

Application Number	19/0992/FUL	Agenda Item	
Date Received	15th July 2019	Officer	Mary Collins
Target Date	9th September 2019		
Ward	East Chesterton		
Site	2 Green End Road		
Proposal	Conversion and minor external works to the existing 1 no. 4 bed dwelling to create 4no 1bedroom dwellings, including the insertion of 4 dormer windows and alterations to the window openings, cycle and bin store provision and associated works.		
Applicant	c/o Agent		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none">- The proposed development would respect the character and appearance of the surrounding area.- The proposed development would not have any significant adverse impact on the amenity of surrounding occupiers.- The proposed development would provide accessible living accommodation and a good level of indoor and outdoor amenity for future occupiers.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site is situated on the north eastern side of Green End Road and is accessed off an existing private driveway which serves a number of residential properties of a similar age.

- 1.2 It is an existing two storey semi-detached residential property which is situated on the south eastern side. The existing property has a high eaves level with rooflights to the front and rear elevation and has a brick finish.
- 1.3 The application site is not within a Controlled Parking Zone.

2.0 THE PROPOSAL

- 2.1 Planning permission is sought for the conversion of the existing 1 no. 4 bed dwelling to create 4 no one bedroom dwellings, including the insertion of 4 dormer windows and alterations to the window openings, cycle and bin store provision and associated works.
- 2.2 The dormers would be to the rear facing elevation. Entrance doors would be formed in the north west elevation facing the access road and front and existing openings would be blocked up. The façade would be clad in a vertical cedar.
- 2.3 The existing rear garden would be subdivided into four plots and would have cycle parking in each garden.
- 2.4 To the front of the property on the opposite side of the access road, would be a bin storage area which would be tucked into a corner.
- 2.5 The application is accompanied by the following supporting information:
1. Design Statement
 2. Drawings

3.0 SITE HISTORY

Reference	Description	Outcome
C/81/0805	Erection of 2 No. Dwelling houses	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 28 31 32 35 36 50 51 52 55 56 58 59 81 82

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

Central Government Guidance	National Planning Policy Framework 2019 National Planning Practice Guidance 2019 Circular 11/95 – The Use of Conditions in Planning Permissions (Annex A) Technical housing standards – nationally described space standard – published by Department of Communities and Local Government March 2015 (material consideration) Cambridge City Council (May 2007) – Sustainable Design and Construction Biodiversity Checklist for Land Use Planners in Cambridgeshire and Peterborough (March 2001).
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	<p>Cambridge and South Cambridgeshire Strategic Flood Risk Assessment (November 2010)</p> <p>Strategic Flood Risk Assessment (2005)</p> <p>Cambridge and Milton Surface Water Management Plan (2011)</p> <p>Cycle Parking Guide for New Residential Developments (2010)</p>
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6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Control)

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

Sustainable Drainage Engineer

- 6.2 There are no flood risk or drainage issues associated with this application but to meet Cambridge City Council policy all external areas should be permeable paving and contrary to the planning statement the paving at the front is to be replaced. Recommend condition requiring prior to occupation, details of the permeable paving provision for the site.

Landscape

- 6.3 It is considered that the proposals are generally acceptable in landscape terms. Request Landscaping condition is attached. Would expect threshold treatments to the houses (frontage), treatments at the rear which complement the existing similar development adjacent, attractive bike and bin stores which are suitable at the frontage of a development and all cycle infrastructure and parking to comply with the Cycle Parking Guide (widths of access gates, pathways, stands, security, etc) to be submitted as part of the condition submission. Please note the requirements of the condition which include boundary treatments, materials, and ancillary structures (bike/bin stores etc).

Environmental Health

6.4 In the interests of amenity, recommend the standard construction hours condition.

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:

- 2 Green End Road
- 6 Green End Road

7.2 The representations can be summarised as follows:

- Realise the intention of the developers is to encourage cycle use but not happy with the proposal to build sheds for cycles or bins on the drive.
- One objector is a registered disabled, elderly person and need access for all sizes of vehicle to be available at all times. No cars should be allowed to park outside no 2 (or indeed further up the drive) because this will block access completely.

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 existing property is a two storey dwelling with living accommodation in the first floor roof space. Four units are proposed with each property extended at the rear to create half dormer windows to the rear which are set into the rear wall.

- 8.2 These external alterations are in proportion to the rear elevation of the existing building and are considered appropriate in their design and materials.
- 8.3 The changes to the material finish of the front façade and the insertion of four separate entrance doors is not considered to be detrimental to the appearance of the dwelling or the surrounding area.
- 8.4 In my opinion the proposal is compliant with Cambridge Local Plan (2018) policies 55, 56 and 58.

