<table>
<thead>
<tr>
<th><strong>Application Number</strong></th>
<th>16/2126/FUL</th>
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<tbody>
<tr>
<td><strong>Date Received</strong></td>
<td>22nd December 2016</td>
</tr>
<tr>
<td><strong>Target Date</strong></td>
<td>23rd March 2017</td>
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<tr>
<td><strong>Ward</strong></td>
<td>West Chesterton</td>
</tr>
<tr>
<td><strong>Site</strong></td>
<td>Land At 21 To 23 Milton Road Cambridge Cambridgeshire</td>
</tr>
<tr>
<td><strong>Proposal</strong></td>
<td>Installation of a 20 sq metres extension to flat 6 and alterations to the internal layout of flat 5 - minor material amendment to application 15/1529/FUL for the erection of 10 dwellings.</td>
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<tr>
<td><strong>Applicant</strong></td>
<td>N/A C/O Carter Jonas</td>
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**SUMMARY**

The development accords with the Development Plan for the following reasons:

- The extension would not harm the street scene and would be appropriate to the building.
- The extension would not have a significant adverse impact on the residential amenity of the occupants of neighbouring properties.
- The proposal would provide an acceptable level of amenity for future occupants.

**RECOMMENDATION**

APPROVAL

1.0 **SITE DESCRIPTION/AREA CONTEXT**

1.1 The site comprises land to the rear of Nos. 19-23 Milton Road on the south western corner of the junction with Westbrook Drive. The site has been developed for 10 no. residential units under consents 15/0363/FUL & 15/1529/FUL. The proposal relates to the building which fronts Milton Road.
1.2 To the west is No. 19 which has a shorter garden and is bounded to the side and rear by the application site. The rear of the application site shares a boundary with 17 Milton Road. The site sits within the frontage along Milton Road which is characterised by semi-detached properties. Westbrook Drives leads to the Westbrook Centre which is a large scale office complex.

1.3 The site is not within a Conservation Area. The site falls outside the controlled parking zone and the air quality management area. There are no other relevant site constraints.

2.0 THE PROPOSAL

2.1 The proposal is for a minor material amendment to application 15/1529/FUL for the erection of 10 no. residential units comprising an extension to Flat 6 to provide an additional 20 sqm, and alterations to the internal layout of Flat 5.

2.2 As built, Flat 6 is a 2-bed unit on the second floor of the building fronting Milton Road. Flat 6 is within the attic storey of the pitched roof at the front of the building. The rear of the building is a two storey flat-roof element used as a roof terrace. The roof terrace is split to provide private amenity space for Flat 6 and for Flat 5 on the floor below, accessed via an internal staircase.

2.3 The proposal is to extend Flat 6 onto the flat-roof to provide an additional bedroom. The applicant states that an existing bedroom would be converted to a study and the unit would remain as a 2-bed unit. Flat 6 would retain a roof terrace on the northern side of the extension. Flat 5 would lose its roof terrace and would be internally rearranged to remove the staircase.

2.4 The extension would have a similar appearance to the existing attic storey and would be in pre-patinated zinc cladding.

2.5 During the course of the application, revised plans were submitted which increased the set-back of the extension from the parapet walls on three-sides by approximately 1.5-1.8m.
3.0 SITE HISTORY

<table>
<thead>
<tr>
<th>Reference</th>
<th>Description</th>
<th>Outcome</th>
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<tbody>
<tr>
<td>15/1529/FUL</td>
<td>Minor material amendment to application 15/0363/FUL for revisions to cycle parking, car port, bins, private roof garden and a 4msq extension to flat 6.</td>
<td>Permitted</td>
</tr>
<tr>
<td>15/0363/FUL</td>
<td>Erection of 10 dwellings to be arranged within two blocks comprising 5 x 1 bed flats and 1 x 2 bed flat at the front with 4 x 4 bed semi-detached dwellings at the rear along with 5 x car parking spaces, cycle parking and hard and soft landscaping</td>
<td>Permitted</td>
</tr>
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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

<table>
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<tr>
<th>PLAN</th>
<th>POLICY NUMBER</th>
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5.3 Relevant Central Government Guidance, Supplementary Planning Documents and Material Considerations

|                                           | Circular 11/95 (Appendix A) |
| Supplementary Planning Guidance            | Sustainable Design and Construction (May 2007) |
| Material Considerations                    | City Wide Guidance |

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 objection.

Urban Design and Conservation Team

6.2 No objection.

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 owner/occupier of the following address has made a representation objecting to the proposed development:

☐ Unit 1 Kings Court, Kirkwood Road, Cambridge

7.2 The representation can be summarised as follows:

☐ Plug-in and plug-in hybrid car charging facilities should be included in any approved planning application, not just in this instance, but in all cases of development, alteration, or otherwise, where there is a commercial entity involved, or a developer of 10 homes or more.

7.3 The above representation is 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. Car and cycle parking
6. Third party representations
7. Planning Obligations (s106 Agreement)

Principle of Development

8.2 The principle of development has already been established by the approval of planning consent reference 15/0363/FUL and the minor material amendment reference 15/1529/FUL which have been implemented. The proposal is to extend the existing residential unit. 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

8.3 The extension would provide an attic storey above the existing two storey rear element. Following the amendments submitted during the course of the application, the extension would be set back approximately 1.5-1.8m from the parapet wall. The scale and form would be similar to the existing attic storey within the front of the building. In my opinion, as a result of the setback, the extension would not appear to be prominent in views along Westbrook Drive and the rear element would retain the appearance as a subservient element of the building. The Urban Design Team has not objected to the proposal. I have recommended a condition for the extension to be constructed in materials to match the existing building. Subject to this, in my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7 and 3/14.
Residential Amenity

Impact on amenity of neighbouring occupiers

8.4 The nearest residential units are No. 19 to the south, No. 25 to the north, and the units in the building to the west within the same development.

