

Application Number	18/1120/FUL	Agenda Item	
Date Received	27th July 2018	Officer	Lewis Tomlinson
Target Date	21st September 2018		
Ward	Romsey		
Site	8 Coldhams Grove Cambridge CB1 3HW		
Proposal	Change of use to a 9 bed HMO (House in Multiple Occupation) erection of a bin/bike store, and erection of a single storey rear extension.		
Applicant	Mr Li 8 Coldhams Grove Cambridge CB1 3HW		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> - The proposed development would not have any significant adverse impact on the residential amenity of the neighbouring occupiers and would provide an acceptable level of amenity for future occupiers; - The proposed development is unlikely to give rise to any significant adverse impact upon on street car parking capacity on the surrounding streets.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 No. 8 Coldhams Grove is a substantially extended two storey semi-detached property located at the end of a cul-de-sac on the south - eastern side of Coldhams Grove. There is 1 car parking space to the front. There are no site constraints.

2.0 THE PROPOSAL

2.1 The proposal seeks planning permission for a change of use from a dwelling (C3) to a 9 bed/person HMO (sui generis).

2.2 The applicant amended the proposal to:

- Include an extension/conservatory to provide internal access from the ground floor bedrooms, that currently have no internal access, to the main house.
- And to omit a bedroom (opposite the bathroom on the first floor). As it was approx. 6sqm, it cannot be classed as a bedroom as it falls below 7.5sqm as outlined in the internal space standards in Policy 50 of the Cambridge Local Plan (2018). This reduced the number of proposed bedrooms from 10 to 9.

3.0 SITE HISTORY

3.1 None relevant

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 2018 policies, Supplementary Planning Documents and Material Considerations.

5.2 Relevant Development Plan policies

PLAN		POLICY NUMBER
Cambridge Plan 2018	Local	1, 3, 27, 35, 36, 48, 50, 51, 55, 56, 58, 59, 80, 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)
Supplementary Planning Guidance	Sustainable Design and Construction (May 2007)

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

- 6.1 The proposal provides only one car parking space within the site. Recent guidance contained within the National Planning Policy Framework and the IHT guidance on best practice in car parking provision advises that parking provision for new residential development is based upon levels of access to a private car for existing residential uses in the surrounding area. It is advised that the Planning Authority should assess the impact of the proposal in regard to the guidance provided within the National Planning Policy Framework in tandem with the Local Plan Parking Standards. The streets in the vicinity provide uncontrolled parking, and so, as there is no effective means to prevent residents from owning a car and seeking to keep it on the local streets this demand is likely to appear on-street in competition with existing residential uses. The development may therefore 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 the inclusion of a condition regarding construction hours.

6.3 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 (Objection)

7.2 The representations can be summarised as follows:

- 1 cycle parking space should be provided per bedroom.
- Additional details have been provided showing Sheffield stands spaced at only 750mm, however the Local Plan and the Cambridge Cycle Parking Guide for New Residential Developments requires spacing of 1,000mm between Sheffield stand centres, as well as 600mm spacing away from any surrounding walls or poles.

7.3 Councillor Dave Baigent has called in the application to be considered at planning committee for the following reasons:

- The amount of cars that may be using this property and parking;
- Such a large HMO will have a significant impact on the surrounding cul-de-sac and has the potential to result in unacceptable noise pollution.
- Lack of detail about room sizes and adequacy of communal space.

7.4 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. Drainage
8. Third party representations

Principle of Development

8.2 The proposal as amended seeks planning permission for a change of use from a dwelling (C3) to a 9 bed/person HMO (sui generis). Policy 48 of the Cambridge Local Plan (2018) states that development of HMO's will be permitted providing:

- a) it does not create an over-concentration of such a use in the local area, or cause harm to residential amenity or the surrounding area;
- b) the building or site (including any outbuildings) is suitable for use as housing in multiple occupation, with provision made, for example, for appropriate refuse and recycling storage, cycle and car parking and drying areas; and
- c) will be accessible to sustainable modes of transport, shops and other local services.

8.3 I consider that the proposal complies with the above criteria of Policy 48 and the reasons for this are set out in the relevant sections of this report.

Context of site, design and external spaces (and impact on heritage assets)

8.4 The proposal is to change the use of the semi-detached property to a large HMO (Sui Generis use class) with 9 bedrooms accommodating 9 people. It is detailed in the plans that the dwelling would provide two kitchens, a lounge and a dining room. The proposal also includes two bathrooms, a shower room, a toilet and an en-suite. There is a garden to the

rear which has enough room to provide sheltered cycle parking and bin storage provision. These facilities are considered appropriate for 9 people.

