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| Application Number | 18/1361/FUL | Agenda Item | |
| Date Received | 6th September 2018 | Officer | Mary Collins |
| Target Date | 1st November 2018 | | |
| Ward | Trumpington | | |
| Site | 16 Brookside Cambridge CB2 1JE | | |
| Proposal | <ul style="list-style-type: none"> • Subdivision of existing basement flat from main townhouse, widen existing steps to the garden, install French doors to rear, form new opening for door to rear elevation of basement, replacement of existing car port and replacement garden fence and gates. | | |
| Applicant | Mr Henry Goodwin 20 Shepherdess Walk Old St London N1 7LB | | |

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| 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 amenity of surrounding occupiers. - The proposed development would not detrimentally impact on the character and appearance of the conservation area, and would respect the existing Building of Local Interest. |
| RECOMMENDATION | APPROVAL |

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 16 Brookside is situated on the eastern side of Brookside and faces a green with the Hobson’s Conduit with Trumpington Road beyond. To the rear the property is accessed via Brookside Lane.

- 1.2 No 16 is a large four storey 19th century gault brick house which forms part of a terrace of 13 dwellings. Nos 15-16 are Buildings of Local Interest.
- 1.3 The attached property to the north at Nos 17-19 Brookside is currently in use as a school.
- 1.4 It is within the New Town and Glisson Road part of the Central Conservation Area.
- 1.5 There is a Tree Preservation Order covering a Red Horse Chestnut in the rear garden.

2.0 THE PROPOSAL

- 2.1 Planning permission is sought for the subdivision of the existing townhouse to form a separate basement flat (one bed), to widen the existing steps to the garden, install French doors to the rear, form new door within rear elevation of basement, replacement of existing car port and replacement garden fence and gates.
- 2.2 The proposed garage would be 5.15 metres wide by 5.5 metres deep and would have a pitched roof and would present a gable to Brookside Lane. It would be 2.5 metres high to eaves level and approximately 5 metres to ridge height and would have a roof pitch of 44 degrees
- 2.3 The roof would have a Kingspan Trapezoidal roofing system which would be RAL 716 Anthracite Grey in colour. The walls would be in vertical timbers which would be stained black.
- 2.4 The gates would be 2 metres high and would open inwards and would comprise vertical timber boarding stained black.
- 2.5 The basement flat and main house would both have separate accesses from the front and rear.
- 2.5 The application is accompanied by the following supporting information:
 - Design and Access Statement
 - Drawings

3.0 SITE HISTORY

None

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 3 |
| | 35 |
| | 50 52 53 55 56 57 58 61 62 71 |
| | 81 82 |

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

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|-----------------------------|--|
| Central Government Guidance | National Planning Policy Framework July 2018 National Planning Policy Framework – Planning Practice Guidance March 2014 Circular 11/95 (Annex A) |
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6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

- 6.1 Following implementation of any Permission issued by the Planning Authority in regard to this proposal the residents of the site (whether existing or new) will not qualify for Residents' Permits (other than visitor permits) within the existing Residents' Parking Schemes operating on surrounding streets. This should be brought to the attention of the applicant, and an appropriate informative added to any Permission that the Planning Authority is minded to issue with regard to this proposal.

Urban Design and Conservation Team

- 6.2 This house lies within the New Town and Glisson Road part of the Central Conservation Area. No 16 is a large four storey 19th century gault brick house whose rear elevation and garden fronts onto Brookside Lane.

There are no objections to the changes to the rear of the property to create an independent basement flat.

The rear of these properties has a variety of outbuildings, walls and garages facing onto Brookside Lane although the majority of them are in brick. This proposal is to build a new timber carport on the site of the existing one. Unlike the majority of the garages along the lane this proposal is set back from the lane with a proposed brick wall and fence leaving a small area for the parking of cars.

This back garden has a large tree within it and another tree in the neighbouring property both of which have TPOs. The proposed carport building has a steeply pitched roof and is over 5 metres tall. There is no objection in conservation terms to this height as there are similar height garages further down the lane. Presumably the height of this building will not impact upon the surrounding trees.

The use of stained timber is acceptable as a solid brick building to the proposed height would look out of character set back from the lane into the garden.

