

Application Number	18/0861/FUL	Agenda Item	
Date Received	4th June 2018	Officer	Mairead O'Sullivan
Target Date	30th July 2018		
Ward	Arbury		
Site	7 Durnford Way Cambridge CB4 2DP		
Proposal	Erection of a two storey dwellinghouse, following demolition of existing bungalow.		
Applicant	Dr Choul Woong Kwon 51 Graham Road Cambridge CB4 2WP		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> - The building is considered acceptable in terms of design - The proposal would not harm the amenity of surrounding occupiers - The proposal provides a good standard of amenity for future occupiers
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 Durnford Way is a loop leading off Brimley Road in the north of the city. The application site is a wedge-shaped curtilage in the south-west corner of the street. The surrounding area is primarily residential, but the grounds of Castle School and Arbury Primary School lie close by to the south-west. The plots immediately adjacent to the application site on each side are occupied by bungalows, but many of the other houses in this street are of two storeys.

1.2 There are no site constraints.

2.0 THE PROPOSAL

- 2.1 The application seeks to demolish the existing bungalow on the site and replace it with a new two-storey house. This application follows from a previously approved application in 2017 to demolish and replace the existing bungalow. The revised application proposes an increased height of 0.8m when compared with the previous application.
- 2.2 The replacement dwelling is made up of two conjoined masses. A two-storey element would occupy the 7.1m x 9.1m footprint of the existing bungalow on the north side of the plot, but would also extend a further 6m to the rear. This rear section would be kinked at a slight angle to the axis of the front part. The two storey section would have a pitched roof, hipped at the front, but gabled at the rear, with the ridge at 8.2m above ground.
- 2.3 The second element would be a single-storey section occupying most of the footprint of the existing garage apart from a narrow strip adjacent to the site boundary. It would also extend a limited distance in front of the existing garage footprint, and occupy an extensive area behind it. This section would merge with the two-storey element at an angle, so the house as a whole would be wider at the rear than at the front, reflecting the wedge-shaped nature of the site. The single-storey element would measure 2.8m across at the front, where it would be occupied by a garage, and 6.9m across at the rear. The single-storey element would have a conventional pitched roof to the rear, but as it merges with the larger element, this would become a lean-to roof at the front. There would be gables at both front and rear ends of this roof
- 2.4. The application is accompanied by the following supporting information: 1. Design and Access Statement 2. Shadow studies: winter solstice; equinox; summer solstice

3.0 SITE HISTORY

Reference	Description	Outcome
17/1956/FUL	Erection of a two storey dwellinghouse, following demolition of existing bungalow.	Permitted

4.0 PUBLICITY

4.1 Advertisement:	Yes
Adjoining Owners:	Yes
Site Notice Displayed:	Yes

5.0 POLICY

5.1 See Appendix 1 for full details of Central Government Guidance, Cambridge Local Plan 2018 policies, Supplementary Planning Documents and Material Considerations.

5.2 Relevant Development Plan policies

PLAN	POLICY NUMBER
Cambridge Local Plan 2018	1 35 36 50 51 55 56 57 59 81 82

5.3 Relevant Central Government Guidance, Supplementary Planning Documents and Material Considerations

Central Government Guidance	National Planning Policy Framework July 2018 National Planning Policy Framework – Planning Practice Guidance March 2014 Circular 11/95 (Annex A) Technical housing standards – nationally described space standard – published by Department of Communities and Local Government March 2015 (material consideration)
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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)

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

6.1 No comment.

Environmental Health

6.2 No objection: Pollution from the demolition and construction phases has the potential to affect the amenity of surrounding properties if not controlled. In the interests of amenity, I therefore recommend the standard construction/demolition/delivery hours, piling and dust conditions.

Urban Design and Conservation Team

6.3 No material urban design issues.

Head of Streets and Open Spaces (Landscape Team)

6.4 No objection: Little information has been provided in respect of landscape or site arrangement. We have requested conditions in order to have oversight of hard paving materials and to achieve betterment in the cycle storage provision, which should be, ideally, within a secure and covered shelter or shed.

Head of Streets and Open Spaces (Sustainable Drainage Officer)

6.5 No comments received.

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/occupier of the following address has made a representations:

- 4 Essex Close

7.2 The representations can be summarised as follows:

- Is too high and will impact negatively on the streetscene
- The extra storey will cause overlooking of neighbouring properties

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. Noise, vibration and dust
4. Inclusive access
5. Residential amenity
6. Refuse arrangements
7. Highway safety
8. Car and cycle parking
9. Third party representations

Principle of Development

- 8.2 A replacement two storey dwelling has already been approved on site and this consent can still be implemented. Therefore the principle of development has been accepted. The application replaces a dwelling with another larger dwelling and does not raise any in principle policy issues in the newly adopted Cambridge Local Plan (2018).

