

Application Number	19/0859/FUL	Agenda Item	
Date Received	8th July 2019	Officer	Andy White
Target Date	2nd September 2019		
Ward	Trumpington		
Site	33 Porson Road		
Proposal	Erection of new 2 storey dwelling, incorporating rear roof terraces, following demolition of existing property.		
Applicant	Ms Tan 1, Falcon Road, Trumpington		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none">- The proposed design and scale of the development would be in keeping with the context of the site and character of the area.- The proposed dwelling would not have any adverse impact on the residential amenity of the adjacent neighbours in terms of overlooking or loss of light/shadowing of habitable room windows.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 No.33 Porson Road is a detached two-storey dwelling on the north side of Porson Road. The area is residential in character containing large detached two-storey dwellings in spacious grounds. The property has front and rear gardens. The property is finished in red brickwork under a tiled roof.

- 1.2 The site is not within a conservation area or the Controlled Parking Zone.

2.0 THE PROPOSAL

- 2.1 The proposal would involve the demolition of the existing detached dwelling and its replacement with a new detached dwelling. The application originally proposed a new dwelling with roof terraces in the rear elevation. However, in the course of the consideration of the application the applicant has removed the roof terraces and included Juliet balconies at first floor level of the rear elevation.
- 2.2 The new dwelling would be sited roughly on the footprint of the existing dwelling but would have a gap to the west side boundary (with No.31) of 0.85m and 0.8m to the east side boundary (shared with No.35). The dimensions of the proposed dwelling would be: 16.6m width; 17m maximum depth; 9m maximum roof height; with eaves height of 5.8m.
- 2.3 Materials are specified as a combination of Cambridge buff brick for facing brickwork notably on the front and rear gables, natural limestone blocks for contrast on part of the ground floor element of the gable, chimney of natural stone, with clay roof tiles, with zinc window and door frames.
- 2.4 Parking would be provided in an integral garage and the space to the front of the timber garage door.
- 2.5 The application is accompanied by the following supporting information:
1. Design and Access Statement
 2. Plans

3.0 SITE HISTORY

Reference	Description	Outcome
09/0625/FUL	First floor extension and front porch to existing dwellinghouse.	Approved 07.09.2009

4.0 PUBLICITY

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, 36 50, 51, 52 55, 56, 57, 59 71 81, 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 March 2014 Circular 11/95 (Annex A)
Supplementary Planning Guidance	Sustainable Design and Construction (May 2007) Cambridgeshire and Peterborough Waste

	Partnership Management Supplementary (February 2012) (RECAP): Design Planning Waste Guide Document
Material Considerations	<u>City Wide Guidance</u> Cambridge and South Cambridgeshire Strategic Flood Risk Assessment (November 2010) Strategic Flood Risk Assessment (2005) Cambridge and Milton Surface Water Management Plan (2011) Cycle Parking Guide for New Residential Developments (2010)

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Control)

6.1 No significant adverse impact from proposal.

Landscape Architect

6.2 Cycle storage is required for minimum of 4 cycles and the existing frontage landscape does not appear to have been drawn correctly

Sustainable Drainage Engineer

6.3 Development is acceptable subject to appropriate conditions relating to surface water drainage.

Tree Officer

6.4 No objection.

Environmental Health

6.5 Development is acceptable subject to relevant conditions relating to construction hours, collection during construction, piling and dust.

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 objecting to the proposal:

Porson Road	Nos. 22, 28, 29, 30, 31, 32, 35, 37, 38
Barrow Road	Nos. 3, 11, 12, 21, 24
Norfolk Street	No. 24

- The original 1950s house has already been considerably extended.
- The new property will go well beyond the current footprint, making it even larger and more out of proportion in relation to No.35 Porson Road .
- No.35 Porson Road will be affected by the narrowing of the gap between our properties and by the height of the gable wing on our side.
- The gable wing will overshadow No.35 Porson Road and remove more direct sunlight from its conservatory/dining-room
- Chimney is very tall will and will be quite unsightly when viewed from our conservatory/dining-room and when viewed from the street.
- the rear of the property will extend considerably deeper into the garden and beyond line of neighbouring dwellings. It is out of proportion and will increase overshadowing.
- People on the 1st and 2nd floors will be able to overlook gardens at Nos.31 and 35 Porson Road more easily than at present.

