

Application Number	15/2333/FUL	Agenda Item	
Date Received	16th December 2015	Officer	Michael Hammond
Target Date	10th February 2016		
Ward	Queen Ediths		
Site	31 Gunhild Close Cambridge Cambridgeshire CB1 8RD		
Proposal	Change of use to create 3 bed house and 1 studio flat		
Applicant	Mr P KHAN 31 Gunhild Close Cambridge Cambridgeshire CB1 8RD United Kingdom		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none">– The proposal provides a high quality living environment for future occupiers.– The proposed studio would not adversely impact on neighbour amenity in terms of noise and disturbance.– The proposal would not significantly increase parking pressure on the surrounding streets.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site comprises a semi-detached two storey dwelling situated on the south-eastern end of Gunhild Close. The existing house occupies a plot which is at the end of the turning head and so it is narrow to the front and then the site widens to the rear. The area is predominantly residential in character.

- 1.2 The site falls outside of the controlled parking zone and there are no other site constraints.

2.0 THE PROPOSAL

- 2.1 The proposals seek full planning permission for a change of use of the single storey side extension to the existing property to provide a studio flat.
- 2.2 The existing single-storey side extension is attached to the host dwelling and is designed with a flat roof. The only external changes proposed are a small bin store and a cycle stand at the front of the dwelling. The access to the studio would be to the rear of the extension. The studio would have its own garden/amenity area to the side and rear of the property. Bike and bin storage is shown to the southern boundary of the site for the studio, whilst storage for the existing house would be out to the front of the site. Two parking spaces are marked on the site location plan to the front of the host property.

3.0 SITE HISTORY

Reference	Description	Outcome
C/79/0641	Erection of two storey extension to existing dwelling house	PERM

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 3/10 3/11 4/13 5/1 5/2 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) Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012)
Material Considerations	<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 should be taken into account.

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

- 6.1 No information has been provided as to how car parking will be allocated between the two properties.
- 6.2 The development has potential to impose additional parking demands upon the on-street parking on the surrounding streets and, whilst this is unlikely to result in any significant adverse impact upon highway safety, there is potentially an impact upon residential amenity which the Planning Authority may wish to consider when assessing this application.

Environmental Health

- 6.3 No objection subject to a condition relating to construction hours.
- 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 The owners/occupiers of the following addresses have made representations:

26 Gunhild Close (2 letters)

29 Gunhild Close (2 letters)

7.2 The representations can be summarised as follows:

- ☐ Parking situation in Gunhild Close is already at saturation point
- ☐ The proposals will create more parking demand
- ☐ The conversion of the garage will lead to loss of existing parking
- ☐ People park on the pavement which means that pedestrians have to walk in the road, including school children.
- ☐ Increased number of residents will result in an increase in noise and disturbance.

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. Refuse arrangements
5. Highway safety
6. Car and cycle parking
7. Third party representations
8. Planning Obligations (s106 Agreement)

Principle of Development

8.2 Policy 5/1 supports residential development on windfall sites subject to the existing land use and compatibility with existing land uses. There is no conflict with this policy.

8.3 Policy 5/2 states that the conversion of single residential properties and the conversion of non-residential buildings into self-contained dwellings will be permitted except where:

- a) The residential property has a floorspace of less than 110m²;
- 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.

8.4 For the reasons stated the succeeding sections of this report, the proposal is deemed to comply with this policy.

8.5 In my opinion, the principle of the development is acceptable and in accordance with policies 5/1 and 5/2 of the Local Plan (2006).

Context of site, design and external spaces

8.6 The only external changes proposed are that of a small bin shelter and a cycle stand outside the front of the site. Whilst this arrangement is acceptable in principle, no details of how this bin shelter or cycle stand would appear from the street scene have been submitted. As a result, conditions requiring the applicant to provide drawings and details of the bin and cycle storage have been applied.

8.7 In my opinion, subject to conditions, the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7 and 3/11.

Residential Amenity

Impact on amenity of neighbouring occupiers

8.8 As no significant external changes are proposed, I do not consider the proposal would adversely overshadow, visually enclose or overlook neighbouring properties.

8.9 It is acknowledged that concerns have been raised in relation to the increased parking pressure that the proposed development would cause. The proposal retains the existing parking availability for the three-bedroom house but no dedicated parking is provided for the occupier of the proposed studio. In my opinion, I do not consider the proposed studio would result in a significant increase in parking demand on the adjacent

street. The Council has maximum parking standards and the site is within walking distance of bus stops along Wulfstan Way, Cherry Hinton Road and Mowbray Road. The proposal also includes sufficient cycle storage and is within walking distance of the Wulfstan Way and Adkins Corner Local Centre's. Consequently, I do not consider the future occupier of the proposed studio would result in a significant increase in on-street parking so as to warrant refusal of the application. A car club informative has been applied.

