

Application Number	18/1828/FUL	Agenda Item	
Date Received	3rd December 2018	Officer	Mairead O'Sullivan
Target Date	28th January 2019		
Ward	West Chesterton		
Site	80 Chesterton Road		
Proposal	Erection of a new two storey dwelling		
Applicant	Mr Anthony Puckridge 80 Chesterton Road		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none">- The proposal is considered to preserve and enhance the character and appearance of the Conservation Area.- The proposal is not considered to have any significant adverse impact on the amenity of surrounding occupiers.- 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, 80 Chesterton Road, comprises a two storey mid-terrace residential property fronting onto Chesterton Road with an outbuilding at the end of the rear garden with access onto Hamilton Road. This part of Chesterton Road is predominantly residential but is within close proximity to commercial uses at the Mitchams Corner District Centre. Hamilton road is a predominantly residential street. A number of the properties on this part of Chesterton Road have sub-divided

their gardens and as a result there are a number of 1.5 storey dwellings near the application site fronting onto Hamilton Road.

- 1.2 The site itself lies outside of the Conservation Area but the boundary of the De Freville Conservation Area is adjacent to the site so it will be visible from within the Conservation Area. The site lies within the Controlled Parking Zone.

2.0 THE PROPOSAL

- 2.1 The application seeks full planning permission for the construction of a new two storey dwelling at the end of the garden of 80 Chesterton Road fronting onto Hamilton Road. Permission was granted for a new dwelling in this location in 1985 (see table at 3.0 of the report) but was never constructed.
- 2.2 The proposal has been amended since submission to reduce the extend of the rear projection adjacent to the adjacent Coach House, to increase the garden size of the proposed new dwelling, to show bike and bin storage for the new dwelling and to provide drainage information in response to comments from the drainage officer.
- 2.3 The proposed dwelling is 2 storeys in scale with a double bay to the front and rear elevation. One of the rear gables has been angled to address concerns about the impact on the Coach House.
- 2.4 Car parking is proposed to be retained for the host dwelling in a garage accessed from Hamilton Road. A passage is proposed to lead from the garage to the garden of no. 80. The new dwelling would also have one off-street car parking space. Bin storage and cycle parking have been shown on the amended plans as within an integral store to the front of the building.

3.0 SITE HISTORY

Reference	Description	Outcome
C/74/0023	ERECTION OF DOUBLE GARAGE	Permitted
C/85/0123	OUTLINE APPLICATION FOR THE ERECTION OF A RESIDENTIAL UNIT	Permitted
C/85/0334	ERECTION OF FIRST-FLOOR	Permitted

EXTENSION TO EXISTING DWELLING HOUSE

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 Plan 2018	Local	1 3
		28 31 32 35 36
		50 51 52
		55 56 57 61 71
		82

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

Central Government Guidance	National Planning Policy Framework 2019
	National Planning Policy Framework – Planning Practice Guidance from 3 March 2014 onwards
	Circular 11/95 (Annex A)
	Technical housing standards – nationally described space standard – published by Department of Communities and Local Government March 2015 (material

	consideration)
<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>
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>
	<p><u>Area Guidelines</u></p> <p>De Freville Conservation Area Appraisal (2009)</p>

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

- 6.1 No objection: A construction traffic management plan is recommended through condition.

Environmental Health

- 6.2 No objection: Conditions are recommended regarding demolition/construction hours, demolition/construction collection/delivery hours and piling. An informative is recommended in relation to low NOx boilers.

Refuse and Recycling

- 6.3 No comments received.

Urban Design and Conservation Team

- 6.4 No material conservation issues.

Head of Streets and Open Spaces (Sustainable Drainage Officer)

First comment

- 6.5 Objection: The proposals are not in accordance with Policy 31 of the adopted Cambridge City Council Local Plan as sufficient surface water drainage details demonstrating the principle of draining the site have not been submitted to the local planning authority

Second comment

- 6.6 No objection: The proposals have not indicated an acceptable surface water drainage strategy as unattenuated flow into the public surface water sewer is unacceptable. 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.
- 6.7 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:
- Camcycle
 - The Coach House Hamilton Road x2

- 82 Chesterton road

7.2 The representations can be summarised as follows:

- The small closet shown for cycle parking is inadequate and not policy compliant.
- Concerned about overshadowing of windows in the rear elevation of the Coach House.
- Concerned about loss of privacy to first floor windows of the Coach House.
- Unclear on how drainage from the proposed roof will be addressed in the valley that runs along the western side of the building.
- Would like clarification about how clear airflow from existing boiler and kitchen vents and extraction fan outlet on the Coach House will be accommodated.
- Concerned about how far into rear garden the proposal extends and its impact on the garden of no 82 in terms of light, views and privacy. Request that the second gable is made flush with the more recessed gable.
- Would like to see conditions for energy and water conservation.

