

Application Number	19/0698/FUL	Agenda Item	
Date Received	2nd July 2019	Officer	Andy White
Target Date	27th August 2019		
Ward	Queen Ediths		
Site	25A Mowbray Road		
Proposal	Conversion and extension of 3 bed detached dwelling into 2 x 2-bed and 3 x 1-bed apartments including a part 3 storey, part 2 storey and part single storey rear extension incorporating balconies on 1st and 2nd floor, extension to roof from hip to gable, conversion of garage to living space and associated alterations. Erection of bin and cycle storage in front garden.		
Applicant	Mr & Mrs M. Di Lauro 25A Mowbray Road		

SUMMARY	<p>The proposal complies with development plan policies.</p> <p>The proposal would not be significantly harmful to the amenity of the residents of neighbouring properties</p> <p>The proposal would not have a detrimental impact on the character of the area</p>
RECOMMENDATION	Approval

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 No.25a is a detached two storey property on the eastern side of Mowbray Road. The property has a rear garden. Along the northern boundary is a public footpath leading to Hulatt Road. The site is within a residential area, including Nos. 23-25 to the south-east which are orientated around a cul-de-sac. The site is outside the controlled parking zone. There are no other relevant site constraints.

2.0 THE PROPOSAL

- 2.1 The proposal is for the conversion and extension of the existing dwelling to form separate flats, including part three-storey, part two-storey, and part single-storey rear extensions, front and rear roof extensions, and other alterations. The application proposes 5 residential units (2 x 2-bed apartments on the ground floor and 3 x 1-bed apartments on the first and second floors). The site would be accessed via the existing dropped kerbs to the 'in-out' driveway. Parking would be provided for the ground floor 2-bed flats, which would also have private rear amenity space. The other flats would have their own rear facing balconies. Bin and bike stores would be provided in the front garden.
- 2.2 The application is accompanied by the following supporting information:
1. Design Statement
 2. Flood Risk Assessment
 3. Plans.

3.0 SITE HISTORY

Reference	Description	Outcome
18/0374/FUL	Conversion and extension of existing dwelling to form 5 no. residential units, including part two storey and part single storey rear extensions, front and rear roof extensions, and other alterations.	Not determined
17/1578/FUL	Conversion and extension of existing dwelling to form 7 no. residential units, including part two storey and part single storey rear extensions, front and rear roof extensions, and other alterations.	Withdrawn
C/95/0076	Formation of additional vehicular access and erection of garage (retrospective) to existing house. (amended by 24.03.95 with accompanying plans).	Approved

C/92/0415	Erection of dwelling (outline application). (amended by drawings received 03.07.92).	Approved
C/93/0135	Erection of detached house (reserved matters - application). (amended by letter dated 14.04.93 and accompanying drawings).	Refused
C/93/0590	Erection of detached house (class c3) (reserved matters application).	Appeal allowed

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 2006 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
		50 53
		55 56 57 58 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 2014 Circular 11/95
Supplementary Planning Guidance	Sustainable Design and Construction (May 2007) Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012) Planning Obligation Strategy (March 2010)
Material Considerations	<u>City Wide Guidance</u> Cycle Parking Guide for New Residential Developments (2010)

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Control)

- 6.1 The proposal increases the number of independent dwellings from one to five and the number of off street car parking is limited to two spaces, the streets in the vicinity provide uncontrolled parking; as there is no effective means to prevent the additional residents from owning a car and seeking to keep it on the local streets this demand is likely to appear on-street in competition with existing residential uses.
- 6.2 The development may therefore impose additional parking demands upon the on-street parking on the surrounding streets and, whilst this is unlikely to result in any significant adverse impact upon highway safety, there is potentially an impact upon residential amenity which the Planning Authority may wish to consider when assessing this application.

Streets and Open Spaces (Trees)

- 6.3 The development is acceptable.

Sustainable Drainage Engineer

- 6.4 The development is acceptable subject to conditions relating to surface water drainage and the long-term maintenance of a SuDS scheme.

Environmental Health

- 6.5 No objection subject to a condition relating to construction hours.

Camcycle

- 6.6 Object under policy 82 of the Local Plan because the cycle parking is not designed correctly according to the cycle parking guide SPD. The Sheffield stands are not spaced correctly and are too close to the walls. The cycle parking area does not appear to be within a secure enclosure.
- 6.7 In order to resolve this objection the applicants should provide a revised plan showing cycle parking that is compliant with policy 82 and the cycle parking guide SPD.
- 6.8 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 One representation, objecting to the proposal, has been received from the owner of 54 Hulatt Way.
- The trees and existing high fences at the rear of the garden should remain in order to avoid overlooking and potential noise and disturbance.
 - Over-development of the site.
 - Pressure for parking in Hulatt Road from visitors and workmen.
 - Windows on the side elevation facing towards No. 25 should be 1.7m above finished floor level and/or un-openable frosted glazed units.
 - Foul and surface water drainage routes should be large enough to cope with increase in the number of dwellings.
 - Pull route for the bins to kerbside collection point.