Sustainable Drainage Engineer

- 6.3 No objection providing the proposed parking area would be of permeable construction.

Environmental Health

- 6.4 No objection subject to the standard construction hours condition.

Tree Officer

- 6.5 The short life expectancy of the tree means that rather than protecting it during construction, recommends that the tree be removed and replaced. Recommend conditions are attached to require details are submitted and implemented.

Landscape

- 6.6 Scope to access the back of the flat from the rear for the benefit of providing bike and bin storage. Basement flat is a generous size and has easy access to Brookside open space therefore consider lack of private external space as reasonable.
- 6.7 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 owner/occupier of the following address has made a representation:

22 Brookside

- 7.2 The representation can be summarised as follows:

- Object. Height of proposed car port at over 5 metres, it would be higher than the other garages in Brookside Lane and the height seems excessive for a car port. The pitch roof would be very noticeable from neighbouring properties and from the lane, as would the blackened timber, a material that seems more suited to a rural rather than urban environment.

7.3 The above representation is a summary of the comment that has been received. Full details of the representation can be inspected on the application file.

8.0 ASSESSMENT

Principle of Development

8.1 The proposal represents an addition of a housing unit and is therefore compliant with policy 3 of the adopted Cambridge Local Plan (2018).

8.2 Local Plan Policy 52 supports the subdivision of existing residential providing: the form and layout would be appropriate to the character of the area; sufficient garden space is retained; and there would be an acceptable level of amenity and privacy for occupiers of neighbouring and new properties. These issues are considered in further detail below.

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

8.3 The changes proposed to the rear elevation of the building to insert French doors to the townhouse and to create a door to the proposed basement flat would not have a detrimental impact on the appearance or the interest of this building nor the character and appearance of the conservation area.

8.4 With regard to the replacement carport, there are a number of existing garages and outbuildings to the rear of this terrace of properties which are accessed from Brookside Lane. The proposed garage has a traditional steep pitched roof and would read as a subservient garden building. The proposal is not considered to be an incongruous feature in this setting and as such would not have a detrimental impact on the character and appearance of the conservation area. The Conservation Officer supports the proposal.

8.5 In my opinion the proposal is compliant with Cambridge Local Plan (2018) policies 57, 58, 61 and 62

Amenity for future occupiers of the site

- 8.6 The gross internal floor space measurements for the unit in this application are shown in the table below:

| Unit | Number of bedrooms | Number of bed spaces (persons) | Number of storeys | Policy Size requirement (m²) | Proposed size of unit |
|-------------|---------------------------|---------------------------------------|--------------------------|--|------------------------------|
| 1 | 1 | 2 | 1 | 50 | 73m ² |

- 8.7 The proposed basement flat would be single storey and, in terms of space standards, compliant with policy 50.
- 8.8 There would be some outdoor amenity space to the front of the dwelling at lower ground level which would be large enough for a small table and chairs although this would not be private. This flat would also benefit from the use of the Brookside open space opposite. An existing window to the rear elevation of the basement is to be altered to form a door and create a pedestrian access to Brookside Lane to the rear. This would enable the occupant to access the rear garden and the back lane to the rear of Brookside and to access the refuse bin storage area.
- 8.9 A section of close boarded fence would separate the two properties at basement (lower ground floor) level to the rear. A large brick built planter would be sited in front of the bedroom window and glazed door. The planter would be 0.47 metres high and would be approximately 2 metres wide by 2.4 metres. The planter would be low enough not to detrimentally impact on the light levels reaching the bedroom and would provide a barrier to prevent the users of the main garden from gaining a view into this window and minimising loss of privacy to the basement level dwelling.
- 8.10 Planting beds are also proposed to screen the gravel path pedestrian access to the basement flat from private garden of the main dwelling. I am satisfied that this would protect the amenities of the proposed basement flat and maintain the private rear garden.