Residential Amenity

Amenity for future occupiers of the site

- 8.5 Policy 50 relates to residential space standards and states that new residential units will be permitted where their gross internal floor areas meet or exceed the residential space standards set out in the Government's Technical housing standards – nationally described space standard (2015) or successor document.
- 8.6 The supporting text to Policy 50 states that *new homes created by residential conversions should seek to meet or exceed the standards as far as it is practicable to do so.*
- 8.7 The proposal is for a conversion of an existing dwelling and as a result of the existing internal divisions in the building which are to be retained, four separate units are proposed.
- 8.8 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	1	2	2	58	56	-2
2	1	2	2	58	52	-6
3	1	2	2	58	59	1
4	1	2	2	58	51	-7

- 8.9 However due to the use of these existing internal divisions, the GIA of the proposed units at 1, 2 and 4 would fall below the space standards. Each bedroom would meet the space standards for a double bedroom and each unit would be open plan providing kitchen and living accommodation at ground floor level.
- 8.10 In my opinion, the deficit of floor space would be to the ground floor, however I am of the opinion that this would not lead to an unacceptable level of amenity which would be detrimental to future occupiers.
- 8.11 In this instance, I am satisfied that the conversion of the existing dwelling to four units is acceptable in this regard.

Size of external amenity space

- 8.12 Policy 50 states that all residential units will be expected to have direct access to an area of private amenity space.
- 8.13 All units have direct access to private outdoor amenity space and each is a good sized rear garden with rear access from the public footpath. The private amenity space in my opinion is inclusive, usable, safe and provides enjoyable outdoor space.
- 8.14 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.

Accessible homes

- 8.15 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.
- 8.16 In my opinion the proposal is compliant with Cambridge Local Plan (2018) policies 55, 56, 58 and 59.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.17 The proposed conversion and extensions to the existing dwelling would not be detrimental to the amenities of surrounding residential properties.
- 8.18 I do not consider that there would be a detrimental loss of privacy through overlooking to residential properties to either side.
- 8.19 The proposed dormer windows to the rear elevation would face across the public footpath towards the rear garden of 10 Green End Road. Given the separation between the proposal and this garden of approximately 10 metres, I do not consider that this would lead to a detrimental loss of privacy through overlooking.
- 8.20 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 56 (58) and 35.

Highway Safety

- 8.21 The addition of entrance doors would not be detrimental to the use of the private access road.
- 8.22 In my opinion the proposal is compliant with Cambridge Local Plan (2018) policies 80 and 81.

Car and Cycle Parking

- 8.23 The development would be car free and no parking spaces have been shown to the front of the property so I am satisfied there would not be parking on the shared driveway. Given the proposed dwellings are one bedroom, two person and for occupation by individuals or couples and not family homes and given the sustainable location of the development very close to a bus stop serving the city centre, that the proposal is acceptable in this respect. The application site is not within a controlled parking zone and there is on street parking available close by.
- 8.24 Cycle parking at one space per bedroom has been shown in the rear garden. This must be covered and secured and will be required by condition.

- 8.25 In my opinion the proposal is compliant with Cambridge Local Plan (2018) policy 82.

Refuse Arrangements

- 8.26 The refuse arrangements are conveniently located to the front of the building and are acceptable.
- 8.27 In my opinion the proposal is compliant with Cambridge Local Plan (2018) policies 56 and 57 in relation to refuse provision.

Landscape and drainage

- 8.28 The scheme seeks to convert and refurbish the existing building. The applicant has confirmed that they do not intend to change the paving at the front. The Landscape Officer has requested that there is a landscaping scheme to the front of the building. Given the wording of the landscaping condition, this would include details of permeable paving so the additional drainage condition in my opinion is not necessary.

9.0 Third Party Representations

- 9.1 With respect to the comments expressed regarding the neighbouring property at no. 8 Green End Road, this is in separate ownership to the proposed development.
- 9.2 With respect to the siting of the bin store on the shared drive, permission would be required from all other owners before this could be implemented and this would be a civil matter and not a planning matter.

10.0 CONCLUSION

- 10.1 In my opinion, the proposed development would be an acceptable subdivision of the existing dwelling and garden and would not have an adverse impact upon the area, the neighbouring properties or the future occupants of the development.

11.0 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. No development above ground level, other than demolition, shall commence until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting); proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines indicating lines, manholes, supports); retained historic landscape features and proposals for restoration, where relevant. Soft Landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme.

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development. (Cambridge Local Plan 2018; Policies 55, 57 and 59)

5. The cycle and refuse facilities approved in Condition 4 shall be provided in accordance with the approved details before the use of the development commences.

Reason: To ensure satisfactory provision for the secure storage of bicycles and refuse arrangements. (Cambridge Local Plan 2018 policies 82 and 56)

6. 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(s) shall not be allowed 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).

7. 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)

8. No development shall take place above ground level, other than demolition, until samples 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))