

<b>Application Number</b>	18/1712/FUL	<b>Agenda Item</b>	
<b>Date Received</b>	7th November 2018	<b>Officer</b>	Alice Young
<b>Target Date</b>	2nd January 2019		
<b>Ward</b>	Kings Hedges		
<b>Site</b>	198A Kings Hedges Road Cambridge CB4 2PB		
<b>Proposal</b>	Extensions to existing development of flats (including an additional floor) to create three additional flats and one duplex unit.		
<b>Applicant</b>	Mr M Webb 33 St Andrews Street South Bury St Edmunds IP33 3PH		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"><li>- The proposal would not harm the character of the area</li><li>- The proposal is considered to have an acceptable impact on the amenity of adjoining occupiers.</li><li>- The proposal provides adequate amenity space for the proposed and existing units.</li></ul>
RECOMMENDATION	APPROVAL

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

- 1.1 198A Kings Hedges Road is on the north-eastern side of Kings Hedges Road and south of the guided busway which runs to the north of the site. The site comprises a two-storey brick building currently arranged as two one-bedroom flats and two two-bedroom flats set within a triangular shaped plot. The building provides communal outside amenity space to the front and rear

of the flats as well as bin and bike storage to the north west of the site.

- 1.2 The building is not listed or a building of local interest and does not fall within the conservation area. There are no tree preservation orders on site.

## **2.0 THE PROPOSAL**

- 2.1 The proposal seeks to extend the existing development of flats (including an additional floor, totalling three storeys) to create three additional flats including one duplex unit.

- 2.2 During the application process, the proposal was amended twice:

- to comply with the internal space standards and accessible homes
- by moving F2's balcony from the north-east to the north elevation to mitigate against overshadowing and enclosure to F1's outside amenity space. The bin store was also moved away from F2's balcony to increase the quality of the outdoor space.

- 2.3 The application is accompanied by the following supporting information:

1. Design and access statement
2. Drawings

## **3.0 SITE HISTORY**

<b>Reference</b>	<b>Description</b>	<b>Outcome</b>
16/2227/S73	Section 73 application to vary condition 2 of planning permission 16/1027/FUL for a two storey extension to existing flats to form 2 no. additional 1 bed units.	Permitted
16/1027/FUL	Extension to existing flats to form 2 No. additional 1 bed studio units	Permitted
16/0379/FUL	Extension to existing flats to form 2No. additional 1 bed units	WDN dated

14/0851/FUL	2 storey front and side extension to flats	28.04.2016 Permitted
13/1656/FUL	Erection of a 2 bedroom house. Resiting of parking spaces, bin and cycle store	WDN dated 21.01.2014

#### **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 28, 31, 35 50, 51, 55, 56, 58, 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)
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Supplementary Planning Guidance	<p>Sustainable Design and Construction (May 2007)</p> <p>Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste</p> <p>Cambridge Landscape and Character Assessment (2003)</p> <p>Cambridge and Milton Surface Water Management Plan (2011)</p> <p>Cambridgeshire Design Guide For Streets and Public Realm (2007)</p> <p>Cycle Parking Guide for New Residential Developments (2010)</p>
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## 6.0 CONSULTATIONS

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

- 6.1 No significant adverse effect upon the Public Highway should result from this proposal, should it gain benefit of Planning Permission.

### **Environmental Health**

- 6.2 The development proposed is acceptable subject to the imposition of the construction hours condition.

### **Refuse and Recycling**

- 6.3 No comments received.

### **Drainage**

- 6.4 The development proposed is acceptable subject to the imposition of the surface water drainage condition.

