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| Application Number | 19/0227/FUL | Agenda Item | |
| Date Received | 20th February 2019 | Officer | Mary Collins |
| Target Date | 17th April 2019 | | |
| Ward | Trumpington | | |
| Site | 23 Barrow Road Cambridge CB2 8AP | | |
| Proposal | Erection of a bike store in the front garden. | | |
| Applicant | Mr & Mrs Balch | | |
| | 23 Barrow Road Cambridge CB2 8AP | | |

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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 proposal complies with policies 55, 56, 57, 59 and 61• It would not adversely harm neighbours amenities.• The proposal would not adversely harm the character and appearance of the Barrow Road Conservation Area |
| RECOMMENDATION | APPROVAL |

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 No. 23 Barrow Road is a detached property situated on the northern side of Barrow Road.
- 1.2 It has a large front garden which is bounded by a hedge to the front and sides with access to the drive to the right hand side.
- 1.3 The property is situated in the Barrow Road Conservation Area.

2.0 THE PROPOSAL

- 2.1 Planning permission is sought for the erection of a bike store in the front garden.
- 2.2 It would be 2.65 metres wide by 1.89 metres deep. It would have a monopitch roof which would be approximately 2.2 metres high reducing to 1.7 metres.
- 2.3 It would be sited in the south-western corner of the front garden.
- 2.4 The roof would be laid in clay tiles and the sides in stained vertical timber boarding.
- 2.5 It would accommodate 4 bicycles.
- 2.6 The application is accompanied by the following supporting information:
1. Design and Access Statement
 2. Drawings

3.0 SITE HISTORY

| Reference | Description | Outcome |
|--------------|---|----------|
| 18/0018/FUL | Retrospective removal of hedging to rear and part of side boundaries and replace with wire netting to side boundaries and a 2.6 metre high closeboard panel fence with trellis to rear boundary. | Approved |
| 17/1090/NMA1 | Non material amendment on application 17/1090/FUL to amend the East elevation by replacing a new double casement ground floor window with two new single casement windows in slightly altered locations | Approved |
| 17/1090/FUL | Extension to the north and west of swimming pool in the rear garden and associated tree works. | Approved |
| C/64/0566 | Extensions | Approved |

4.0 PUBLICITY

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| 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 28 55 56 57 59 61 82 |

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

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|---|--|
| Central Government Guidance | National Planning Policy Framework 2019 National Planning Policy Framework – Planning Practice Guidance from 3 March 2014 onwards Circular 11/95 (Annex A) |
| Previous Supplementary Planning Documents (These documents, prepared to support policies in the 2006 local plan are no | Sustainable Design and Construction (May 2007) Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012) |

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| longer SPDs, but are still material considerations.) | |
| Material Considerations | <u>City Wide Guidance</u> Cambridge Walking and Cycling Strategy (2002) |

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Control)

- 6.1 No comment on the behalf of the Highway Authority.

Conservation Team

- 6.2 It is considered that there are no material Conservation issues with this proposal.
- 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 Cllr Thornburrow has commented on this application.

If officers are minded to approve the application, requests that it be brought to the full planning committee so that concerns can be fully reviewed.

The application would be reviewed under:
Policy 56: Creating Successful Places
Policy 58: Altering and Extending Existing Buildings
Policy 61: Conservation and Enhancement of Cambridge's Historic Environment.

7.2 The owners/occupiers of the following addresses have made representations:

Objections:

- 3 Barrow Road
- 6 Barrow Road
- 9 Barrow Road
- 11 Barrow Road
- 12 Barrow Road
- 17 Barrow Road
- 18 Barrow Road
- 19 Barrow Road
- 21 Barrow Road x2
- 24 Barrow Road
- 27 Barrow Road
- 28 Barrow Road
- 30 Barrow Road
- 31 Barrow Road
- 36 Barrow Road
- 37 Barrow Road
- 45 Barrow Road

Neutral

- Camcycle- The Bike Depot 140 Cowley Road Cambridge CB4 0DL

7.3 The representations can be summarised as follows:

Objections

- Barrow Road was designated as a conservation area in 2016. The City's Conservation Area Appraisal of Barrow Road clearly states in the section 'Guidance' (p.27) that 'it is important...to ensure that no development takes place in front of the common building line'. There should be no permanent built structures forward of the building line.
- This is one of the most attractive roads in Cambridge and, so far, the road has retained the Arts and Crafts/garden city style of the original architects, the frontages of the houses should be kept uncluttered by other buildings.

