

Application Number	19/0971/REM	Agenda Item	
Date Received	11th July 2019	Officer	Alice Young
Target Date	5th September 2019		
Ward	Queen Ediths		
Site	39A Almoners Avenue		
Proposal	Reserved matters (appearance, landscaping, layout and scale) for two dwellings pursuant to outline 16/0924/OUT).		
Applicant	Mr & Mrs N. Parry-Jones c/o agent		

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 39A Almoners Avenue is sited at the end of the eastern Almoners Avenue's cul-de-sac, backing onto the Cartlodge and Netherhall Farm (BLIs) to the south. No. 39a, a two storey 6 bedroom house, is set within a generous plot spanning the depth of no.41's and the widths of no.49-53's rear gardens and adjoining the land associated with Netherhall Farm to the south and Cartlodge to the southeast. The site falls within a predominantly residential suburban area. Whilst the site falls outside the green belt, the site is surrounded by green belt land to the east, south and southwest. The site falls outside the controlled parking zone and the conservation area and does not contain any TPOs.

2.0 THE PROPOSAL

- 2.1 The proposal seeks reserved matters consent for the erection of two dwellings to the rear of 39A Almoners Avenue following the granting of outline permission reference: 16/0924/OUT.
- 2.2 This application provides details for the matters reserved at the outline application stage. These consist of appearance, landscaping, layout and scale. The matters relating to access have already been granted.
- 2.3 The proposed two dwellings would branch out from the established access between no. 39A and no. 41 Almoners

Avenue with plot 1 sited parallel to the north-western boundary and plot 2 situated at approximately a 25° angle from the south-eastern boundary. The form of the two dwellings would be relatively traditional, a pitched roof slope with a lean-to addition to the south-east, whilst using large vertical windows and composite aluminium windows to create a contemporary design. The proposed dwellings would have a horizontal 'T' shaped footprint with a ridge height of 7.424 metres and eaves height of 4.425 metres. The site boundary treatment on the north-western and northern boundary would be retained and extended horizontally to retain and enhance the screening on the shared boundaries with neighbours. The remaining boundary retreatment (south-western to north-eastern) would consist of woven willow 1.8 metre high fencing.

2.4 The application is accompanied by the following supporting information:

1. Design and access statement
2. Drawings
3. Planning statement

3.0 SITE HISTORY

Reference	Description	Outcome
16/0924/OUT	The erection of 2.no dwellings with associated access, parking and gardens.	Permitted
C/98/0326	Erection of pitched roof over existing bathroom dormer window.	Approved with conditions
C/89/0955	Extension to dwelling (erection of two storey side extension).	
C/80/0829	Erection of detached dwelling house and garage (submission of reserved matters)	Permitted
C/79/0671	Erection of one detached dwelling house and double garage	Permitted
C/79/0231	Construction of vehicular access (part submission of reserved matters)	Permitted

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, 35, 36 50, 51, 52, 55, 56, 57 70, 71, 82

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

Central Government Guidance	National Planning Policy Framework February 2019 National Planning Policy Framework – Planning Practice Guidance March 2014 Circular 11/95 (Annex A)
Supplementary Planning Guidance	Sustainable Design and Construction (May 2007) Biodiversity Checklist for Land Use Planners in Cambridgeshire and Peterborough (2001).

	<p>Cambridge and Milton Surface Water Management Plan (2011)</p> <p>Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste</p> <p>Cambridgeshire Design Guide For Streets and Public Realm (2007)</p> <p>Cycle Parking Guide for New Residential Developments (2010)</p>
--	--

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Control)

- 6.1 No objections subject to the following conditions: bound material and gate set back.

Drainage

- 6.2 The development proposed is acceptable. There is a drainage condition on the outline permission and nothing in this application would prevent a suitable surface water drainage scheme being implemented.

Environmental Health

- 6.3 The development proposed is acceptable. No objection in principle to this reserved matters application. It is noted that the outline application (16/0924/OUT) was approved with the following conditions recommended by Environmental Health:

- Condition 5: Allowable construction hours
- Condition 6: Allowable hours for construction related collections and deliveries
- Condition 7: Noise and disturbance from piling activities (if a need for piled foundations is identified)

The three conditions above remain active as part of the outline planning consent.

