

Application Number	19/0484/FUL	Agenda Item	
Date Received	23rd April 2019	Officer	Mary Collins
Target Date	18th June 2019		
Ward	Queen Ediths		
Site	3 Luard Close		
Proposal	Demolition of existing 3-bedroom dwelling, and replace with a new 4-bedroom dwelling, including new bike shed and bin store.		
Applicant	Mr & Mrs G Pomeroy 3 Sedley Taylor Road		

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 southern side of Luard Close and is currently occupied by a detached dwelling which is set back from the road frontage behind a garden and benefits from a large garden to the rear. To the rear of the property are the school grounds of The Perse Upper School. Opposite the

application site are the rear gardens to properties in Luard Road.

- 1.2 The land at Luard Close was occupied by the buildings associated with Trinity Farm until the late 1930s and remained undeveloped until the 7 detached properties on Luard Close were constructed in the early 1960's.

2.0 THE PROPOSAL

- 2.1 Planning permission is sought for the demolition of the existing detached 3-bedroom dwelling and its replacement with a new 4-bedroom dwelling, including new bike shed and bin store.
- 2.2 The existing dwelling has a footprint of 10.5 metres wide by 7.5 metres deep. The front of the proposed dwelling would occupy a similar position in relation to the street and the two storey section would be approximately 14 metres wide by 11 metres deep with the single storey side extension at the eastern end, 3.5 metres wide by 8.6 metres deep. The proposed dwelling would be wider and deeper than the existing dwelling.
- 2.3 The principal elevation would consist of two, two storey projections to either end with hipped roofs and a central porch with a lean to roof over.
- 2.4 To the rear elevation the proposed dwelling would have two, two storey gable projections and a linking two storey flat roofed section. To the eastern end the proposed dwelling would have a single storey section.
- 2.5 External materials would be slate for the roofs and brick for the walls with a central section of zinc cladding to the rear elevations.
- 2.6 To the rear roof slope solar panels are proposed and to the front roof slope, roof lights are to be inserted.
- 2.7 The bin store would be situated to the front of the new dwelling and a bike store to the rear garden is proposed
- 2.8 During the course of the planning application revised plans have been received showing the scale of the proposed dwelling reduced by lowering the eaves level and ridge height and the

proposed gables to the front elevation have been removed and replaced with hipped roofs.

2.9 The application is accompanied by the following supporting information:

1. Design Statement
2. Drawings

3.0 SITE HISTORY

None

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	Local	1 3 28
		31 32 33 35 36
		50 51 55 56 57 59
		81 82

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

Central Government	National Planning Policy Framework 2019
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Guidance	<p>National Planning Practice Guidance 2019</p> <p>Circular 11/95 – The Use of Conditions in Planning Permissions (Annex A)</p> <p>Technical housing standards – nationally described space standard – published by Department of Communities and Local Government March 2015 (material consideration)</p> <p>Cambridge City Council (May 2007) – Sustainable Design and Construction Biodiversity Checklist for Land Use Planners in Cambridgeshire and Peterborough (March 2001).</p> <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 3 Luard Close does not at present benefit from an existing motor vehicular access.
Recommend conditions attached if minded to approve regarding:
- Pedestrian visibility splays
 - Driveway to 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.
 - Use of bound material for proposed drive

Environmental Health

- 6.2 In the interests of amenity, recommend the conditions:
- Demolition/Construction collection/delivery hours
 - Piling
 - Mitigation of airborne dust
 - Contaminated land – Previously Unidentified Contamination

Plant Noise

Note in the sustainability section of the Design & Access Statement that an air source heat pump (ASHP) is being considered. Please note that with regards to ASHP's – these are largely considered Permitted Development and as such, Environmental Health have very limited input at the planning stage.

Sustainable Drainage Engineer

- 6.3 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 conditions.
- 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 the following addresses have made representations:

Objection

- 2 Luard Close
- 4 Luard Close

Support

- 5 Luard Close

- 7.2 The representations can be summarised as follows:

Out of keeping and out of scale with the nature of dwellings in the close. The building is inappropriate due to its mass, bulk, height and overall scale compared to neighbouring houses.

