

Application Number	17/1518/FUL	Agenda Item	
Date Received	11th September 2017	Officer	Charlotte Burton
Target Date	6th November 2017		
Ward	Castle		
Site	15 Fontwell Avenue Cambridge CB4 3LZ		
Proposal	Replacement dwellinghouse and garage. Existing dwelling and garage to be demolished.		
Applicant	Mrs Shirley Jones 15 Fontwell Avenue Cambridge CB4 3LZ		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> - The proposed replacement dwelling would not harm the character of the area; and - It would not adversely impact on the residential amenity of neighbouring properties.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 No. 15 Fontwell Avenue is a detached bungalow on the north eastern corner of the end of a cul-de-sac. The surrounding area is predominantly residential with a mix of detached and semi-detached bungalows and two storey dwellings. The site is not within a conservation area. There are no other relevant site constraints.

2.0 THE PROPOSAL

2.1 The proposal is for demolition of the existing dwelling and garage, and erection of a one-and-a-half storey 5-bed dwelling and garage. The proposed dwelling would be orientated south-west to north-east on the site and would have a hipped roof. The materials would be brickwork with timber cladding and concrete roof tiles.

2.2 During the course of the application, revised plans were submitted replacing two proposed roof lights on the north-eastern roof slope with a single roof light, and providing sections to show the base of this roof light would be at least 1.75m above the finished floor level. These plans were the subject of public consultation.

2.3. A further set of revised plans were submitted which amended the roof of the garage from a pitched roof to a hipped roof. This was not publicly consulted on.

3.0 SITE HISTORY

3.1 There is no recent planning history.

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 3/11 3/12 4/13 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) Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012)
Material Considerations	<u>City Wide Guidance</u> Cycle Parking Guide for New Residential Developments (2010)

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.

Environmental Health

6.2 No objection subject to conditions for construction hours and piling, and dust informative.

Landscape Architect

6.3 No objection.

Sustainable Drainage Engineer

6.4 No comments received.

6.5 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 objecting to the proposal and the revised plans:

- 7A Holyrood Close
- 16 Carisbrooke Road (County Councillor Sheil)

7.2 The representations can be summarised as follows:

- Loss of privacy to 7A Holyrood Close from roof window on the north-east roof slope.
- Some minimal overlooking towards 16 Carisbrooke Road.
- Minimum roof window height 1.75m above finish floor level is fine, but should have same minimum roof window height in bedroom 4 also.
- Dormer windows (second storey) would be out of keeping with dwellings in the area.

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. Context of site, design and external spaces
2. Residential amenity
3. Highway safety
4. Car and cycle parking
5. Refuse arrangements
6. Third party representations

Context of site, design and external spaces

8.2 Fontwell Avenue is characterised by detached and semi-detached bungalows. There are a variety of styles with some orientated with gable ends fronting the road and others with ridge lines parallel to the street. The existing bungalow forms one of four similar bungalows at the north eastern end of the cul-de-sac which have stepped gable ends fronting the road. The bungalows are set back from the road and constructed in brick with timber cladding.

8.3 The proposed dwelling would have a rectangular footprint with a gabled porch on the north western elevation and a projecting element on the south eastern elevation. The principal elevation would face north west and would front onto the driveway. The orientation and layout of the proposed building would be in-keeping with the pattern of development at the eastern end of the cul-de-sac and be an appropriate response to the site context.

8.4 The ridgeline of the proposed dwelling would be 5.8m high which would be approximately 0.7m higher than the existing bungalow. The eaves would be 2.5m high which is the same as the existing. In my view, the proposal has managed to incorporate an attic storey without significantly increasing the height and scale of the building on the site, and I consider this to be acceptable within the surrounding context. The hipped

roof would be a departure from the prevailing pattern of gabled roofs, however this would minimise the apparent scale and bulk of the roof scape. I do not consider the hipped roof would significantly harm the character of the cul-de-sac.

- 8.5 Third parties have raised concerns about the 'dormers' being out of character with the area. The proposal does not include dormer windows but does include roof lights, which I understand the third party was referring to. In principle, roof lights could be inserted into the properties within Fontwell Avenue under permitted development (subject to meeting certain conditions). Thus the roof lights cannot be considered to be inappropriate in themselves.
- 8.6 The materials would be brick and timber cladding with concrete tiles, which would be appropriate to the context. The garage would have the appearance of an ancillary outbuilding and would be subservient to the dwelling. The landscaping including a paved driveway would be appropriate to the residential character of the site.
- 8.7 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11 and 3/12.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.8 The neighbouring properties are No. 14 to the west (detached bungalow), No. 16 to the south (detached bungalow), Nos. 7 and 7a Holyrood Close to the north (semi-detached bungalows) and Nos. 16-20 Carisbrooke Road to the east. I have also considered the impact on the wider residential area.
- *Nos. 14 and 16 Fontwell Avenue*
- 8.9 No. 14 has windows on the side elevation facing towards the site. There is a single storey garage built on the boundary and garden at the rear. The proposed dwelling would be 5m from the boundary at the closest point at the front of the site and 8m at its furthest point at the rear of the site. Due to the separation distance, the proposed dwelling would not have a significant overbearing or overshadowing impact. There would be two roof lights facing towards No. 14 which would serve a landing and

bedroom 4. The sections show the base of these roof lights would be approximately 1.5m above the finished floor level which would afford some glimpses towards No.14. However, due to the separation distance and as the glimpses would not be towards the private amenity space, in my opinion this would not result in a significant loss of privacy.