## **Landscape**

- 6.5 The development proposed is unacceptable and should be refused for the reason(s) set out below.
- The proposals do not provide private external amenity space for all of the new dwellings. Juliet balconies can be an acceptable option if the internal space is large enough to allow it to be used practically. As all the dwellings are under the internal space standards, it is considered that this is not the case. (Policy 50 External Residential Space Standards)
  - The balcony to Flat 2, the duplex unit, is the only private external space proposed within this application overhangs the garden of the studio flat below which will create a poor quality space for the ground floor flat. The gardens are northeast facing and as such will achieve limited amounts of light, the overhang will further limit light and create a fairly dark and unpleasant space.
- 6.6 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:
- 196 Kings Hedges Road
- 7.2 The representations can be summarised as follows:
- The addition of the third storey would adversely impact no.196 in terms of light and air
  - Noise and disturbance
  - Over-intensification of the small residential site would generate additional parking stress
- 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**

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

- 8.1 The application site currently has an extant permission for the extension and provision of an additional two one bed studio flats which carries great weight within the assessment process. The proposed extension would be sited 1.7 metres beyond the existing front elevation of the existing flats in the same position as the previously approved scheme but at three storey instead of two. Whilst the section of Kings Hedges Road to the south-east has a uniform building line, the building line of the area in which the application site sits is not as uniform, with several buildings like Cambury Court being set further forward. Furthermore, given the site is the last building of this row, it is considered that the stepped building line would not adversely impact the prevailing character of the area. Whilst the proposed design would contrast with the prevailing two storey pitched roof terrace/semi-detached dwellings, it would bridge the gap between the industrial flat roofed units to the west and the pitched roof dwellings to the south-east. Therefore, I consider that the proposal would enhance the street scene and make a positive contribution to the character of the area.
- 8.2 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 55, 56, 58.

### **Disabled access**

- 8.3 The proposal seeks to extend the existing building, but the two flats in this section (F1 and F2) would be accessed independently of the existing building and would need to comply with policy 51. However, due to the extant permission which was approved under the old local plan which did not require building regulations Part M4(2) compliance, it is the view of the council that it would be unreasonable to apply Part M4(2) to the previously approved units as these would remain the same.
- 8.4 The proposal is not compliant with Cambridge Local Plan (2018) policy 51, but significant weight has been given to the extant permission which is not Part M4(2) compliant.

## **Residential Amenity**

### **Impact on amenity of neighbouring occupiers**

- 8.5 The proposal would result in a loss of communal amenity space to the north for the existing four flats. It is considered that due to the positioning of the existing block of flats within the triangular site, the existing usable amenity space is to the north. However, it is considered that this space is already compromised by the car parking and bike/bins store and therefore, does not provide a high-quality private amenity space. The development would retain land to the rear and front of the existing flats which would provide some level of amenity to the existing occupants. As such it is considered that the proposed extension to the north would not have an unacceptable impact upon the amenity of the existing flats.
- 8.6 No. 196 is south east of the application site. The proposed extensions would not project further than the existing rear of no. 196 and, therefore, the proposal would have a limited impact upon no.196's rear garden or rear habitable rooms.
- 8.7 The existing roof form is pitched with an eaves height of 5.25 metres which slopes upwards to 7.7 metres to the ridge. As the proposal is to erect a second floor on the existing block of flats, the proposal changes the roof profile. The section of proposed roof closest to the adjacent dwellinghouse (no. 196) would have a lean-to roof design (eaves 5.1 metres, ridge 6.1 metres) with a parapet on both the front and rear elevation. The second floor would be set in from the side elevation by 1.45 metres with an eaves height of 7.55 metres sloping up to 8.3 metres to the ridge, 4.55 metres from no. 196. By virtue of the proposed roof profile alongside the proposed heights and separation distance between the proposal and no. 196, it is considered that the overbearing and overshadowing impact to no. 196 would be limited. No. 196 has several openings on the side elevation adjacent to the application site, a high level window at ground floor which looks to serve the front garage, a side door at ground floor which appears to be a secondary opening, an obscure glazed window at ground floor and a first floor window which appears to serve a hallway. As this first-floor window serves a non-habitable room, the impact of the proposal on the residential amenity of no. 196 would not be significant.

