

Application Number	17/1534/FUL	Agenda Item	
Date Received	13th September 2017	Officer	Michael Hammond
Target Date	8th November 2017		
Ward	Kings Hedges		
Site	4 Green End Road Cambridge CB4 1RX		
Proposal	Change of use from outbuilding to form new 1 Bed dwelling including forming a first floor by raising the eaves and ridge height and a single storey front extension		
Applicant	Mr B Giove 4, Green End Road Cambridge CB4 1RX		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"><input type="checkbox"/> The proposed works would be in keeping with the character and appearance of the area.<input type="checkbox"/> The proposal would provide an acceptable living environment for future occupants.<input type="checkbox"/> The proposed change of use and associated works would not harm the amenity of nearby properties.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site comprises a large detached property situated close to the corner of Green End Road and Milton Road. The property has a large forecourt car parking area to the front, as well as a rear and side garden. There is a single-storey outbuilding to the side of the main dwelling which is currently used as ancillary accommodation to the main property. To the north of the site is the Golden Hind public house which is identified as a Building of Local Interest (BLI). The surrounding area is predominantly residential in character and is formed of a

range of housing typologies, typically no higher than two-storeys in scale.

1.2 There are no site constraints.

2.0 THE PROPOSAL

2.1 The proposal seeks planning permission to create a first-floor above the single-storey outbuilding, by way of raising the height of the building by approximately 1.3m, to facilitate the change of use of the outbuilding to form a new one-bedroom dwelling. A small single-storey extension is also proposed as part of these works.

2.2 The proposed one-bedroom dwelling would have the living room, kitchen and bathroom on the ground-floor and the bedroom within the first-floor with a total internal floor area of approximately 65m². There would be a separate entrance from the path along Milton Road leading to the entrance, bin store area and cycle parking. At the rear of the proposed building there would be an outdoor private amenity area of 44m², separated from the main house by landscaping and boundary treatment.

2.3 The application is accompanied by the following additional information:

1. Drawings
2. Design and access statement

3.0 SITE HISTORY

Reference	Description	Outcome
17/1533/FUL	Sub-division of existing detached 5 Bedroom house to form 1 No. 3 Bedroom House and 1 No. 2 Bedroom House both with associated amenity space and parking and canopy to the front and side elevation.	Pending consideration.

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 3/14 4/12 4/13 5/1 8/2 8/6 8/10 10/1

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 (Annex A)
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Supplementary Planning Guidance	<p>Sustainable Design and Construction (May 2007)</p> <p>Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012)</p> <p>Planning Obligation Strategy (March 2010)</p>
Material Considerations	<p><u>City Wide Guidance</u></p> <p>Cycle Parking Guide for New Residential Developments (2010)</p> <p>Buildings of Local Interest (2005)</p>

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 The development may 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

- 6.2 No objection subject to construction hours and noise insulation conditions.

Urban Design Team

- 6.3 No objection.
- 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:

- ☐ Camcycle, 140 Cowley Road
- ☐ 6 Green End Road

- 7.2 The representations can be summarised as follows:

- ☐ Increase in parking demands on surrounding streets due to lack of car parking
- ☐ Highway safety concerns as per the Highway Authority comments.
- ☐ The gate opening onto the shared path along Milton Road would pose a threat to the safety of cyclists.
- ☐ The cycle parking is poorly designed and awkward to use.

- 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 The provision of extra housing within the city is supported in the Cambridge Local Plan (2006). As policy 5/1 points out, proposals for housing development on windfall sites will be permitted, subject to the existing land use and compatibility with adjoining uses.
- 8.3 The principle of developing the site for residential purposes is considered acceptable and conforms to the provisions set out in the development plan. However, while residential development is broadly supported, it must comply with considerations such as impact on the appearance of the area and impact on the amenity of neighbouring properties. These, and other relevant issues, are assessed below.
- 8.4 As the proposal is for the subdivision of an existing residential plot, Local Plan policy 3/10 is relevant in assessing the acceptability of the proposal. Policy 3/10 allows for the subdivision of existing plots, subject to compliance with specified criteria. However, in this instance, Section d and f of the policy are not relevant as the proposal would not adversely affect the setting of a listed building (d) and would not prejudice the comprehensive development of the wider area (f).
- 8.5 Local Plan policy 3/10 states that residential development within the garden area or curtilage of existing properties will not be permitted if it will:
- a) have a significantly adverse impact on the amenities of neighbouring properties through loss of privacy, loss of light, an overbearing sense of enclosure and generation of unreasonable levels of traffic or noise nuisance;

b) provide inadequate amenity space, or access arrangements and parking spaces for the proposed and existing properties;

c) detract from the prevailing character and appearance of the area; and

e) would not adversely affect trees, wildlife features or architectural features of local importance

8.6 I consider that the proposal complies with the four criteria set out in policy 3/10 for the reasons set out in the relevant sections of this report.

Context of site, design and external spaces

8.7 The pitch of the roof of the exiting building is visible from views to the west, north-west and north by virtue of its position close to the busy road junction which connects Milton Road, Green End Road and King Hedges Road together.

