

<b>Application Number</b>	18/1319/FUL	<b>Agenda Item</b>	
<b>Date Received</b>	28th August 2018	<b>Officer</b>	Lewis Tomlinson
<b>Target Date</b>	23rd October 2018		
<b>Ward</b>	Abbey		
<b>Site</b>	24 Elfleda Road Cambridge CB5 8LZ		
<b>Proposal</b>	Proposed two bed dwelling		
<b>Applicant</b>	Mr And Mrs Nigel Russell 24 Elfleda Road Cambridge Cambridgeshire CB5 8LZ		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"><li>- The design and scale of the proposed development would not have an adverse impact on the character of the surrounding area;</li><li>- The proposed development would not have any significant adverse impact on the residential amenity of the neighbouring occupiers;</li><li>- The proposed development would provide a high quality living environment for the future occupiers;</li></ul>
RECOMMENDATION	APPROVAL

## **1.0 SITE DESCRIPTION/AREA CONTEXT**

- 1.1 The application site consists of a detached two storey property on the south side of Elfleda Road. To the south (rear) of the property are Elfleda Road Allotments. There are no site constraints.

## **2.0 THE PROPOSAL**

- 2.1 The proposal seeks planning permission for the erection of a 2 bedroom bungalow in the rear garden of 24 Elfleda Road. It would be accessed via a private road that serves the existing garage. It would have two off street car parking spaces, and would also provide cycle and bin storage within the boundary of the proposed dwelling.
- 2.2 The scheme has been amended since submission to:
- Reduce the dwelling from two storey to one storey with a reduction from 4 to 2 bedrooms

## **3.0 SITE HISTORY**

- 3.1 16/1351/FUL– Alterations to existing garage/store to form additional living space ancillary to the main dwelling (approved)

## **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 Local Plan 2018	1, 3 31, 32, 35 50, 51, 52, 55, 56, 57, 59 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)

## 6.0 CONSULTATIONS

### **Cambridgeshire County Council (Highways Development Management)**

- 6.1 No objection. The Highway Authority does not consider that this application will have any significant adverse impact upon the operation of the highway network.

#### **Drainage Officer**

- 6.2 No objection. The proposals have not indicated a surface water drainage strategy however, as this is a minor development and there are no surface water flood risk issues, it would be acceptable to obtain this information by way of a condition.

#### **Environmental Health**

- 6.3 No objection subject to the inclusion of conditions regarding construction hours and piling.
- 6.4 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 objections:

- 25 Elfleda Road
- Camcycle

7.2 The objections can be summarised as follows:

- Lack of cycle parking
- Potential for flooding of No.25 Elfleda Road due the site being higher than No.25's land
- Loss of privacy to the timber framed and clad garden studio in the garden of No.25.
- Loss of light and overshadowing to the garden of 25 Elfleda Road
- Car parking adjacent the boundary with No.25 would result in noise nuisance.
- Conditions should be included to remove permitted development rights, secure materials, bins and drainage.

7.3 The owners/occupiers of the following addresses have made representations in support:

- 23A Elfleda Road

7.4 The letters of support can be summarised as follows:

- There are no windows overlooking No.23A so happy to support.

7.5 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. Surface water drainage and flood risk
5. Refuse arrangements
6. Highway safety
7. Car and cycle parking

## **Principle of Development**

- 8.2 Policy 3 of the Cambridge Local Plan (2018) states that the majority of new development should be focused in and around the existing urban area, making the most effective use of previously developed land, and enabling the maximum number of people to access services and facilities locally.

### Policy 52 Protecting garden land and the subdivision of existing dwelling plots

- 8.3 As the proposal is for the subdivision of an existing residential plot, policy 52 of Cambridge Local Plan (2018) is relevant in assessing the acceptability of the proposal.
- 8.4 Policy 52 of the Cambridge Local Plan (2018) states that: Proposals for development on sites that form part of a garden or group of gardens or that subdivide an existing residential plot will only be permitted where:
- a. the form, height and layout of the proposed development is appropriate to the surrounding pattern of development and the character of the area;
  - b. sufficient garden space and space around existing dwellings is retained, especially where these spaces and any trees are worthy of retention due to their contribution to the character of the area and their importance for biodiversity;
  - c. the amenity and privacy of neighbouring, existing and new properties is protected;
  - d. provision is made for adequate amenity space, vehicular access arrangements and parking spaces for the proposed and existing properties; and
  - e. there is no detrimental effect on the potential comprehensive development of the wider area.

- 8.5 I consider that the proposal complies with the above five criteria and the reasons for this are set out in the relevant sections of this report.

