

Application Number	15/2126/FUL	Agenda Item	
Date Received	26th January 2016	Officer	Mairead O'Sullivan
Target Date	22nd March 2016		
Ward	Trumpington		
Site	132B Shelford Road Cambridge CB2 9NE		
Proposal	Conversion of former hair salon to form one bedroom dwelling.		
Applicant	Mr Moy 130 Shelford Road Trumpington Cambridge CB2 9NF		

SUMMARY	<p>The development does not accord with the Development Plan for the following reasons:</p> <p>The proposal would result in a poor quality living environment for the future occupiers of the dwelling</p>
RECOMMENDATION	REFUSAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site is a former hair salon unit that lies to the rear of a retail unit on Shelford Road. It is located on the south western side of Shelford Road. The area has a predominantly residential character however there are a number of commercial units in the vicinity. These include the furniture store which forms the front portion of the application site and a garage and convenience store to the south along Shelford Road.

- 1.2 The site is accessed from Shelford Road via a passageway that runs between the furniture store to the south and No. 130 Shelford Road to the north. It also provides access to a dwelling to the rear, No. 130A. No. 130 is a dwelling with a rear garden and outbuilding that both lie along the northern edge of the passageway. There is an existing parking and turning space towards the rear of the passageway adjacent to No. 130A.

1.3 There are no site constraints.

2.0 THE PROPOSAL

2.1 The application proposes a change of use from a hair salon to a one bedroom dwelling.

2.2 Minor alterations are proposed to the building including the erection of a fence and the replacement of one door with a window.

2.3 Cycle and bin storage is provided within the fenced off outdoor space to the western end of the site. One car parking space is to be provided.

2.4 The application has been amended to increase the size of the garden area.

3.0 SITE HISTORY

Reference	Description	Outcome
05/0972/FUL	Erection of 1no. dwellinghouse.	Permitted
06/0137/FUL	Amendment to planning permission 05/0972/FUL to insert additional windows and vary design of conservatory.	Permitted
C/79/0562	Change of use from retail shop to shop for the sale of hot food for consumption off the premises	Refused
C/79/0640	Change of use from retail shop to light industrial with ancillary retail	Refused

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	3/5	3/7	3/11
		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)

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)

First comment

6.1 No significant adverse effect on the public highway

Second comment

6.2 No additional comments

Environmental Health

First comment

6.3 The proposal is acceptable subject to the inclusion of a condition relating to construction hours.

Second comment

6.4 No further comments

Refuse and Recycling

6.5 No comments received

Head of Streets and Open Spaces (Sustainable Drainage Officer)

First comment

6.6 The Sustainable Drainage Engineer has no comments as there are no drainage implications associated with this application.

Second comment

6.7 No comments

6.8 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:

- 130A Shelford Road
- 132 Shelford Road
- 132A Shelford Road

7.2 The representations can be summarised as follows:

- Big improvement
- Contribute to shortage of living accommodation in Cambridge
- Existing building has been vacant for a number of years
- When the unit was used as a hairdresser there were traffic issues
- Feel any future tenant would be happy with internal and external layout

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 (and impact on heritage assets)
3. Residential amenity
4. Refuse arrangements
5. Car and cycle parking
6. Third party representations
7. Planning Obligations (s106 Agreement)

Principle of Development

- 8.2 The site is located within a predominantly residential area. Policy 5/1 of the Cambridge Local Plan (2006) states that proposals for housing on windfall sites will be permitted subject to the existing land use and compatibility with adjoining uses. Given the predominantly residential character of the area I consider the proposal to be compliant with policy 5/1.
- 8.3 In my opinion, the principle of the development is acceptable and in accordance with policy 5/1.

Context of site, design and external spaces (and impact on heritage assets)

- 8.4 The external alterations to the building are minor. The works involve the removal of a door which is to be replaced by a window. Two rooflights are proposed. A small fence is also to be added to secure the private outdoor space. The site is set back significantly from Shelford Road and the proposed alterations will not be visible from the public realm. Given the minor nature of the changes and the fact that the unit cannot be seen from the street I consider the external alterations to be acceptable.
- 8.5 In my opinion 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

- 8.6 As stated above the alterations to the building are minor and do not increase the footprint of the building. As a result there will be no harm to neighbour amenity in terms of overshadowing or overbearing impacts.
- 8.7 One further window is proposed in the northern side elevation. This will look straight towards the garden of No.130 Shelford Road. However, this elevation currently has a number of windows which face the garden and I do not consider that the additional window will result in any significant further overlooking. A number of rooflights are also proposed but the roof is flat and these will not result in any overlooking.