- 8.8 As the proposed side elevation adjacent to no. 196 would not include any non-obscure glazed windows, the only potential overlooking impact to no. 196 could be the rear balcony serving F3. Due to the depth and width of the proposed balcony along with the privacy screen on the south-eastern elevation, it is considered that the proposal would not result in a loss of privacy or overlooking to no. 196.
- 8.9 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 55 and 58.

#### Amenity for future occupiers of the site

- 8.10 The internal floor space has been amended throughout the application process to now comply with the requirements set out in policy 50. The gross internal floor space measurements for new 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 <sup>2</sup> )	Proposed size of unit	Difference in size
F1	1	1	1	37	38	+1
F2	2	3	2	70	74	+4
F3	2	3	1	61	82	+21

#### Size of external amenity space

- 8.11 Policy 50 states that all new residential units have to provide external private amenity space. The proposal provides a garden space to the north-east for F1, a balcony on the north-western elevation for F2 and a balcony on the north-eastern elevation for F3. The Landscape Officer and I shared concerns regarding the quality of the private amenity space attributed to F1 due to the overshadowing and enclosing impact caused by F2's balcony. The location of F2's balcony was amended during the application process to be on the northern elevation and so the private rear garden of F1 would be of acceptable quality. The private amenity space provided for all of the new units is sufficient size for a table and chairs which would result in an acceptable quality of amenity for future occupiers.



- 8.12 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 55.

### **Refuse Arrangements**

- 8.13 A bin store is located to the north west of the site adjacent to the existing car parking spaces. The store is within adequate distance from the proposed new units and from the street for collection.
- 8.14 In my opinion the proposal is compliant with Cambridge Local Plan (2018) policy 57.

### **Car and Cycle Parking**

- 8.15 The proposal provides three car parking spaces and twenty cycle parking spaces. Whilst it is acknowledged that the proposal would result in a loss of two car parking spaces and an increase in occupants, it is considered that, due to the sustainable site location and the increased provision of cycle parking, the proposal would not result in unacceptable parking stress.
- 8.16 In my opinion the proposal is compliant with Cambridge Local Plan (2018) policies 82.

### **Third Party Representations**

- 8.17 Third party concerns in relation to light and car parking have been addressed in paragraphs 8.5-8.9 and 8.13 respectively. In terms of added noise and disturbance, despite the increase in the number of occupants on site, the majority of the proposed units would be located to the northwest of the site and as such would be located an adequate distance to offset the increase in noise and disturbance to no. 196.

## 9.0 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. Unless otherwise agreed in writing by the Local Planning Authority, the extension(s) hereby permitted shall be constructed in external materials to match the existing building in type, colour and texture.

Reason: To ensure that the extension(s) is(are) in keeping with the existing building. (Cambridge Local Plan 2018 policies 55 and 58)

4. Prior to first occupation of the development, hereby permitted, or commencement of the use, full details of facilities for the covered, secure parking of bicycles for use in connection with the development shall be submitted to and approved in writing by the Local Planning Authority. The facilities shall be provided in accordance with the approved details before the development is occupied or the use commences and shall be retained in accordance with the approved details thereafter.

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

5. Prior to the occupation of the development, hereby permitted, or the commencement of the use, full details of the on-site storage facilities for waste including waste for recycling shall be submitted to and approved in writing by the Local Planning Authority. Such details shall identify the specific positions of where wheeled bins will be stationed and the specific arrangements to enable collection from within 10m of the kerbside of the adopted highway/refuse collection vehicle access point. The approved facilities shall be provided prior to the occupation of the development or the commencement of the use hereby permitted and shall be retained thereafter for their intended use.

Reason: To protect the amenities of nearby residents/occupiers and in the interests of visual amenity. (Cambridge Local Plan 2018 policies 35, 36 and 57)

6. 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)

7. 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)

8. Prior to first occupation of F3, the privacy screen shall be provided in accordance with drawing no. P-03 REV E and shall be retained as such thereafter.

Reason: In the interests of amenity (Cambridge Local Plan 2018 policy 55 and 58).