

Application Number	19/1506/FUL	Agenda Item	
Date Received	31st October 2019	Officer	Lewis Tomlinson
Target Date	26th December 2019		
Ward	Castle		
Site	4 Huntingdon Road		
Proposal	Change of use from 9 bedroom guest house (Use C1) to 9 bedroom House in Multiple Occupation (Use Sui Generis).		
Applicant	Mr Gwyn Stubbings 20 Henslow Mews		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> - The proposed development would not have any significant adverse impact on the residential amenity of the neighbouring occupiers; - The proposed development would provide a high quality living environment for the future occupiers; - The proposed development would not result in a significant increase in overnight parking pressures on surrounding streets
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 The application site is a mid-terrace three storey over basement brick building which is in use as a Guest house (Class C1). The

site lies within the Castle and Victoria Road Conservation Area. The site lies within the Controlled Parking Zone.

2.0 THE PROPOSAL

2.1 The proposal seeks planning permission to change the use of the property from a guest house, use class C1 to a 9 bed HMO (sui generis). The proposal includes 9 cycle parking spaces and waste storage/collection strategy. No car parking is proposed.

2.2 The application is accompanied by the following supporting information:

1. Design and access statement
2. Drawings
3. Additional information

3.0 SITE HISTORY

3.1 19/0830/FUL - Provision of one additional bedroom to existing guest house (Use C1) and associated refurbishment works including:- installation of roof lights, replacement canopy, installation of railings and dwarf wall to front elevation and cycling parking. (permitted)

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, 3 28, 35 48, 50, 55, 56, 57, 59 , 61

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

Central Government Guidance	National Planning Policy Framework 2019 Planning Practice Guidance 2019 Technical housing standards – nationally described space standard – published by Department of Communities and Local Government March 2015 (material consideration)
Supplementary Planning Guidance	Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Cambridgeshire Design Guide For Streets and Public Realm (2007) Cycle Parking Guide for New Residential Developments (2010)

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Control)

- 6.1 No Objection: The streets in the vicinity provide uncontrolled parking, and so, as there is no effective means to prevent 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. 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

Conservation team

- 6.2 No Objection: The proposals for the cycle hoop and railings at this property are considered to be acceptable as they would have minimal impact on the character or appearance of the conservation area.

Environmental Health team

- 6.3 The Environmental Health Team requested further information regarding traffic noise / occupant noise impact. Any additional comments will be reported on the amendment sheet or orally at Committee.

Waste team

- 6.4 No Objection: Refuse and recycling will be collected via a private collection company on pre-arranged days. As its going to be collected by a private company and not the City Council, no need to comment on the arrangements.
- 6.5 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 owner / occupier of the following address has made a representation:

- o 2 Huntingdon Road

- 7.2 The representation can be summarised as follows:

- o Overdevelopment
- o Poor amenity for future occupiers in regard to bathrooms
- o The attic bedrooms would be 4 storeys away from the kitchen
- o Overspill into the garden area due to the amount of bedrooms and facilities
- o Potential issues for foul drainage
- o Concerns over whether it would comply with HMO regulations

7.3 The above representation is a summary of the comment that has been received. Full details of the representation can be inspected on the application file.

8.0 ASSESSMENT

Principle of development

- 8.1 Policy 78 (redevelopment or loss of visitor accommodation) states that development will not be permitted which would result in the loss of existing visitor accommodation unless the use is no longer viable. Applications for change of use will need to demonstrate that:
- a) all reasonable efforts have been to preserve the facility but it has been proven that it would not be economically viable to retain the visitor accommodation in its current form; and
 - b) the property or site has been appropriately marketed for at least 12 months in order to confirm that there is no interest in the property or site for visitor accommodation use.
- 8.2 The applicant has provided a detailed case with the submitted Design and Access Statement of why the application complies with the requirements of Policy 78. The applicant was granted planning permission under ref 19/0830/FUL to refurbish the property as a guest house. These works were commenced but stopped following a review of the viability of the project. In order to obtain a licence extensive works were required such as new electrics, replacement windows, asbestos removal, roof tiles, new pipework, damp, plaster, lathes/plaster ceilings, existing commercial kitchen, fire protection, plumbing, water supply, drainage, insulation, ventilation, boundary treatment and redecoration. The costs of these works on top of the purchase costs, resulted in the refurbishment of the property as guest accommodation being unviable. It is considered that the applicant has satisfied part a) of Policy 78.
- 8.3 The applicant has submitted evidence documenting that the property has been marketed for over 12 months with no interest in the property for visitor accommodation use. It is considered that the applicant has satisfied part b) of Policy 78.

- 8.4 Policy 48 states that proposals for large houses in multiple occupation (sui generis) will be supported, where the proposal:
- a) does not create an over-concentration of such a use in the local area, or cause harm to residential amenity or the surrounding area;
 - b) the building or site (including any outbuildings) is suitable for use as housing in multiple occupation, with provision made, for example, for appropriate refuse and recycling storage, cycle and car parking and drying areas; and
 - c) will be accessible to sustainable modes of transport, shops and other local services.
- 8.5 The proposal adheres to the above criteria and this will be discussed in the proceeding paragraphs of the report.