- 8.8 The permitted use of the site is as a hairdresser. Use of the unit as a single dwelling will result in a decrease in comings and goings to the unit when compared to the consented commercial use. As a result I do not consider that the proposed change of use will impact on the adjoining occupiers at 130 and 130A Shelford Road in terms of any additional noise and disturbance.
- 8.9 In my opinion the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and I consider that in terms of impact on the amenity of surrounding occupiers it is compliant with Cambridge Local Plan (2006) policies 3/4 and 3/7.

Amenity for future occupiers of the site

- 8.10 The proposed unit is cramped with a poor outlook. Whilst the unit has a number of windows, and new rooflights are proposed, the whole unit is single outlook. The windows that provide the outlook face onto the passageway which provides access to the dwelling at 130A Shelford Road and rear access to No. 130. Future residents of the dwelling would suffer noise disturbance and a lack of privacy due to pedestrians and vehicles passing directly in front of these windows.
- 8.11 The internal layout of the proposal is also poor. The unit is single storey and linear in form. Kitchen refuse would have to be moved through the sitting room and bedroom, before reaching the bin store. Otherwise occupiers would need to remove refuse by going out of the main entrance and then back into the private amenity space.
- 8.12 The external private amenity space is also cramped. It covers a total area of 12m² but also accommodates cycle and bin storage which account for a significant portion of the available space. The revised proposal has increased the outdoor space provision from 8.4m² to 12m². While this is an improvement I do not consider that this is sufficient to provide a high quality living environment.
- 8.13 In my opinion the proposal does not provide a high-quality living environment or an appropriate standard of residential amenity for future occupiers, and I consider that in this respect it is contrary to Cambridge Local Plan (2006) policies 3/7 and 3/11.

Refuse Arrangements

- 8.14 Space is provided for three bins. The Refuse and Recycling Team has not provided comments on the application. However I consider the space provided to be adequate.
- 8.15 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

Car and Cycle Parking

- 8.16 One car parking space is proposed for the new unit but this will not be useable as there is insufficient manoeuvring space. The proposed garden also makes some of the existing parking area impractical to use. Whilst this would result in a poor layout and parking and manoeuvring difficulties I do not consider that of itself it would result in a reason for refusal since the proposal conforms with the Council's car parking standards. The Highway Engineer is also satisfied that the proposal will not impact on highway safety. Cycle parking is shown within the outdoor amenity space and I consider this to be acceptable.
- 8.17 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/2, 8/6 and 8/10.

Third Party Representations

- 8.18 I note the representations in support of the proposal and particularly that it would provide a further residential unit and remove a vacant unit. However it would not provide a high quality living environment for future occupiers and I do not consider that the advantages would outweigh this concern.

Planning Obligations (s106 Agreement)

- 8.19 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.

- 8.20 The size of the development and its location leads me to conclude that no obligations would be required towards any of the open space categories. For this scale of build, I am unaware of any specific project/s that the scheme could meaningfully contribute towards whilst meeting the CIL regulations.

9.0 CONCLUSION

- 9.1 Due to the constrained nature of the unit, poor outlook, noise disturbance, lack of privacy, poor internal layout and cramped outdoor amenity space I do not consider that the proposed unit would provide a high quality living environment for future occupiers of the site.

10.0 RECOMMENDATION

REFUSE for the following reasons:

1. The proposed development would result in a poor quality living environment for the future occupiers of the dwelling by reason of: insufficient provision of external amenity space; poor outlook from windows facing onto the access; noise disturbance and insufficient levels of privacy due to pedestrians and vehicles passing in front of the proposed windows; and an inadequate internal layout that is linear in form and requires refuse to be carried through the dwelling. As such the proposal is contrary to Cambridge Local Plan (2006) Policies 3/4 and 3/11.