

Application Number	19/0866/FUL	Agenda Item	
Date Received	27th June 2019	Officer	Sophia Dudding
Target Date	22nd August 2019		
Ward	Coleridge		
Site	67 Perne Road		
Proposal	Proposed rear extensions to include loft extension to convert 3 bedroom dwelling into 3 no. flats.		
Applicant	Ms Krizia Gallone 67, Perne Road		

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 give rise a significant adverse impact on the appearance of the existing building and the character of the surrounding area; ○ The proposed development would not give rise to a significant adverse impact on the residential amenity of the neighbouring properties; ○ The proposed development would provide satisfactory living conditions for future occupiers.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 67 Perne Road is a residential semi-detached house located on the west side of Perne Road adjacent to the roundabout connecting with Cherry Hinton Road. The building is a typical 1930s property which is finished in tile and red brick under a hipped roof. It has a small front garden and a spacious rear garden which can be accessed from the side entrance. The

Dumpling Tree Bar & Restaurant is located south of the site and Perne Avenue is situated north of the application site.

- 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. The application site falls outside of Conservation Areas and has no other constraints.

2.0 THE PROPOSAL

- 2.1 Planning permission is sought for side/rear extensions and roof enlargement and conversion of the existing dwelling into 3 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.
- 2.2 The proposed side/ rear extensions include a two-storey side extension, part single and part two storey rear extension. The proposed two storey side extension would project slightly under the existing roof ridge line attaining a gable-end roof. it would have a span approx. 2.15m and a full depth of the existing house leaving a side access (1.2m wide) to the rear garden.
- 2.3 The proposed rear extensions consist of a single storey rear extension which would have a similar physical massing to the existing rear element and expand further beyond the proposed side extension into the rear garden approx. 3.67m, and a first floor extension which would project behind the proposed side extension.
- 2.4 The proposed roof extension would incorporate a large box dormer over both the existing building and the proposed side extension. The element over the existing building would project further than that over the side extension to attain a terrace area.
- 2.5 The dwelling would be converted to a 3-storey building with a 2-bed flat at the ground floor and two 1-bed flats at upper floors. All 3 flats would be accessed from a communal entrance at the front. The ground floor flat would be provided with a private garden through a direct access and both upper floor flats would be provided with private balconies and communal area at the rear of the garden.

2.6 The application is accompanied by the following supporting information:

1. Design & Access Statement
2. Drawings

3.0 SITE HISTORY

No 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 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 Circular 11/95 (Annex A)
Supplementary	Sustainable Design and Construction (Jan

Planning Guidance	2020)
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6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Control)

6.1 The Highway Authority supports removal of the existing off-street car parking arrangement as it will remove any potential for unnecessary manoeuvring of motor vehicles within the adopted public highway.

6.2 The following conditions and informative have been suggested to any permission;

Restore grass verge (1)

Render the existing parking space inaccessible (2)

Delivery time (3)

No disturbance to the public highway (Informative)

Drainage

6.2 The development is acceptable subject to a condition to require flood resilient /resistant construction scheme (4).

6.3 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:

- 1 Perne Avenue
- 6 Downhams Lane (one of the owners of 69 Perne Road)

7.2 The representations can be summarised as follows:

- No evidence that the original building has the minimum internal gross floor area 120 sqm for flat conversion;

- Lacking car parking facilities would give rise to negative impact on the amenity of the area and highway safety;
- Negative impact on the character of the area;
- No good standard of amenity provided for occupiers;
- Increase surface water flood risk;
- Negative impact on neighbour's privacy;
- No waste and cycle storage provided
- No suitable soakaway is provided;
- Loss of a quality family home

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 an inspection of the site and the surroundings, 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 of the Cambridge Local Plan regarding the 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 previously developed land. Therefore, the proposal accords with policy 3.

8.3 The proposal involves the extension and conversion of the existing dwelling into 3 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) to have an internal gross floor area of at least 120m². After the proposed extensions and roof enlargement, the submitted plan shows the

total internal gross floor space of the building would be approx. 157m², 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, the principal of the proposed development is considered acceptable.