- Bins would obstruct the public footpath on collection day.

7.2 The above is 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 Residential Development

8.1 The property is located within an area that contains residential development and as such additional residential within the location accords with Policy 3 of the Local Plan subject to compliance with other policies.

8.2 Policy 53 is of specific relevance as it addresses the conversion of existing dwellings to flats. It states as follows:

“Proposals to convert a single family dwelling house or a non-residential building into self-contained flats will be permitted where:

- a. the proposed development (the original building including acceptable extensions and roof conversions) has an internal gross floor area of at least 120 sq m (excluding stairwells, balconies, external open porches, conservatories and areas with a floor to ceiling height of less than 1.5m), and proposed room sizes meet minimum room sizes (see Policy 50);
- b. the ground or lower ground floor includes a family unit (two bedroom plus) with garden access;
- c. the proposal, in terms of the number of units and scale of associated extensions, would not have a negative impact on the amenity or character of the area or on highway safety in streets already experiencing parking stress;
- d. the proposal would result in a good standard of amenity for its occupiers and is designed to avoid cumulative and negative impacts on neighbouring residential properties; and
- e. the proposal includes appropriate refuse, recycling and cycle storage to serve the development.”

8.3 The existing property is in excess of 120sq.m and the lower floors of the proposal are capable of providing family accommodation with direct access to a garden area.

- 8.4 As such the proposal complies with Policies 3 and 53 (parts a and b). An assessment of the proposal in relation to Policy 53 parts c, d and e will be concluded below.

Context of site, design and external spaces

- 8.5 The design of the extensions using gable roof form, the retention of the existing roof height and the inclusion of privacy screens is indicative of a design that has considered the context of the site, the proximity and orientation of neighbouring dwellings and seeks to design out any potential harmful aspects. The surrounding properties are a mixture of hip-roofed and gable ended properties which are finished in brick and coloured render. As such the change to the roof form, the scale of the extension and the external appearance of the development is considered to fit with the character of the area.
- 8.6 The proposal is considered to be compliant with Cambridge Local Plan (2018) policies 55, 56, 57, 59.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.7 The proposed development contains separate residential development on the upper floors with balconies that will provide amenity space. The plans show privacy screens of 1.7m to the side of the balconies which would prevent overlooking of the private amenity space at the neighbouring dwellings on either side whereas the balcony on the third floor is recessed. A condition is proposed to ensure that the screens are provided in perpetuity to ensure no loss of privacy in the longer term.
- 8.8 The rear extension above ground floor level would measure 3m in depth, would have a rear facing gable and hence a roof slope that would slope away from the two immediate neighbouring properties. The extension to the existing building would be visible from the immediate neighbour and would (at its closest point) be 1m from the boundary with No.25 Mowbray Road. Given the design with the roof slope being away from the neighbour this would not be considered to be overbearing when viewed from this property. Having regard to the rear extension being to the east of the existing dwelling and the alteration to the roof from hip to gable being well away from the property

boundaries, the proposed extension would not be likely to cause significant loss of light to any neighbour. The distance between the extension and No.27 is such that the extension to the building would not have a significant impact on the occupiers of this dwelling.

- 8.9 The windows in the side elevations serve a bathroom and shower room and provided that they are obscure glazed would not be likely to result in overlooking. A condition will be applied to any planning permission requiring these windows to be obscure glazed.
- 8.10 Having regard to the properties to the east Nos 52 to 60 Hulatt Way. The distance of the extended first floor of the property to the rear site boundary would be 14.8m. The distance to the rear elevation of Nos.52 and 54 Hulatt Way would be 22.5m. The recessed balcony serving the third floor flat could potentially provide elevated views into the private amenity space at these properties. However, there is tall hedge/tree screen c.4m in height together with a 2m fence. The applicants design and access statement indicates that the only tree to be removed is a fruit tree to enable the internal division fence between the amenity space for flats 1 and 2. It is proposed to add a condition that requires the construction of a 3.5m screen at the rear boundary of the site behind the existing boundary planting. At this height should the boundary planting fail the screen would prevent someone standing on the third floor balcony looking into the private amenity space to the rear of Nos 52 to 54 Hulatt Road.
- 8.11 With the proposed condition the proposal is considered to adequately respect 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 35, 53, 56 and 57.

Amenity of future occupiers

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

Unit	Beds	Floorspace (sqm)	Space standard (sqm)	Difference (sqm)
Ground 1	2-bed (4p)	72	70	+2
Ground 2	2-bed (3p)	61.5	61	+0.5
First floor 3	1-bed (1p)	39	37	+2
First floor 4	1-bed (1p)	46	37	+9
Attic storey	1-bed (2p)	50	50	-

Size of external amenity space:

8.13 The amenity space for the ground floor properties is accessible from the living room of flat 1 and from the kitchen of flat 2. The space provides privacy and an area for play and relaxation and as such is considered to be adequate for flats that would potentially form family accommodation. The balconies on the upper floor flats are considered to provide usable external space.

