Application Number 17/0347/FUL
Date Received 28th February 2017
Officer Rob Brereton
Target Date 25th April 2017
Ward Abbey
Site 8 Gerard Close Cambridge CB5 8NQ
Proposal Change of use from a single dwelling to a House in Multiple Occupation (HMO) (sui generis) and erection of single and two storey extensions to the side and rear. Erection of cycle and bin store and 1.5 metre high fence to front.
Applicant Mr Alan Croft
8, Gerard Close Cambridge CB5 8NQ

SUMMARY The proposed HMO use and proposed extensions are considered acceptable for the following reasons:

☐ The development would not have a significant detrimental visual impact on the street.

☐ The proposed extensions and change to HMO use would not have a significant detrimental impact on neighbouring properties or highway safety

RECOMMENDATION APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 No. 8 Gerard Close is a two storey semi-detached property located on the northern side of Gerard Close. The dwelling is not Listed, A Building of Local Interest or within a Conservation Area.
2.0 THE PROPOSAL

2.1 Planning permission is sought for change of use from a single dwelling to a House in Multiple Occupation (HMO) (sui generis) and erection of single and two storey extensions to the rear. It also includes the erection of cycle and bin stores and a 1a5 metre high fence to front.

2.2 The proposed two storey side extension is the same depth as the existing property, 3.2 metres wide, 7 metres tall to the ridge and 4.5 metres tall to eaves. The proposed two storey rear extension is located off the proposed side extension. It is 4 metres deep, 6.4 metres tall to the ridge and 4.5 metres tall to the eaves. The single storey rear extension is located between this rear extension and the boundary with No. 7 Gerard Close. It varies from 6 metres deep to 4 metres and has a lean-to roof with a ridge height of 3.3m and an eaves height of 2.6 metres. The ground floor would contain 2 double bedrooms, a single bedroom, a kitchen/dining room and another kitchen. The first floor would contain 3 double bedrooms and one single bedroom. All bedrooms are en-suite. The HMO would have a maximum of 12 bed spaces.

3.0 SITE HISTORY

<table>
<thead>
<tr>
<th>Reference</th>
<th>Description</th>
<th>Outcome</th>
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<tbody>
<tr>
<td>C/03/1245</td>
<td>Erection of a single storey side and rear extension to existing dwelling house.</td>
<td>Approved</td>
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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
5.3 Relevant Central Government Guidance, Supplementary Planning Documents and Material Considerations

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<thead>
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<tbody>
<tr>
<td></td>
<td>Circular 11/95</td>
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<tr>
<td>Supplementary Planning Guidance</td>
<td>Sustainable Design and Construction (May 2007)</td>
</tr>
<tr>
<td>Material Considerations</td>
<td>City Wide Guidance</td>
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</table>

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.

5.5 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 to the proposal on highway safety grounds. However, also state the development may impose additional parking demands upon the on-street parking on the surrounding streets potentially impact neighbours amenity. The Planning Authority may wish to consider this when assessing this application.

Environmental Health

6.2 No objection subject to condition on construction hours and two informatics on the housing health and safety rating system and the management of houses in multiple occupation.

7.0 REPRESENTATIONS

7.1 The owners/occupiers of the following address have made a representation:

☐ 5 Gerard Road

7.2 The representation can be summarised as follows:

☐ The proposed HMO will attract more vehicles to the area and create parking issues.
☐ The rear extension will overshadow the rear garden of No. 5 Gerard Road
8.0 ASSESSMENT

8.1 From the consultation responses and representation 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, car and cycle parking
6. Third party representations

Principle of Development

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 the potential impact (A) on the residential amenity of the local area, (B) the suitability of the building or site, (C) the proximity of bus stops and pedestrian and cycle routes, shops and other local services. These impacts will be assessed in the paragraphs below.

8.3 Supporting paragraph 5.14 to this policy states that the provision of HMOs adds to the range of housing to meet the needs of a diverse community and workforce and helps in the creation of mixed communities. However, it goes onto say the location of such provision requires careful consideration to ensure that the proposals respect the character and residential amenity of the local area. This will be assessed in the paragraphs below.

Context of site, design and external spaces

Proposed side/rear two storey extension

8.4 Both the front and side elevations are visible to the streetscene as this property is on a corner plot. The proposed two storey side/rear extension on the eastern elevation is 3.2 metres wide and extends the depth of the existing dwellinghouse plus a further 4 metres to the rear. The roof of the proposed side extension matches that of the existing property and is gable ended on the side elevation. The proposed rear return has a hipped roof form. Both of these roof forms are subservient in
ridge height when compared to the existing dwelling house. The brickwork and roof tiles would match those on the existing property. A condition will be added to ensure this. I consider therefore this element of the proposal would have an acceptable impact on the appearance of the streetscene and character of the property.

Proposed single storey rear extension

8.5 The proposed single storey rear extension is between 4 and 6 metres deep. This proposed extension is located between the proposed two storey rear return and the boundary with no. 7 Gerard Close. It has a height to eaves of 2.6 metres and to ridge of 3.3 metres. It is therefore considered minimal in scale and would not impact the character of the dwelling.

Other proposed works

8.6 There are also works proposed to take place in the front garden including a bin store and a visitor cycle store. These timber enclosures are of an acceptable design and minimal scale and in my opinion would not detrimentally impact the streetscene.

8.7 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/4, 3/7, 3/14 and 5/7 (B).

