

Application Number	19/0555/FUL	Agenda Item	
Date Received	23rd April 2019	Officer	Mairead O'Sullivan
Target Date	18th June 2019		
Ward	Abbey		
Site	84 Ditton Lane Cambridge CB5 8SR		
Proposal	Sub-divide existing site to build new one and a half storey 2-bed detached dwelling to the rear, and bike store.		
Applicant	Mr & Mrs M Lawton 97 High Street Girton CB3 0QQ		

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

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site is a two storey semi-detached brick dwelling with front and rear garden on the northern side of Ditton Lane. The site sits on the corner with Dunsmore Close. There are a number of garages to the rear of the site. A footpath runs along the eastern side of the site. The area has a mixed character; with a range of semi-detached and terraced properties on Ditton Lane and rows of terraced brick and timber clad buildings to the rear on Dunsmore Close.

- 1.2 The site lies outside of the Controlled Parking Zone. To the front of the site is a small area of protected open space. The site does not fall within a Conservation Area.

2.0 THE PROPOSAL

- 2.1 The application seeks full planning permission to subdivide the existing plot and build one new 1.5 storey 2 bedroom detached dwelling with associated landscaping and bike storage within a garden shed. The dwelling would be accessed from the footpath which runs along the side of the site. Some planting is proposed in front of the ground floor windows to provide defensible space. An off-street car parking space would be provided for the new dwelling.
- 2.2 The proposed building would be finished in brick. It would be 1.5 storeys in scale with the upper floor accommodation being accommodated in the roof. A dormer is proposed on the front elevation to provide headroom and outlook to the first floor bedrooms. The only first floor windows in the rear elevation are rooflights or high-level bathroom windows. A garden is proposed to be provided to the rear. Bins would be stored in a fenced and gated area to the rear of the property between the rear wall and the adjacent garage.

3.0 SITE HISTORY

- 3.1 There is no planning history.

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
		28 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	<p>National Planning Policy Framework July 2019</p> <p>National Planning Policy Framework – Planning Practice Guidance from 3 March 2014 onwards</p> <p>Circular 11/95 (Annex A)</p>
Previous Supplementary Planning Documents	Sustainable Design and Construction (May 2007)
Material Considerations	<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>Cycle Parking Guide for New Residential Developments (2010)</p>

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

- 6.1 No objection: Please add a condition to any permission requiring that the proposed driveway 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.

Environmental Health

- 6.2 No objection: Three conditions are recommended which relate to construction hours, collections during construction and piling. An informative about Low NOx boilers is requested.

Head of Streets and Open Spaces (Sustainable Drainage Officer)

- 6.3 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.
- 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 1 Dunsmore Close have made a representation in objection to the application.
- 7.2 The representations can be summarised as follows:
- Concerned about pedestrian and cyclist safety as this corner is blind and there is a footpath, which is well used, on one side of the road only. Concerned that construction vehicles will impact on safety
 - Concerned about height and appearance of the building. Other new builds in the area have been single storey and the adjacent garages are also single storey.

- 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 The application proposes to subdivide the existing plot and therefore policy 52 is relevant. This policy states that subdivision of an existing residential 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 the proposed and retained dwellings and any important trees are retained, c) the privacy of the new and neighbouring dwellings are respected, d) adequate amenity space, vehicular access and parking arrangements are available for the new and retained dwellings and e) there is no detrimental effect on the potential comprehensive development of the wider area. I will cover criteria a – d under the relevant headings below. Criterion e is not considered relevant.

Context of site, design and external spaces

- 8.3 The proposed dwelling is 1.5 storeys in scale with the upper floor accommodation being provided in the roof. The scale of the dwelling would clearly read as subservient to the host property on Ditton Lane. I note that the third party representation considers that the dwelling should only be single

storey and cites other examples in the area. In my view the 1.5 storey scale would be acceptable as it would remain subservient to the host dwelling and is of a scale which transitions from the full two storeys on Ditton Lane to the 1 storey scale of the garages to the rear.

- 8.4 The new building is proposed to be finished in brick with a natural slate roof. This is considered to be acceptable in principle, but details of materials are recommended to be provided by condition. There is currently a hedge and a number of trees which run along the side of the site behind the fence adjacent to the footpath; none of these are protected trees and they are small garden trees rather than large mature trees which are of any real amenity value. These would be removed to make way for the new dwelling. The applicant proposes some low level planting to the front of the site which in my view would be adequate to retain the sense of some greenery around the site.
- 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 is satisfied that the proposal is acceptable subject to a condition requiring details of the drainage system.
- 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 The Environmental Health Officer has no objection to the proposal subject to conditions relating to piling and to limit hours of construction and collections/deliveries to the site. I share his view and have recommended the suggested conditions.
- 8.9 In my opinion, subject to the conditions I have recommended, the applicants have suitably addressed the issues of noise and vibration and the proposal is in accordance with Cambridge Local Plan (2018) policy 35.