8.14 In my opinion the proposal provides an adequate level of residential amenity for future occupiers and I consider that it is compliant with Cambridge Local Plan (2018) policies 50 and 56.

Highway Safety

8.15 The Highways Authority has not raised any concerns over highway safety as a result of the additional residential accommodation. The owner of a dwelling in Hulatt Road had raised concerns over parking capacity for workmen and visitors. The Cambridge on Street parking study identified that there is on-street parking capacity in the area, and that the area is not suffering from excessive overnight parking stress.

8.16 In my opinion the proposal is compliant with Cambridge Local Plan (2018) policies 81 and 82.

Car and Cycle Parking

8.17 The parking provision (2 spaces, 1 for each of the ground floor flats) is considered to be adequate. There is no parking provision for the upper floor flats but the location is relatively sustainable for car free living and in addition the location is not within a controlled parking zone location so there is scope for on-street parking to occur. With regard to this there is no

suggestion from the highways authority that on-street parking would lead to safety issues and as such this would not be a reason that would justify refusing the application.

- 8.18 Having regard to cycle parking, provision has been made to the front of the building. Camcycle noted that the cycle storage does not comply with the SPD. A dimensioned drawing has since been submitted showing the proposed building would be 2.1m high and sited in close proximity to the front boundary. Properties in the area have relatively open front gardens, and an outbuilding of the size and height proposed would therefore be conspicuous. This could be resolved by significantly reducing the height of the building and, perhaps, separating it into separate bin and cycle stores sited further away from the front boundary. A condition is proposed to require the provision of cycle parking details that accords with the Cycle Parking Guide SPD, as well as refuse storage details.
- 8.19 Having regard to the proposed condition the proposal is considered to be compliant with Cambridge Local Plan (2018) policy 82.

Third Party Representations

- 8.20 It is considered that the issues raised in the single representation received have in the main been addressed in the assessment in the preceding paragraphs. It is clear from that assessment that the proposal would not represent overdevelopment of the site as there is sufficient amenity space and the two-storey changes are achieved whilst leaving space to the side boundaries. Having regard to the boundaries between the neighbouring dwellings it is in both parties interest for there to be an appropriate boundary treatment and given that a division of the rear garden is proposed a condition is considered to be appropriate to require details of the boundary treatment that will apply to all rear boundaries

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. Unless otherwise agreed in writing by the Local Planning Authority, the extension(s) hereby permitted shall be constructed in external materials to match the existing building in type, colour and texture.

Reason: To ensure that the extension(s) is(are) in keeping with the existing building. (Cambridge Local Plan 2018 policies 55 and 58)

4. 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)

5. 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 30 year event and no internal property flooding for a 1 in 100 year 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)

6. 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 in accordance with the approved details prior to the first occupation or the bringing into use of the development (or other timetable agreed in writing by the Local Planning Authority) and retained as approved thereafter.

Reason: To ensure an appropriate boundary treatment is implemented in the interests of visual amenity and privacy (Cambridge Local Plan 2018 policies 55, 57 and 59)

7. The opaque privacy screens shown on Drawing No. 1993/02 to the north and south side of the balconies serving the first floor flats shall be installed prior to the first occupation of the development hereby approved. The screening shall be to a minimum level of obscurity to conform to Pilkington Glass level 3 or equivalent. The screening shall be retained in situ thereafter.

Reason: In the interests of residential amenity (Cambridge Local Plan 2018 policies 55, 57/58).

8. Prior to the occupation of the development, hereby permitted, the windows identified as having obscured glass 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, 57/58).

9. Prior to first occupation of the development, hereby permitted, the car parking spaces shall be constructed and be available for use in accordance with the details on the approved plans and shall be retained in accordance with the approved details thereafter.

Reason: To avoid obstruction of the surrounding streets and in the interests of highway safety and convenience. (Cambridge Local Plan 2018 policies 81 and 82)

10. Prior to the first occupation of the development, hereby permitted, cycle and bin storage facilities shall be provided in accordance with details that shall previously have been submitted to and approved in writing by the Local Planning Authority. The facilities shall thereafter be retained in accordance with the approved details.

Reason: To ensure the bin and cycle storage needs of the development can be satisfied in a manner that does not detract from the visual amenity of the area. (Cambridge Local Plan 2018 Policies 53, 57 and 82)

11. Prior to the occupation of the development, hereby permitted, the curtilage(s) of the approved dwelling(s) shall be fully laid out and finished in accordance with the approved plans. The curtilage(s) shall remain as such thereafter.

Reason: To ensure an appropriate level of amenity for future occupiers and to avoid the property being built and occupied without its garden land (Cambridge Local Plan 2018 policies 50, 52, 55 and 56)