8.10 A concern has also been raised in relation to the increase in noise and disturbance the proposed studio would cause. However, I believe the levels of comings and goings to the site and subsequent noise levels will be similar to that of the existing dwelling house. The existing garden would be sub-divided in half so that the future occupier of the studio would have their own garden space. As this garden is already in residential use, I do not consider the use of this space by the occupier of the studio unit would significantly exacerbate the level of noise disturbance from the use of this garden space. I do not consider that the levels of comings and goings to the site would be significantly different to that of the three bedroom house on site and so I am content that the proposal would not harm the amenity of neighbouring properties in this respect.

8.11 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.

Amenity for future occupiers of the site

8.12 The proposal would provide a one-bedroom studio dwelling in a suburban location. All habitable rooms would have acceptable visual outlooks and both the studio and the existing house would each have their own private outdoor amenity space of approximately 90m². A condition has been recommended to ensure that the sub-division of this garden occurs before the studio is occupied. Cycle and bin storage would be relocated to the front of the dwelling for the existing property, and the storage for the proposed studio would be situated around the side of the property behind a side entrance next to the rear garden. Conditions have been attached which require details of the bin and cycle storage to be provided prior to the proposed

change of use occurring. The site is considered to be sustainable as it is within walking distance of public transport links, as well as local shops and services.

- 8.13 In my opinion, subject to conditions, 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

- 8.14 The proposed block plan indicates that bin storage would be sited at the front and sides of the site. A condition has been attached requiring details of how the bin storage would be sheltered from the street.
- 8.15 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

Highway Safety

- 8.16 The Highway Authority has requested details regarding how the parking will be allocated between the two properties. The applicant has since confirmed that the parking would be retained for use by the existing property and would not be used by the studio. The parking arrangements are identical to that of the existing and so the proposal is not considered to pose a threat to highway safety.
- 8.17 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/2.

Car and Cycle Parking

- 8.18 Two car parking spaces would be retained for the existing dwelling. No car parking is designated for the proposed studio dwelling. The Council has maximum car parking standards and so the absence of any car parking is considered to be compliant with planning policy.
- 8.19 The proposal designates two cycle parking spaces for the proposed studio and two spaces for the existing dwelling. No details of the type of cycle storage have been provided but

cycle parking will likely be provided by way of Sheffield stands or cycle hoops to lock cycles against. This arrangement and level of provision is acceptable but a condition has been recommended to agree these details before the change of use occurs.

- 8.20 In my opinion, subject to condition, the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

Third Party Representations

- 8.21 The majority of the third party representations have been addressed in the main body of this report.
- 8.22 With respect to the concern regarding the conversion of the garage and how this will lead to the loss of existing parking, the garage has already been converted into habitable space for use by the existing property at no.31 Gunhild Close. As a result, the loss of the garage does not form part of this application and so is not relevant to the determination of this application.
- 8.23 The concern regarding people illegally parking on the pavement and the highway safety of this is not a planning consideration and is a matter for the police.

Planning Obligations (s106 Agreement)

- 8.24 The Community Infrastructure Levy (CIL) Regulations 2010 have introduced the requirement for all local authorities to make an assessment of any planning obligation in relation to three tests. Each planning obligation needs to pass three statutory tests to make sure that it is

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

In bringing forward my recommendations in relation to the Planning Obligation for this development I have considered these requirements.

- 8.25 Given the Council's previous approach to S106 contributions (based on broad infrastructure types within the City of Cambridge), the pooling constraints mean that:
- S106 contributions have to be for projects at specific places/facilities.
 - The amount of S106 contributions secured has to relate to the costs of the project for mitigating the development in the context of the capacity of existing facilities serving the development.
 - Councils can no longer sign up to any more than five new S106 contributions (since 6 April 2015) for particular projects to mitigate the impact of development.
- 8.26 The Council is, therefore, now seeking S106 contributions for specific projects wherever practicable, but this does not mean that it will be possible to seek the same number or amount of contributions as before. In this case, for example, there has not been enough time, since the High Court ruling, to identify suitable specific on-site projects. Council services are currently reviewing and updating their evidence bases to enable more S106 contributions for specific projects to be recommended in future. More details on the council's approach to developer contributions can be found at www.cambridge.gov.uk/s106.

9.0 CONCLUSION

- 9.1 The proposed studio dwelling would not significantly impact on residential amenity. The proposal provides sufficient cycle storage and is well served by public transport links, such that it would not be reliant on private car. The proposal would not significantly increase the levels of on-street parking in the area. Approval is recommended.

10.0 RECOMMENDATION

APPROVE subject to imposition of 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 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)

4. Prior to the commencement of development, full details of the on-site storage facilities for waste 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 how the bins will be sheltered/ enclosed. The approved facilities shall be provided prior to the commencement of the use hereby permitted and shall be retained for their intended use 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 3/12 and 4/13

5. The garden fence as shown on the block plan (drawing no. 7485) shall be fully implemented prior to the occupation of the studio and retained thereafter in accordance with the plans.

Reason: To provide a high quality living environment for future occupiers, Cambridge Local Plan (2006) Policies 3/7 and 3/12.

INFORMATIVE: The applicant is encouraged to ensure all future tenants/occupiers of the flats are aware of the existing local car club service and location of the nearest space.