

Application Number	19/0407/FUL	Agenda Item	
Date Received	27th March 2019	Officer	Lorraine Casey
Target Date	22nd May 2019		
Ward	Petersfield		
Site	105-107 Norfolk Street		
Proposal	Extensions and alterations to create two self-contained dwellings.		
Applicant	Mr Deepak Kale c/o Neil Cutforth & Associates		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> - The proposal will preserve the character and appearance of the Conservation Area. - The proposal will not adversely harm the amenity of neighbouring occupiers, and would also provide a satisfactory level of amenity for future occupiers
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 The site comprises No. 105 and 107 Norfolk Street, a part two-storey/part single-storey residential property located on the corner of Norfolk Street and Gwydir Street. The property is arranged on three floors with habitable accommodation on ground and first floors with a small courtyard area and a roof balcony. There is one front door to Gwydir Street and three doors onto the courtyard area which leads onto a rear alleyway. There are two lightwells located within the public footpath to Gwydir Street which serve the cellar. There is no on-site parking.

1.2 The site falls within Mill Road part of Central Conservation Area. It also falls within the Controlled Parking Zone.

2.0 THE PROPOSAL

2.1 The application proposes to extend and convert the property to form two dwellings.

2.2 A two-storey extension, measuring approximately 2.9m in depth, would be added to the rear of 'House 1' (the part of the property that is attached to No.103) in order to form a two-storey two-bedroom dwelling. This property would have direct access to its own garden, within which there would be space to store both bins and bikes that would be accessed via the shared alleyway on the south side of the site.

2.3 House 2, the corner plot, would be converted to form a 3-bedroom property, with bedrooms 1 and 2 located at first floor level and bedroom 3 within the existing basement. A small first floor rear extension, in order to provide space for a bathroom, would be added to the eastern side of the building. This property would have an integrated cycle store at the southern end of the single-storey element of the building and storage for bins located within the rear garden area. As with house 1, these would be accessed via the passageway to the rear.

2.4 A number of minor alterations are also proposed to the exterior of the building including the insertion of new and replacement windows and doors.

2.5 The application is accompanied by the following supporting information:

1. Design and Heritage Statement

3.0 SITE HISTORY

Reference	Description	Outcome
18/1563/FUL	Extensions and alterations to create three self-contained dwellings.	Refused

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 28 31, 32, 35 50, 51, 52, 55, 56, 58 61 81, 82

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

Central Government Guidance	National Planning Policy Framework February 2019 National Planning Policy Framework – Planning Practice Guidance March 2014 Circular 11/95 (Annex A)
Supplementary Planning Guidance	Sustainable Design and Construction (May 2007) Cambridgeshire and Peterborough Flood

	<p>and Water</p> <p>Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Cycle Parking Guide for New Residential Developments (2010)</p> <p>Mill Road Area Conservation Area Appraisal (2011)</p>
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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 new dwelling 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.

Environmental Health

- 6.2 No objections subject to a standard construction hours condition and an informative regarding low emissions boilers.

Urban Design and Conservation team

- 6.3 The proposal is acceptable subject to conditions requiring matching brickwork/stonework and joinery, large-scale details of lintels, and details of roofing materials.

The proposal has taken into consideration the Conservation comments that were made regarding the previously refused scheme. The proposal is to return the building to two dwellings, rather than three as previously considered, and the existing features of the building are to be retained, for example the stone banding on the Gwydir Street elevation and the window surrounds on the ground floor of the Norfolk Street façade.

These elements are important to the character of the building, its heritage and the contribution it makes to the street scene.

The repair and refurbishment of the windows, the new sash window in the chamfered corner and the re-insertion of the door on the Norfolk Street elevation, are welcome details that would make a positive contribution to the character and appearance of the conservation area.

On the new rear extensions, some of the lintels are using brick soldier lintels whereas others are flat arches, which is the preferred approach. Could they all be the same, more traditional, style? Also, the new documents do not mention the cleaning of the building which was part of the previous application. It is hoped that this has been dropped from the proposals as the wall painting/text is part of the heritage of the area.