8.5 No. 19 is a residential property which has a side access and rear courtyard garden which adjoins the application site. The property has an outrigger with ground and first floor windows on the side elevation and rear elevation of the main house.

8.6 The rear element of the existing building extends alongside No. 19. The proposed extension would increase the depth of the second floor element at the rear. The extension would be setback from the side of the building. As such, in my opinion it would not result in an overbearing or enclosing impact on No. 19. Due to the orientation to the north of No. 19, the proposal would not have any overshadowing impact.

8.7 There would be one bedroom window on the southern elevation facing towards No. 19. This would be set back from the edge of the building and the site boundary, and would be a second floor level, so I am not concerned about overlooking from this window. The revised plans show the roof area on the south and west side of the extension would not be used as roof terrace. I have recommended a condition to control this.

8.8 The units to the west of the building comprise terraced dwellings fronting Westbrook Drive with shallow rear gardens. The area between the buildings is used for car parking.

8.9 There would be no windows on the western elevation facing towards these units, and the roof area to the west of the extension would not be used as roof terrace, so there would be no overlapping. I am satisfied that the separation distance to these units means that the proposal would not have an overbearing impact.

8.10 No. 25 on the northern side of Westbrook Drive has some windows on the side elevation and a rear garden. I am not concerned about the impact of overshadowing due to the separation gap, or from overlooking from the terrace or windows, due to the distance, set-back and parapet wall.
8.11 The impact of noise and disturbance during construction on the residential amenity of nearby properties could be satisfactorily addressed through a condition to restrict construction and delivery hours.

8.12 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 3/14.

Amenity of future occupiers

8.13 Flat 6 as approved has a roof terrace on the southern side and a larger roof terrace on the eastern elevation. Flat 5 below has access to a roof terrace on the northern side, which is accessed via an internal staircase.

8.14 The proposal would provide Flat 6 with a roof terrace on the northern side of the extension. While this would be north-facing and would be overshadowed by the proposed extension, in my opinion this would not provide an unacceptable level of amenity, as the unit would still be served by the terrace on the eastern elevation. The unit could potentially be used as 3-bed and occupied by a family, and in my opinion the amount and quality of external amenity space would be acceptable.

8.15 Flat 5 would lose its private amenity space as a result of the proposal. This is a 1-bed unit which is unlikely to be occupied by families and is generally considered to have less need for private amenity space. For this reason, the loss of private amenity space for this unit would be acceptable in this instance.

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 3/4, 3/7 and 3/14.

Car and Cycle Parking

Car parking
8.17 The proposal would not impact on car parking provision or have a significant impact on demand for car parking spaces.

Cycle parking

8.18 The approved scheme provided 8 no. cycle parking spaces for 6 no. flats. This provided one space more than the standards required. The proposal would provide additional accommodation which could be used as a bedroom. This would require an additional cycle parking space according to the standards. On the basis of the existing over-provision, I am satisfied that the cycle parking would remain acceptable.

8.19 For these reasons, in my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

Refuse Arrangements

8.20 The proposal does not alter refuse arrangements.

Third Party Representations

8.21 The Council does not have a specific policy requirement for developments to provide car-charging points. The proposed amendments do not significantly increase the number of occupants of the site compared to the approved scheme, which was not required to provide car-charging points. There is no policy requirement for the development to include car-charging points and it would not be reasonable to require the developer to provide this through the current application.

Planning Obligations (s106 Agreement)

8.22 The original consents were not subject to a Section 106 Agreement as the development is not more than 10 no. units. The proposed amendment does not trigger planning obligations.

9.0 CONCLUSION

9.1 The proposal is for a minor material amendment to a scheme which has been implemented in order to extend an existing unit to provide an additional bedroom. The extension would not harm the street scene and would be appropriate to the building as approved, subject to conditions. It would have no significant
adverse impact on the residential amenity of the occupants of neighbouring properties. The proposal would provide an acceptable level of amenity for future occupants. For these reasons, in my opinion, the proposal is acceptable.

10.0 RECOMMENDATION

APPROVE subject to completion of the s106 Agreement and 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 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)

4. There should be no collections from or deliveries to the site during the demolition and construction stages outside the hours of 0800 hours and 1800 hours on 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)
5. Implementation of the development hereby approved shall be in accordance with the programme of measures to minimise the spread of airborne dust from the site during the demolition / construction period that has been approved in writing by the Local Planning Authority under the discharge of condition 12 on planning consent 15/0363/FUL, or in accordance with alternative details that have been submitted to and approved in writing by the Local Planning Authority prior to commencement of development.

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

6. The windows and doors on the extension hereby approved shall match in design, materials, colours, surface finishes/textures those that have been approved in writing by the Local Planning Authority under discharge of condition 14 on planning consent 15/0363/FUL, or shall be in accordance with alternative details that have been submitted to and approved in writing by the Local Planning Authority prior to commencement of development.


7. The non-masonry walling systems, cladding panels or other external screens (including structural members, infill panels, edge, junction and coping details, and relationships to glazing and roofing) hereby approved shall match in type, colour and surface finishes/textures those details that have been approved in writing by the Local Planning Authority under discharge of condition 15 on planning consent 15/0363/FUL, or shall be in accordance with alternative details that have been submitted to and approved in writing by the Local Planning Authority prior to commencement of development.


8. The flat roof to the south and west of the extension hereby permitted shall at no time be used as a roof terrace for private amenity space.