Over-bearing and due to excessive overshadowing, negative impact on the day light levels to the kitchen/living area and the bedrooms on the east side of the property at number 2, as well as reducing the levels of sunlight to garden.

Loss of privacy posed by the third floor, the two windows and roof light proposed for the western elevation of number 3. The building will similarly have a negative impact to the surrounding properties overlooking and shadowing the neighbouring houses as well as the velux windows to the third floor.

The additional height then has a further impact on sunlight to garden, conservatory and front rooms.

- 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 replacement dwelling is acceptable in principle and in accordance with policy 3 of the Cambridge Local Plan 2018.

- 8.2 The properties in Luard Close are all individually designed and unique, however they share similar characteristics, in terms of scale, mass orientation, number of storeys, ridge and eaves height and plot size and this gives a cohesiveness to the cluster of houses.
- 8.3 The proposed dwelling would be deeper, wider and higher than the dwelling it is proposed to replace and would have a larger scale compared to existing properties to either side of it at 2 and 4 Luard Close. Although the ridge of the proposed dwelling is higher than its neighbours to either side, the eaves are in line and this provides a degree of continuity along the street.
- 8.4 During the course of the planning application an amendment has been negotiated and the massing of the proposed dwelling has been reduced by lowering the eaves level and ridge height and the proposed gables to the front elevation have been removed and replaced with hipped roofs. This has ensured that the design is integrated better into its context.
- 8.5 The ridge line is in line with the apex of the proposed gables to the front and rear. The amount of front roof slope is in proportion with the gables and the design reads as a cohesive whole. The proposed dwelling is considered to be in proportion with the size of dwellings to either side. The design of the proposed dwelling picks up on other features seen on properties in the close such as double height projections to the front.
- 8.6 There is also adequate visual spacing retained to either side of the proposed dwelling to enable the dwelling to assimilate into its surroundings and I consider the proposed scale and appearance of the proposed dwelling respects the context of its surroundings and would not be visually prominent or out of keeping with the appearance of the street scene.
- 8.7 In my opinion the proposal is compliant with Cambridge Local Plan (2018) policies 55, 56, 57 and 59.

Amenity for future occupiers of the site

- 8.8 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.

- 8.9 The proposed dwelling would exceed the standards. In this regard, it would provide a high-quality internal living environment for the future occupants in my opinion. The gross internal floor space measurements for the dwelling in this application is 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	4 Plus attic rooms	8 plus	3	130	302 over two floors	+172

- 8.10 The rear garden is large and in my opinion the proposal maintains 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.

Accessible homes

- 8.11 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.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.12 The property at 2 Luard Close has been granted planning permission recently under reference 19/0599/FUL for two storey side and rear extensions. The representation from this property raise concerns about loss of light to their kitchen, bedroom and garden and raises concerns about the accuracy of the shadow plans. I am of the opinion that although the proposed dwelling would be closer to this dwelling and would be deeper, that the proposal would not have any further detrimental impact on this property in terms of loss of light. The kitchen and bedroom windows both benefit from a rear facing window and given the

separation of the proposal from this dwelling, I consider that these rooms would not be detrimentally impacted by loss of light.

Given the position of the proposed dwelling, to the east of this property, I consider any overshadowing would not be detrimental.

- 8.13 With respect to views available from the second floor rear elevation, given that a roof extension to the existing property could be carried out under permitted development rights and given the inset from the boundary, I am of the opinion that this would not result in a detrimental loss of privacy through overlooking. With respect to loss of privacy through overlooking from windows to the side elevations at first floor, I recommend a condition requiring the windows at first floor on the west elevation to be obscure glazed.
- 8.14 The front of the proposed dwelling would be constructed in line with the existing detached property to the east at 4 Luard Close. This property has a conservatory to the side which has glazing to all sides.
- 8.15 The proposed dwelling would have a similar eaves height in relation to this neighbour and would retain approximately the same separation at two storey level with the proposed dwelling having hipped roof rather than a gable to this side which would reduce the impact of the proposed dwelling
- 8.16 The proposed single storey side element to the proposed dwelling is not considered to be detrimental to this dwelling, given its single storey scale and its inset from the boundary. Given the orientation of the conservatory in relation to the single storey side element, it is considered that there would not be a detrimental loss of light or overshadowing from this element. Given that the existing dwelling could be extended at single storey level to the side under permitted development, I am of the opinion that this single storey element would not be detrimental. The two storey part of the proposed dwelling would be marginally closer to 4 Luard Close than existing however I do not consider this would have any significant adverse impact on the conservatory as it is glazed on all sides and would as a result retain adequate light and outlook.