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 and impact on heritage assets
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. Sustainability

11.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 and impact on heritage assets

- 8.3 The proposed dwelling is similar of a similar scale to the adjacent Coach House and other development fronting onto Hamilton Road. The double gable form break down the overall mass and respond to the surrounding character of subservient scale dwellings with outbuilding characteristic built on former garden land of the properties on Chesterton Road. The Conservation Officer has no objection to the proposal. Limited details of the proposed materials have been submitted and I have recommended a condition to secure these details.
- 8.4 In my opinion the proposal is compliant with Cambridge Local Plan (2018) policies 55, 56, 57, 58, 59 and 61.

Integrated water management and flood risk

- 8.5 The Drainage Officer objected to the proposal as submitted on the grounds of lack of information. The applicant provided further details of drainage and the Drainage Officer is now satisfied that details can be provided through condition.
- 8.6 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

- 8.7 The Environmental Health Officer has no objection to the proposal. I have recommended their suggested conditions regarding construction hours, collection hours and piling. I have also included their recommended informative which relates to low NOx boilers.
- 8.8 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

- 8.9 The building includes a lift and to provide access to the upper floors and an off street car parking space. I have recommended the condition requiring compliance with part M4(2) of Building Regulations to ensure compliance with policy 51.
- 8.10 In my opinion the proposal is compliant with Cambridge Local Plan (2018) policy 51.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.11 The primary concern is the impact of the proposal on the amenity of the occupiers of the Coach House on Hamilton road. The first floor gable has been amended in response to concerns that it would enclose the adjacent first floor bedroom window of the Coach House. The original proposal had the first floor gable running 4.3m beyond the rear wall of the Coach House. This has been reduced so as now to protrude 2.3m beyond the existing rear wall of the Coach House. The wall has also been angled away from the neighbouring window. I am satisfied that the revised arrangement would no longer adversely impact on the adjacent bedroom window. The Coach house does not have any rear garden. There is one window adjacent to the site on ground floor. This is already enclosed by the existing shed and bike store of no 82. As a result, I do not consider that the

proposal would significantly worsen the outlook from this window.

- 8.12 The owner/occupier of no 82 has made a representation raising concerns about the impact of the proposed new dwelling on their amenity. The proposal would result in some additional enclosure and overshadowing of the rear garden of no 82. However, as no 82 has a long garden and only the end of the garden would be impacted, I do not consider this impact to be significantly harmful to warrant refusal. The window of bedroom 2 is angled and faces towards the garden of no 82. It is proposed to be obscure glazed; I recommend this is also conditioned to ensure the window remains obscure in perpetuity to protect the privacy of the garden of no 82.
- 8.13 The proposed dwelling would result in some enclosure and loss of light to the end of the garden of the host dwelling but similar to the impact on no 82, this is considered acceptable given the end of the garden is the area which would be impacted with a large amount of garden remaining unaffected. The proposal would result in first floor windows looking towards the garden and back of no 80. The distance between the windows and the garden would be approximately 4m and the view would be from bedroom windows. This relationship is similar to others on the street and as a result is considered to be acceptable.
- 8.14 I have recommended the conditions and informatives requested by the Environmental Health Team in order to protect the amenity of nearby residents.
- 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 gross internal floor space measurements for units in this application are shown in the table below. The proposed new dwelling meets with the internal space requirements of policy 50.

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	6	2	102	153	+51

- 8.17 One of the windows to bedroom 2 is recommended to be conditioned to be obscure glazed and on restrictors to protect the amenity of the adjacent Coach House however this room would retain a clear openable window on the rear elevation so I am satisfied that outlook from this room would be acceptable.
- 8.18 There is also a garden to the rear of the proposed dwelling. This would be approximately 37sqm. I consider this would be adequate and given the proximity to larger areas of public open space nearby. I have recommended a condition to remove permitted development rights for the proposed dwelling for extensions and outbuildings in order to preserve the external space for the amenity of the future occupants.
- 8.19 The garden retained by the host dwelling is considered to be acceptable. I have recommended a curtilage condition to ensure the garden plots are laid out as shown on the plans.
- 8.20 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

- 8.21 Bins are proposed to be provided in an integral store to the front of the property. This is considered to be acceptable. In my opinion the proposal is compliant in this respect with Cambridge Local Plan (2018) policy 57.

Highway Safety

- 8.22 The Highway Authority has no objection to the proposal subject to the imposition of a condition requiring a construction traffic management plan. I have recommended this condition. In my opinion the proposal is compliant with Cambridge Local Plan (2018) policy 81.

Car and Cycle Parking

- 8.23 Cycle parking has been revised to be within a store with bins to the front of the property. I am satisfied that this arrangement is acceptable.
- 8.24 The application proposes a garage to be retained by no 80 and space for one off-street car parking space for the new dwelling. This is considered acceptable car parking provision given the sustainable location of the site.
- 8.25 In my opinion the proposal is compliant with Cambridge Local Plan (2018) policy 82.