- overlooking from the proposed roof terraces would be an invasion of privacy.
- potential problem of noise if people play radios or instruments on the roof terraces or in the adjoining room when the doorway to the roof terrace is open.
- Privacy and intrusion are the main concerns here. Given the proximity of the houses in the area the new building would be better served with flat roofs instead of terraces and modest bedroom windows to the rear.
- The use of tinted glass at the rear would mean that our neighbours will be able to overlook No.31 Porson Road and other neighbours without them knowing - which is quite disturbing.
- The roof terraces would enjoy a direct line of sight into, an east-facing bedroom window at No.29 Porson Road. The bedroom in question has only one window, hence all privacy in that bedroom would, unacceptably, be lost.
- The roof-height of the new house should be no higher than the current house
- The gap between the new house and the edge of the property, particularly above ground-floor level, should be no smaller than that existing in order to stop creating the impression of a "terraced" road.
- the height of the house currently envisaged by the applicants would tower over nearby houses and would be out of character with other houses in Porson Road and the adjacent roads.
- The darkened glass to the front, whilst less problematic for privacy, would lend a somewhat sinister aspect to the front of the house. This would be out of keeping with the generality of houses in the road.
- The plot sizes on Porson Road are quite large and allow good sized houses without overbuilding. The somewhat towering nature of the chimney would be quite an unnecessarily dominating feature.

7.2 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

Principle of Development

- 8.1 The proposal is for a replacement residential dwelling within a primarily residential area. As such the proposal accords with Policy 3 of the Cambridge Local Plan.

Context of site, design and external spaces

- 8.2 The proposal is for a two-storey dwelling with residential accommodation within the roof space. The design incorporates front and rear facing gables which reflect a design feature from the existing dwelling. Porson Road does not have a standard material palette and consequently the use of modern and traditional materials with this proposal is not considered to be out of keeping with the eclectic design of properties in the vicinity. The table below indicates the differences in the dimensions of the existing and proposed dwelling. It is to be noted that in the replacement dwelling the ridge height of the gables is the highest part of the roof and that the roof that links the two gables is at a height of 8m.

Comparison Table of existing and proposed property dimensions

	Existing House	Proposed House
Ground floor depth	11.4m (w) & 15.2m (e)	14.5m. & 17m
1st floor depth	11.4m (w) & 15.2m (e)	12m (w) & 14.6m (e)
Width	15.9m	16.6m
Roof Height	8.2m	9m
Eaves Height	5.4m	5.8m

- 8.3 As can be seen from the table the proposed house at first floor level is of a lesser depth on the eastern side and of 0.6m greater depth on the western part with an increased maximum roof height. The implications of this are discussed in the paragraphs in relation to amenity. It is to be noted that a number of objectors raised concern about overlooking from the roof terraces and the dominant height of the chimney. The amendments to the scheme have removed both the roof terrace and reduced the chimney height to about ridge level

8.4 Having regard to the context of the site and design in my opinion the proposal is compliant with Cambridge Local Plan (2018) policies 55, 56, 57, 59.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.5 The relationship of the proposed dwelling with No.31 to the west is considered to be very little different to the existing situation. The use of a gable front on the west side of the proposed dwelling results in the highest part of the roof being further from No.31 than is currently the case with the gable end at the side. The 400mm difference in eaves height is not considered to have a material impact on the occupiers of that dwelling. The 600mm difference in 1st floor depth is split evenly between the front and rear of the dwelling when compared to the existing dwelling and consequently there is no likelihood of any significant harm to amenity of the No.31 through loss of light or shadowing.
- 8.6 There is considered to be no significant loss of amenity to the occupiers of No.35. It can be seen from the table in paragraph 8.2 that the first floor depth on the east side is less than the depth of the existing dwelling and although the ridge of the gable is higher than the roof height of the existing dwelling, the ridge will be 4m from the boundary with No.35 and the side elevation of No.35 is set in from the shared boundary. The ground floor depth of the east side of the property would not be deeper than the ground floor depth of the single-storey extension to No.35.
- 8.7 It is noted that the occupier of No.29 has raised concerns over the impact on a side facing first floor bedroom window at No.29 from the proposed dwelling. I do not find that this can be a significant detriment to amenity given that there is a distance of about 20m between the properties and I have concluded that the proposed dwelling would not be significantly harmful to its immediate neighbour.
- 8.8 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, 57 and 35.