- 8.11 The existing property has a large garden which I consider is appropriate in size for a family dwelling.
- 8.12 To ensure that this is in place prior to the first occupation of the basement flat, I recommend that a condition is attached if permission is granted to ensure that the curtilage of each property is laid out and the planters are constructed and planted prior to the first occupation of the basement flat.
- 8.13 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.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.14 The proposed creation of the basement flat would not have a detrimental impact on the adjoining properties or on the existing dwelling.
- 8.15 The proposed garage would be sited towards the bottom of the garden. It is inset from the shared boundary with the property adjoining to the south at 15 Brookside and inset from the shared boundary with the school ground to the north. It has a steep pitched roof however this slopes away from the boundary and I am satisfied that it would not detrimentally impact on the enjoyment of outdoor amenity space of these adjoining properties.
- 8.16 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 (2018) policies 35, 55 and 58.

Highway Safety

- 8.17 The Highway Authority has raised no objection to the proposal. The proposed gates would open inwards and would not therefore obstruct the highway.
- 8.18 In my opinion the proposal is compliant with Cambridge Local Plan (2018) policy 81.

Car and Cycle Parking

- 8.19 Cycle parking for two cycles for the existing dwelling would be in the proposed garage.
- 8.20 Cycle parking for one cycle for the basement flat would be sited to the rear of the property in close proximity to the bin storage area. No details of this have been provided however I am of the opinion that the provision of one covered cycle space can be accommodated on the application site in the proposed curtilage of the proposed basement flat. A condition is recommended requiring elevational details.
- 8.21 Subject to this condition, the proposal is compliant with Cambridge Local Plan (2018) policy 82.

Refuse arrangements

- 8.22 The proposal makes adequate arrangements for household refuse bins for both the existing dwelling and the proposed basement flat. These are conveniently located for each property and with access to Brookside Lane where the bins are collected and emptied.
- 8.23 In my opinion the proposal is compliant with Cambridge Local Plan (2018) policy 56.

Trees

- 8.24 There is a Tree Preservation Order covering a Red Horse Chestnut in the rear garden. The short life expectancy of the tree means that rather than protecting it during construction, recommends that the tree be removed and replaced. Recommend conditions are attached to require details are submitted and implemented.
- 8.25 In my opinion subject to conditions the proposal is compliant with Cambridge Local Plan (2018) policy 71.

9.0 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. No works to any trees shall be carried out until the Local Planning Authority has received and approved in writing the full details of replacement planting. Details are to include number of replacements, species, size, location and approximate date of planting.

Reason: To satisfy the Local Planning Authority that arboricultural amenity will be preserved in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan (2018) policy 71.

4. Trees will be planted in accordance with the approved planting proposal. If, within a period of 5 years from the date of planting, replacement trees are removed, uprooted, destroyed or die another tree of the same size and species shall be planted at the same place, or in accordance with any variation for which the Local Planning Authority gives its written consent.

Reason: To satisfy the Local Planning Authority that arboricultural amenity will be preserved in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan (2018) policy 71.

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 occupation of the development, hereby permitted, the curtilage(s) of the approved dwelling(s) shall be fully laid out and finished in accordance with the approved plans. The curtilage(s) shall remain as such thereafter.

Reason: To ensure an appropriate level of amenity for future occupiers and to avoid the property being built and occupied without its garden land (Cambridge Local Plan 2018 policies 50, 52, 55 and 56)

7. No new windows shall be constructed in the existing building, nor existing windows altered until drawings at a scale of 1:10 of details of new or altered sills, lintels, jambs, transoms, and mullions have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To avoid harm to the special interest of the Conservation Area (Cambridge Local Plan 2018, policy 61)

8. No new, replacement or altered joinery shall be installed, nor existing historic joinery removed, until drawings at a scale of 1:10 of all such joinery (doors and surrounds, windows and frames, sills, skirtings, dado rails, staircases and balustrades, etc.) have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To avoid harm to the special interest of the Conservation Area (Cambridge Local Plan 2018, policy 61)

9. Prior to first occupation of the development, hereby permitted, or commencement of the use, full details of facilities for the covered, secure parking of bicycles for use in connection with the development shall be submitted to and approved in writing by the Local Planning Authority. The facilities shall be provided in accordance with the approved details before the development is occupied or the use commences and shall be retained in accordance with the approved details thereafter.

Reason: To ensure appropriate provision for the secure storage of bicycles. (Cambridge Local Plan 2018 policy 82)