Context of site, design and external spaces

- 8.3 The proposal is of a similar design to the previously approved replacement dwelling although the height of the building has been increased from 7.4m to 8.2m. The increase to the building height will make it one of the taller buildings on the street. As noted in the previous officer report, Durnford Way is very heterogeneous in character with different building heights, roof profiles, fenestration patterns and material palettes. The design of the building is broadly similar to the already approved scheme. Although the building height would increase by 0.8m, the roof is hipped on the front elevation meaning that the height adjacent to the street will be kept low. The site is also a wedge shaped corner plot so the building is tucked away from the street and although the height will be increased I do not consider it would appear overly prominent in the streetscene.
- 8.4 A condition is requested to require details of materials prior to construction to ensure that the building is finished in a way which would be sympathetic to the character of the area. The previous permission also had a condition requiring details of the eaves prior to construction. The roof proposed under the current proposal appears to be achievable and this detail is no longer required. The landscape officer has recommended conditions requiring details of hard and soft landscaping. I note that this was not required with the previous application and as a result I do not consider it to be reasonable or necessary to include a landscaping condition as part of the revised permission.
- 8.5 In my opinion the proposal is compliant with Cambridge Local Plan (2018) policies 55, 56, 57 and 59

Noise, vibration, and dust

- 8.6 The Environmental Health Officer is satisfied that the proposal would not harm the amenity of surrounding occupiers subject to conditions regarding dust, piling, and hours for construction and deliveries/collections during construction,
- 8.7 In my opinion, subject to the conditions I have recommended, the applicants have suitably addressed the issues of noise, vibration and dust, and the proposal is in accordance with Cambridge Local Plan (2018) policies 35 and 36.

Inclusive access

- 8.8 Policy 51 of the Cambridge Local Plan (2018) requires all housing developments to be of a size, configuration and internal layout to enable the Building Regulations requirement on 'accessible and adaptable dwellings' to be met. A Building Regs Officer has assessed the proposed plans and noted some internal changes required to ensure compliance with part M4(2) of Building Regs. The changes require that one of the doors to the kitchen is increased to 750mm, a suitable sized WC with outward opening door and a shower which has the potential for level access is required at ground floor, and the bathroom must be a minimum of 1900mm wide. The layout does not currently include a ground floor bathroom and I have therefore requested amended plans to address this issue. I have also recommended a condition requiring the dwelling to comply with the relevant part of Building Regulations.
- 8.9 In my opinion, subject to the above amended plan and condition, the proposal is compliant with Cambridge Local Plan (2018) policies 51.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.10 The revised proposal is taller than the previously approved replacement dwelling but otherwise the building occupies the same footprint. As with the previous application, due to the scale of the building and shape of the plot, the proposal is not considered to result in any significant enclosure of either of the adjoining properties.

8.11 The applicant has provided a shadow plans to support the application. These show a slight increase to overshadowing of no 5 during the equinoxes and winter solstice when compared with the previously approved plans. The increase is very slight and as with the previous application the impact on light to no 5 is considered acceptable as it would be:

- only for a relatively short part of the year in midwinter,
- not affect the sunlight reaching the main windows on the east and west elevations of the bungalow
- the rear garden of No.5 would be free of this shadowing by midday, even at the winter solstice.

8.12 Due to the orientation of the plot, with the proposed house to the north of no 9, there would be no overshadowing of this adjacent occupier.

8.13 The only window on the south-east elevation above first floor, which faces towards number 9, serves a dressing room and a condition is recommended to ensure this is obscure glazed to prevent overlooking of this occupier. This was not conditioned previously but this window had been partly obscured by the ridge of the single storey side element. As the window is now higher above this ridge and no longer obscured to a significant degree I consider the obscure glazing condition to be reasonable.

8.14 All of the windows on the north side elevation are shown as being obscure glazed. However, given the previous extant consent, it would be unreasonable to require that all of these windows are conditioned to be obscure glazed. There are two bathroom windows looking towards no 5. These were both conditioned to be obscure glazed on the previous consent and I recommend that this condition remains. The other window which was conditioned to be obscure glazed is a secondary window to bedroom 1; this room has its primary outlook looking down the garden. The secondary window would offer a limited outlook, but it would face north across the flat roof of the garage at No. 5 and would have a significant section of the garden at that house within its field of view. In my view a condition to require obscure glazing of this window should remain to protect the privacy of the occupiers of No.5.