- 8.17 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, 57 and 35.

Car and Cycle Parking

- 8.18 Two parking spaces are proposed on the application site and these would meet standards laid out in Appendix L of the Cambridge Local Plan 2018.
- 8.19 The position of a bike shed in the rear garden has been indicated on the submitted drawings however no other details have been submitted. I am satisfied that there is space at the application site for a secure and covered cycle store for and will require elevational details by condition.
- 8.20 In my opinion the proposal is compliant with Cambridge Local Plan (2018) policy 82.

9.0 CONCLUSION

- 9.1 In my opinion, the proposed development would respect the character and appearance of the surrounding area and would not have an adverse impact upon the area, the neighbouring properties or the future occupants of the development.

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. 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.

6. 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)

7. If previously unidentified contamination is encountered whilst undertaking the development, works shall immediately cease on site until the Local Planning Authority has been notified and the additional contamination has been fully assessed and an appropriate remediation and validation/reporting scheme agreed with the Local Planning Authority. Remedial actions shall then be implemented in line with the agreed remediation scheme and a validation report will be provided to the LPA for consideration.

Reason: To ensure that any unexpected contamination is rendered harmless in the interests of environmental and public safety in accordance with Cambridge Local Plan 2018 Policy 33.

8. No development hereby permitted shall be commenced until a surface water drainage scheme for the site, based on sustainable drainage principles and in accordance with Cambridge City Council local plan policies, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is occupied.

The scheme shall include:

- a) Details of the existing surface water drainage arrangements including runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events;
- b) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change) , inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with a schematic of how the system has been represented within the hydraulic model;
- c) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers, details of all SuDS features;
- d) A plan of the drained site area and which part of the proposed drainage system these will drain to;

- e) Full details of the proposed attenuation and flow control measures;
 - f) Site Investigation and test results to confirm infiltration rates;
 - g) Full details of the maintenance/adoption of the surface water drainage system;
 - h) Measures taken to prevent pollution of the receiving groundwater and/or surface water
- The drainage scheme must adhere to the hierarchy of drainage options as outlined in the NPPF PPG

Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site resulting from the proposed development. (Cambridge Local Plan 2018 policy 31)

9. Details for the long-term maintenance arrangements for the surface water drainage system (including all SuDS features) to be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the buildings hereby permitted. The submitted details should identify runoff sub-catchments, SuDS components, control structures, flow routes and outfalls. In addition, the plan must clarify the access that is required to each surface water management component for maintenance purposes. The maintenance plan shall be carried out in full thereafter.

Reason: To ensure the satisfactory maintenance of drainage systems that are not publically adopted, in accordance with the requirements of paragraphs 163 and 165 of the National Planning Policy Framework. (Cambridge Local Plan 2018 policy 31)

10. 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)

11. 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))

12. Full details of facilities for the covered, secure parking of bicycles shall be 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 and thereafter permanently retained.

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

13. The proposed drive shall be constructed using a bound material to prevent debris spreading onto the adopted public highway.

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

14. The proposed driveway 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.

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

15. Two pedestrian visibility splays of 2m x 2m shall be provided each side of both the vehicular accesses to the proposed development. The splays are to be measured from and along the highway boundary. Such splays shall be within the red line of the site and shall thereafter be maintained free from obstruction exceeding 0.6m above the level of the adopted public highway.

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

16. Prior to the occupation of the development, hereby permitted, the windows at first floor on the west elevation 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 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: 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)

INFORMATIVE:The granting of a planning permission does not constitute a permission or licence to a developer to carry out any works within, or disturbance of, or interference with, the Public Highway, and that a separate permission must be sought from the Highway Authority for such works