

Application Number	15/0687/FUL	Agenda Item	
Date Received	24th April 2015	Officer	Miss Catherine Linford
Target Date	19th June 2015		
Ward	Arbury		
Site	109 Perse Way Cambridge CB4 3SB		
Proposal	Two storey side extension (following demolition of existing garage/utility) and change of use to a house in multiple occupation		
Applicant	Mr & Mrs Adrian Stone 28 Sunningdale Orton Waterville Peterborough PE2 5UB		

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 extension would not have a detrimental impact on the appearance of the street; <input type="checkbox"/> The proposed extension would not have a detrimental impact on neighbouring properties; and <input type="checkbox"/> The proposed use would not have a detrimental impact on neighbouring properties subjecting to a condition limiting the occupation of the house to seven people.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 109 Perse Way is a two storey, semi-detached house situated on the northern side of Perse Way. The surrounding area is predominantly residential and the site is not within Conservation Area or the Controlled Parking Zone.

2.0 THE PROPOSAL

- 2.1 Full planning permission is sought for a two storey, side extension, following the demolition of the existing garage and utility room; and the change of use of the resulting building into a House in Multiple Occupation (HMO) (sui generis).
- 2.2 The proposed two storey extension would be the same width as the garage and utility room it would replace. Seven rooms would be provided in the HMO, and it is proposed that the rooms would be let to professionals and students through a letting agent. Two (tandem) car parking spaces would be provided at the front of the house on the driveway, and a cycle store and bin store would be provided in the rear garden.

3.0 SITE HISTORY

None.

4.0 PUBLICITY

- 4.1 Advertisement: Yes
Adjoining Owners: Yes
Site Notice Displayed: Yes

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 3/14
		4/13
		5/7
		8/2 8/6 8/10

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	Sustainable Design and Construction (May 2007)
	<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 that are of relevance.

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

- 6.1 The proposal reduces the off-street car parking provision for the site whilst increasing the number of sub-households. The layout of the car parking means that the cars cannot access the highway independently. This arrangement is considered impractical for separate sub-households and, at best, would multiply the number of vehicular movements using the access, and result in obstruction of the junction during manoeuvring.
- 6.2 The above response is a summary of the comment that has been received. Full details of the consultation response can be inspected on the application file.

7.0 REPRESENTATIONS

- 7.1 The owners/occupiers of the following addresses have made representations:
- No address
- 7.2 The representations can be summarised as follows:
- There has been a growing trend locally of houses being sold for very high prices to developers pricing families and young people out of the market
 - Lack of social cohesion
 - Commercial proposition from people who have no vested interest in the local area
- 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 change of use
 2. Context of site, design and external spaces
 3. Residential amenity

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

Principle of change of use

- 8.2 Policy 5/7 of the Cambridge Local Plan (2006) states that the development of properties for multiple occupation will be permitted subject to a) the potential impact on the residential amenity of the local area; b) the suitability of the building or site; and c) the proximity of bus stops and pedestrian and cycle routes, shops and other local services.
- 8.3 Local shops on Histon Road are easily accessible from Perse Way and the site is close to bus routes. It is, therefore, my view that the proposal complies with part c) of policy 5/7 of the Local Plan. Parts a) and b) of policy 5/7 are addressed below in paragraphs 8.6-8.12.

Context of site, design and external spaces

- 8.4 The proposed side extension would be the same width as the existing single storey garage and utility room that it would replace. The proposed extension would result in the pair of houses becoming unbalanced but it is my view that this would not result in a detrimental impact on the appearance of the street, as long as the materials used match the existing house. This can be secured by condition (4).
- 8.5 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4 and 3/14.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.6 The proposed two storey extension would be no deeper than the existing house. Given that there are no windows on the flank wall of the unattached neighbour, 111 Perse Way, it is my view that the proposed extension would not overshadow, dominate or enclose this neighbour to an unacceptable degree. There is no potential for overlooking.

- 8.7 The proposed floorplans show seven bedrooms for single occupancy. A dwelling house can be let to up to six people without the need for planning permission, and I have therefore assessed the impact of one additional person. In my opinion, the impact of this additional person in terms of noise and disturbance would not be significant and the occupation of the house by seven people is acceptable. Some of the rooms may be large enough to accommodate two people, and it is possible that the house could be occupied by up to 14 people. As the surrounding area predominantly consists of family houses it is my view that such an intensive use of the property could have a significant detrimental impact on the amenity of neighbours. I therefore recommend that the occupancy of the house is limited to seven people by condition (3).
- 8.8 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, and part a) of policy 5/7.

Amenity for future occupiers of the site

- 8.9 The occupiers would share a communal garden, which is considered to be acceptable.
- 8.10 In my opinion the proposal provides an appropriate standard of residential amenity for future occupiers, and I consider that in this respect it is compliant with Cambridge Local Plan (2006) policy 3/7 and part c) of policy 5/2.

Refuse Arrangements

- 8.11 It is proposed that a bin store is provided in the rear garden. Whilst the location is acceptable I recommend that further details of the size and appearance of the store are controlled by condition (5).
- 8.12 In my opinion the proposal is compliant with part b) of policy 5/7 of Cambridge Local Plan (2006), subject to a condition requiring further details.

Car and Cycle Parking

- 8.13 Two tandem car parking spaces are to be provided on the driveway at the front of the house, which is the current arrangement. The Highway Engineer consider this arrangement to be impractical for more than one household. There will be difficulties with maneuvering but it is my view that the impact of this would not be significant. In my opinion the additional occupant would not place such a strain on on-street parking spaces to warrant refusal of the application. I consider the arrangement to be acceptable.
- 8.14 It is proposed that a cycle store is located in the rear garden. Whilst the location is acceptable I recommend that further details of the size and appearance of the store are required by condition (6).
- 8.15 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10 and part b) of policy 5/7, subject to a condition requiring further details of the cycle store.

Third Party Representations

Issue raised	Response
There has been a growing trend locally of houses being sold for very high prices to developers pricing families and young people out of the market.	This is not a planning consideration.
Lack of social cohesion	I do not consider the future occupants of this type of accommodation any more likely to be a source of anti-social behaviour. Anti-social behaviour could in any case be tackled by other legislation.
Commercial proposition from people who have no vested interest in the local area.	This is not a planning consideration.

9.0 CONCLUSION

- 9.1 In my opinion, the proposed extension would not have a detrimental impact on the appearance of the street or on

neighbouring properties. It is my view that the proposed use would not have a detrimental impact on 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. The house shall be occupied by no more than seven people at any one time.

Reason: A more intensive use would need to be reassessed in interests of the amenity of neighbouring properties. (Cambridge Local Plan 2006, policy 3/7)

4. The extension hereby permitted shall be constructed in external materials to match the existing building in type, colour and texture.

Reason: To ensure that the extension is in keeping with the existing building. (Cambridge Local Plan 2006 policies 3/4, 3/12 and 3/14)

5. Prior to occupation as a House in Multiple Occupation (HMO) 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. 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)

6. 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)