

Application Number	17/0665/FUL	Agenda Item	
Date Received	27th April 2017	Officer	Sean OSullivan
Target Date	22nd June 2017		
Ward	Romsey		
Site Proposal	245 Coldhams Lane Cambridge CB1 3HY Single storey rear extension, loft conversion with rear facing dormer, alterations to fenestrations, the addition of guarding to the rear and the conversion of existing dwelling into two flats (amended description).		
Applicant	Mr N Patel 82 Mill Lane Impington CB24 9HS		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> • The proposal would not have a detrimental impact on residential amenity. • The provision of two cycle parking spaces in place of the provision of any car parking spaces, is acceptable in this location • The non-provision of amenity space for an upstairs one bedroom flat, would be acceptable
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site is a mid-terraced two storey residential property, located on the north eastern side of Coldhams Lane, Cambridge.
- 1.2 The surrounding area is predominantly residential in character. The site does not fall within a conservation area and the dwellinghouse is not listed. There are allotments to the rear of

dwellings on this part of the north eastern side of Coldhams Lane.

2.0 THE PROPOSAL

2.1 Following the submission of the current planning application, the proposal has been amended to a single storey rear extension, loft conversion with rear facing dormer, alterations to fenestrations, the addition of guarding to the rear and the conversion of existing dwelling into two flats. The planning application as submitted previously included a two storey extension to the rear, which has now been reduced to a flat roofed ground floor extension, projecting only 3.8 metres into the rear garden. Flat 2 has been reduced to a one bedroom flat. Flat 1 at ground floor level, would remain a one bedroom flat, with direct access and sole use of the rear garden area.

2.2 Several enlargements and alterations of the existing property are proposed to facilitate the change of use to self-contained flats and these include a ground floor rear extension and a rear roof dormer extension. Bin storage would be provided to the front of the site and following submission of the current planning application, three rather than two bins would be provided. Secure cycle storage and soft landscaping would also be provided to the front of the site.

3.0 SITE HISTORY

None.

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 Local Plan 2006	3/1 3/4 3/7 3/11 3/14 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 (Annex A)
Supplementary Planning Guidance	Sustainable Design and Construction (May 2007) RECAP Waste Management Design Guide Supplementary Planning Document 2012
Material Considerations	<u>City Wide Guidance</u> Cycle Parking Guide for New Residential Developments (2010) Roof Extensions Design Guide (2003)

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 Highway Authority does not consider that this application has any implications that merit comment by the Highway Authority.

Environmental Health

- 6.2 The development proposed is acceptable subject to the imposition of the standard construction hours condition.

Waste (Shared Service)

- 6.3 No waste issues with this development, its fine.

Drainage

- 6.4 The development proposed is acceptable subject to the imposition of conditions

Landscape Architect

- 6.5 The proposals have been reduced in scale in respect of a first floor extension and thus our overshadowing concerns are no longer material. Landscape can support the application.

- 6.6 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 in objection to the application:-

- 241 Coldhams Lane
- 243 Coldhams Lane
- 247 Coldhams Lane

7.2 The representations in objection can be summarised as follows:-

- Impact of the development on neighbouring properties, particularly No.243.
- Using a pitched instead of a flat roof for the ground floor rear extension
- Agree with Landscape Architect comments made on 06 Oct 2017
- Overshadowing would be extensive
- The omitted parking space in front of the house.
- Difficulty uploading representations to the Council web page
- Development out of character with the area
- Use of flat roof extension as a balcony

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. 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 proposals for housing development on windfall sites, subject to land use compatibility. Policy 5/2 of the Cambridge Local Plan 2006 outlines the requirements for a residential conversion of a single dwelling to self-contained dwellings where:-
- a. The property in question must have an internal floorspace greater than 110 square metres;
 - b. There must be no likely unacceptable impact regarding on street parking;
 - c. The resultant living accommodation must be satisfactory;
 - d. Satisfactory refuse storage and cycle storage being provided;
 - e. The location of the property, or the nature of nearby land uses would offer a satisfactory level of residential amenity
- 8.3 The proposal accords with part a. of the policy, taking into account the additional floorspace added as a result of the proposed ground level and roof level extensions and conversion. The issues in parts b, c, d & e of the policy are discussed later in this report. In summary, Highways and Waste Officers have recommended approval of the current planning application. The use of the single dwellinghouse as 2 self-contained 1 bedroom flats, is also unlikely to cause a significant increase in noise and disturbance to the occupiers of neighbouring properties and no objection has been made by Environmental Health in this regard.
- 8.4 In my opinion, the principle of the development is acceptable and in accordance with Policy 5/1 and Policy 5/2 of the Cambridge Local Plan 2006.