- If allowed this bike shed would be the first such building allowed in around 40 years. Every other house in Barrow Road stores their bicycles satisfactorily in their rear garden or in a simple rack in front of their house. An open rack would be preferable.
- The bicycle store built in timber with a tiled roof represents a permanent structure forward of the building line and, if repeated along the road, could degrade the conservation area.
- The store will be higher than the permitted hedge height and so will be partially visible from the road.
- The hedges and trees that currently provide a partial screen may need to be replaced in future so it is not possible to guarantee a permanent screening from the road.
- Cycling in Cambridge is a dangerous activity, both for cyclists and more importantly other road users, and should be discouraged. Would support erection of a garage for cars, but not a bike shed

Neutral

Would like to be able to support this application however it appears there has been some misunderstanding of the required dimensions for diagonally-aligned cycle stands. Diagram 3 of the cycle parking guide SPD shows that there should be 1000mm between the wall and the centre of a Sheffield stand, larger than the 600mm indicated by the applicant's plans. Furthermore the space between Sheffield stands should be measured as 1000mm along a line that is precisely perpendicular to the stand.

An ordinary side-by-side arrangement would fit in nearly the same space.

Since the shelter is constructed of wood, recommends that the walls be of tongue and groove construction at least 18mm thick and the door secured with a mortice lock to reduce the threat of breaking and entering.

- 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

Context of site, design and external spaces and impact on the Barrow Road Conservation Area

- 8.1 The front gardens to the northern side of Barrow Road have some degree of enclosure through boundary hedging and there are a number of street trees all of which add to the verdant appearance of the street. The houses are also set back from the street behind front gardens and this provides some visual openness to the street.
- 8.2 The construction of structures forward of the principal elevation require planning permission regardless of the conservation area status but each needs to be considered on their own merits.
- 8.3 Policy 82 relates to parking management and the supporting text states that the provision of good, high quality and easily accessible cycle parking is important to encourage cycling and also reduce the theft of bikes.

Appendix L paragraph L24 states: Cycle parking should accord with the Council's Cycle Parking Guide for New Residential Developments. It should:

- be located in a purpose-built area at the front of the house or within a garage and only be located within a rear garden if locating it at the front of the house is shown to not be in keeping with the character of the surrounding area, and there is no garage provision; and
 - be at least as convenient as the car parking provided.
- 8.4 This property does not benefit from a garage and given the depth of the front garden and house and distance to the rear garden and the narrowness of the side passages, I am of the opinion that the siting of the cycle store in the rear garden would be difficult to access and inconvenient for the occupier of the house.

- 8.5 The applicant has chosen a position to the front of the dwelling tucked into a corner and largely hidden away from view behind the boundary hedge, in an easily accessible location.
- 8.6 The proposed structure is lightweight with timber side and a tiled roof but provides secure cycle provision. It would read as a subservient structure that would not detract from the appearance of the dwelling.
- 8.7 The existing hedge currently affords to screen the proposal from view from the public realm and public areas of the conservation area and there would be limited views from street level. There are no planning restrictions to growing a hedge to a height of 2 metres and hedges can be grown higher than this as long as the hedge does not become a nuisance by way of loss of light or amenity.
- 8.8 I am of the opinion that the hedge could be allowed to grow marginally higher than 2 metres and this would completely screen the structure from view from the public areas of the conservation area. However there are also no restrictions to the removal of a hedge in the conservation area. Given the existing hedge is healthy and provides a degree of enclosure to the house as well as contributing to the character and appearance of the conservation area and screening to the proposed bike store, I am of the opinion that the owner of this property is unlikely to want to remove it. However to ensure the existing hedge is retained, I recommend a condition is attached requiring the hedge to be maintained at a height of at least 1.5 metres unless otherwise agreed in writing by the Local Planning Authority.
- 8.9 In this instance the proposal is not considered to be visually significant and this small store timber store would not visually harm the character or appearance of the conservation area as it would be screened by the existing hedge to the front boundary. As such I am satisfied that the siting of the store in the front garden is acceptable.
- 8.10 With regard to CamCycle's comments, I am of the opinion that the size of the store and its internal arrangement is, in this instance as a householder application for an existing dwelling, the choice of the applicant.

- 8.11 In my opinion the proposal is compliant with Cambridge Local Plan (2018) policies 55, 56, 57, 59 and 61.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.12 The proposed bike store is sited close to the boundary with the adjoining property at 21 Barrow Road. Given its position and scale, I am of the opinion that it would not have a detrimental impact on the amenities of this property.
- 8.13 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 56, 57 and 35.

Third Party Representations

- 8.14 Concern has been raised that the proposed location of the bike shed appears to conflict with the location of replacement trees not yet planted in relation to a condition attached to previous approval 17/1090/FUL. The approved plan for the discharge of condition 9, shows that three trees are to be planted in the front garden, namely a Magnolia and two pear trees. The trees do not conflict with the position of the proposed bike store and would eventually provide additional screening to the proposed structure.

9.0 CONCLUSION

- 9.1 In conclusion, I consider the proposal will be in keeping with the character of the area and will not harm the amenity of neighbouring occupiers. 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 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. So long as the bike store hereby permitted is in situ, the existing hedge to the front boundary and western side boundary forward of the building line of No. 23 Barrow Road shall be retained to a height of at least 1.5 metres unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that existing vegetation considered to positively contribute to the amenity of the area and that is required to help assimilate the development into its surroundings is retained (Cambridge Local Plan 2018 policies 55, 57, 59 and 61).