

Application Number	18/1887/FUL	Agenda Item	
Date Received	3rd December 2018	Officer	Mairead O'Sullivan
Target Date	28th January 2019		
Ward	Abbey		
Site	57 Peverel Road Cambridge CB5 8RN		
Proposal	Erection of a detached 3-bed dwelling to the side of 57 Peverel Road.		
Applicant	Mrs Coutts 57 Peverel Road Cambridge CB5 8RN		

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

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 The application site is a two storey rendered semi-detached dwelling on Peverel Road. Peverel Road is a residential circuit road to the east of Barnwell Road. The site lies next to a corner plot opposite to an area of Protected Open Space. Peverel Road is characterised by semi-detached dwellings many of which have garages to the side. All of the houses are set back from the street with either parking or small gardens to the front. There has been some other infill development within the street.

1.2 The site lies outside of the Conservation Area. The site lies within a Minerals and Waste Consultation Area. The site lies

within Cambridge Airport safeguarding zone. The site lies outside the Controlled Parking Zone.

2.0 THE PROPOSAL

- 2.1 The application seeks full planning permission for the erection of a detached three bedroom house to the side of 57 Peverel Road. The plans have been amended since submission to increase the gap between the proposed and existing house to ensure the rear gardens would be adequately accessible for bikes and bins.
- 2.2 The proposed new house would sit in line with no. 57. One off street car parking space is shown to be retained to the front of each dwelling. Bin and bike storage for both dwellings is shown in the rear gardens.
- 2.3 The proposed house would have a gable end to the street with a flat roof element at single storey to the side rising up to first floor towards the rear. A pitched roof canopy is proposed over the front door.

3.0 SITE HISTORY

Reference	Description	Outcome
C/80/0771	Erection of single-storey extension to existing dwelling house	Permitted

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 31 32 33 34 35 36 37 50 51 52 55 56 57 59 81 82

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

Central Government Guidance	<p>National Planning Policy Framework February 2019</p> <p>National Planning Policy Framework – Planning Practice Guidance from 3 March 2014 onwards</p> <p>Circular 11/95 (Annex A)</p> <p>Technical housing standards – nationally described space standard – published by Department of Communities and Local Government March 2015 (material consideration)</p>
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<p>Previous Supplementary Planning Documents</p> <p>(These documents, prepared to support policies in the 2006 local plan are no longer SPDs, but are still material considerations.)</p>	<p>Sustainable Design and Construction (May 2007)</p> <p>Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012)</p>
<p>Material Considerations</p>	<p><u>City Wide Guidance</u></p> <p>Cambridge and Milton Surface Water Management Plan (2011)</p> <p>Cambridge and South Cambridgeshire Strategic Flood Risk Assessment (November 2010)</p> <p>Cambridge City Council Waste and Recycling Guide: For Developers.</p> <p>Cycle Parking Guide for New Residential Developments (2010)</p>

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

- 6.1 No objection: three conditions are requested which require adequate drainage to the driveway, visibility splays and to ensure that no unbound material is used on the driveway.

Environmental Health

- 6.2 No objection: Conditions are recommended regarding piling and construction hours.

Ministry of Defence (Defence Infrastructure Organisation)

- 6.3 No objection: A construction management strategy is required by condition.

Cambridge Airport

- 6.4 No objection: Any consent should be subject to a condition removing PD rights for cranes and construction equipment.

Head of Streets and Open Spaces (Landscape Team)

- 6.5 Further information needed: It is not clear where cycle storage provision will be achieved for either the new or the retained dwelling. Upon receipt of this information, landscape would be in a position to support this application.

Drainage

- 6.6 No objection: A condition and informative are requested to require further infiltration testing to be undertaken and submitted with a surface water strategy.

Minerals and Waste

- 6.7 No comments received.
- 6.8 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 occupier of the following addresses have made representations:
- Camcycle x2
 - 59 Peverel Road x3

7.2 The representations can be summarised as follows:

- Cycle parking is small and accessed from a narrow passage
- Revised cycle store is too small
- Cycle store is accessed across grass
- Concerned that the dwelling would be rented/used by students
- Concerned about car parking
- Noise and disturbance from additional house
- Concerned about disturbance during construction and request that builders are prevented from parking to front of no. 59

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. Water management and flood risk
4. Noise and vibration
5. Inclusive access
6. Residential amenity
7. Refuse arrangements
8. Highway safety
9. Car and cycle parking
10. Third party representations

Principle of Development

8.2 Policy 52 of the Cambridge Local Plan (2018) is relevant as it relates to the protection of garden land and subdivision of existing dwelling plots. This states that proposals that subdivide an existing residential dwelling plot will only be permitted where a) the form, height and layout is appropriate to the surrounding

character, b) there is sufficient garden space for existing and proposed dwellings and that any trees worth retaining are kept, c) the amenity of the existing and new properties would be acceptable, d) there is adequate provision for amenity space, vehicular access and car parking for existing and proposed properties and e) there is no detrimental impact on potential comprehensive redevelopment of the wider area. Criterion e is not relevant. I will assess the proposal against the other criteria under the relevant headings below.