Context of site, design and external spaces

Context of site and design

- 8.5 Following the submission of the current planning application, the proposed plans and elevations have been amended to remove a first floor rear extension from the proposal. A flat roofed ground floor extension only is now proposed, at a height of 3.0 metres and projecting only 3.8 metres into the rear garden. Flat 2 has been reduced to a one bedroom flat. Flat 1 at

ground floor level, would remain a one bedroom flat, with direct access and sole use of the rear garden area. The proposed rear dormer main roof extension remains part of the proposal. There are other examples of this form of extension in the street, including at No.247, so this would not be out of keeping with the character of the area. Notwithstanding this, this element by itself would be permitted development, and would not normally require a planning application.

- 8.6 Concerns have been raised by local residents that flats would be out of keeping with the character of the area, which consists mainly of family houses. The proposed two flats would still constitute a residential use so would not significantly alter the character of the area. There would be no external visible sign that No.245 has been converted to flats from either the front or the rear and, as a result, the proposed conversion to flats, would not harm the character of the area.
- 8.7 The amended scheme is of a good design, which would preserve the character of the streetscene and surrounding area. The existing house is to be extended to the rear at ground floor level and a new bay window added to the front. To ensure a high standard of materials are used as part of the proposal, a materials to match condition is recommended. In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7 and 3/14., with respect to design and appearance.
- 8.8 A standard hard and soft landscaping condition, which would apply to the front of the property, is recommended if planning permission is granted. In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/11, with respect to the provision of landscaping and amenity space.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.9 The proposed ground floor rear extension would project 3.8 metres to the rear of the existing house. The rear extension at first floor level, originally proposed, has been removed from the scheme. There is a full height dining room/living room window to the rear of No.243.Coldhams Lane, close to the common side boundary shared between the rear of No.243 and No.245.Coldhams Lane. However, this ground floor level

extension proposed would be flat roofed at a height of 3.0 metres and would project only 3.8 metres to the rear. As a result of these considerations, the proposed ground floor rear extension would not cause a significant enough loss of daylight, loss of direct sunlight, loss of outlook, or increased sense of enclosure to the neighbouring property at No.243.Coldhams Lane, to warrant refusal. As a result of an existing ground floor extension to the rear of the neighbouring property at No.247.Coldhams Lane, the proposed ground floor rear extension would not cause a significant loss of daylight, loss of direct sunlight, loss of outlook, or increased sense of enclosure to this neighbouring property at No.245.Coldhams Lane, to warrant refusal.

- 8.10 The rear facing dormer proposed as part of the current scheme would cause no significant increase in overlooking or loss of privacy caused to neighbouring properties, as a result of an existing rear facing dormer window to the rear of No.247.Coldhams Lane and existing first floor windows to the rear of No.245.Coldhams Lane and both immediately adjacent properties. Any use of the flat roof of the proposed ground floor rear extension, would need a further planning application and full account would have to be taken by the Council of any additional noise, disturbance, increase in overlooking or loss of privacy caused to neighbouring properties. As a further safeguard, a condition restricting the use of the flat roof is proposed.
- 8.11 The use of the single dwellinghouse as 2 self-contained 1 bedroom flats is unlikely to cause a significant increase in noise and disturbance to the occupiers of neighbouring properties and no objection has been made by Environmental Health in this regard. However, Environmental Health have raised concerns about noise impacts during construction, and as a result, a condition is recommended to control construction hours.
- 8.12 In my opinion, there are no further significant neighbouring amenity concerns to consider and 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 8/14.