### **Context of site, design and external spaces**

- 8.6 The site is located within an area that is characterised by large two storey housing. Elfleda Road is located to the front of the site and Elfleda Road Allotments are located to the rear of the site. There is a large 1.5 storey backland dwelling to the immediate west of the site at 23a Elfleda Road. There is an existing single storey double garage on the site. The proposed dwelling would be situated to the south of this and would be of a single storey scale. As there is a backland dwelling immediately to the west of the proposal, the proposed development would not harm the character of the area. I have recommended a materials condition to ensure the proposed bungalow would be of an acceptable appearance. The proposal would also include a reasonable sized amenity area and gaps around the proposed dwelling for additional soft landscaped areas.
- 8.7 It is my opinion the form, height and layout of the proposed development is appropriate to the surrounding pattern of development and the character of the area and would not constitute an overdevelopment of the site.
- 8.8 In my opinion the proposal is compliant with Cambridge Local Plan (2018) policies 52, 55, 56 & 57.

### **Residential Amenity**

#### Impact on amenity of neighbouring occupiers

- 8.9 The built form of the proposed dwelling would be sited circa 8m away from the boundary of No.24 Elfleda Road and circa 16m from the rear elevation of No.24 Elfleda Road. It would also be circa 14m away from the rear elevation of No.25 Elfleda Road. No.25 Elfleda Road has an outbuilding that is used as an office along the western boundary. The occupiers of No.25 Elfleda Road have raised concerns about the loss of privacy to this outbuilding. However, given the single storey scale of the dwelling, there would be no first floor windows that would overlook this outbuilding. The owners have also raised concerns about the loss of afternoon light to the garden of

No.25 Elfleda Road. However, given the siting of the proposed dwelling and the fact it would only be 5m in height at the ridge declining to 2.2m at the eaves, it would not have a significant impact in regards to the loss of light upon the main rear amenity area of No.25 Elfleda Road.

8.10 As the proposed dwelling would be of a single storey scale, and would be sited a reasonable distance away from all neighbouring properties, the proposed dwelling would not overlook, overshadow or be overbearing to any of the neighbouring properties. I am satisfied that the proposed dwelling due to its orientation, layout and distance from existing dwellings and boundaries, would not have a significant adverse impact on the residential amenity of the neighbouring occupiers such that it would warrant refusal.

8.11 The occupiers of No.25 have raised concerns about the potential disturbance from the parking of cars for the proposed dwelling. Cars for the proposed dwelling would park in the same location as the existing garage on the site. I acknowledge that the existing situation means the noise is contained within a garage. The parking area would be separated from the main rear amenity area of No.25 by the proposed bike store and the existing outbuilding at No.25. The parking area would also have a block paving finish minimising the noise made by manouvering vehicles. For these reasons, I do not consider that the proposed parking arrangements for the dwelling would result in a significant amount of disturbance or nuisance upon No.25.

#### Wider area

8.12 The Environmental Health Team has recommended various construction related conditions 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 conditions accordingly.

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 35, 52, 55 and 56.

### Amenity for future occupiers of the site

- 8.14 Policy 50 of the Cambridge Local Plan (2018) sets out internal residential space standards. The proposed unit would comply and significantly exceed the standards. In this regard, the unit would provide a high quality internal living environment for the future occupants in my opinion. The gross internal floor space measurements for the dwelling in this application is shown in the table below:

Unit	Number of bedrooms	Number of bed spaces (persons)	Number of storeys	Policy Size requirement (m <sup>2</sup> )	Proposed size of unit	Difference in size
1	2	4	1	70	91	+21

- 8.15 Policy 50 of Cambridge Local Plan (2018) states that all new residential units will be expected to have direct access to an area of private amenity space. The proposed dwelling would have a south facing garden of an appropriate size for a 2 bed dwelling. The proposed garden for the existing dwelling would not change from the existing situation due to the existing garage and separation from the land to the rear where the proposed dwelling would lie. Therefore, I accept the proposed garden size for the existing dwelling. To ensure that adequate private amenity space is retained for the proposed dwelling, I recommended that permitted developments rights are removed for extensions and outbuildings.

- 8.16 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.

### *Accessible homes*

- 8.17 The development has been assessed for compliance with Policy 51 and complies with the requirements of Part M4 (2) of the Building Regulations. I have recommended a condition to secure this requirement.