Context of site, design and external spaces

- 8.3 Although the area is characterised by semi-detached dwellings, there has been some in fill development on the street. This is mainly in the form of side extensions to existing dwellings to create a small terrace. The proposal is for a detached dwelling to the side of no 57. Although this is not a common feature on the street, I consider the dwelling would infill a large void between no 57 and 59 and would read well in the streetscene.
- 8.4 The footprint of the building has been reduced to ensure adequately wide access to the rear gardens for bikes and bins. The building would have a simple architectural form with a pitched roof gable end facing the street. The entrance would have a simple pitched roof canopy. The building is proposed to be finished in buff brick. Material samples are required by condition. Subject to details of materials the proposal would be of high quality design.
- 8.5 In my opinion the proposal is compliant with Cambridge Local Plan (2018) policies 52, 55, 56, 57 and 59.

Integrated water management and flood risk

- 8.6 The Drainage Officer notes that additional infiltration tests are required. This information as well as a final drainage strategy are required by pre-commencement condition.
- 8.7 In my opinion the applicants have suitably addressed the issues of water management and flood risk, and the proposal is in accordance with Cambridge Local Plan (2018) policies 31 and 32.

Noise and vibration

- 8.8 A construction hours and piling condition are recommended by the Environmental Health Officer. Subject to these conditions I consider the proposal would not harm the amenity of surrounding occupiers during construction.
- 8.9 In my opinion, subject to the conditions the proposal is in accordance with Cambridge Local Plan (2018) policy 35.

Inclusive access

- 8.10 The applicant has confirmed that it would be possible for the proposed dwelling to meet with part M4(2) of Building Regs. A condition requiring compliance is recommended.
- 8.11 In my opinion the proposal is compliant with Cambridge Local Plan (2018) policy 51.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.12 The proposed dwelling sits in line with the existing house at no. 57. As a result I am satisfied that it would not enclose or overshadow this occupier. There would be first floor windows to the rear of the property which would have views into the garden of no 57. The windows serve a bedroom and a bathroom and the bathroom window is likely to be obscure glazed. The garden is already overlooked by the first floor windows of 59 Peverel Road and this is a typical suburban relationship. I am therefore satisfied that the proposal would not have an unacceptable impact on the privacy of no 57.
- 8.13 The building is located adjacent to the side passage and garage of 55 Peverel Road. The building is set away from the rear windows and broadly in line with the building line of 55. As a result I am satisfied that it would not enclose or overshadow this occupier. The first floor bedroom window nearest to no 55 is angled away from this neighbour and would only allow for very oblique views. As with no 57, the garden of 55 is already overlooked by neighbouring windows and I do not consider this relationship harmful to the privacy of this occupier.

8.14 The application is for one additional dwelling which would result in an intensification of use of the site however I do not consider this would give rise to any significant noise or disturbance to surrounding neighbours.

8.15 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 for future occupiers of the site

8.16 The proposed dwelling meets with the minimum internal floor space requirements of policy 50. A large rear garden is proposed for the new dwelling which would be adequate for the new dwelling. I am also satisfied that the garden retained by the host dwelling would be acceptable. In my view the proposed new dwelling would provide a good standard of amenity to future occupiers. Occupiers of the retained dwelling would also enjoy a good standard of amenity.

The gross internal floor space measurements for units in this application are 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	3	5	2	93	99	+6

8.17 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) policies 50, 51 and 52.

Refuse Arrangements

8.18 Bin storage for both dwellings on the revised plans is shown within the gardens. This is accessible through a 1.2m gap between the houses. In my view the provision is acceptable. Details of bin stores for both properties are required by condition.

8.19 In my opinion the proposal is compliant in this respect with Cambridge Local Plan (2018) policy 57.

Highway Safety

8.20 The Highway Engineer has not raised concerns about any impact on highway safety as a result of the proposal. Three conditions are requested relating to visibility splays, drainage to the driveway and use of unbound materials. I share his view and recommend all three conditions.

8.21 In my opinion the proposal is compliant with Cambridge Local Plan (2018) policy 81.

Car and Cycle Parking

8.22 One off street car parking space is proposed for each dwelling. The site is located in a sustainable location close to cycle and public transport links. As a result I am satisfied that this provision is acceptable. I note one of the representations raises concerns about parking however in my view the level of parking proposed for the new dwelling and retained by the existing dwelling would be adequate and in compliance with policy 82.

8.23 Cycle parking is shown in the rear garden. This is acceptable in principle but details of the stores are required by condition. I note that Camcycle have raised concerns that the stores shown would not be adequately large to hold three bicycle parking spaces. I am satisfied that an adequately large store can be accommodated on site. The stores will need to be accessed over a path rather than grass and details of this can be provided through the landscape condition.