Amenity of future occupiers

- 8.9 The gross internal floor space measurements for units in this application are shown in the table below:

Number of bedrooms	Number of bed spaces (persons)	Number of storeys	Policy Size requirement (sq m)	Proposed size of unit	Difference in size
5	10	2.5	134	167	+33

All bedrooms are in excess of the standards identified in Policy 50.

Size of external amenity space:

- 8.10 As the garden area at the rear remains unchanged the proposal is considered to provide an adequate level of residential amenity for future occupiers and I consider that it is compliant with Cambridge Local Plan (2018) policies 50, 51 and 56.

Highway Safety

- 8.11 The application is for a replacement dwelling. The Highways Authority has raised no concern regarding access or highway safety.
- 8.12 In my opinion the proposal is compliant with Cambridge Local Plan (2018) policies 80 and 81.

Car and Cycle Parking

- 8.13 The property will have parking for at least three vehicles. This is no different to the existing situation. The property has capacity to accommodate cycle parking to the front of the dwelling and this can be achieved via a suitable condition.
- 8.14 In my opinion if the cycle parking condition is attached to any planning permission the proposal will be compliant with Cambridge Local Plan (2018) policy 82.

Third Party Representations

- 8.15 It is considered that the concerns raised by those representations objecting to the proposal have been addressed in the assessment above or through amendments to the proposal put forward by the applicant in which roof terraces were removed and the chimney height was reduced.

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. 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 30year event and no internal property flooding for a 1 in 100year 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)

4. Unless otherwise agreed in writing by the Local Planning Authority, the development, hereby permitted, shall be constructed in accordance with the materials specified within Drawing 1901-TGO-ZZ-02-DR-A-012 dated 14.6.19

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))

5. 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)

6. 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)

7. 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)

8. No development shall commence until a programme of measures to minimise the spread of airborne dust from the site during the demolition / construction period has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved scheme.

Reason: To protect the amenity of nearby properties Cambridge Local Plan 2018 policy 36.

9. No development shall commence until details of facilities for the covered, secure parking of 4 number bicycles for use in connection with the development hereby permitted have been submitted to and approved by the local planning authority in writing. The approved facilities shall be provided in accordance with the approved details before use of the development commences.

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

10. Prior to the occupation of the development, hereby permitted, the first floor windows in the east and west side elevations 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).

11. Notwithstanding the approved plans, the dwellings hereby approved shall be constructed to meet the requirements of Part M4(2) 'accessible and adaptable dwellings' of the Building Regulations 2010 (as amended)

Reason: To secure the provision of accessible homes (Cambridge Local Plan 2018 policy 51)

12. Notwithstanding the provisions of Schedule 2, Part 1, Class B 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 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).

INFORMATIVE: Dust condition informative

To satisfy the condition requiring the submission of a program of measures to control airborne dust above, the applicant should have regard to:

-Council's Supplementary Planning Document - "Sustainable Design and Construction 2007":

<http://www.cambridge.gov.uk/public/docs/sustainable-design-and-construction-spd.pdf>

-Guidance on the assessment of dust from demolition and construction

http://iaqm.co.uk/wp-content/uploads/guidance/iaqm_guidance_report_draft1.4.pdf

- Air Quality Monitoring in the Vicinity of Demolition and Construction Sites 2012

http://www.iaqm.co.uk/wp-content/uploads/guidance/monitoring_construction_sites_2012.pdf

-Control of dust and emissions during construction and demolition - supplementary planning guidance

https://www.london.gov.uk/sites/default/files/Dust%20and%20Emissions%20SPG%208%20July%202014_0.pdf

INFORMATIVE: New development can sometimes cause inconvenience, disturbance and disruption to local residents, businesses and passers-by. As a result the City Council runs a Considerate Contractor Scheme aimed at promoting high standards of care during construction. The City Council encourages the developer of the site, through its building contractor, to join the scheme and agree to comply with the model Code of Good Practice, in the interests of good neighbourliness. Information about the scheme can be obtained from The Considerate Contractor Project Officer in the Planning Department (Tel: 01223 457121).