- 8.5 The application also includes an extension/conservatory link to provide internal access from the two ground floor bedrooms (that currently have no internal access to the main house). This would be single storey and therefore would appear subservient. To ensure the internal link is provided, a condition is recommended stating that prior to the commencement of the use the link must be provided. A condition is also recommended that the windows for the ground floor bedrooms are obscure glazed to protect the occupants privacy.
- 8.6 In my opinion the proposal is compliant with Cambridge Local Plan (2018) policies 48, 55 & 56.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.7 The proposal would mean an increase in the number of occupants by three compared to the permitted development fallback of a small HMO (use class C4). There will be an increase in comings and goings within the property and consequently noise. The Environmental Health Team have been consulted as part of the application and have not raised any objections on the grounds of potential disturbance. Therefore I do not consider the increased comings and goings would be detrimental to the amenity of neighbouring properties. As the proposal is for a change of use and a single storey extension located away from neighbouring properties, there will be no additional impact in terms of overlooking, overshadowing or overbearing to neighbouring occupiers.

Wider area

- 8.8 The Environmental Health Team has recommended a construction hours condition in order to protect the residential amenity of occupiers of properties in the wider area during construction. I accept this advice and have recommended the condition accordingly. I have considered the impact of additional demand for car parking spaces in the 'car parking' section below.

- 8.9 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 35, 55 and 56.

Amenity of future occupiers

- 8.10 Policy 50 of the Cambridge Local Plan (2018) sets out internal residential space standards. The bedroom that was opposite the bathroom on the first floor was approximately 6sqm. Bedrooms must be a minimum of 7.5sqm to be classed as a bedroom. The applicant has since amended the plans to omit that bedroom from the proposal. The other 9 bedrooms are all above 7.5sqm. The proposal also includes a large amenity area to the rear of the property.
- 8.11 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 (2018) policy 50.

Refuse Arrangements

- 8.12 The bins would be located in the rear garden within a store. A condition is recommended requesting further details of this storage.
- 8.13 In my opinion the proposal is compliant in this respect with Cambridge Local Plan (2018) policy 48.

Highway Safety

- 8.14 The Highway Authority was consulted as part of the application and does not consider there would be any adverse impact upon highway safety but has raised the issue that the proposal could impose additional parking demands upon the on-street parking on the surrounding streets, this is addressed in the below section regarding car parking.
- 8.15 In my opinion the proposal is compliant with Cambridge Local Plan (2018) policy 81.

Car and Cycle Parking

Car Parking

8.16 The proposal includes one car parking space. The site is located in a very sustainable location just off Coldhams Lane. Romsey has a variety of shops and services, and the city centre is within walking/cycling distance. There are also multiple bus stops in close proximity to the site. The surrounding streets are adopted highway with uncontrolled on-street parking. However, many of the surrounding dwellings in Coldhams Grove benefit from on plot parking. It is to be noted that the proposal would mean an increase in the number of occupants by three compared to the permitted development fallback of a small HMO and adequate cycle parking would also be required to be provided by condition. In consideration of all these points, I do not consider that the proposal would result in a significant increased pressure on existing on street car parking capacity that would warrant a refusal of the application.

Cycle Parking

8.17 The proposal includes a detached cycle storage shed in the rear garden. Camcycle has raised concerns regarding the size of this store. As there is adequate room to accommodate a cycle store in principle, I have recommended a condition requesting further details of cycle storage to be submitted and agreed before occupation.

8.18 In my opinion the proposal is compliant with Cambridge Local Plan (2018) policy 82.

Third Party Representations

8.19 I have dealt with the third party representations in the preceding paragraphs.

9.0 CONCLUSION

9.1 The proposal would not result in an adverse impact upon neighbouring properties in terms of parking or noise and would provide an acceptable level 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 91 of the Town and Country Planning Act 1990 (as amended by 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. The property shown as 8 Coldhams Grove shall be occupied by no more than 9 no. people at any one time.

Reason: A more intensive use would need to be reassessed in interests of the amenity of neighbouring properties (Cambridge Local Plan 2018 policies 56 and 48).

4. Prior to the commencement of the use, details of facilities for the covered, secured parking of bicycles and facilities for the storage of bins in the rear garden, 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 and retained as such thereafter.

Reason: To ensure appropriate provision for the secure storage of bicycles and appropriate storage of bins (Cambridge Local Plan 2018 policies 48, 55, 56, and 82).

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 2018 policy 35).

6. Prior to the commencement of the use hereby approved, the ground floor porch link must be provided to ensure internal access for the two ground floor bedrooms, and the windows for these bedrooms must be fitted with obscured glazing (meeting as a minimum Pilkington Standard level 3 in obscurity) and shall be non-opening unless the part of the window, door or opening is more than 1.7m above the finished floor level of the room in which it is installed. The link and windows shall be retained as such thereafter.

Reason: To ensure internal access to the main house for the two ground floor bedrooms and in the interests of residential amenity (Cambridge Local Plan 2018 Policies 48, 55 & 58).