Context of site, design and external spaces

- 8.5 The proposed side extension is considered a subservient design to the original building given it would be set below the original roof line and set back from the front building line. The extension would also be set in from the flank boundary by 1.2m thus maintaining a reasonable separation distance between the adjacent property. The side extension would include a gable ended roof form in order to accommodate the enlarged accommodation in the roof void. Whilst this does increase the scale and mass of the building at roof level, there are a number of similar examples of extended roofs within Perne Road. Given the mixed urban form within Perne Road which is characterised by extended properties of varying scale and design, on balance, the development is considered acceptable and would not harm the character and appearance of the existing building or the surrounding area.
- 8.6 To the rear of the property, the proposal includes a flat roof two storey projection beyond the rear of the side extension. Above this, within the roof space, is a large box dormer which projects across the width of the property and, in part, over the flat roof two storey rear projection. The two storey rear projection is set in from the flank wall of the side extension and by virtue of the flat roof, appears as a subservient element to the main dwelling and gable ended side extension.
- 8.7 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 also a number of properties

in the locality with significant roof extensions. The box dormer, whilst filling the majority of the roofspace, would be set down from the ridgeline and set in from the flank elevation of the proposed side extension. Therefore, whilst it is recognized that the proposed roof extension is a large addition, 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. There is no objection to the single storey flat roof extension.

- 8.8 The proposed flats would be accessed from a communal entrance at the front and a side access would be retained for access to the rear amenity space. Thus the proposal would largely retain the appearance of an extended single dwelling from the public realm and respect the character of the streetscene in this regard.
- 8.9 Whilst the proposal seeks to significantly extend the existing dwelling, the proposed extensions are not considered materially harmful to the character of the area and therefore, are considered compliant with the NPPF and policies 53, 55 and 58 of the Cambridge Local Plan.

Residential Amenity

Impact on amenity of neighbouring properties

The impact on the neighbor No.65

- 8.10 No.65 is the neighbor situated to the south of the application site. The proposed two storey extension would be added to the southern part of the house adjacent to No.65. Currently there is a gap between the existing building and the dwelling at No.65. The extension would result in the narrowing of the gap between the properties, although a separation distance of 3.4m would be retained between the buildings. Given this separation, it is considered the proposal would not give rise to adverse overbearing impacts on No.65. The orientation that the proposed extensions would be due north of No.65, it is not considered the proposal would give rise to significant adverse overshadowing impact on the amenity of No 65. A window for the staircase is proposed at first floor level and this can be conditioned to be obscure glazed. At ground floor level a

bathroom and a bedroom window are proposed which would be afforded privacy and prevent the overlooking of the neighbouring property with fencing along the shared boundary.

The impact on the neighbor No.69

- 8.11 No.69 is the attached neighbor due north of the application site. The relationship with the property at No.69 has been taken into consideration by the applicant, which shows in the two storey elements of the proposal being set away from No.69 by 4.9m. There would be a 2.85m high flat-roofed single storey extension between the two storey element and No.69, which would replace the existing single storey element with similar massing. Given the relationship of the proposed extensions and the building of No.69, it is considered that the proposal would not give rise to significant overshadowing and overbearing impacts on No.69.

Overlooking impacts from upper floor the terraces

- 8.12 Terrace areas would be provided for upper floor flats 2&3. In order to avoid overlooking from these areas to neighbouring gardens, 1.7m high obscured screens are proposed to be installed on both sides of the balcony to screen the views. The balustrades have also been set back 0.5m from the front edge of the terraces to prevent occupants being able to stand at the very edge of the terraces. Whilst the upper floor terraces will enable views of adjacent rear gardens, on balance, it is considered the mitigation proposed is sufficient to prevent material overlooking of neighbouring gardens.
- 8.13 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 53 and 58 of the Cambridge Local Plan.

Amenity of future occupiers

Layout of flats

- 8.14 Three flats would be accessed from the front communal entrance through a porch and lockable door. It is considered that the development would provide a secure entrance with good surveillance for the flats.

8.15 Bedrooms of these flats would be stacked in the front of the building whilst kitchen and living/dining rooms would be arranged in the rear part of the building. the internal layout of these flats is considered appropriate and would not create adverse mutual disturbance amongst these flats. One bedroom of Flat 1 was arranged next to the side entrance to the amenity space, of which the window would face the communal path to the rear garden. It is considered the arrangement would give rise to some disturbance to the bedroom. However, the level of activity would be limited and would only be associated with residents within the development therefore, any noise and disturbance would not be detrimental to the amenity of occupiers of the ground floor flat.

Internal habitable space

8.16 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 (ml)	Proposed size of unit	Difference in size
1	2	3	1	61	70.5	+9.5
2	1	2	1	50	50.5	+0.5
3	1	1	1	37	37.8	+0.8

8.17 The proposal would provide adequate internal space for each flat. The floor plan and section plan also show the internal space of flats satisfy the required internal space standards of policy 50.