Nature Conservation

6.4 The reserved matters application contains no updated protected species surveys in accordance with BS42020. Protected species including bats, barn owl and badgers are known to frequent the immediate area and assessment of the likely impact on these species is required before determination. The majority of the site appears to be amenity grassland and much of the boundary vegetation is offsite, however protected species could forage across the site and impacts during and post construction need consideration. There is also the requirement to demonstrate a minimum 10% Biodiversity net gain. This could be achieved through an appropriate landscaping scheme that respects existing habitat features and includes a biodiversity led landscaping scheme. Support the proposed green roofs and would suggest these are specified to support a biodiverse planting scheme, perhaps to reflect the adjacent chalk grassland habitats. Also support the proposed integral bird and bat box features and routes for hedgehogs. If minded to approve these should be secured with the following condition.

- No development shall commence until a plan has been submitted to and approved in writing by the Local Authority detailing the proposed specification, number and locations of internal and / or external bird and bat boxes on the new buildings, hedgehog access features and proposed native planting. The installation shall be carried out and subsequently maintained in accordance with the approved plans.

Reason: to provide ecological enhancements for protected species on the site.

Landscape Architects

6.5 Though there are some changes that should be made to make the boundaries more robust and longer lasting and changes to accommodate wildlife and ecology, the proposals are acceptable subject to the following conditions:

- Landscape maintenance and management plan
- Boundary treatment
- Green Roof

- 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:

- Netherhall Farm (objection)
- 41 Almoners Avenue (objection)
- 51 Almoners Avenue (objection)
- 53 Almoners Avenue (objection)

- 7.2 The representations can be summarised as follows:

- Light pollution would be detrimental to the protected barbastelle and pipstrelle species
- Willow fences should be increased in height to 1.8 metres to decrease overlooking.
- Gravel driveway would result in noise and disturbance to residents
- Request that the trees to replace the existing brick shed do not exceed the height of the storey house's roof. Also request that the species is not conifer as this would decrease light to no. 41.
- Overlooking to no.51 Almoners Avenue given the five upper windows on the western elevation and overshadowing to no.51
- The proposed homes would be out of character with the scale and form of Almoners Avenue properties.
- The proposal would overlook and overbear no.53

- 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

Principle of development

- 8.1 The principle of residential development on site has already been established under 16/0924/OUT.

Context of site, design and external spaces

- 8.2 Almoners Avenue is a residential estate characterised by relatively uniform detached two storey dwellings with a 1960s appearance. No. 39A is sited in the end corner of the Almoners Avenue eastern cul-de-sac, stepped back from its western neighbour following the stepped building line on the southern side of Almoners Avenue. No. 39A occupies a large corner plot and has a larger 'L' shaped footprint than the surrounding Almoners Avenue properties. To the south-east of the site are a collection of ex-farm buildings accessed from Worts' Causeway; these buildings all have large footprints and have a dispersed formation. Therefore, the site sits between two very distinctive characters, the regular domestic scale suburban character of Almoners Avenue and the large footprint dispersed character of Netherhall Farm properties.
- 8.3 The proposed units would have a 'T' shape, relatively large, footprint orientated south-east which would be served by a long sweeping drive from the north. The units would have a pitched roof form with a projecting flat roof carport to the south-east and large glazed panels, resulting in a well-proportioned and relatively contemporary design. The proposed dwellings would have a comparable ridge height to the host dwelling, marginally higher than the prevailing Almoners Avenue ridge height. However, the proposal would have a lower eaves height comparative to the host dwelling and set back from Almoners Avenue with views mostly shielded by no. 41 and no. 39A. As such, it is considered that the proposed scale of the units would be appropriate and respect the context of the surrounding area. Given the limited visibility of the proposed units, the proposed units would not adversely impact upon the appearance and character of the street scene. Despite the limited visibility of the proposed units from Almoners Avenue, given the corner plot location and proposed layout, the proposed units are orientated to create active frontages from the driveway and adopt a relatively suburban character, similar to that of Almoners Avenue. The materiality of natural slate, dark weathered buff brick and large aluminum panels and the pitched roof design draws inspiration from the its context whilst creating a distinction between the existing and proposed dwellings. As such, it is considered the proposal responds to its context, and in turn has a positive impact upon its setting. The dwellings would be sited away from either boundary and allows the

