lower in height than the existing dwellings to the north and south. Each dwelling has been designed differently but are related by references in detailing and form. The first floor elements of each dwelling are either within the line of the side elevation of the neighbouring property or set away from the side boundary. The side elevation of unit 1 would be set in line with the side elevation of no.201 Coleridge Road. The element that extends beyond the rear elevation of no.201 would be set 5.6 metres away from the boundary. The side elevation (1st floor element) of unit 2 would be set off the boundary by 3.6 metres with 175 and 177 Cherry Hinton Road. I am satisfied that the scale and layout of the proposed dwelling would sit comfortably with the site and would not appear unduly dominant from neighbouring dwellings and their gardens.
- 8.6 As well being of contemporary design, high quality materials are also proposed in terms of vertical zinc cladding, velfac glazing, lime rendered panels and sections of buff stock brick. I have

recommended a material condition (3) to ensure such details are submitted and agreed. These materials and the contemporary angular form of the proposed dwellings are considered to be positive features, which would contribute to the diverse palate of architectural styles in this location.

- 8.7 In terms of external space, the proposed dwellings have been designed and laid out to ensure they both provide suitable levels of private garden space as well as provision for cycle and bin storage. Unit 1 would have a rear garden of 5.1 metres in depth and 10.5 metres in width. The proposed development would contain a sufficient amount of external space.
- 8.8 The proposed development is considered to be of high quality design. The contemporary approach would work well in this context and enable the development to successfully integrate into the site without having an adverse impact on the character of the area.
- 8.9 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

- 8.10 The residential amenity of the adjacent dwellings would not be adversely affected by the proposed dwellings due to their scale, layout and proximity from the common boundaries. There would be no habitable windows at first floor level that would directly overlook private garden areas of the adjacent dwellings. All windows have been carefully positioned so they mainly face east and west. The nearest window to the eastern boundary is a bedroom window which would be 5 metres away. The next closest would be 5.8 metres. The eastern elevation would abut and face the rear most part of the garden of no.179 Cherry Hinton Road. The rear garden of no.179 is approx. 38 metres in depth. Unit 2, which would be closest dwelling to no.179 would contain 3 windows at first floor. Two of the three windows serve a bathroom (the nearest to the southern boundary) and a landing window; between the bathroom and bedroom (furthest from the southern boundary). I am satisfied that in this urban context, the position of the windows, and level of separation that the residential amenity of no.179 and 181 would not be

adversely such that it would warrant refusal. There are no windows that would overlook no.201 Coleridge Road.

- 8.11 The scale of development is considered to be appropriate in terms of height and footprint. The ridge line of unit 1 would be at the same height as the eaves line of no.201 Coleridge Road and unit 2 would be slightly above. Both units have been designed with a flat roof and would be between 1.8 metres and 2 metres below the ridge of no.201. Therefore, the visual appearance of the dwellings would not be overbearing or dominant from the street scene or neighbouring gardens. Furthermore, the use of zinc and larch cladding on the first floor element of the units would also assist in softening the appearance of elevations, in my view.
- 8.12 The layout of the proposed dwellings have, in my view, been designed to mitigate the impact on the adjacent dwellings. The northern elevation at first floor of unit 1, which extends beyond the side elevation of no.201, has been stepped away from the boundary by approx. 5.45 metres. No.201 is located a further 2.3 metres from the boundary; giving a total level of separation of 7.75 metres. No.201 also has four opening (three windows and one door) in the side elevation that face the southern boundary. However, these windows appear to be secondary in terms of the rooms they serve. The first floor of unit 1 would be located 3.2 metres away from the boundary at a height of 5.1 metres with a chamfered roof. In this context, I am satisfied that with the level of separation and scale of the proposed dwelling (unit 1), the proposal would not have an adverse overbearing or overshadowing impact on the residential amenity of the occupier of no.201. The occupiers of the dwellings to the south are considered to be a significant distance from the proposal so as not be adversely affected in terms of outlook or overbearingness. The proposal would also be located to the north of the dwellings in Cherry Hinton Road and so would not be adversely affected by overshadowing.
- 8.13 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

- 8.14 The proposed development would provide a high quality form of living accommodation over two levels with a satisfactory level of outdoor space (5.8 metre by 10.4 metres for unit 1 and 5.8 metre by 11.6 metres).
- 8.15 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

- 8.16 The proposal includes refuse provision for three receptacles for each dwellings. The Environmental Services team are satisfied with the proposed refuse storage provision and with the access to Coleridge Road for drop off and collection.
- 8.17 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

Highway Safety

- 8.18 No highway safety issues have been raised by the Highway Authority.
- 8.19 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/2.

