

Application Number	19/0651/FUL	Agenda Item	
Date Received	13th May 2019	Officer	Mary Collins
Target Date	8th July 2019		
Ward	Trumpington		
Site	23 Barrow Road		
Proposal	Erection of bike store		
Applicant	Mr & Mrs Balch 23, Barrow Road		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none">○ The proposal complies with policies 1, 55, 57, 61 and 82○ It would not adversely harm neighbours' amenities.○ The proposal would not adversely harm the character and appearance of the Barrow Road Conservation Area
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 No. 23 Barrow Road is a detached property situated on the northern side of Barrow Road.
- 1.2 It has a large front garden which is bounded by a hedge to the front and sides with access to the drive to the right-hand side.
- 1.3 The property is situated in the Barrow Road Conservation Area.

2.0 THE PROPOSAL

- 2.1 Planning permission is sought for the erection of a bike store in the front garden.
- 2.2 It would be sited in the south-western corner of the front garden.
- 2.3 The structure would have sides in stained vertical timber boarding. It would be 1.5 metres high internally and the roof would be a Green Roof laid in sedum.
- 2.4 It would accommodate 4 bicycles and would have a footprint of 2 metres deep by 2.15 metres wide.
- 2.5 The application is accompanied by the following supporting information:
1. Design and Access Statement
 2. Drawings

3.0 SITE HISTORY

Reference	Description	Outcome
19/0227/FUL	Erection of bike store in the front garden	Withdrawn 23.05.2019
18/0018/FUL	Retrospective removal of hedging to rear and part of side boundaries and replace with wire netting to side boundaries and a 2.6m high close-board panel fence with trellis to rear boundary	Approved 15.03.2018
17/1090/NMA1	Non-material amendment on application 17/1090/FUL to amend the East elevation by replacing a new double casement ground floor window with two new single casement windows in slightly altered locations.	Approved 06.11.2017
17/1090/FUL		Approved 23.08.2017
C/64/0566	Extension to the north and west, swimming pool in the rear garden and associated tree	Approved

works.
Extensions

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 Local Plan 2018		1, 55
		56, 57, 61, 82

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

	National Planning Policy Framework 2019 National Planning Practice Guidance Cambridge City Council (May 2007) – Sustainable Design and Construction Biodiversity Checklist for Land Use Planners in Cambridgeshire and Peterborough (March 2001). Cambridge and Milton Surface Water Management Plan (2011) Barrow Road Conservation Area Appraisal 2016
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6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Control)

- 6.1 No comment on the behalf of the Highway Authority.

Conservation Team

- 6.2 It is considered that there are no material Conservation issues with this proposal.
- 6.3 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 Cllr Thornburrow has commented on this application.

The application would be reviewed under:

Policy 56: Creating Successful Places

Policy 58: Altering and Extending Existing Buildings

Policy 61: Conservation and Enhancement of Cambridge's Historic Environment.

- 7.2 The owners/occupiers of the following addresses have made representations:

Objection

- 1 Barrow Close
- 3 Barrow Road
- 4 Barrow Road
- 6 Barrow Road
- 8 Barrow Road
- 9 Barrow Road
- 11 Barrow Road
- 12 Barrow Road
- 16 Barrow Road
- 17 Barrow Road
- 18 Barrow Road
- 19 Barrow Road
- 21 Barrow Road

- 22 Barrow Road
- 24 Barrow Road
- 25 Barrow Road
- 27 Barrow Road
- 30 Barrow Road
- 35 Barrow Road
- 36 Barrow Road
- 37 Barrow Road
- 45 Barrow Road
- Cambridge Past, Present and Future

Support

- Camcycle- The Bike Depot 140 Cowley Road Cambridge CB4 0DL

7.3 The representations can be summarised as follows:

Objection

The Barrow Road Conservation Area Appraisal, Section 9, Guidance, clearly states that "Any proposed development, both extensions and new buildings within the conservation area or its setting should meet the requirements of the relevant guidanceand continues: It is important, too, to ensure that no development takes place in front of the common building line."

The proposed bike store would be the first development forward of the building line in over 35 years. It could be a precedent which, when reproduced in varying forms along the road, could destroy incrementally the open leafy character which the conservation area is designed to uphold.

This is a conservation area and allowing sheds to be built in front of the houses would seriously impact on the character of the Road and is not in keeping with the current frontages. It should be noted that whilst planning guidance states that bicycle access and storage should have equality of facility as cars the converse then also applies: once a bike shed in front of the building line is permitted then the precedent is set for garages to be built.