- 8.15 The window which serves bedroom 2 was not conditioned to be obscure glazed as it is the only window which serves this room and would result in this occupier having poor outlook. This window looks across the front and side of no 5; areas which are already visible from the public realm. As a result this window was not considered to impact on privacy and it was not previously considered necessary to condition it to be obscure glazed. I consider that this should remain the case.
- 8.16 The windows which serve the additional loft space are all high level or else look down the garden. As a result I am satisfied that these do not give rise to any further overlooking issues than the previously approved scheme.
- 8.17 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 (2018) policies 55, 56 and 57.

Amenity for future occupiers of the site

- 8.18 The replacement building is larger than the bungalow and would create a uplift in floorspace without significantly reducing the garden space available to future occupiers. I have provided an approximate calculation of the internal space and external space below which would meet with policy 50. The replacement dwelling is considered to provide a good standard of amenity to future occupiers.

The gross internal floor space measurement for the dwelling in this application is shown in the table below:

Unit	Number of bedrooms	Number of bed spaces (persons)	Number of storeys	Policy Size requirement (m ²)	Proposed size of unit	Difference in size
1	4/5	2	3	134	256	+118

Size of external amenity space: _approx. 270sqm

- 8.19 In my opinion the proposal provides a high-quality (*and accessible*) 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 (2018) policy 50.

Refuse Arrangements

- 8.20 No details of bin storage have been provided. In my view there is sufficient space on site to accommodate a low rise store for bins on site. A condition is recommended requiring details of the bin store prior to occupation of the new house.
- 8.21 In my opinion the proposal is compliant in this respect with Cambridge Local Plan (2018) policy 57.

Highway Safety

- 8.22 There are no highway safety issues. In my opinion the proposal is compliant with Cambridge Local Plan (2018) policy 81.

Car and Cycle Parking

- 8.23 The applicant has provided details of where cycles would be stored and of the Sheffield stands which would be provided. For the proposal to comply with policy the cycle parking needs to be covered and secured. As a result a condition is recommended requiring details of the cycle store to be provided prior to occupation of the new dwelling.
- 8.24 The proposal includes an integral garage and there appears to be adequate space for a further off-street uncovered car parking space to the front of the property. The site is located in a sustainable location close to cycle and public transport links and the application does not increase the number of residential units on site, as a result I am satisfied that the car parking provision is sufficient.
- 8.25 In my opinion the proposal is compliant with Cambridge Local Plan (2018) policy 82.

Third Party Representations

- 8.26 In my view the increase to the height of the building does not harm the street scene or impact on the privacy of adjoining occupiers. I have assessed the proposals against these issues raised at paragraphs 8.3 – 8.5 and 8.10-8.17 respectively.

9.0 CONCLUSION

- 9.1 I am satisfied that the increased height would not harm the streetscene. The increase to the height of the proposed replacement dwelling would not have any significant adverse impact on adjoining occupiers. The replacement building would provide a good standard of amenity for future occupiers.

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. (policy 35 of the Cambridge Local Plan 2018)

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 2018 policy 35)

5. 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 2018 policy 35)

6. No development shall commence until a programme of measures to minimise the spread of airborne dust from the site during the demolition / construction period has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved scheme.

Reason: To protect the amenity of nearby properties (Cambridge Local Plan 2018 policy 36)

7. Prior to commencement of above ground works. samples of the materials to be used in the construction of the external surfaces of the development hereby permitted shall be 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 2018 policies 55, 56 and 57)

8. All first-floor windows on the north and south side elevations excluding the window serving room 2 (as shown on plan A.11) shall be obscure glazed to a minimum level of obscurity to conform to Pilkington Glass level 3 or equivalent prior to commencement of use and shall have restrictors to ensure that the window cannot be opened more than 45 degrees beyond the plane of the adjacent wall and shall be retained as such thereafter.

Reason: In the interests of residential amenity (Cambridge Local Plan 2018 policies 55 and 57).

9. Prior to the occupation of the dwelling hereby approved, details of facilities for the covered, secured parking of bicycles (including elevations of the store) 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. (Cambridge Local Plan 2018 policy 82)

10. Prior to occupation, full details of the on-site storage facilities for waste including waste for recycling shall be submitted to and approved in writing by the local planning authority. Such details shall identify the specific positions of where wheeled bins will be stationed and walk distances for residents including the specific arrangements to enable collection from the kerbside of the adopted highway/ refuse collection vehicle access point. The approved facilities shall be provided prior to the commencement of the use hereby permitted and shall be retained thereafter.

Reason: To protect the amenities of nearby residents/occupiers and in the interests of visual amenity. (Cambridge Local Plan 2018 policy 57)

11. The dwelling, hereby permitted, shall be constructed to meet the requirements of Part M4(2) 'accessible and adaptable dwellings' of the Building Regulations 2010 (as amended 2016).

Reason: To secure the provision of accessible housing (Cambridge Local Plan 2018 policy 51)

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