INFORMATIVE: Housing standards

The works below are needed in order to comply with legislative requirements relating to HMOs. If the applicant has any questions relating to the works below, please contact Alex Kyte, Senior Technical Officer, Residential Team on 01223 457955 or alex.kyte@cambridge.gov.uk

Overcrowding

- Ensure each bedroom has a minimum of 6.5m² floor space
- Ensure that each room is only occupied by one person and that the property has no more than 10 people in total

Shared toilet and bathroom facilities

- There should be a bathroom and toilet for every 5 occupiers. However, it is not reasonable to expect tenants to have to leave the property in order to access a bathroom. Therefore some form of sheltered area is required to the courtyard between the ground floor rear bedrooms and the bathroom accessed via the hallway leading to the kitchen. This bathroom looks to be very small, therefore the applicant may need to borrow some space from the adjacent bedroom to ensure that this bathroom isn't impractically small.
- The proposed bathroom adjacent to the ground floor conservatory can only be accessed via the conservatory. Therefore the window would need to be an escape window in case there was a fire in the conservatory. Also this bathroom would need to be a decent size (the current proposed bathroom looks very small) and heated. It may be more practical to not make this room into a bathroom and to keep it as a store room.
- The second floor bedrooms have no bathroom on the same floor as them and there is only one bathroom on the 1st floor for the 6 bedrooms on the first and second floors to share. The large bedroom on the first floor has an en-suite bathroom, which if made into a bathroom that could be shared by the other bedrooms, which would resolve the lack of a bathroom on the 2nd floor.

Fire Fighting Equipment

- A light duty fire blanket of dimensions no less than 1m by 1m and manufactured to BS6575 or equivalent to be fitted to both kitchens in a quick-release carrier/container that is wall-mounted with the pull-tab approximately 1.5m above the floor level and with no obstructions below. The carrier/container is to be sited between the entrance door to the kitchen and the cooking appliances.

Fire Doors

- 30 minute fire resisting doors should be fitted to:

- Each bedroom
- The passageway between the lounge and entrance hall
- The passageway between the entrance hall and the small rear left kitchen
- The passageway between the rear entrance hall and the small rear left kitchen
- The passageway between the rear entrance hall and the dining area
- The passageway between the rear entrance hall and the large rear right kitchen
- Install the fire doors and maintain them in accordance with BS8214: 2008. The fire doors must be hung on three steel butt hinges and fitted with surface fixed overhead self-closing device adequately adjusted to ensure the door will completely close without any additional assistance. A combined intumescent strip and smoke seal to be fitted into a rebate along the head of the door and down both sides and the door to be fitted and adjusted to ensure a there is a consistent 3mm gap between door and frame all round.

Fire Detection and Alarm System

- Install a Grade D, LD2 fire alarm and detection system comprising mains powered and interlinked detectors each with battery backup. There is no fire alarm control panel and no manual call-points. Heat detector coverage must be provided to the kitchen and smoke detector coverage must be provided to both front and rear entrance halls, first and second floor landings and also extending into the lounge and diner and each bedroom. The fire alarm system must achieve 75db(A) in all sleeping rooms at the bed head and with the room door closed, and 65db(A) in all other rooms and areas. This will be verified by the case officer during a final site inspection.

Means of Escape

- The front and rear means of escape doors needs a thumb turn lock to enable keyless exit in the event of a fire.
- Any locks on bedroom doors should enable keyless exit from the inside of the room.

- The ground floor front right bedroom is accessed via the risk room of the lounge, therefore making this bedroom an "inner room". Provide (or ensure that the current windows can be used as) an emergency escape window to the ground floor front right bedroom, to comply with Building Regulations Approved Document B. Minimum unobstructed opening to be 0.33m² in area with a minimum width of 450mm and minimum height of 733mm. The bottom of the openable area of the window should be a minimum of 800mm from internal floor level and a maximum of 1100mm. Any difference between internal floor level and external ground level should not impede egress. The window should be easily openable in the event of an emergency and not be fitted with any form of locking device that requires a key to operate from within. It is strongly recommended that the officer who specified this requirement be consulted as to the type and location of the required escape window. If the size of the structural opening is to be enlarged, Building Control must be consulted, and in any case the replacement window must only be installed with Building Control Consent or be fitted by a FENSA (Fenestration Self-Assessment) Approved Contractor.

Documentation

Please forward a copy of the Installation and Commissioning Certificate for the fire detection and alarm system to this office.

- Instruct a qualified and competent electrician who is a member of a recognised trade body (such as NICEIC or NAPIT for example) to undertake an Electrical Installation Condition Report (EICR) for the fixed electrical system and provide a copy of this document to me. The EICR remains current for a period of 5 years for HMOs.
- Provide a copy of a landlord's annual gas safety certificate from a Gas Safe registered installer for the gas appliances at the property.

Please note that if 5 or more people are to occupy the HMO and as it is over 3 stories, then it will require a HMO licence. Therefore the applicant should contact the residential team on 01223 458050 (or <https://www.cambridge.gov.uk/licensing-of-houses-in-multiple-occupation>) in order to make a HMO licence application.