

<b>Application Number</b>	19/0724/FUL	<b>Agenda Item</b>	
<b>Date Received</b>	23rd May 2019	<b>Officer</b>	Sophia Dudding
<b>Target Date</b>	18th July 2019		
<b>Ward</b>	Coleridge		
<b>Site</b>	184 Perne Road		
<b>Proposal</b>	Hip to gable roof extension with rear box dormer and Juliet balcony. Single storey side and rear extension. Subdivision of house to form 2 flats.		
<b>Applicant</b>	Ms M Pearl 255 Hills Road		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> <li>○ The proposed development would not give rise a significant adverse impact on the appearance of the existing building and the character of the surrounding area;</li> <li>○ The proposed development would not give rise to a significant adverse impact on the residential amenity of the neighbouring properties;</li> <li>○ The proposed development would provide satisfactory living conditions for future occupiers.</li> </ul>
RECOMMENDATION	APPROVAL

**1.0 SITE DESCRIPTION/AREA CONTEXT**

1.1 184 Perne Road is a residential semi-detached house located on the east side of Perne Road adjacent to the roundabout connecting with Radegund Road. The building is a typical 1930s property which is finished in tile and red brick under a hipped roof with a two storey front bay windows. It has a small

front garden and a spacious rear garden which can be accessed from the side entrance.

- 1.2 The surrounding area predominantly comprises of pairs of residential semi-detached houses of which most properties have been altered by side and rear extensions and roof extensions. The application site falls outside of Conservation Areas and has no other constraints.

## **2.1 THE PROPOSAL**

- 2.2 Planning permission is sought for a roof extension, single storey side and rear extension, and conversion of the existing dwelling into 2 no. flats. During the course of the planning application the original proposal has been revised in order to satisfy the internal and external space standards for the new flats, and to include satisfactory bin and cycle storage.
- 2.3 The proposed roof extension would include hip to gable roof extension with rear box dormer and Juliet balcony. During the planning application, the width of the Juliet balcony has been reduced to address a neighbour's comments.
- 2.4 The proposed single storey rear extension would be 'L' shaped and would project a maximum of 8.4m to the rear of the existing property. The extension would be dual pitched with the section closest to the rear wall being 3.7m high and 3.5m deep. This element would be built up the common boundary with no. 182. The second element would step in the same common boundary by 2.6m and project a further 4.9m and would be constructed under a pitched roof 3.2m high.
- 2.5 The existing dwelling would be converted to two 2-bed flats. Flat 1 would be at the ground floor accessed from the entrance at the side elevation, whilst Flat 2 would be spread over the first & second floors with an entrance at the front leading to a private staircase. The original garden would be subdivided with Flat 1 having direct access to a private garden. Flat 2 would access its private garden through the side entrance.
- 2.6 The revised site plan shows that the bin storage would be located close to the front elevation screened by planting, cycle sheds would be provided for each flat in its private garden.

2.7 The application is accompanied by the following supporting information:

1. Design & Access Statement
2. Drawings

### 3.0 SITE HISTORY

The application site does not contain formal planning history.

### 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 Plan 2018	Local	1, 3 35 50, 52, 53, 55, 56, 58, 59 80, 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 2014 Circular 11/95 (Annex A)
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SPD	Sustainable Design and Construction (Jan 2020)
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## 6.0 CONSULTATIONS

### Cambridgeshire County Council (Highways Development Control)

#### First comments

- 6.1 Objection- Given there is a mature tree within the highway verge immediately outside the property, it is not clear how these spaces would be independently accessible of each other for the two households proposed. This would have resulted in unnecessary manoeuvring within the adopted public highway or have led to a situation where irregular parking may have occurred which could have blocked the footway.