There is ample space for a bike store in the rear garden of no 23 close to the house where previous occupants kept their

bikes. There is at least 4 feet spare along the side path from front to back of the property and cycle provision was deemed adequate by the Planning Department when permission was given for the recently completed sideways extension.

This new proposal for a smaller bike store does not change the fact that it is still a permanent structure to be located in front of the building line and therefore goes against the Conservation Area guidelines.

As Barrow Road is now a conservation area any structure that is accepted for erection now might in the near future give basis for more permanent and larger structures. The bike shelter visibility at the moment becomes an irrelevant factor if in the future the hedge is cut down or dies off naturally.

Permitting development forward of the building line, however large or small, on the basis that it is fine as long as it is screened by a hedge, opens the field to future applicants offering to plant a hedge high enough to screen whatever they want to build. The high hedge in itself is contrary to the historic open aspect of the street where the purposeful garden suburb layout permits a view of the houses set back from the road.

Support

CamCycle

Support application 19/0651/FUL to construct a bike shed in the front garden of the house, under policy 82 of the Local Plan. Note that this house and most of the others around it already have car parking in the front, therefore it is perfectly reasonable to have cycle parking in the front as well, since cycle parking is meant to be at least as convenient as car parking according to the Local Plan paragraph L.24.

The proposed shelter is smaller than a car, therefore it has less effect on the surrounding neighbourhood than the cars parked in front of most of the neighbour's properties. Find that this design meets policy 61 requirements by being respectful to its setting and having a clear justification: the need for cycle parking as laid out by policy 82.

- 7.4 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 and impact on the Barrow Road Conservation Area.

- 8.1 The statutory test set out within section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 with regard to conservation areas is that, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. Policy 61 of the Local Plan acknowledges the importance of understanding the significance of the heritage asset and the impact of new development on the heritage asset. It advises that new development should respect the character, appearance and setting of the locality and be designed to contribute to local distinctiveness. Policy 57 requires new building to be appropriately designed having regard to local character, including the impact upon heritage assets.
- 8.2 The front gardens to the northern side of Barrow Road have some degree of enclosure through boundary hedging and there are a number of street trees all of which add to the verdant appearance of the street. The houses are also set back from the street behind front gardens with a common building line and this provides visual openness to the street.
- 8.3 The Conservation Area Appraisal provides guidance for new development and states that it is important to ensure no development takes place in front of the common building line. The construction of structures forward of the principal elevation require planning permission regardless of the conservation area status however, each proposal is considered on its own merits.
- 8.4 The existing hedge currently screens the proposal from view from the public realm. Consequently, the presence of a small structure would not be readily discernible from the street. The proposal is not considered to be visually significant due to its limited height and depth and light-weight appearance. Furthermore, given its diminutive nature, it would preserve the openness between the existing dwelling and the front boundary.

Taking all these factors into consideration, it is considered that this small timber store would not visually harm the character or appearance of the Barrow Road Conservation Area. As such Officers are satisfied that the siting and appearance of the store in the front garden is acceptable.

- 8.5 The provision of good, high quality and easily accessible cycle parking is encouraged by policy 82 of the Local Plan. The applicant has chosen a position to the front of the dwelling tucked into a corner and largely hidden away from view behind the boundary hedge, in an easily accessible location. The proposal therefore, satisfies the principle of this policy by promoting a sustainable form of transport within Cambridge.
- 8.6 The proposed structure is small in scale with timber sides resulting in a lightweight appearance. It is also proposed to construct a sustainable Green Sedum roof to provide a small improvement to biodiversity. It has been sited discretely within the front garden and would read as a subservient structure that would not detract from the appearance of the dwelling.
- 8.7 In the opinion of Officers the proposal is compliant with Cambridge Local Plan (2018) policies 57, 61 and 82.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.8 The proposed bike store is sited close to the boundary with the adjoining property at 21 Barrow Road. Given its position and scale, it is the opinion of Officers that it would not have a detrimental impact on the amenities of this property.

Third Party representations

- 8.9 One letter of support has been received however, a number of residents have made representations against the proposal on the grounds that it will set an unacceptable precedent for the erection of buildings within the front gardens of properties in Barrow Road. Firstly, it is important to identify that each application for planning permission is assessed on its own merits. The assessment above has set out why the proposed bike store is considered acceptable and would not, in the

opinion of Officers, set a precedent for larger structures such as garages to be considered acceptable.

9.0 CONCLUSION

- 9.1 In conclusion, it is considered that the proposal will preserve the character of the Conservation Area and will not harm the amenity of neighbouring occupiers. It is therefore, recommended to grant planning permission.

10.0 RECOMMENDATION

GRANT PLANNING PERMISSION, 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.