Residential Amenity

Impact on amenity of neighbouring occupiers

Overshadowing and enclosure

8.8 The proposed two storey rear return is located on the rear boundary with No. 5 Gerard Road and extends 4 metres. This property has a large outbuilding in the end of its rear garden. The overshadowing and enclosure impact to this neighbour’s rear amenity space is considered acceptable. This is because the proposal would mainly overshadow and enclose the rear part of this neighbour’s garden which is built upon. The main amenity space located close to the rear elevation of No. 5 would not be detrimentally impacted. No. 5 is some 13 metres away from this extension.
8.9 The proposed single storey rear extension adjoins the boundary with No. 7 Gerard Close. It extends 4 metres along this boundary before indenting away and extending a further 2 metres. This extension has a lean-to roof with an eaves height of 2.6 metres and a ridge height of 3.3 metres. As recommended by BRE Guidance a 45 degree plane was taken from mid-way from the slope of this roof. This plane cuts below the mid-point of the kitchen window. It is therefore considered that light to this habitable room would not be detrimentally impacted. I am of the opinion that the minor scale of this extension would not have an adverse enclosure impact on the rear garden of No. 7 Gerard Close.

Noise and disturbance

8.10 The proposal would result in an intensification of use of the site. In my opinion, the impact this would have on neighbours largely depends on how the development is managed. I have recommended a condition to seek a management plan for the property and in this case consider it is justified given the no. of people potentially residing at the property.

8.11 Building works are disruptive and in order to minimise this I recommend that construction hours are restricted by condition, along with the hours of collections and deliveries. I have conditioned a maximum number of people living at the property to 12.

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, 3/14 and 5/7 (A).

Amenity for future occupiers of the site

8.13 The 12 occupiers would share a large communal garden and bedrooms 6 and 7 would also have access to small private gardens. This is considered to be acceptable. All proposed windows would also have an acceptable level of outlook.

8.14 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, 3/14 and part c) of policy 5/2.
Refuse Arrangements

8.15 A sufficient amount of bin space in a secure store has been provided for the amount of bins required for a 12 bed HMO.

8.16 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 5/2.

Highway Safety, Car and Cycle Parking

8.17 The Highway Authority has raised no concerns regarding the impact on highway safety. No off-street parking is proposed. This is less than the maximum parking standards outlined in Appendix C of the Cambridge Local Plan (2006). The City Council promotes lower levels of private car parking particularly where good transport accessibility exists. There are bus stops on Whitehill Road and it is within walking distance or cycling distance of shops on Barnwell Road and the City Centre. It is, therefore, my view that it would be unreasonable to refuse the application for this reason. It is also noted this is not an area of parking control and on-street parking is available.

8.18 The Highway Authority recommend a condition is added regarding the up keep of a kerb. As no works are proposed to the kerb I do not consider this condition is warranted.

8.19 A communal cycle store is proposed in the front garden. Seven enclosed cycle parking stands are proposed for residents and a further two stands for visitors. This meets the requirements of Appendix D of the Cambridge Local Plan and is acceptable.

8.20 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10 and parts b) and d) of policy 5/2.

8.21 Third Party Representations

<table>
<thead>
<tr>
<th>Summarised issues</th>
<th>Response</th>
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<tbody>
<tr>
<td>Overshadowing the rear garden of No. 5 Gerard Road</td>
<td>See paragraphs 8.10</td>
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<tr>
<td>Vehicle parking</td>
<td>See Paragraph 8.19</td>
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</tbody>
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9.0 CONCLUSION

9.1 I am of the opinion that the physical extensions proposed would not harmfully impact the amenities of local residents or the appearance of the streetscene. The proposal is located in a sustainable location and has sufficient amenity space for 12 persons. The application is therefore in my view compliant with all relevant national and local policies. I therefore recommend that the application is approved subject to conditions.

10.0 RECOMMENDATION

APPROVE subject to 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. The House of Multiple Occupation hereby permitted shall have a maximum of 12 occupants.

   Reason: In the interests of the neighbours' residential amenities and to accord with policies 3/7, 5/7 and 4/13 of the Local Plan 2006.
5. Prior to the occupation of the building, a management plan for the property shall be submitted to and approved in writing by the Local Planning Authority. It shall include details of: who will be managing the property; how neighbours can make contact to report any amenity issues; how issues will be addressed; how external spaces/functional provisions will be managed (lawns, bins, bikes etc.); and what new tenant guidance will be issued re: acceptable standards of behaviour/use of the premises including bins storage etc. The management of the property shall be carried out in accordance with the approved details.

Reason: In order to ensure the use of the property does not adversely impact the amenity of adjacent residents (Cambridge Local Plan policies 5/7 and 4/13).

6. No development shall take place until full details of both hard and soft landscape works of both the front and rear garden have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg lighting); proposed and existing functional services above and below ground (eg drainage, power, communications cables, pipelines indicating lines, manholes, supports); retained historic landscape features and proposals for restoration, where relevant. Soft Landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme.

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development. (Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)
INFORMATIVE: The Housing Act 2004 introduced the Housing Health & Safety Rating System as a way to ensure that all residential premises provide a safe and healthy environment to any future occupiers or visitors. Each of the dwellings must be built to ensure that there are no unacceptable hazards for example ensuring adequate fire precautions are installed, habitable rooms without adequate lighting or floor area etc. Further information may be found here: https://www.cambridge.gov.uk/housing-health-and-safety-rating-system.

INFORMATIVE: Management Regulations apply to all HMOs (whether or not they are licensable) and impose certain duties on managers and occupiers of such buildings. Persons in control of or managing an HMO must be aware of and comply with the Management of Houses in Multiple Occupation (England) Regulations 2006. These regulations stipulate the roles and responsibilities of the manager and also the occupiers of HMOs. Further information may be found here: https://www.cambridge.gov.uk/houses-in-multiple-occupation