

Application Number	19/1290/FUL	Agenda Item	
Date Received	22nd October 2019	Officer	Alice Young
Target Date	17th December 2019		
Ward	West Chesterton		
Site	32 Arbury Road		
Proposal	Change of use of the ground floor for the existing Veterinary Practice to expand into, and first floor to remain residential.		
Applicant	Mr James Dawson CVS House Owen Road Diss IP22 4ER Norfolk		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> - The proposal demonstrates exceptional circumstances to justify the reduction in scale of the existing residential dwelling - The proposal would allow expansion of a local business in a sustainable location - The proposal would provide a good quality of amenity for future occupiers - The proposal would not result in a material increase in on street parking stress to the surrounding area
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 32 Arbury Road is a two-storey detached building, set within a large plot, on the north-eastern side of Arbury Road, sited

between Marfield and Twickenham Court residences. The building has previously been incrementally extended over time. The premises are currently occupied by a veterinary practice which operates within part of the ground floor. The remainder of the premises is occupied by a single dwelling which comprises living accommodation at ground floor and 4 bedrooms at first floor. The application site falls outside of the conservation area and the controlled parking zone.

2.0 THE PROPOSAL

2.1 The proposal seeks permission for the material change of use of the ground floor to expand the existing veterinary practice. The first floor would then be converted into a 3 bedroom self-contained flat.

2.2 The expansion of the veterinary practice would provide a waiting area adjacent to the existing reception area, a staff room/kitchen, office, consulting room and storage area. The first floor flat would contain a living room, kitchen, shower room and three bedrooms, one of which would have an en-suite bathroom.

2.3 The application is accompanied by the following supporting information:

1. Drawings
2. Design and Access Statement

3.0 SITE HISTORY

3.1 The property has been extended incrementally although there is no recent planning history which is relevant to this application.

4.0 PUBLICITY

4.1 Advertisement:	No
Adjoining Owners:	Yes
Site Notice Displayed:	No

5.0 POLICY

5.1 See Appendix 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 35 50, 53, 58 81, 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 Circular 11/95 (Annex A)
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6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Control)

6.1 No significant adverse effect upon the Public Highway should result from this proposal, should it gain benefit of Planning Permission.

Environmental Health

6.2 *Initial Comments*

Clarification is required on the following information to establish the potential noise impact of the vets upon the first-floor residential use:

Will animals be housed overnight on site?

Ground floor plan possibly indicates external use area – kennels?

Opening hours of vets?

The annotated ground floor drawings are not clear and seem to suggest a proposed new vet at ground floor (highlighted in purple) but also the same new vets as a “internal change of use to residence” at ground floor (highlighted text in purple). This requires clarification.

6.3 *Further Comments*

The applicant has responded via email to the planning officer dated 27th November 2019 confirming that no animals will be kept on site overnight and there is no change to the external use area. The opening hours of the vets has also been confirmed within the email as 0830–1900hrs Mondays to Friday and 0830–1200hrs Saturday, which is as per the current arrangements. The submitted information is acceptable. From an enforcement perspective in the event the above arrangements change, it may be suitable for the planning officer to impose a compliance condition regarding the submitted information from the applicant.

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:

- 24 Arbury Road (neutral)
- 45 Arbury Road (objection)

7.2 The representations can be summarised as follows:

- The proposed change from residential use of the ground floor to business use will extend areas of business, increasing the number of people attending the practice and thus impacting upon traffic, parking pressure and noise and disturbance to neighbours.
- There is no additional car parking on site and the proposal is likely to increase parking issues. Could the large rear garden be used?

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 proposal would include the material change of use of the premises to a mix used veterinary clinic and residential dwelling and thus policy 3 would apply. Policy 3 states that in order to maintain housing provision, planning permission to change housing or land in housing use to other uses will only be supported in exceptional circumstances.

8.2 The proposal would not result in the loss of a residential dwelling but would see a reduction in scale of the residential premises from a 4 bedroomed house to a 3 bedroomed flat. Policy 3 is intended to maintain housing provision and whilst the proposal would decrease the size of the existing residential dwelling, it would still retain a good quality residential unit on site. Furthermore, the current business is struggling for enough space to operate successfully. The expansion of the vets into the remainder of the grounds floor would allow the business to rationalise its operations through improvements to its facilities (eg: larger waiting area, staff room/kitchen, additional office space, storage and consulting facilities) making it more efficient and effective. The sustainable location, in a predominately residential area, allows the business to serve the surrounding community. Therefore, the expansion provides an opportunity for the local business to remain in the community, contributing to the vitality of the area, rather than having to seek alternative

accommodation further afield. By virtue of the above, it is considered that the benefits of the proposal outweigh the reduction in scale of residential accommodation. Therefore, the proposal is considered to satisfy the requirements of policy 3 and the principle of development is acceptable.