8.10 No. 16 has no windows on the side elevation facing towards the site, so the potential glimpses from the two roof lights on the proposed south western roof slope would not result in loss of privacy. There would be glimpses from the three roof lights on the south eastern roof slope serving a bedroom 4, a bathroom and a landing towards this property's rear garden. However this would be at an oblique angle and the separation distance between the roof lights and the boundary of No. 16 (there is a footpath between the site and No. 16) would be over 10m at its closest point. Due to the orientation, the proposed dwelling would not have an overbearing or overshadowing impact.

- *Nos. 7 and 7a Holyrood Close*

8.11 I have received an objection from the owner/occupier of No. 7a regarding overlooking from the roof lights on the north-eastern roof slope serving bedroom 5. During the course of the application, the two proposed roof lights were replaced with a single roof light and a section was provided showing that the base of the window would be 1.75m above the internal finished floor level. I am satisfied that this demonstrates that there would be no overlooking towards this property. I have recommended a condition to remove permitted development rights for roof extensions and the insertion or alteration of roof lights in order to protect the amenity of neighbouring properties.

8.12 In terms of enclosure and overshadowing, the proposed replacement dwelling would be closer to the shared boundary than the existing bungalow, approximately 4.8m at its closest point. However, I am satisfied that the scale of the one-and-a-half storey building would not have an unacceptable overbearing or overshadowing impact on these properties.

8.13 The proposed replacement garage would be built on the boundary and would be 2.4m high to the eaves and 4.5m high to the ridge. The northern elevation of the garage along the boundary would be 4.8m wide. This would have some

enclosing impact on the rear gardens of these properties which are approximately 7m deep. During the course of the application, the plans for the garage were amended to change from a pitched roof to a hipped roof, so that the roof would slope away from the neighbouring properties. I am satisfied that this would not have a significant adverse enclosing impact on residential amenity. The outbuilding would be to the south of these gardens, however due to the scale, is unlikely to have a significant adverse overshadowing impact.

- *Nos. 16-20 Carisbrooke Road*

8.14 Due to the position and scale of the proposed one-and-a-half storey dwelling and the length of the neighbouring gardens, the proposal would not have an adverse impact on the residential amenity of the occupiers of these properties.

- *Wider area*

8.15 The Environmental Health team has recommended conditions to control construction hours and piling, and an informative regarding dust. I consider this to be reasonable and necessary to protect the amenity of the wider residential area during construction.

Amenity for future occupiers of the site

8.16 The proposed 5-bed dwelling would be on a relatively large plot and would provide a good amount and quality of external amenity space. The dwelling would provide a good level of amenity for the future occupants, in terms of the amount of floor space and the quality of the accommodation.

8.17 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 3/12.

Highway Safety

8.18 The proposal would retain the existing access from Fontwell Avenue. The Highways Authority has not objected to the

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

Car and Cycle Parking

8.19 The proposal includes a driveway with space for parking multiple cars. While this would exceed the Council's adopted maximum car parking standards, this is similar to the current situation, as the existing dwelling has a large driveway. For this reason, I consider the proposal is compliant with Cambridge Local Plan (2006) policy 8/10.

8.20 The proposal includes cycle parking within the garage. While the applicant has not shown how many spaces could be provided, in my opinion, the future occupants could reasonably use the outbuilding to meet their needs for bicycle storage should they wish to without impacting on car parking provision. This is similar to the existing situation. As such, I do not consider it necessary to recommend a condition for further cycle parking details. The proposal is compliant with Cambridge Local Plan (2006) policy 8/6.

Refuse Arrangements

8.21 The proposal includes space to store three refuse and recycling bins. In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

Third Party Representations

8.22 I have addressed the representations from third parties within my assessment.

9.0 CONCLUSION

9.1 The proposed replacement dwelling would not harm the character of the area and would not adversely impact on the residential amenity of neighbouring properties.

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 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. In the event of the foundations for the proposed development requiring piling, prior to the development taking place the applicant shall provide the local authority with a report / method statement for approval detailing the type of piling and mitigation measures to be taken to protect local residents from noise and/or vibration. Potential noise and vibration levels at the nearest noise sensitive locations shall be predicted in accordance with the provisions of BS 5228-1&2:2009 Code of Practice for noise and vibration control on construction and open sites. Development shall be carried out in accordance with the approved details.

Due to the proximity of this site to existing residential premises and other noise sensitive premises, impact pile driving is not recommended.

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

5. Notwithstanding the provisions of Schedule 2, Part 1, Class B 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 enlargement of the dwellinghouse consisting of an addition or alteration to its roof, shall be constructed without the granting of specific planning permission.

Reason: To protect the amenity of adjoining properties
(Cambridge Local Plan 2006 policies 3/4 and 3/12).

6. Notwithstanding the provisions of Schedule 2, Part 1, Class 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 other alteration to the roof of the dwellinghouse including the insertion of new roof lights or the alteration those roof lights expressly authorised by this permission (other than repair works and like-for-like replacements), shall be constructed without the granting of specific planning permission.

Reason: To protect the amenity of adjoining properties
(Cambridge Local Plan 2006 policies 3/4 and 3/12).

INFORMATIVE: Dust condition informative

To satisfy the condition requiring the submission of a program of measures to control airborne dust above, the applicant should have regard to:

-Council's Supplementary Planning Document - "Sustainable Design and Construction 2007":

<http://www.cambridge.gov.uk/public/docs/sustainable-design-and-construction-spd.pdf>

-Guidance on the assessment of dust from demolition and construction

http://iaqm.co.uk/wp-content/uploads/guidance/iaqm_guidance_report_draft1.4.pdf

- Air Quality Monitoring in the Vicinity of Demolition and Construction Sites 2012

http://www.iaqm.co.uk/wp-content/uploads/guidance/monitoring_construction_sites_2012.pdf

-Control of dust and emissions during construction and demolition - supplementary planning guidance

https://www.london.gov.uk/sites/default/files/Dust%20and%20Emissions%20SPG%208%20July%202014_0.pdf