#### Final comments after revision

- 6.2 Support- Following a revision of the proposal to provide only one car parking space it overcomes the original concerns.
- 6.3 A condition and an informative have been suggested to any permission is minded to issue:
- No drain water to the highway
  - Highway disruption permission (informative)

#### **Environment Health team**

- 6.4 The development is acceptable subject to 3 condition:
- Construction hours
  - Piling
  - Unexpected contamination
- 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 owners/occupiers of the following addresses have made representations:

- 182 Perne Road

7.2 The representations can be summarised as follows:

- Loss of family home;
- Detrimental impact on the character of the area;
- Potential harm to the highway safety;
- Construction disturbance;
- Noise disturbance due to the internal layout;
- Overbearing and overlooking impacts on adjacent neighbours;
- Loss of garden space and nature habitat;
- Juliet balcony would be out of keeping with the building;
- No good standards of amenity provided for future occupiers;

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**

8.1 From the consultation responses and representations received and from my inspection of the site and the surroundings, I consider that the main issues are:

1. Principle of development
2. Context of site, design and external spaces
3. Residential amenity
4. Refuse arrangements and cycle parking
5. Highway safety and car parking
6. Third party representations

### **Principle of development**

8.2 Policy 3 regarding strategy for the location of residential development, requires that the majority of new development is focused in and around the urban area of Cambridge, making the most effective use of previously developed land. The

proposed development is within the urban area and on a previously developed land. Therefore, the proposal accords with policy 3.

- 8.3 The proposal involves the extension and conversion of the existing dwelling into 2 self-contained flats and therefore, policy 53 of the Local Plan is relevant to the principle of development. Policy 53(a) requires the proposed development (including acceptable extensions and roof conversions) has an internal gross floor area of at least 120m<sup>2</sup>. After the proposed extensions and roof enlargement, the submitted plan shows the total internal gross floor space of the building would be approx. 136m<sup>2</sup>, thus the proposed development would satisfy the required internal space standard for flat conversions. Policy 53(c) requires a family unit (two bedroom plus) to be included at the ground or lower ground floor. This requirement is met by the proposal.
- 8.4 Subject to further assessment in the following parts, the principal of the proposed development is considered acceptable.

### **Context of site, design and external spaces**

- 8.5 Extensions should be subservient in scale to the host building and be designed to complement its scale, form and appearance. The single storey extension projects significantly beyond the main rear wall however, it would be broken up into two parts through stepping of the building line and roof height. Therefore, on balance, it would be viewed as a subservient addition to the original building given its moderate height. Furthermore, there would be limited impact within the public realm, although it would project slightly beyond the flank wall. There are also similar scale extensions within the vicinity of the application site. As such, it is not considered the extensions would give rise to significant adverse visual impacts on the character of the existing building or the surrounding area.
- 8.6 The proposed roof extension would include a hip to gable-end conversion with a box dormer to the rear. Appendix E of the Local Plan provides guidance on roof extensions and states they should relate well to the proportions, roof form and massing of the existing house and neighbouring properties. In this instance, the existing dwelling does not benefit from any

existing roof extensions and therefore, could erect a box dormer and hip to gable roof extension under permitted development. There are a number of properties in the locality with significant roof extensions. The box dormer, whilst filling the majority of the roof space, would be set down from the ridgeline and set in from the flank elevation. Therefore, whilst it is recognized that the proposed roof extension is significant, on balance, taking into account the local context and the limited impact within the public realm, it is considered that the roof extension would not be materially harmful to the character and appearance of the existing building or the surrounding area.

- 8.7 The neighbour, No.182, has objected to the Juliet balcony on the box dormer suggesting that it would be out of keeping with the original building. Now the size of Juliet balcony has been reduced significantly and would be equivalent to a large window, it is considered acceptable.
- 8.8 The proposal is considered to be appropriate in terms of its design and relationship with the main building and therefore, will not result in a significant adverse impact on the appearance of the building or the character of the area. The proposal is therefore considered to be compliant with Cambridge Local Plan (2018) policies 55, 56, and 58.