8.8 The proposed raising of the eaves and ridge line by approximately 1.3m would inevitably increase the visual prominence of the outbuilding as the scale of the building would rise up.

8.9 Notwithstanding this increased scale, I do not consider the proposed development would appear out of character with the area. All four corners of the road junction have differing typologies and there is no consistent pattern that the proposal needs to conform to or respect. For example, the Golden Hind public house on the north-east of the junction is a distinctive locally listed building which reads as a standalone building, on the north-west side of the road there are pairs of semi-detached two-storey properties and the south-east side consists of a single-storey flat roof commercial building.

8.10 In my opinion, the increased scale would not appear disproportionate to the other two-storey forms in the surrounding area and the proposed works would not appear visually dominant from public views along these key arterial routes into and out of the City. The appearance of the building would remain residential in my view and I do not consider the physical sub-division of the plot would materially harm the character of the area. I have recommended a matching

materials condition to ensure the proposed works blend in with the existing building.

- 8.11 The proposed development would not, in my view, compete with or detract from the architectural merit of the Golden Hind BLI by virtue of the subservient scale and simple form of the proposed outbuilding. The outbuilding would retain the existing footprint of the building and I am confident that the large trees visible along the street nearby would not be impacted by the proposed development. The proposed single-storey extension would be of a modest mass and design and would not harm the character or appearance of the area.
- 8.12 In my opinion, subject to condition, the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/10, 3/11, 3/14 and 4/12.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.13 The proposed raising of the ridge and eaves would have no material impact on the amenity of neighbouring properties due to the separation distance of the proposed works from neighbouring properties. The proposed extension to the outbuilding would be a considerable distance from the nearest neighbour at no.418 Milton Road and would also be obscured from views from this neighbour by the dense tree planting already present on-site.
- 8.14 I have recommended a condition to control permitted development rights to prevent any roof extensions or windows being added at first floor level to the north-east and south-east elevations as these could potentially overlook the host property and no.418 Milton Road. The rooflight shown on the proposed plans is 1.2m above the internal floor level and I have requested that this be amended to no lower than 1.7m above the finished floor level of the first-floor in order to protect neighbour amenity.
- 8.15 The proposed sub-division of the plot would not compromise the garden space of the host dwelling and there would still be a large garden retained for the existing property at no.4. The views from the proposed gable end first-floor bedroom window

would be orientated away from the host garden and would not compromise privacy.

- 8.16 The use of the site for residential purposes would not in my opinion introduce any noise and disturbance above and beyond the existing property in terms of comings and goings and day-to-day use of the proposed dwelling.
- 8.17 It is acknowledged that a concern has been raised regarding the pressure on on-street parking in the surrounding streets that the proposal would cause.
- 8.18 The proposed development would be one-bedroom in size and I consider the level of parking demand for this proposed unit would be relatively low. Furthermore, the site adjoins onto a cycle path and route which connects to the City Centre and wider area and there appears adequate room to accommodate appropriate cycle storage on the site. There are also good public transport links along Milton Road and Green End Road which provide further alternative means of accessing shops, services and facilities in the wider area. The site is also immediately adjacent to the King Hedges Road Local Centre providing basic shops and facilities within walking distance. Overall, I consider the pressure on the surrounding streets would be minimal, the proposed development is well-served by public transport and cycle links and is not dependent on the private car as the main means of transport.
- 8.19 In my opinion, subject to conditions, 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, 3/10, 3/14 and 4/13.

Amenity for future occupiers of the site

- 8.20 The proposed dwelling would have an internal floor area of approximately 65m² and a generous rear garden of 44m² which in my opinion would provide a good living environment for future occupiers. I have recommended conditions to control the boundary treatment and landscaping of the rear amenity space to ensure it provides a high quality private space for the future occupants. The site is situated in a sustainable location with good transport links and reasonable access to shops and

facilities in the wider area. A noise insulation condition has been recommended by the Environmental Health Team to ensure that future occupiers would not experience high volumes of noise from the busy Milton road adjacent.

- 8.21 The submitted site location plan is currently drawn around the entire curtilage of the host dwelling. I have requested an amended plan to ensure the location plan accords with the curtilage shown within the block plan.
- 8.22 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, 3/10 and 3/14.

Refuse Arrangements

- 8.23 There is some ambiguity on the drawings as to precisely where bins will be stored. Nevertheless, there is ample room in the front entrance area around the building to integrate a small bin store which would not be prominent from the street. It is presumed that bins would be collected from Milton Road to the north-east in a similar manner to no.418 Milton Road. I have recommended a condition for the details of the store and means of collection to be agreed in consultation with the Waste Team.
- 8.24 In my opinion, subject to condition, the proposal is compliant with Cambridge Local Plan (2006) policy 3/10

Highway Safety

- 8.25 The Highway Authority has raised no objection to the proposed development. It is acknowledged that a concern has been raised regarding the position of the proposed entrance gate in relation to the adjacent shared cycle/ footpath. However, in my opinion, as the gate opens inward onto the application site and the number of movements for a one-bedroom dwelling would be limited, I do not consider the proposal would compromise the safety of the users of this path. I have recommended a condition to ensure the gate only opens inward and should at no time open outwards onto the path.