retention and enhancement of the existing mature landscaped boundaries by virtue of the proposed layout, retaining a degree of openness characterised by the existing site. This integrates the site well into its surrounds, acting as a transition between the two distinctive characters, whilst not impeding on the openness of the adjacent green belt. Taking this into account, it is considered that the proposal would integrate sympathetically with the surrounding locality and would not appear out of character.

- 8.4 The proposal is therefore compliant with Cambridge Local Plan (2018) policies 55, 56, 57, 59.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.5 Due to the site location, proposed layout and scale, the following surrounding properties have the potential to be impacted by the proposal, no. 41, 49, 51, 53 Almoners' Avenue, the Cartlodge, Netherhall Farm and the host dwelling (39A Almoners' Avenue). The impacts will be discussed in turn.

No. 41 Almoners' Avenue

- 8.6 No. 41 is sited north-west of the application site and adjacent to the previously approved driveway access to the site. Plot one would be sited 23 metres south-west of no. 41's rear elevation, 11 metres from the shared boundary. Given this separation distance and the scale of the proposal, the proposed dwelling would not create a significant overbearing impact to no. 41. As the proposal is south of no. 41, it is likely that no. 41 would experience a degree of overshadowing. However, given the separation distance and the scale, only the latter section of no. 41's rear garden would experience overshadowing around midday in the winter months. As such this impact is not considered to significantly impede on no. 41's residential amenity. Although, the proposal would insert windows at first floor level, introducing a mutual overlooking relationship, by virtue of the angle of unit one, vertical nature of the first floor windows and the separation distance of 23 metres, it is considered that the proposal would not lead to a detrimental overlooking impact to no. 41. Furthermore, the proposed

boundary treatment would screen views to the rear garden of no. 41.

No. 49 Almoners' Avenue

- 8.7 No. 49 shares a boundary with the application site to the north-west. By virtue of the layout and positioning of the proposed dwellings alongside the existing boundary hedging and tree located within no. 49, the proposal would not result in a significant overbearing or overshadowing impact to no. 49. The proposed north-western elevation of unit one would include several openings at first floor, however, these would be a combination of rooflights and an obscure glazed window. Therefore, the proposal would not result in direct overlooking to no. 49. To preserve the amenity of no. 49 and the adjacent neighbours, a condition is recommended to restrict the installation of further windows on the north-western elevation.

No. 51 Almoners' Avenue

- 8.8 No. 51 is west of the application site and shares a boundary with the site. Unit one would be located 5.4 metres from this shared boundary and 24.4 metres from the rear elevation of no. 51. Unit one would be orientated so that the 18.6 metre flank wall would be sited along the full rear boundary of no. 51, at a height of 4.425 metres to the eaves, 5.4 metres from the common boundary, sloping upwards to 7.424 metres at the ridge, 8.8 metres from the shared boundary. Given this relationship between the proposed dwelling and no. 51, the proposal would not lead to a detrimental impact to no. 51's residential amenity. No. 51 is set within a relatively large plot resulting in an 18 metre rear garden. By virtue of the orientation, the rearmost section of no. 51's garden would experience a degree of overshadowing. However, given the existing hedging, which has a sizeable estimated height of 5.2 metres, is located on the boundary and the proposed unit would be set off the boundary by 5.4 metres, the proposal would have a limited impact upon this garden. As such, it is considered that the proposal would not result in a significant overshadowing impact. Similarly the extent of the overbearing impact would be limited given the 24.4 metres separation distance. The flank wall would only contain windows which are obscure glazed at first floor or roof lights and therefore, the proposal would not result in overlooking to no. 51.