Context of site, design and external spaces

- 8.6 The site benefits from being located in a sustainable location on Huntingdon Road, within walking distance to local amenities and a bus stop providing access to the city centre, railway station and various other services within the bounds of the city. The road network surrounding the site and connecting the site to the city centre are also cyclist friendly creating a choice of transport modes to access a wide range of amenities. The bins would be stored in the basement and collected by a private company. Sheffield cycle hoops would be sited at the front of the property. They would not be covered to ensure minimal impact upon the conservation area. The proposal is compliant with Cambridge Local Plan (2018) policies 48, 55, 56, 59 and 61.

Residential Amenity

Impact on amenity of neighbouring occupiers/future occupiers

- 8.7 The application site is a terraced property with a long garden to the rear. This application seeks planning permission for a 9 person HMO.
- 8.8 All of the proposed bedrooms are of a size which exceed the National Internal Space Standards for a single bedspace and

these bedrooms would be served by large windows with an attractive outlook. 8 of the bedrooms would have ensuite bathrooms with the other 1 bedroom having its own bathroom. The proposal would provide a large kitchen/breakfast room as well as a large living room. The gross internal floor space measurements for units in this application are shown in the table below:

Bedroom	Number of bed spaces (persons)	Policy Size requirement (m²)	Proposed size of bedroom	Difference in size
1	1	7.5	20.5	+13
2	1	7.5	17.5	+10
3	1	7.5	15	+7.5
4	1	7.5	10	+2.5
5	1	7.5	16	+8.5
6	1	7.5	16	+8.5
7	1	7.5	12	+4.5
8	1	7.5	10	+2.5
9	1	7.5	17	+9.5

8.9 Given the large size of the bedrooms, internal communal areas and the garden area, it is not considered that the proposal would result in a 'spill out' of occupiers into the garden and therefore would not result in an adverse impact upon the amenity of the neighbouring properties. The use of the property would be residential which would be compatible with other residential uses such as family housing in the area. Notwithstanding that, the garden is of a large size. Comings and goings to the property would not necessarily increase and the proposal would not create excessive noise and disturbance to surrounding residents. Whether the proposal results in an impact of noise and disturbance is a question of who is in occupation and how well the property is managed. The Council acting as the local planning authority cannot control who occupies the building and for what length of time, but there are means to report nuisance through the Council's Environmental Health team as necessary and for action to be taken as appropriate. A condition restricting the occupancy of the property to 9 persons is recommended.

- 8.10 The Environmental Health Team requested further information regarding traffic noise/occupant noise impact. Additional information has been provided by the applicant. A traffic noise survey has also been submitted which concluded that subject to appropriate mitigation the proposed development can be designed to meet acceptable internal sound levels. Replacement windows will improve the situation and the front windows will need to remain closed while a mechanical ventilation system will be provided to ensure these rooms remain well ventilated. Updated comments from the Environmental Health Team will be provided on the amendment sheet.
- 8.11 As the proposal does not include any expansion in built form, the proposal would not result in an overbearing, overshadowing or overlooking impact to neighbouring occupiers. The proposal adequately respects the residential amenity of its neighbours and would provide an acceptable living environment for the future occupiers and is compliant with Cambridge Local Plan (2018) policies 35, 48 and 56.

Car and Cycle Parking

Car parking

- 8.12 The Highway Authority has commented that the number of occupants could have a consequent impact on parking pressure in the surrounding uncontrolled residential streets. Neighbours have also raised concern about increased parking pressures on surrounding streets. The proposal includes no car parking. As outlined above, the property is located within a sustainable location. As the site also falls within the controlled parking zone, it is considered that the proposal would not result in a significant increased pressure on existing on-street car parking capacity that would warrant a refusal of the application.

Cycle parking

- 8.13 The proposed cycle parking would be provided to the front of the property in the form of 9 Sheffield hoops as there is no external access to the rear garden. This would not be a covered cycle store because this would result in an unacceptable impact upon the Conservation Area. Whilst the arrangement is not secure and the cycle parking uncovered, it

reflects the constraints of the site and the applicants could not respond by any other means. The supporting text to the cycle parking standards at appendix L (L.18) allows for flexibility in cases of change of use within the historic core area of the city. The proposal is compliant with Cambridge Local Plan (2018) policy 82.

Waste

- 8.14 A waste and recycling storage area will be provided at the front of the property at basement level underneath the existing steps leading to the front entrance. The storage area is vented and will be accessed via a secure door. The applicant has submitted a waste strategy. A compliance condition is recommended.

Third Party Representations

- 8.15 The majority of third party comments are addressed in the preceding paragraphs. Neighbours have raised concerns about whether it would comply with HMO regulations, this is not a planning issue and would be assessed under the application for a license. Foul drainage connection will be a building regulations matter.

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. The property within the site edged red, known as 4 Huntingdon Road Cambridge CB3 0HH, shall be occupied by no more than 9 people at any one time.

Reason: A more intensive use would need to be reassessed in interests of the amenity of neighbouring properties. (Cambridge Local Plan 2018 policies 56 and 48).

4. The waste strategy contained with the document dated 10th February 2020 and shown on Drawing No: 19030-210-G shall be implemented in full upon the change of use and maintained as such thereafter.

To ensure adequate waste storage and collection in accordance with Policy 48 of the Cambridge Local Plan 2018.