Car and Cycle Parking

Car parking

- 8.20 The proposal includes one off street car parking space for each dwelling. In this context, which is close to public transport links, shops and services and proximity to the city centre, the level of parking is acceptable. There is sufficient space for vehicles to enter and leave the site in forward gear.

Cycle parking

- 8.21 The proposal includes provision for four cycles in an enclosed and secure storage area on the boundary between both dwellings. This is considered to be acceptable.
- 8.22 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

Third Party Representations

- 8.23 I set out below my response to the issues raised in the third party representations:

Issue	Response
The rear elevations of the proposed dwellings should line up with the rear elevation of the dwellings to the north;	I do not consider it essential for the proposed dwellings to line up with rear elevations of the dwellings to the north, particularly as many of the existing dwellings have been extended or have outbuildings which project further into the gardens than the proposed dwellings.
The development of the land is too dense for this site and should be one dwelling;	The proposed dwellings are not considered to be overdevelopment of the plot, as they provide sufficient amounts of gardens space, spacing between each dwelling and appropriate provision for bin and cycle storage. The proposal would also make efficient use of land in an urban context.
The proposal would overshadow the adjacent houses on Coleridge Road;	See paragraph 8.9 and 8.10
Drainage capacity issues;	The proposed development is unlikely to material affect the existing drainage provision.

Proximity of dwellings would cause light issues;	The proposed dwellings due to their scale, layout and design, would not appear overbearing such that it would result in significant overshadowing of neighbouring dwellings.
Design is not in keeping with the surrounding properties	Whilst not in keeping with the existing built form, the proposal is considered to be of high quality design and would successfully integrate into the site and context.
Concerns with the potential impact on existing trees;	There are no trees on the site and the trees that overhang the site from the neighbouring gardens appear to be fruit trees which have limited amenity value.
No details of boundary treatment	I have recommended a boundary treatment and landscape condition (4 and 5).

Planning Obligation Strategy

Planning Obligations

8.24 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 The proposal is for residential development consisting of 2no. 3bed two storey detached dwelling on land to the rear of no.175 and 177 Cherry Hinton Road. The land appears to have already

been subdivided from the rear gardens of these dwelling and is overgrown with vegetation.

- 9.2 The proposed development would introduce a contemporary form of development that would represent a successful contrast in design and scale. The scale of development is considered to be appropriate for this infill and back land site such that it would not appear unduly dominant or overbearing on the neighbouring properties or gardens.

10. 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 there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the building(s) is/are occupied and retained thereafter unless any variation is agreed in writing by 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)

5. 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)

6. 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)

7. Details of the specification and position of fencing, or any other measures to be taken for the protection of any trees from damage during the course of development, shall be submitted to the local planning authority for its written approval, and implemented in accordance with that approval before any equipment, machinery or materials are brought onto the site for the purpose of development (including demolition). 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 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)

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: To protect the amenity of the adjoining properties.
(Cambridge Local Plan 2006 policy 4/13)

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: To protect the amenity of nearby properties Cambridge Local Plan 2006 policy4/13

11. No new windows or openings shall be installed at first floor level in the north elevation of Unit 1 and south elevation of Unit 2 of the hereby approved development.

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

12. The curtilage (garden) of the proposed property as approved shall be fully laid out and finished in accordance with the approved plans prior to the occupation of the proposed dwelling or in accordance with a timetable otherwise agreed in writing by the Local Planning Authority and thereafter remain for the benefit of the occupants of the proposed property.

Reason: To avoid a scenario whereby the property could be built and occupied without its garden land, which is currently part of the host property (Cambridge Local Plan 2006 policies, 3/4, 3/7, 3/10)

INFORMATIVE: Dust condition 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