Provision of external amenity space

8.18 In order to comply with the external space standards of Policy 50, a private garden would be provided for the ground floor flat with direct access, whilst a private terrace would be provided for each of the upper floor 1bed flats. A communal garden space would also be provided for both upper floor flats to the rear of garden of the ground floor flat. It is considered that the development would provide good level of amenity space for all flats.

8.19 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, 52 and 53.

Refuse arrangement and cycle parking

8.20 The revised site plan has shown that the refuse storage would be provided via an external space cut into the side wall, screened from public view and being accessible from the side access. The arrangement of the refuse storage is satisfactory as it would provide convenient access from all the flats.

8.21 A bike storage would be provided for Flat 1 in its private garden accessed from the garden entrance, whilst another bike storage would be provided for both Flat 2&3 in the communal garden area. I consider the proposed bike storages are in secure locations and easily accessed by the residents. A condition is proposed requiring the cycle parking to be provided prior to first occupation of the flats.

8.22 The proposal is compliant with Cambridge Local Plan (2018) policies 53 and 82.

Highway Safety and car parking arrangement

8.23 The original proposal was for a car-free development. However, the revised site plan shows one off-street car parking space would still be provided in the front garden for the development. There are no objections to the revised arrangement in term of the impact on the highway safety, as two off-street parking spaces exist on the current site, it is considered no further risk would be generated from the arrangement comparing with the current situation.

8.24 Given that the site is located where there is good walkable and cyclable access to the city centre, and easy access to the public transport, 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.

8.25 The development is located with walkable distance to streets Perne Avenue and Langham Road which provide uncontrolled parking, as there is no effective means to prevent residents of

the development from owning a car and therefore the car-capped development may impose additional parking demands on both aforementioned streets. According to Cambridge On-street Residential Parking Study 2016, the aforementioned streets belong to orange zone Area 4, the study shows the average parking pressure at 5.30am is below 50%. Given the capacity of on-street parking on both streets, I do not consider the possible additional demand of on-street parking from the development would give rise to a significant adverse impact on the residential amenity of the area.

8.26 As the revised plan still includes a car parking space, conditions recommended by the Highway Authority to restore grass verge and render the existing parking space inaccessible are not considered necessary.

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

Third Party Representations

No evidence that the original building has the minimum internal gross floor area 120 sqm for flat conversion;	This is addressed in section 8.4
Lacking car parking facilities would give rise to negative impact on the amenity of the area and highway safety	This is addressed in section 8.23-8.25
Negative impact on the character of the area;	This is addressed in section 8.6-8.9
No good standard of amenity provided for occupiers;	This is addressed in section 8.16-8.19
Increase surface water flood risk and no suitable soakaway is provided;	These are not part of planning consideration, therefore would not be subject to assessment in the planning application;

Negative impact on neighbour's privacy;	This is addressed in section 8.13
No waste and cycle storage provided	The site plan shows the arrangement of waste and cycle storage. The standards of both storages are assessed in section 8.21- 8.22
Loss of quality family home	The conversion of family homes into flats is subject to assessment of policy 52 and 53, the full assessment is in chapter 8 . Given the above assessment, the proposed flat conversion would be satisfactory according to standards of policy 52 and 53, and the loss of the family home is considered acceptable.

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. Prior to first occupation of the development, the covered secure parking of bicycles for use in connection with the development shall be installed in accordance with plan no: 2011/03 Rev C and plan no: 2011/05 and retained thereafter.

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

9. Notwithstanding the approved plans, the first floor window on the south elevation serving the communal staircase shall be fitted with obscured glazing (meeting as a minimum Pilkington Standard level 3 in obscurity) and shall be non-opening unless the part of the window, door or opening is more than 1.7m above the finished floor level of the room in which it is installed. The development shall be retained as such thereafter.

Reason: In the interests of residential amenity and for the amenity of future occupiers (Cambridge Local Plan 2018 policies 55 and 58)

10. No development shall commence until a scheme for flood resilient /resistant construction has been submitted to and approved in writing with the Local Planning Authority. Development shall take place in accordance with the approved details.

Reason: To reduce the risk of flooding to the proposed development and future occupants. (Cambridge Local Plan 2018 policies 31 and 32)

11. All deliveries of materials or any removal of waste shall be constrained to the hours of 09.30hrs-15.30hrs seven days a week.

Reason: in the interests of highway safety. (Cambridge Local Plan policy 81)

12. The privacy screens to the upper floor balconies shown on approved plan no: 2011/02 Rev A shall be constructed of obscure glass to at least Level 3 of the Pilkington Texture Glass Privacy Levels and retained thereafter.

Reason: In order to protect the privacy of adjacent residents in accordance with policies 53 and 58 of the Cambridge Local Plan.

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.