## **Residential Amenity**

### Impact on amenity of neighbouring occupiers

- 8.9 No.182 is the neighbor situated to the south of the application site. The single storey rear extension would be built up to the common boundary and extend 3.5m along this boundary to a maximum height of 3.7m. The extension then steps away from the boundary by 2.6m and projects a further 4.9m with a maximum height of 3.2m. The scale of the extension is such that it projects a limited depth along the common boundary, then steps away from no.182 and down in height. The stepped building line combined with the moderate eaves height (2.7m) and overall ridge height means that, on balance, it is not considered the extension will cause a sense of enclosure or overbearing relationship which is detrimental to the amenity of this property. Due to the orientation of the extension, which is due north of No.182, means it will not give rise to significant adverse overshadowing impacts on the neighbour. Matters

regarding internal noise transference are controlled by Building Regulations however, it is not considered this would be materially different as a result of the conversion of the property into 2 self-contained flats.

- 8.10 No.186 is the unattached neighbour which is located due north of the application site. The current relationship with this property is influenced by the presence of a detached garage (approximately 13m long), within the application site, along the side boundary. This garage would be removed as part of the proposal and the proposed single storey extension would have a separation distance of approx. 4m to this neighbour. Given this separation distance and the moderate height of the proposed extension, it is not considered the proposal would give rise to a significant change to the relationship with this dwelling in terms of overshadowing or overbearing impacts.
- 8.11 No.182 points out that due to the large scale and location of the proposed roof extension, it would give rise to overshadowing and overbearing impacts on their small roof dormers. Given the orientation and siting of the box dormer, it is not considered the impacts on the neighbour's dormers would be significant. Furthermore, a box dormer of the scale proposed could be erected under the Permitted Development rights.
- 8.12 On balance, the proposal is not considered to result in material harm to the living conditions of adjacent residents. The proposal is therefore compliant with policies 35, 53 and 58 of the Cambridge Local Plan.

Amenity of future occupiers

*Internal habitable space*

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 <sup>2</sup> )	Proposed size of unit	Difference in size
1	2	4	1	70	70.5	+9.5
2	2	3	2	70	63	-7



- 8.13 Flat 1 (ground floor) would satisfy the required minimum internal space standards. The submitted section and floor plans also show this flat would provide satisfactory headroom and enough space for bedrooms and storage in accordance with policy 50.
- 8.14 Policy 50 requires a 2-bed flat occupied over two floor levels should have a minimum internal space of 70m<sup>2</sup>. However, the supporting text of the policy recognises that, in relation to flat conversions, the aim should be to meet the space standards where practicable. In this instance, the conversion will provide 2 good size bedrooms as well appropriate internal living space. It is therefore considered that the internal space associated with the upper floor flat will provide a good standard of accommodation, despite not meeting the space standards set out in policy 50.

Size of external amenity space:

- 8.15 In order to comply with the external space standards of Policy 50, a private garden is proposed for the ground floor flat with direct access, whilst the upper floor flat will also have a private rear garden set behind the garden of the ground floor flat, accessed from the side entrance. Both gardens are of a generous size and considered to provide useable space for future occupiers, although the upper floor flat will not have direct access.
- 8.16 The proposal provides an appropriate level of residential amenity for future occupiers and I consider that it is compliant with Cambridge Local Plan (2018) policies 50, 52 and 53.

### **Refuse arrangement and cycle parking**

- 8.17 The revised site plan shows that the refuse storage would be arranged at the side entrance next to the building. Planting is proposed to screen the bins from the public view. I consider the location of the refuse storage is acceptable. A condition would be attached to require further details of the refuse storage facility.
- 8.18 Bike storage facilities are proposed to be provided for each flat in a communal storage facility to the side of the building. The location is acceptable and therefore, a condition would be

attached to require further details of the appearance of the proposed storage facility.

- 8.19 In my opinion the proposal is compliant with Cambridge Local Plan (2018) policies 53 and 82.