- 8.26 In my opinion, subject to condition, the proposal is compliant with Cambridge Local Plan (2006) policy 8/2.

Car and Cycle Parking

- 8.27 Car parking has been addressed in paragraph 8.18 of this report. A car club informative is recommended.
- 8.28 An objection has been raised regarding the layout and type of cycle storage proposed for future occupiers. The floorplan indicates cycle parking being stored down the side of the building and in my view there is ample space to accommodate two secure cycle parking spaces on the site comfortably. I consider there is room to accommodate two Sheffield style cycle stands in a small enclosure on the site and have recommended a condition for this to be agreed.
- 8.29 In my opinion, subject to condition, the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

Third Party Representations

- 8.30 The third party representations have been addressed in the main body of this report.

Planning Obligations (s106 Agreement)

- 8.31 National Planning Practice Guidance Paragraph 031 ID: 23b-031-20160519 sets out specific circumstances where contributions for affordable housing and tariff style planning obligations (section 106 planning obligations) should not be sought from small scale and self-build development. This follows the order of the Court of Appeal dated 13 May 2016, which gives legal effect to the policy set out in the Written Ministerial Statement of 28 November 2014 and should be taken into account.
- 8.32 The guidance states that contributions should not be sought from developments of 10-units or less, and which have a maximum combined gross floorspace of no more than 1000sqm. The proposal represents a small scale development and as such no tariff style planning obligation is considered necessary.

9.0 CONCLUSION

- 9.1 The proposed development would respect the character of the area and the context of its surroundings. The proposal would not harm the amenity of residential properties in the surrounding area and would provide a high quality living environment for future occupiers.

10.0 RECOMMENDATION

APPROVE subject to the receipt of an amended site location plan and revised rooflight drawing, 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. Prior to the commencement of development/construction, a noise insulation scheme detailing the acoustic noise insulation performance specification of the external building envelope of the residential units (having regard to the building fabric, glazing and ventilation) to reduce the level of noise experienced in the residential units as a result of the proximity of the habitable rooms to the high ambient noise levels in the area be submitted to and approved in writing by the local planning authority. The scheme shall achieve internal noise levels recommended in British Standard 8233:2014 Guidance on sound insulation and noise reduction for buildings. The scheme as approved shall be fully implemented before the first occupation of the building and thereafter be retained as such.

Reason: To protect the amenity of future occupants of this property from the high ambient noise levels in the area (Cambridge Local Plan 2006 policies 3/4, 3/7 and 4/13)

5. 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)

6. No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the building is occupied and retained thereafter unless any variation is agreed in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure an appropriate boundary treatment is implemented. (Cambridge Local Plan 2006 policies 3/4, 3/11 and 5/2)

7. No development shall take place until full details of both hard and soft landscape works 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; pedestrian access and circulation areas; and hard surfacing materials. 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, 3/10, 3/11 and 3/14)

8. The proposed private amenity space for the dwelling shall be laid out in accordance with drawing no.A99 prior to the occupation of the dwelling and shall thereafter be retained in the configuration as approved for the benefit of future occupants of the development unless otherwise agreed in writing by the local planning authority.

Reason: In order to ensure an appropriate standard of residential amenity for future occupants (Cambridge Local Plan 2006 policies 3/4, 3/7, 3/10, 3/11, 3/14 and 5/1).

9. Notwithstanding the provisions of Schedule 2, Part 1, Classes A, B and C 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 new windows or dormer windows (other than those expressly authorised by this permission), shall be constructed at first floor level in the north-east and south-east elevations without the granting of specific planning permission.

Reason: To protect the amenity of adjoining properties (Cambridge Local Plan 2006 policies 3/4, 3/10 and 3/14).

10. The first-floor rooflight of the development hereby permitted shall be inserted no lower than 1.7m above the finished floor level of the first-floor and retained at a height greater than 1.7m above the finished floor level thereafter.

Reason: To protect neighbour amenity (Cambridge Local Plan 2006 policies 3/4, 3/10 and 3/14).

11. No development shall commence until details of facilities for the covered, secure 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 and in the interests of visual amenity (Cambridge Local Plan 2006 policies 3/7, 3/10 and 8/6).

12. No development shall commence until details of facilities for the storage of bins 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 storage of bins and in the interests of visual amenity (Cambridge Local Plan 2006 policies 3/7, 3/10 and 4/13).

13. The proposed gate labelled 'proposed entrance gate', as shown on drawing no.A99, shall only open inwards into the application site and shall at no time open outwards onto the adjacent footpath/ cyclepath on Milton Road. Any new entrance gates or means of access onto the application site shall only open inwards and shall at no time open outwards onto the public highway.

Reason: In the interests of highway safety (Cambridge Local Plan 2006 policy 8/2)

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.