Sustainability

- 8.26 In accordance with Cambridge Local Plan (2018) policy 28, I have recommended conditions for carbon reduction and water efficiency measures, which in my opinion are reasonable and achievable.

Third Party Representations

- 8.27 I have addressed the majority of the points raised in the third party representations within the body of my report; I will cover any outstanding matters below.

Representation	Response
The small closet shown for cycle parking is inadequate and not policy compliant.	This has been amended and is now provided in a larger store at the front of the property.
Concerned about overshadowing of windows in the rear elevation of the Coach House	See paragraph 8.11
Concerned about loss of privacy from first floor windows	The angled window to bedroom 2 is shown to be obscure glazed and I have recommended a condition to require this to be the case.
Unclear on how drainage from the proposed roof will be addressed in the valley that runs along the western	Details of a surface water drainage scheme would be conditioned.

side of the building	
Would like clarification about how clear airflow from existing vents and extraction fan outlet on the Coach House will be accommodated.	This is not a planning matter.
Concerned about how far into rear garden the proposal extends and its impact on the garden of no 82 in terms of light, views and privacy. Request that the second gable is made flush with the more recessed gable.	See paragraph 8.12
Would like to see conditions for energy and water conservation.	I have recommended conditions to secure carbon reduction and water efficiency measures in accordance with the adopted policy.

9.0 CONCLUSION

- 9.1 The proposed design, scale and massing are considered to respond to the surrounding character and thus preserve and enhance the character and appearance of the adjacent Conservation Area. The proposal is not considered to give rise to any significant adverse impacts to the amenity of surrounding occupiers. The proposal would provide a high-quality living environment 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. 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, 57 (for new buildings) and/or 58 (for extensions))

7. 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 glazing 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).

8. 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)

9. 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)

10. No demolition or construction works shall commence on site until a traffic management plan has been submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: in the interests of highway safety (Cambridge Local Plan 2018 Policy 81)

11. Notwithstanding the approved plans, the dwellings, 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).

12. Notwithstanding the provisions of Schedule 2, Part 1, Class A 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 dwellinghouse hereby permitted shall not be allowed without the granting of specific planning permission.

Reason: To protect the external amenity space for the future occupants (Cambridge Local Plan 2018 policies 52, 55, and 57).

13. Notwithstanding the provisions of Schedule 2, Part 1, Class 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 provision within the curtilage of the dwellinghouse hereby permitted of any building or enclosure, swimming or other pool shall not be allowed without the granting of specific planning permission.

Reason: To protect the external amenity space for the future occupants (Cambridge Local Plan 2018 policies 52, 55, and 57).

14. Prior to first occupation of the dwelling hereby permitted, carbon reduction measures shall be implemented in accordance with a Carbon Reduction Statement that has been submitted to and approved in writing by the local planning authority prior to implementation. This shall demonstrate that the dwelling shall achieve reductions in CO₂ emissions of 19% below the Target Emission Rate of the 2013 edition of Part L of the Building Regulations, and shall include the following details:
A) Levels of carbon reduction achieved at each stage of the energy hierarchy:

B) A summary table showing the percentage improvement in Dwelling Emission Rate over the Target Emission Rate for each proposed unit;

Where on-site renewable or low carbon technologies are proposed, the statement shall also include:

C) A schedule of proposed on-site renewable energy technologies, their location, design, and a maintenance programme; and

D) Details of any mitigation measures required to maintain amenity and prevent nuisance.

15. No review of this requirement on the basis of grid capacity issues can take place unless written evidence from the District Network Operator confirming the detail of grid capacity and its implications has been submitted to, and accepted in writing by, the local planning authority. Any subsequent amendment to the level of renewable/low carbon technologies provided on the site shall be in accordance with a revised scheme submitted to and approved in writing by, the local planning authority.

Reason: In the interests of reducing carbon dioxide emissions and to ensure that development does not give rise to unacceptable pollution (Cambridge Local Plan 2018, Policies 28, 35 and 36).

16. Prior to the occupation of the dwelling hereby permitted, water efficiency measures shall be implemented in accordance with a specification based on the Water Efficiency Calculator Methodology or the Fitting Approach sets out in Part G of the Building Regulations 2010 (2015 edition) that has been submitted to and approved in writing by the local planning authority prior to implementation. This shall demonstrate that the dwelling is able to achieve a design standard of water use of no more than 110 litres/person/day.

Reason: To ensure that the development makes efficient use of water and promotes the principles of sustainable construction (Cambridge Local Plan 2018 Policy 28).

INFORMATIVE: Low NOx Boilers

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. The reason is 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 4/14 of the Cambridge Local Plan (2006) and in accordance with Cambridge City Councils adopted Air Quality Action Plan (2018).