## **Surface water drainage and flood risk**

- 8.18 A neighbour has raised concerns about the potential for flooding due to the site being on higher ground than No.25. The Drainage Officer has not raised any objections subject to a surface water drainage condition. In my opinion, the condition would secure an adequate surface water drainage scheme for the proposed dwelling. Subject to this condition, the proposal is compliant with the National Planning Policy Framework (2019) and policy 31 of the Cambridge Local Plan (2018).

## **Refuse Arrangements**

- 8.19 There is adequate space within the site to store bins. In my opinion the proposal is compliant in this respect with Cambridge Local Plan (2018) policy 57.

## **Highway Safety**

- 8.20 The Highway Authority is satisfied there would not be any adverse impact upon highway safety. In my opinion the proposal is compliant with Cambridge Local Plan (2018) policy 81.

## **Car and Cycle Parking**

### **Car Parking**

- 8.21 The proposal includes 2 car parking spaces for the proposed dwelling where the existing garage is sited and the existing dwelling also has space for at least 2 car parking spaces at the front of the existing dwelling. This complies with the maximum standards in the Cambridge Local Plan (2018) which seek 1 car parking space for dwellings with up to 2 bedrooms and 2 car parking spaces for dwellings with 3 or more bedrooms. There is a private track leading to the proposed dwelling which is shared with the Allotments and also the existing backland dwelling at 23A Elfleda Road. Therefore the proposed car parking arrangements for the proposed dwelling and additional noise would not have a significant impact upon the neighbouring residential properties due to the existing situation.

## Cycle Parking

- 8.22 The proposal includes secure and covered cycle parking within the site. In my opinion the proposal is compliant with Cambridge Local Plan (2018) policy 82.

## 9.0 CONCLUSION

- 9.1 In my opinion, the proposed development would not amount to overdevelopment of the site nor would it have an adverse impact upon the area, the neighbouring properties or the future occupants of the development.

## 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 hereby permitted shall be commenced until a surface water drainage scheme for the site, based on sustainable drainage principles and in accordance with Cambridge City Council local plan policies, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is occupied.

The scheme shall include:

- a) Details of the existing surface water drainage arrangements including runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events;
- b) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change) , inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with a schematic of how the system has been represented within the hydraulic model;
- c) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers, details of the proposed attenuation;
- d) A plan of the drained site area and which part of the proposed drainage system these will drain to;
- e) Full details of the proposed attenuation and flow control measures;
- f) Site Investigation and test results to confirm infiltration rates;

g) Full details of the maintenance/adoption of the surface water drainage system;

h) Measures taken to prevent pollution of the receiving groundwater and/or surface water

The drainage scheme must adhere to the hierarchy of drainage options as outlined in the NPPF PPG

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

6. Details for the long term maintenance arrangements for the surface water drainage system (including all SuDS features) to be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the buildings hereby permitted. The submitted details should identify runoff sub-catchments, SuDS components, control structures, flow routes and outfalls. In addition, the plan must clarify the access that is required to each surface water management component for maintenance purposes. The maintenance plan shall be carried out in full thereafter.

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

7. Notwithstanding the approved plans, the building, 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)

8. For the hereby approved dwelling, notwithstanding the provisions of Schedule 2, Part 1, Classes A, B and E of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that order with or without modification): the enlargement, improvement or other alteration of the dwellinghouses, including insertion of new windows; loft conversion including rear dormers; and the provision within the curtilage of the dwellinghouses of any building or enclosure, swimming or other pool, shall not be allowed without the granting of specific planning permission.

Reason: To ensure sufficient amenity space is retained for future occupiers of the dwelling, to protect the character of the area and to protect the amenity of neighbouring occupiers (Cambridge Local Plan 2018 policies 52 and 57)

9. No development shall take place above ground level, other than demolition, until details of the external materials to be used in the construction of the development have been submitted to and approved in writing by the Local Planning Authority. Development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure that the external appearance of the development does not detract from the character and appearance of the area. (Cambridge Local Plan 2018 policies 55, 57 (for new buildings) and/or 58 (for extensions))

10. 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)

11. The dwelling hereby approved shall not be occupied until cycle storage has been provided in accordance with the details within drawing No. 05/RUSS/18. The cycle storage 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 55, 56, and 82)

**INFORMATIVE:** This development involves work to the public highway that will require the approval of the County Council as Highway Authority. It is an OFFENCE to carry out any works within the public highway, which includes a public right of way, without the permission of the Highway Authority. Please note that it is the applicant's responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council.

No part of any structure may overhang or encroach under or upon the public highway unless licensed by the Highway Authority and no gate / door / ground floor window shall open outwards over the public highway.

Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, the cost of which must be borne by the applicant.