

<b>Application Number</b>	15/2113/FUL	<b>Agenda Item</b>	
<b>Date Received</b>	13th November 2015	<b>Officer</b>	Lorraine Casey
<b>Target Date</b>	8th January 2016		
<b>Ward</b>	Kings Hedges		
<b>Site</b>	116 Minerva Way Cambridge Cambridgeshire CB4 2UA		
<b>Proposal</b>	Two storey side and rear extension to create 3 No. 2 Bed flats		
<b>Applicant</b>	Mr Crabb 116 Minerva Way Cambridge CB4 2UA		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> The principle of additional residential development is acceptable</li> <li><input type="checkbox"/> The proposed development would not have a significantly harmful impact on neighbour amenity</li> <li><input type="checkbox"/> The development would not have a harmful impact on the character of the area</li> <li><input type="checkbox"/> The Highways Authority is satisfied the development does not pose a threat to highway safety</li> </ul>
RECOMMENDATION	APPROVAL

**1.0 SITE DESCRIPTION/AREA CONTEXT**

1.1 The site comprises an end terrace two-storey brick and tile dwelling. It is situated on the northern side of Minerva Way in a small square of dwellings grouped around a central courtyard of car parking. The property has a substantial garden area that extends northwards towards Kings Hedges Road and is

bounded by a belt of trees to its northern and western boundaries. Beyond the western/rear boundary is a passageway that provides access to the rear gardens of adjacent properties and connects through to Kings Hedges Road.

- 1.2 The site does not lie within a Conservation Area. It is also outside a controlled parking zone.

## 2.0 THE PROPOSAL

- 2.1 The application seeks to extend the current house and to convert the extended property to form 3 no. 2-bedroom flats. The extensions would consist of a 2.95m wide 2-storey extension on the north side of the dwelling. Attached to this would be a single-storey extension wrapping around the north side and rear of the property. The property would consist of 2 flats on the ground floor and 1 flat at first-floor level.

## 3.0 SITE HISTORY

Reference	Description	Outcome
07/0605/FUL	Erection of a two storey side and rear extension.	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 3/11 3/14

	4/4 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 additional off street parking provision is made for the additional dwellings. The development is therefore likely to lead to additional parking demands upon on-street parking on surrounding streets but this would not result in an adverse highway safety impact.

### **Environmental Health**

- 6.2 The proposal is acceptable subject to a construction hours condition.
- 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 owners/occupiers of the following addresses have made representations:

- 94 Minerva Way
- 102 Minerva Way
- 114 Minerva Way

- 7.2 The representations can be summarised as follows:

- Car parking is at capacity
- Cars would access the site close to neighbouring front doors
- Construction activity would harm neighbour amenity as a result of noise, dust and parking
- Provide car parking on site

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

### **Principle of Development**

8.2 Policy 5/1 of the Cambridge Local Plan 2006 allows for residential development from windfall sites, subject to the existing land use and compatibility with adjoining uses. The site is situated within an existing and established residential area and, in my opinion, the principle of the development accords in principle with Policy 5/1.

8.3 Policy 5/2 supports the conversion of large properties into additional dwellings recognising that conversion makes a useful contribution towards housing provision. This is subject to proposals meeting the various tests set out in the policy with regard to the impact upon on-street parking, and residential amenity (of neighbours and future occupiers).

8.4 The extension of existing buildings is supported by Policy 3/14 subject to consideration of issues of visual and neighbour amenity impacts, and retention of sufficient amenity space, bin storage, and car and cycle parking.

8.5 The proposal is broadly in accordance with Policies 5/2 and 3/14 and the detailed criteria contained therein are considered further in the following sections of this report.

## **Context of site, design and external spaces**

- 8.6 The proposal is to extend the side and rear of the house with a part two-storey and part single-storey extension and to convert the extended house into 3 no. two-bed flats. The two-storey element will be the same depth and height as the current house, whilst the single-storey extension would be subservient in form and set back from the front elevation. In my opinion the extensions are in scale and character with the existing dwelling and would not have a significant adverse impact on the character of the area.
- 8.7 I also consider that the proposal, whilst resulting in a more intensive use of the site, would not be visually intrusive as the site is fully enclosed and well screened by trees and boundary fences.
- 8.8 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11, 3/14 and 5/2.