No. 53 Almoners' Avenue

- 8.9 The proposed unit 1 would be located east of no. 53 and the flank wall would only protrude 1.8 metres into the depth of no. 53's rear garden. By virtue of the scale, massing, positioning and proximity to the common boundary, the proposal would lead to a limited overbearing impact to no. 53. Whilst the proposal is east of no. 53, due to the separation distance between the unit one and no. 53 alongside unit one's location, it is considered that the resultant overshadowing impact of the proposed development would not be significant and would be limited to winter mornings when the sun is low in the sky. As unit one is angled with the boundary, unit one's rear elevation windows would not give rise to direct views to no. 53, resulting in no overlooking impact to no. 53.

The Cartlodge

- 8.10 Unit two of the proposal would be situated north-west of the Cartlodge by approximately 22 metres, with the ridge height being 34 metres from the Cartlodge. As such it is considered that the proposal would cause a minimal impact to the residential amenity of the Cartlodge.

Netherhall Farm

- 8.11 Netherhall Farm is sited 40 metres south of the application site and given this separation distance and the proposed scale, massing and layout, Netherhall Farm would not experience an impact in terms of overbearing, overshadowing or overlooking resulting from the development.

No. 39A Almoners' Avenue (host dwelling)

- 8.12 By virtue of the proposed site boundaries, the subdivision leaves the host dwelling with a sufficient sized rear garden which is proportionate to the dwelling's capacity. Given the significant separation distance between the no.39A and the proposed dwellings, it is considered that the proposal would not unduly overshadow or overbear no. 39A. The development of two two storey units in the rear garden of no. 39A would introduce a mutual overlooking impact between the host and proposed dwellings. However, due to the front fenestration and the angled layout of the proposed dwellings alongside the

separation distance of in excess of 28 metres, it is considered that the proposed units would not significantly impede the privacy of no. 39A.

- 8.13 It is therefore considered that 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 52, 56 (58) and 35.

Amenity of future occupiers

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	5	8	2	121m ²	235m ²	+114
2	5	8	2	121m ²	235m ²	+114

- 8.14 The proposed dwellings would exceed the minimum internal floor space informed by the National Technical Housing Standards. All of the habitable spaces would benefit from a good level of sunlight and daylight due to being served by large windows. The majority of habitable spaces would experience a pleasant outlook onto either the driveway which would be framed by greenery or to the densely wooded areas to the rear. Whilst bedroom 4 would be primarily served by an obscure glazed window on the north-west elevation, the habitable room would also be served by a rooflight, allowing sufficient light and a degree of openness. Externally, the two units would benefit from adequate outside amenity space with unit 2 having the more generous of the two gardens given its corner location. Unit 1's garden would be smaller scale with a depth of 7.4 metres and width of 20 metres. Whilst it is acknowledged that the depth is relatively shallow for a dwelling of this size, the layout of the garden, with a large rear patio and large side grassed area to the south-east, is still considered suitable size for children playing and family activities. Both units would also be Building Regulations Part M4(2) compliant. Given the fenestration of both units, the proposal would not result in overlooking between the two units. To preserve the amenity of both units, a condition is recommended to restrict the installation of further windows on

the south-eastern elevation of unit 1 and north-western elevation of unit 2. Taking these factors into account, it is considered that the proposal would create a good quality, inclusive living environment for future occupiers.

- 8.15 The proposal provides an adequate level of residential amenity for future occupiers and is compliant with Cambridge Local Plan (2018) policies 50, 51 and 56.

Car and Cycle Parking

- 8.16 The proposed design incorporates an integral carport into each dwelling which has the capacity to comfortably house up to two cars. Whilst this is the maximum provision considered acceptable under policy 82, given the suburban location this is considered justified. Behind the car port structure, an external store is provided shown to be used for cycle parking. This store would be accessed via a passage to the south-east which is of sufficient width for easy access for a cyclist wheeling a cycle. The store itself would provide more than adequate space for at least 4 cycles which would also be sheltered, secure and easily accessible.
- 8.17 Taking the above into account, the proposal is compliant with Cambridge Local Plan (2018) policy 57 and 82.