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

Third Party Representations

8.25 I will address any outstanding matters raised by the third party representations in the below table:

Representation	Response
Cycle parking is small and accessed from a narrow passage	The building footprint has been reduced to ensure the path is adequately wide for bikes access
Revised cycle store is too small	Noted. Details of a store are required by condition. See paragraph 8.23
Cycle store is accessed across grass	Details of a path to access the store are required to be dealt with through a landscape condition.
Concerned that the dwelling would be rented/use by students	The proposal is for a C3 dwelling. This could be rented by students but this is not a material planning consideration.
Concerned about car parking	See paragraph 8.22
Noise and disturbance from additional house	See paragraph 8.14
Concerned about disturbance during construction and request that builders are prevented from parking to front on no. 59	See paragraph regarding construction disturbance. It is not possible to prohibit builders parking outside no 59 through the planning consent and this would be a civil matter.

9.0 CONCLUSION

9.1 The proposed dwelling is considered to be a good quality design and to sit well in the streetscene. The proposal is not considered to harm the amenity of surrounding occupiers. The proposed level of car parking is considered acceptable. The proposal 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 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 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).

4. In the event of the foundations for the proposed development requiring piling, prior to the development taking place, other than demolition, 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).

5. No development above ground level, other than demolition, shall commence until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out as approved. These details shall include details of paths to reach the proposed bike and bin stores, proposed finished levels or contours; means of enclosure; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg furniture, play equipment, refuse or other storage units, signs, lighting); retained historic landscape features and proposals for restoration, where relevant. Soft Landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme.

All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing by the Local Planning Authority. The maintenance shall be carried out in accordance with the approved schedule. Any trees or plants that, within a period of five years after planting, are removed, die or become in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved, unless the Local Planning Authority gives its written consent to any variation.

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development (Cambridge Local Plan 2018 policies 55, 57 and 59).

6. Prior to the occupation of the dwelling, details of cycle stores for the proposed and existing dwellings shall be submitted to and approved in writing by the Local Planning Authority. The details shall include location of the stores, and dimensioned floor plans and elevations. The stores shall thereafter be installed and retained in accordance with the approved details.

Reason: To ensure adequate cycle storage for both dwellings (Cambridge Local Plan (2018) policy 82).

7. Prior to the occupation of the dwelling, details of the bin stores for the proposed and existing dwellings shall be submitted to and approved in writing by the Local Planning Authority. The bin stores shall be constructed in accordance with the approved details prior to the occupation of the dwelling.

Reason: To ensure adequate bin storage is provided for both dwellings (policy 52 and 57 of the Cambridge Local Plan 2018).

8. The driveway hereby approved shall be constructed so that its falls and levels are such that no private water from the site drains across or onto the adopted public highway. Once constructed the driveway shall thereafter be retained as such.

Reason: To prevent surface water discharging to the highway, in the interests of highway safety (Cambridge Local Plan 2018 policy 81).

9. Prior to the first occupation or bringing into use of the development, hereby permitted, visibility splays shall be provided each side of the vehicular access in full accordance with the details indicated on the submitted plan No 18PL101 REV 01. The splays shall thereafter be maintained free from any obstruction exceeding 0.6m above the level of the adjacent highway carriageway.

Reason: In the interests of highway safety (Cambridge Local Plan 2018 policy 81).

10. The driveway hereby approved shall be constructed using a bound material for the first 6m from the back of the adopted public highway, to prevent debris spreading onto the adopted public highway. Once constructed the driveway shall thereafter be retained as such.

Reason: In the interests of highway safety (Cambridge Local Plan 2018 policy 81).

11. Prior to the commencement of development, other than demolition, a scheme for surface water drainage works shall be submitted to and approved in writing by the Local Planning Authority. The details shall include an assessment of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles set out in the National Planning Policy Framework and the National Planning Policy Guidance, and the results of the assessment provided to the Local Planning Authority. The system should be designed such that there is no surcharging for a 1 in 30 year event and no internal property flooding for a 1 in 100 year event + an allowance for climate change. The submitted details shall include the following:

- 1) Information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- 2) A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The approved details shall be fully implemented on site prior to the first use/occupation and shall be retained thereafter.

Reason: To ensure appropriate surface water drainage (Cambridge Local Plan 2018 policies 31 and 32).

12. Development shall not commence until a construction management strategy has been submitted to and approved in writing by the Local Planning Authority covering the application site and any adjoining land which will be used during the construction period. Such a strategy shall include the details of cranes and other tall construction equipment (including the details of obstacle lighting). The approved strategy (or any variation approved in writing by the Local Planning Authority) shall be implemented for the duration of the construction period.

Reason: To ensure that construction work and construction equipment on the site and adjoining land does not obstruct air traffic movements or otherwise impede the effective operation of air traffic navigation transmitter/receiver systems (Cambridge Local Plan 2019 policy 37).

13. 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).