Sustainable Drainage Engineer

6.4 No objections.

6.5 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:

112 Norfolk Street
12 Saint Matthews Street

7.2 The representations can be summarised as follows:

- This is an improvement on the previous proposal
- Fails to comply with internal space standards
- There is only provision for 1 cycle space per bedroom
- Inadequate bin storage space
- No off-street parking provided
- Solar panels on the south-facing roofs should be insisted upon
- Would result in an increase in deliveries/tradespeople

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

Background

8.1 Last year, an application to extend and convert the property to form three dwellings (18/1563/FUL) was refused for the following reasons:

1. The proposal would, due to the scale and form of the extensions and additions and subdivision into three houses with a substandard level of internal space, a bedroom to house 3 having no outlook or natural light penetration and extremely limited space externally provide a poor level of residential amenities for occupiers of the proposed family-sized accommodation resulting in an overdevelopment of the application site contrary to policies 50, 55 and 58 of the Cambridge Local Plan 2018.
2. The proposal would introduce a new first floor element over the existing single-storey element to the rear resulting in overlooking of the most private part of No. 103 Norfolk Street's rear garden unduly reducing their level of residential amenity contrary to Cambridge Local Plan 2018 policies 52 and 58.
3. The proposed first floor and two-storey extensions and alterations, in addition to the removal of the fascia and the re-sizing of the windows to the Gwydir Street elevation, and the proposed alterations to the windows would result in a significant adverse impact on the traditional window proportions and aesthetic qualities and character of the building which would result in harm to visual amenities of the street scene and to the special character and appearance of the Mill Road part of the Central Cambridge Conservation Area contrary to policies 55, 58 and 61 of the Cambridge Local Plan 2018.

8.2 Since the previous scheme was refused, the applicant has entered into pre-application discussions with the Council, and the current proposal reflects the outcome of these discussions.

Principle of development

8.3 The principle of new residential development is generally supported by Policy 3 of the Local Plan. Additionally, Policy 52 of the Local Plan states that proposals for the subdivision of existing residential plots will only be permitted where:

- The form, height and layout is appropriate to the surrounding pattern of development and the character of the area.
- Sufficient garden space is retained.
- The amenity and privacy of neighbouring, existing and new properties is protected.
- Provision is made for adequate amenity space, vehicular access and parking arrangements.
- The proposal would not prejudice the comprehensive development of the area.

8.4 These issues, as well as whether the current proposal overcomes the previous reasons for refusal are assessed in the body of this report.

Context of site, design and external spaces including impact upon the character and appearance of the Conservation Area

8.5 The existing property is identified as a Positive Unlisted Building on the Mill Road Conservation Area Appraisal map. The building appears to have formerly been the Prince of Wales public house, with an entrance door in the chamfered corner of the building, where Norfolk Street meets Gwydir Street, and another along Gwydir Street where the two-storey element meets the single-storey section. Both the door on the chamfered corner and one that was adjacent to No. 103 have been bricked up at the lower level and replaced with modern windows, leaving the door on Gwydir Street as the main entrance to the current single dwellinghouse. All the other external windows, at both ground and first floor, appear to be original to the property.

8.6 The previous scheme was refused as the form of the extensions together with alterations to the exterior of the building, which included the removal of the fascia, revisions to the fenestration and sandblasting of the brickwork, were considered to have a negative impact upon the character and appearance of the

existing property. As set out in paragraph 6.3 of this report, the Conservation Officer has advised that the current proposal, in reducing the scheme from three to two dwellings, reducing the size and design of the rear extensions, and retaining and repairing existing features of interest, now respects the character of the existing building and ensures the proposal would have a positive impact upon the character and appearance of the Conservation Area.

- 8.7 In my opinion, the development would preserve and enhance the character and appearance of the Conservation Area, and the modifications to the design when compared to the previous scheme address the third reason for refusal. The proposal therefore complies with Cambridge Local Plan (2018) policies 52, 55, 58 and 61.

Residential amenity

Impact on amenity of neighbouring occupiers

- 8.8 The site is bounded by No.103 Norfolk Street to the west and No.1 Gwydir Street to the south. The previous scheme proposed a first-floor extension above the entire single-storey element of the building (forming House 3) and this element included a first-floor bedroom window in the western elevation. This was considered to give rise to an unacceptable degree of overlooking of No.103 Norfolk Street's garden, as set out in the second reason for refusal.
- 8.9 In the current proposal, the scheme has been revised from three to two dwellings and now proposes to retain the majority of the single-storey element of the building with only a modest first-floor bathroom extension. This has resulted in the removal of any west facing first floor windows, thereby ensuring there would be no direct overlooking of No.103 Norfolk Street's main private garden area.
- 8.10 The proposed two-storey extension to House 1 would project approximately 2.9m to the rear of the existing property and be angled away from the rear wall of No.103 by following the boundary line. Given the small scale of this extension and that the ridge line would be lower than that of the main dwelling, I consider that there would be no resultant loss of light or outlook to occupiers of this adjacent property.