Context of site, design and external spaces

- 8.3 The external appearance of the property would be retained as existing and therefore the townscape or character of the area would not be adversely impacted by the development.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.4 The application site is surrounded by residential properties, however, the majority are sited a significant distance from the application site. Marfield Court flats are located a minimum of 10 metres to the north-west of the application site; Twickenham Court flats over 70 metres to the north-east, no. 24 Arbury Road over 23 metres to the south-east and the residential terrace opposite (no. 41-47 Arbury Road) over 35 metres away.
- 8.5 The proposed expansion of the veterinary practice will include an additional consulting room although the applicant has indicated that the expansion will not result in an increase in the number of staff. Nevertheless, an additional consulting room may result in a small increase in the comings and goings to and from the application site, including vehicle movements. Whilst the application site is situated in a sustainable location accessible via bus and cycle links, it is acknowledged that the most common mode of transport for customers is by private vehicle. The current on-site parking provision would remain as existing which provides more than adequate provision for at least 10 vehicles. However, the extent of increased comings and goings would not be significant given the addition of one consulting room (no additional staff) and the opening hours would not be extended and remain as existing (08:30-19:00 Monday to Friday; 08:30-12:00 Saturday; closed Sunday). The expansion would not result in animals being housed overnight and therefore, overnight noise and disturbance would remain unchanged. The proposed expansion would mainly provide enhanced staff facilities consisting of a staff room kitchen area,

office and storage area, decreasing the likelihood of staff socializing externally. Furthermore, the surrounding residential properties are located significant distances away, which further mitigates against noise and disturbances impacting their amenity. The Environmental Health Officer has raised no concerns in relation to noise and disturbance as a result of the proposal. Taking the above into account, it is considered that the proposal would not result in a material increase in noise and disturbance from the premises to the detriment of the amenity of surrounding residential properties.

- 8.6 The proposal would not result in any external alterations and therefore, the proposal would not give rise to any overbearing, overshadowing or overlooking impacts to neighbouring occupiers.
- 8.7 The proposal adequately respects the residential amenity of its neighbours and the constraints of the site and it is considered compliant with Cambridge Local Plan (2018) policies 35, 53 and 58.

Amenity of future occupiers and provision of external amenity space:

- 8.8 The proposed first floor flat has been amended to a two-bedroom flat served by a separate kitchen and living room and two bathrooms. The proposed flat would have a gross internal floor area of approximately 110m². The minimum gross internal floor area for a 3 bedroom (6 person) single level residential dwelling, as stipulated in policy 50 of the Cambridge Local Plan, is 95m². The proposed self-contained flat would exceed this requirement and therefore, would provide an appropriate standard of internal accommodation.
- 8.9 Policy 50 notes that new homes created through conversions should aim to seek to meet or exceed the standards where practicable. With regard to external amenity space, the existing dwelling has direct access to the garden area to the rear of the building. As a result of the expansion of the veterinary clinic across the entire ground floor, the proposed first floor flat would not have direct access to the garden. However, the applicant has confirmed that there is a side access to the rear garden which can be made available for future occupiers of the first floor flat. The garden provides a generous space and although it

would not be directly accessible, it is considered a useable and attractive amenity area for future residents.

- 8.10 On balance, the proposal provides a good level of residential amenity for future occupiers and it is compliant with Cambridge Local Plan (2018) policies 50 and 53.

Car and Cycle Parking

- 8.11 The proposed car parking provision remains as existing, with the potential to cater for approximately 6 on site car parking spaces. Some on street parking is also available in the vicinity of the site. The car parking standards are maximum standards which, for clinics, require 1 space for every professional member of staff, plus 2 spaces per consulting room. Although the veterinary practice is increasing in size, there is only 1 additional consulting room proposed which would result in a total of 3 consulting rooms in the practice. No additional staff are proposed and therefore, given the additional requirement is a maximum of 2 car parking spaces, it is considered that the existing on-site car parking provision is acceptable for the veterinary clinic. Cycle parking would also be unchanged with facilities for four cycles to be accommodated. Again, this is considered acceptable.
- 8.12 It is unclear whether there is currently a designated on site car parking space for the existing dwelling. However, given a residential dwelling is retained on site, the parking arrangements remain unaltered from the current situation and therefore, the proposal cannot be considered unacceptable on the grounds of parking provision for the proposed dwelling. Provision of cycle parking for the existing dwelling is also unclear therefore, a condition is recommended to require safe, secure and covered cycle parking for the first floor residential dwelling.
- 8.13 The proposal is compliant with Cambridge Local Plan (2018) policy 82.

Third Party Representations

- 8.14 Third party objectors have raised concerns regarding noise and disturbance to surrounding residential properties which have been addressed in the residential amenity section of this report.

Concerns were also voiced in relation to the application resulting in an increase in parking pressure for the surrounding residential streets and this is addressed within the car parking section of the report.

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. Prior to first occupation of the first floor flat, hereby permitted, full details of facilities for the covered, secure parking of bicycles for use in connection with the development shall be submitted to and approved in writing by the Local Planning Authority. The facilities shall be provided in accordance with the approved details before the development is occupied or the use commences and shall be retained in accordance with the approved details thereafter.

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