Amenity for future occupiers of the site

- 8.13 Flat 1 at ground floor level would have an internal floorspace of 55 square metres. Flat 2 at first floor and roof level would have a usable internal floorspace of 67.5 square metres. Each of the flats proposed would provide adequate internal floor space. Habitable rooms in each of the flats proposed would have an adequate standard of outlook and incoming daylight.
- 8.14 Access to the rear amenity space to be provided, would be by a set of doors to the rear of Flat 1. No rear garden space would be provide for Flat 2. However, as Flat 2 has been reduced from a two bedroom to a one bedroom flat, this is considered acceptable in this location. It is recommended that a hard and soft landscaping condition is included with any planning permission to provide the opportunity for further details of the landscaping proposed to the front of Flat 1.
- 8.15 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 and 3/14

Refuse Arrangements

- 8.16 The proposed site plan submitted has indicated a bin storage area to the front of the property for the storage of six bins.
- 8.17 The Waste officer has not made an objection to the proposed scheme, as amended. I have recommended a condition requiring bin storage to be provided in accordance with the plans, prior to occupation. In my opinion therefore, the proposal is compliant with Cambridge Local Plan (2006) policy 5/2.

Car and Cycle Parking and Highway Safety

- 8.18 The proposal includes the provision of two cycle parking spaces to the front, for use by each of the proposed flats. The proposal does not provide any car parking space. There are bus stops existing to the front of the application site, with bus stops for the No.2 bus service within easy walking distance of the site. There is a small shopping parade close by in Vinery Way and this includes a Post Office, Costcutters grocery store and a

hairdressers. It is recognised that the development may impose additional parking demands upon the on-street parking on the surrounding streets. However, the Highways Officer has stated that both the original and amended proposal do not have any highway safety implications that merit comment.

- 8.19 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/2.

Third Party Representations

- 8.20 Neighbours have referred to the impact of the development on neighbouring properties and particularly No.243.Coldhams Lane. The issues and concerns raised by neighbouring residents have been examined in full within this report and partially addressed through amendments to the Scheme.

9.0 CONCLUSION

- 9.1 As a result of the design of the proposal, the acceptable impact on the external appearance of the existing property, the acceptable impact on neighbouring amenities, the quality of living environment for future occupiers and the minimal impact on highway safety, the proposal is considered 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. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the external surfaces is appropriate. (Cambridge Local Plan 2006 policies 3/4, 3/12 and 3/14)

4. All hard and soft landscape works shall be carried out in accordance with the details hereby approved in drawing 201621/03 G and to a reasonable standard in accordance with the relevant recommendation of the appropriate British Standard or other recognised code of good practice. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed by the local planning authority in writing. The maintenance shall be carried out in accordance with the approved schedule. Any trees or plants that, within a period of five years after planting, are removed, die or become in the opinion of the local planning authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved, unless the local planning authority gives its written consent to any variation.

Reason: To ensure provision, establishment and maintenance of a reasonable standard of landscaping in accordance with the approved design. (Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

5. 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)

6. Prior to the first occupation of the development hereby approved, the access to the site shall be provided as shown on the approved drawings and retained free of obstruction.

Reason: In the interests of highway safety.

7. Prior to occupation of the dwelling, hereby permitted, bin and cycle storage shall be provided in accordance with the approved drawings, and shall be retained in accordance with these details thereafter, unless alternative details are submitted for the prior written approval of the Local Planning Authority.

Reason: To ensure appropriate provision for the storage of refuse and bicycles, to protect the amenities of future and nearby residents and in the interests of visual amenity (Cambridge Local Plan 2006 policies 3/10 and 8/6)

8. No development hereby permitted shall be commenced until surface water drainage works have been submitted to and approved in writing by the local planning authority. Before these details are submitted, an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system.

Reason: To ensure the effective drainage of the site in accordance with sustainable drainage principles.

9. The flat roof area identified as 'Flat Roof' on drawings no.201621/03 G and 04 F of the development hereby permitted shall not be used as an external terrace and shall only be accessed for maintenance purposes only.

Reason: In the interests of residential amenity (Cambridge Local Plan 2006 policies 3/4, 3/10 and 3/12)