8.11 The proposed scheme would result in two additional south-facing first-floor windows in the extended elements to both properties. However, No.1 Gwydir Street to the south has a substantial rear extension with a blank gable facing the site and there would therefore be no resultant interlooking between windows or overlooking of this adjacent property's garden.

Amenity for future occupiers of the site

8.12 The gross internal floor space measurements for the dwellings 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	2	2	2	70	62	-8
2	3	5	3	99	120	+21

8.13 Whilst House 1 is 8 square metres smaller than the standard required by Policy 50, it should be noted that these standards are intended to apply to new dwellings. The supporting text to the Policy notes that, in the cases of conversions, proposals should seek to meet the standards as far as it is practicable to do so. Extending the building further in order to provide more internal space would have a resultant impact on the amount of external amenity space available. My opinion is that House 1, whilst small, is well laid-out, with rooms enjoying a reasonable outlook and amount of light and direct access to private external amenity space. As a result, I consider future occupiers of this dwelling would enjoy a satisfactory level of amenity.

8.14 In the previously refused, scheme, House 3 had a basement bedroom lit solely by two small existing lightwells. The footprint taken up by this dwelling also meant that each property's external space was extremely cramped and, as a result, the scheme was considered to constitute an overdevelopment of the site. The reduction to two dwellings means that each property has a reasonably sized external amenity area, in addition to space for storing bins and bikes, and that habitable areas receive an acceptable amount of light and outlook.

- 8.15 The scheme includes ramped access to the rear garden areas. As the proposal relates to a conversion rather than new-build, Part M4(2) of the Building Regulations and, hence, Policy 51 is not applicable in this instance and I have not therefore recommended the condition that is applied to new-build properties.
- 8.16 In my opinion, the proposal adequately respects the residential amenity of its neighbours and provides a high-quality living environment for future occupiers and I consider that it is compliant with Cambridge Local Plan (2018) policies 52, 55 and 58.

Refuse Arrangements

- 8.17 Three bins are provided for each property within their rear garden areas. This complies with the requirements of the RECAP Waste Guidance and I have recommended a condition to ensure the bin storage areas are provided prior to the proposed development being brought into use.
- 8.18 In my opinion the proposed refuse arrangement is compliant with Cambridge Local Plan (2018) policy 58.

Highway Safety

- 8.19 There are no highway safety issues arising from this proposal.

Car and Cycle Parking

- 8.20 No cars are, or will be, parked at the application site. Car-free developments are acceptable providing occupiers cannot apply for residential permits in controlled areas. Given that the site lies within a CPZ, the car-free status of the scheme can be enforced and is therefore acceptable. Cycle parking is proposed to be provided for each property at a policy-compliant ratio of 1 space per bedroom (namely 2 spaces for House 1 and 3 spaces for House 2). I have recommended a condition to ensure the cycle parking is provided prior to first occupation of the development.
- 8.21 In my opinion the proposal is compliant with Cambridge Local Plan (2018) policy 82.

9.0 CONCLUSION

- 9.1 In my opinion, the proposal would result in a scheme that preserves and enhances the character and appearance of the Conservation Area whilst also bringing forward an additional unit of residential accommodation within this central and highly sustainable location. In reducing the scheme from three to two houses, the proposal has addressed all three reasons for refusal of the previous scheme, and I therefore recommend that the scheme be approved.

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. Unless otherwise agreed in writing by the Local Planning Authority, the extensions hereby permitted shall be constructed in external materials to match the existing building in type, colour and texture.

Reason: To ensure that the extensions are in keeping with the existing building. (Cambridge Local Plan 2018 policies 55, 58 and 61)

5. Prior to the formation of any new openings or alterations to existing openings, large scale drawings of lintels over the new/altered openings shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be undertaken in accordance with the agreed details unless the Local Planning Authority agrees to any variation in writing.

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

6. All new joinery works shall match exactly the existing in every respect including material, style, moulding detail and workmanship unless otherwise agreed in writing by the Local Planning Authority.

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

7. Prior to first occupation of the development, hereby permitted, the refuse storage facilities shall be provided in accordance with the approved details and shall be retained in accordance with these details thereafter.

Reason: To ensure appropriate provision for the storage of waste receptacles. (Cambridge Local Plan 2018 policy 52)

8. Prior to first occupation of the development, hereby permitted, the cycle parking facilities shall be provided in accordance with the approved details and shall be retained in accordance with these details thereafter.

Reason: To ensure appropriate provision for the secure storage of bicycles. (Cambridge Local Plan 2018 policies 52 and 82)

9. 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)