Refuse arrangements

- 8.18 The proposed bin stores would be situated north of the proposed dwellings on the western side of the driveway adjacent to the shared boundary with no. 41. The bin stores would house three domestic sized bins and would be within 30 metres of the proposed dwelling and the bin collection point. As such, the proposal is considered to have adequate provision for refuse which is successfully integrated within the proposal.
- 8.19 The proposal is compliant with Cambridge Local Plan (2018) policy 57.

Third Party Representations

- 8.20 The third-party representations have been summarized and addressed in the table below:

Third-party comment	Response
Light pollution would be detrimental to the protected barbastelle and pipstrelle species	The Nature Conservation Officer has recommended a condition relating to the provision of bat and bird boxes but has not stated that the light resulting from the proposal would adversely impact upon protected species.
Willow fences should be increased in height to 1.8 metres to decrease overlooking.	The proposed fencing would be 1.8 metres along the south-eastern boundary which would eliminate views to the Cartlodge to the south-east. Whilst the fencing to the south and south-west would be 1.2 metres in height, directly beyond this section of the proposed fencing is a densely wooded area and existing fencing, with neighbours in this direction being over 40 metres to the south. As such, it is considered that the proposed fencing would not give rise to overlooking or a loss of privacy to neighbours.
Gravel driveway would result in noise and disturbance to residents	The proposed driveway would be conditioned to use a bound material, to prevent excessive noise and disturbance to surrounding occupiers.
Request that the trees to replace the existing brick shed do not exceed the height of the storey house's roof. Also request that the species is not conifer as this would decrease light to no. 41.	Boundary treatment details will be satisfied via condition and overshadowing to no. 41 will be prevented against through this condition.
The proposed homes would be out of character with the scale and form of Almoners Avenue properties.	This has been addressed in the relevant section of the report.

<ul style="list-style-type: none"> ○ The proposal would overlook and overbear no.53 ○ Overlooking to no.51 Almoners Avenue given the five upper windows on the western elevation and overshadowing to no.51 	<p>This has been addressed in the residential amenity section of the above report.</p>
---	--

9.0 RECOMMENDATION

APPROVE, subject to the following conditions:

1. 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.

2. The driveway hereby approved shall be constructed using a bound gravel material.

Reason: To minimise noise and disturbance to neighbouring properties (Cambridge Local Plan 2018 policy 35, 52 and 55).

3. Prior to first occupation or the bringing into use of the development, hereby permitted, a landscape maintenance and management plan, management responsibilities and maintenance schedules for all landscape areas outside of private plot boundaries, shall be submitted to and approved by the local planning authority in writing. The landscape plan shall be carried out as approved. Any trees or plants that, within a period of five years after planting, are removed, die or become in the opinion of the local planning authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved.

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)

4. No development above ground level, other than demolition, shall commence until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatments to be erected. The boundary treatment shall be completed before the use hereby permitted is commenced and retained thereafter. Development shall be carried out in accordance with the approved details.

Reason: To ensure an appropriate boundary treatment is implemented. (Cambridge Local Plan 2018; Policies 55, 57 and 59)

5. No development above ground level, other than demolition, shall commence until full details of green roofs have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. The details shall include details of build-ups, make up of substrates, planting plans for biodiverse roofs, methodologies for translocation strategy and drainage details where applicable.

Reason: In the interests of responding suitably to climate change and water management (Cambridge Local Plan 2018; Policy 31)

6. No development shall commence until a plan has been submitted to and approved in writing by the Local Authority detailing the proposed specification, number and locations of internal and / or external bird and bat boxes on the new buildings, hedgehog access features and proposed native planting. The installation shall be carried out and subsequently maintained in accordance with the approved plans.

Reason: To provide ecological enhancements for protected species on the site (Cambridge Local Plan 2018, policy 70).

7. Notwithstanding the provisions of Schedule 2, Part 1, Classes A and C 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 windows shall be inserted at and above first floor level in the north-western and south-eastern elevations of unit 1 or the western elevation of unit 2 unless obscure glazed to a minimum level of obscurity to conform to Pilkington Glass level 3 or equivalent and non-opening up to a minimum height of 1.7 meters above the finished floor level.

Reason: To protect the residential amenity of existing and future occupiers (Cambridge Local Plan 2018, policy 55 and 57).

8. 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)