## **Residential Amenity**

### **Impact on amenity of neighbouring occupiers**

- 8.9 The proposed two-storey extension would project 2.95 metres to the north of the existing side elevation. No.94 Minerva Way to the north-east has a blank gable facing the site as does No.13 Augustus Close to the north-west, with the main private garden area of the latter property extending southwards. In my opinion, the proposed two-storey element would be positioned sufficiently far from these neighbouring properties (15m to No.94 and 8m to No.13) to ensure the occupants would not suffer any significant loss of amenity by reason of loss of light or outlook. The proposed single-storey addition extends to within 1.5 metres of the boundary with No.13 Augustus Close. Given its low height and that the roof is hipped away from the boundary, I consider that this element would not result in an undue loss of light or outlook to this adjacent property.
- 8.10 I consider that the increased number of units and occupiers using the communal garden space would not result in unacceptable noise disturbance to adjacent residents given that the site is currently in residential use and benefits from a good level of boundary screening.

- 8.11 With regard to overlooking issues, no first floor windows are proposed in the rear elevation of the new two-storey element, and the development would not therefore give rise to overlooking of the main private garden space of 13 Augustus Close. A condition preventing the insertion of any further first floor openings in this elevation unless fitted with fixed obscure glass up to at least 1.7m above the internal first-floor level should be added to any planning permission in order to prevent future overlooking of this neighbour's main garden. First-floor bedroom and kitchen windows are proposed in the north elevation of the extension but these look over the shared garden space rather than neighbouring properties and are therefore acceptable.
- 8.12 The owner of No.114 Minerva Way has expressed concern regarding noise and disturbance that would arise from the increased number of vehicles passing close to the front of the property. As this property already faces onto the existing courtyard parking, I consider the proposal would not give rise to a significant adverse impact in this respect.
- 8.13 The area is residential in character and construction activity could result in noise and disturbance to adjacent residents. In accordance with the Environmental Health Officer's comments, a construction hours condition is recommended should planning permission be granted.
- 8.14 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, 3/14 and 5/2.

#### Amenity for future occupiers of the site

- 8.15 The application proposes 3 no. generously proportioned 2-bedroom flats with a sizeable communal garden area, measuring approximately 16m in depth x 22m in width, on the north side.
- 8.16 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, 3/14 and 5/2.

### **Refuse Arrangements**

- 8.17 The application provides no details regarding the proposed bin storage arrangements. However, given the size of the site, there would be ample space to accommodate bins for the 3 flats. A condition requiring the submission of details and implementation prior to occupation of any of the flats should be added to any permission.
- 8.18 Subject to condition, in my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/14 and 5/2.

### **Highway Safety including car and cycle parking issues**

- 8.19 A number of local residents have objected to the application on the grounds that the proposal makes no provision to increase off-street parking provision for the property and that this would therefore exacerbate existing on-street parking problems.
- 8.20 The site presently has one off-street parking space that would be retained and does not propose any additional off-street parking provision to meet the needs of the two additional units proposed within this application. 'Whilst I acknowledge that the garden is sizeable and has the potential to accommodate two extra spaces, to achieve this without either impinging on the spaces in the courtyard parking area or resulting in a tandem form of parking (which is not a suitable arrangement for flats) would take up a large part of the garden to the potential harm of the amenities of the adjacent residents. Although the proposal may result in vehicles parking within nearby streets, the Highways Authority has made it clear that a highway safety objection could not be substantiated on such grounds.
- 8.21 The site lies in a highly sustainable location and is situated close to local amenities and public transport links. Whilst the proposal does not include any details of cycle parking, the accompanying Design and Access Statement includes a commitment to providing sufficient cycle storage for the new dwellings and this can be secured by way of planning condition. Given these factors, I consider the proposal to create 3 flats

(namely 2 additional properties) without any extra off-street parking provision would be acceptable in this location.

8.22 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/2, 8/6 and 8/10.

### **Third Party Representations**

8.23 The representations raised have been addressed in the main body of the report

## **9.0 CONCLUSION**

9.1 In conclusion, I consider the proposed development is acceptable and approval is recommended.

## **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 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, and 3/14)

4. No construction work or demolition work shall be carried out or plant operated other than between the following hours: 0800 hours and 1800 hours on Monday to Friday, 0800 hours and 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)

5. Prior to the commencement of occupation, full details of the storage facilities for the separation of waste for recycling and composting within the individual flats shall be provided. The approved arrangements 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 3/14, 5/2 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 commencement of occupation of the flats hereby permitted.

Reason: To ensure appropriate provision for the secure storage of bicycles. (Cambridge Local Plan 2006 policies 3/14, 5/2 and 8/6)

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that order with or without modification), no windows other than those expressly authorised by this permission shall be constructed at and above first floor level in the rear/west elevation of the two-storey extension, hereby permitted, unless fitted with fixed, obscure glass up to a minimum height of 1.7 metres above the internal finished floor level

Reason: To protect the amenity of adjoining properties. (Cambridge Local Plan 2006 policy 3/4)