### **Highway Safety and car parking arrangement**

- 8.20 The original proposal was for two parking spaces in the front garden. The Highway Authority (HA) objected to the proposal giving the reasons that due a large tree in front of the garden, it would give rise to unnecessary maneuvering risk to the public highway and irregular parking to block footway. Now the proposal has been revised to retain only one car parking space. The previous concern of the HA is now addressed, the proposal is considered not to give rise a significant impact on highway safety.
- 8.21 Given that the site is located where there is good walkable and cyclable access to local services (supermarket, primary school) and easy access to public transport within Perne Road, it is considered that one off-street car parking space would be sufficient car parking arrangement for the development and accords with the relevant car parking arrangement standards.
- 8.22 In my opinion the proposal is compliant with Cambridge Local Plan (2018) policies 82.

### **Third Party Representations**

Loss of a family home	In Cambridge Local Plan there are relevant policies to allow conversion of family homes into flats subject to assessment. Given the above assessment of the proposal, the conversion of the family home is considered to meet the relevant standards of the policies. The Planning Authority therefore cannot reject the loss of a family home without adequate planning reasons.
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Detrimental impact on the character of the area;	This is addressed in section <b>8.6-8.10</b>
Potential harm to the highway safety	This is addressed in section <b>8.23</b>
Construction disturbance	A condition would be attached to the planning permission to require the constructions only happen at reasonable time (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) to avoid unnecessary disturbance.
Noise disturbance due to internal layout	This is addressed in section <b>8.11</b>
Overbearing and Overlooking impacts on neighbours;	This is addressed in section <b>8.11-8.13</b>
No good standards of amenity provided for future occupiers;	The site plan shows the arrangement of waste and cycle storage. The standards of both storages are assessed in section <b>8.20- 8.21</b>
Loss of garden space for nature habitat;	The application site has a very spacious garden space (35m deep). Given only moderate amount of space would be covered by the proposed extension, I consider sufficient garden space would be retained and it would not give rise to a significant harm to nature habitat within the area;
Juliet balcony would be out of keeping with the building;	This is addressed in section <b>8.8</b>

## 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 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)

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. No development above ground level, other than demolition, shall commence until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg furniture, play equipment, refuse or other storage units, signs, lighting); retained historic landscape features and proposals for restoration, where relevant. Soft Landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme.

All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing by the Local Planning Authority. The maintenance shall be carried out in accordance with the approved schedule. 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, unless the Local Planning Authority gives its written consent to any variation.

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)

8. In the event of the foundations for the proposed development requiring piling, prior to the development taking place, other than demolition, the applicant shall provide the local authority with a report / method statement for approval detailing the type of piling and mitigation measures to be taken to protect local residents from noise and/or vibration. Potential noise and vibration levels at the nearest noise sensitive locations shall be predicted in accordance with the provisions of BS 5228-1&2:2009 Code of Practice for noise and vibration control on construction and open sites. Development shall be carried out in accordance with the approved details.

Due to the proximity of this site to existing residential premises and other noise sensitive premises, impact pile driving is not recommended.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2018 policy 35)

9. If unexpected land contamination is encountered whilst undertaking the development, works shall immediately cease on site until the Local Planning Authority has been notified and the contamination has been fully assessed and a remediation strategy has been submitted to, and approved by the Local Planning Authority. Thereafter the development shall not be implemented otherwise than in accordance with the approved remediation scheme.

Reason: to avoid adverse health impacts to future occupiers from ground contamination. (Cambridge Local Plan 2018 policy 33)

10. The dwellings hereby approved shall not be occupied until details of facilities for the covered, secured parking of bicycles and the storage of bins for use in connection with the development hereby permitted have been submitted to and approved by the local planning authority in writing. The approved facilities shall be provided in accordance with the approved details before dwellings are occupied.

Reason: To ensure appropriate provision for the secure storage of bicycles. (Cambridge Local Plan 2018 policies 55, 56, and 82)

**INFORMATIVE:** The granting of a planning permission does not constitute a permission or licence to a developer to carry out any works within, or disturbance of, or interference with, the Public Highway, and that a separate permission must be sought from the Highway Authority for such works.