Inclusive access

- 8.10 The applicant has confirmed that the dwelling would be capable of meeting with part M4(2) of Building Regulations. I have recommended a condition to require this to ensure compliance with policy 51.
- 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 new building would be 10.6m from the rear of the retained house at 84 Ditton Lane. The proposed building would result in some enclosure to the rear garden of 84 but I am satisfied that the majority of the garden would retain a good level of outlook and that the level of enclosure would not be significantly harmful to warrant refusal. I am satisfied that due to the low height of the new building, its siting on the plot set away from the garden of no 84 and the orientations of the plots, that the proposal would not result in any significant overshadowing to no 84. There are only high level windows and roof lights in the rear elevation above ground floor level. I recommend a condition requiring these windows to be at least 1.7m above the finished floor level or else obscure glazed and for the windows to be on restrictors to prevent any overlooking. I also recommend a condition to restrict permitted development rights for new windows.
- 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 The proposed new dwelling would exceed the internal space standards required by policy 50. The new unit would also benefit from a large rear garden. The garden would be overlooked by the existing house but this is not an unusual relationship in an urban setting. I am satisfied that adequate garden space would be retained by the host dwelling and I

recommend a condition requiring the curtilage to be laid out and retained as on the plans. The new unit is built close to the footpath but some planting is shown to be provided adjacent to windows to provide some defensible space. In my view the new dwelling would provide a high quality living environment for future occupiers.

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	2	4	2	79	91	+12

Size of external amenity space New unit – 60sqm
 Retained unit – 95sqm

- 8.15 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) policies 50 and 52.

Refuse Arrangements

- 8.16 Bin storage is shown to be tucked behind a gate to the rear of the property. I am satisfied that this arrangement would be acceptable.
- 8.17 In my opinion the proposal is compliant in this respect with Cambridge Local Plan (2018) policies 52 and 57.

Highway Safety

- 8.18 The Highway Authority has no objection to the proposal subject to the imposition of a condition to ensure the site does not drain onto the public highway. I have recommended this condition. I note that the third party representation raises concerns about the safety of pedestrians and cyclists during construction. The highway authority has not raised any concerns about highway safety during construction and in my view the limited amount of construction traffic for the single dwelling are unlikely to have any significant adverse impact on pedestrian or cyclist safety.

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

Car and Cycle Parking

8.20 One car parking space is proposed for the new unit. Car parking for the retained unit is to the front of the property and remains unchanged by the proposal. I am satisfied that this provision is acceptable given the sustainable location of the site.

8.21 A shed is proposed for cycle storage. I am satisfied that this is an acceptable arrangement and adequately large to accommodate the two cycle space required by policy. Cycle storage for the retained unit remains within an existing shed in the garden.

8.22 In my opinion the proposal is compliant with Cambridge Local Plan (2018) policies 52 and 82.

Third Party Representations

8.23 I have addressed the third party representation within the body of my report. See below table:

Representation	Response
Concerned about pedestrian and cyclist safety as this corner is blind and there is a footpath, which is well used, on one side of the road only. Concerned that construction vehicles will impact on safety	See paragraph 8.18
Concerned about height and appearance of the building. Other new builds in the area have been single storey and the adjacent garages are also single storey.	See paragraph 8.3

9.0 CONCLUSION

9.1 The proposed new dwelling would provide a high quality living environment for future occupiers whilst respecting the amenity of surrounding occupiers. The dwelling is considered to be

acceptable in design terms and to respond to the surrounding context.

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. There shall be no collections from or deliveries to the site during the demolition and construction stages outside the hours of 0800 hours and 1800 hours on Monday to Friday, 0800 hours to 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)

5. 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)

6. 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, 56 and 57)

7. Notwithstanding the provisions of Schedule 2, Part 1, Classes B and C of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that order with or without modification), no new windows or dormer windows (other than those expressly authorised by this permission), shall be constructed above ground floor level on the west or south elevations without the granting of specific planning permission.

Reason: To protect the amenity of occupiers of adjoining properties (Cambridge Local Plan 2018 policies 52, 55, and 57).

8. Prior to the occupation of the development, hereby permitted, the windows identified as having obscured glass on the approved plans shall be obscure glazed to a minimum level of obscurity to conform to Pilkington Glass level 3 or equivalent and shall have restrictors to ensure that the windows cannot be opened more than 45 degrees beyond the plane of the adjacent wall. . The rooflights on the western (rear) elevation shall be 1.7m above finished floor level or else obscure glazed and on restrictors to ensure that the windows cannot be opened more than 45 degrees beyond the plane of the adjacent wall. The glazing and rooflights shall thereafter be retained in accordance with the approved details

Reason: In the interests of residential amenity (Cambridge Local Plan 2018 policies 55, 57/58).

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)

10. 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).

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. The cycle store shown on drawings 18/435/15 and 18/435/12 shall be provided prior to the occupation of the dwelling and shall be retained thereafter.

Reason: To ensure adequate cycle storage for the new dwelling (Cambridge Local Plan 2018 policies 52 and 82)

13. The new dwelling 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)

INFORMATIVE: Cambridge City Council recommends the use of low NOx boilers i.e. appliances that meet a dry NOx emission rating of 40mg/kWh, to minimise emissions from the development that may impact on air quality.

Reason: To protect local air quality and human health by ensuring that the production of air pollutants such as nitrogen dioxide and particulate matter are kept to a minimum during the lifetime of the development, to contribute toward National Air Quality Objectives in accordance with the National Planning Policy Framework (NPPF), Policy 36 of the Cambridge Local Plan 2018 and in accordance with Cambridge City Councils adopted Air Quality Action Plan (2018)