

Application Number	11/0409/FUL	Agenda Item	
Date Received	11th April 2011	Officer	Mr John Evans
Target Date	6th June 2011		
Ward	Coleridge		
Site	Iceni House 171 Coleridge Road Cambridge Cambridgeshire CB1 3PN		
Proposal	Change of use from guest house (C1) to student accommodation with warden control.		
Applicant	St Andrews Tutorial Services C/o Miss Amy Richardson Taylor Vinters Merlin Plance Milton Road Cambridge CB4 0DP		

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site is a triangular corner plot situated at the junction of Coleridge Road and Ashbury Close. The detached corner property has been extensively remodelled and extended, most recently in 2004.
- 1.2 The area is characterised by detached and semi detached residential properties, with terraced blocks to the south-east fronting Ashbury Close.
- 1.3 The site is not in a Conservation Area.

2.0 THE PROPOSAL

- 2.1 This application seeks consent for the change of use of the premises from its current use as a guest house (C1) to student accommodation with warden control. The premises will be occupied by a maximum of 8 students with a separate bedroom and living area for a 'live in' warden.
- 2.2 There are no external alterations proposed to the building.
- 2.3 Refuse and bicycle storage is proposed to be accommodated in 2 outbuildings to the south of the site.

2.4 The application is accompanied by the following supporting information:

1. Planning Statement

3.0 SITE HISTORY

Reference	Description	Outcome
07/0505/FUL	Redevelopment for change of use from bed and breakfast property to 4no flats.	Refused
C/04/0533	Two storey extension to bed and breakfast facility and alterations and extension to residential facility.	Approved
C/03/0961	Change of use from residential dwelling house to 6 bedroom bed and breakfast accommodation.	Approved
C/00/0297	Erection of a single storey rear	Approved

4.0 PUBLICITY

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

5.0 POLICY

5.1 Central Government Advice

Planning Policy Statement 1: Delivering Sustainable Development (2005)

Planning Policy Statement 3: Housing (2006):

Planning Policy Statement 3 (PPS3): Housing has been reissued with the following changes: the definition of previously developed land now excludes private residential gardens to prevent developers putting new houses on the brownfield sites and the specified minimum density of 30 dwellings per hectare on new housing developments has been removed. The changes are to reduce overcrowding, retain residential green

areas and put planning permission powers back into the hands of local authorities. (June 2010)

Circular 11/95 – The Use of Conditions in Planning Permissions
Circular 05/2005 - Planning Obligations

5.2 **East of England Plan 2008**

ENV7: Quality in the Built Environment

5.3 **Cambridge Local Plan 2006**

3/4 Responding to context

3/7 Creating successful places

3/11 The design of external spaces

3/12 The design of new buildings

5/1 Housing provision

5/2 Conversion of large properties

5/3 Housing lost to other uses

5/4 Loss of housing

5/7 Supported housing/Housing in multiple occupation

8/2 Transport impact

8/6 Cycle parking

6.0 **CONSULTATIONS**

Cambridgeshire County Council (Transport)

6.1 No parking layout is provided for this proposal.

The site lies at a junction on a very busy street, and it is vital that motor vehicles entering the site are able to turn within the site to enter and leave in forward gear.

The developer must provide details of parking (both for motor vehicles and cycles), together with maneuvering areas. The car spaces, cycle spaces and maneuvering areas must all be dimensioned and the type of cycle parking facility specified.

Please provide this information to the Highway Authority for comment prior to determination of this application.

Head of Environmental Services

6.2 No objections subject to conditions. This application is for a change of use from a bed and breakfast to student accommodation with warden control in a predominantly residential area. Historically, student accommodation can give rise to nuisance such as noise in the street unless it is managed carefully. I note with this application there will be a full time warden on the site therefore these issues should be addressed with warden control.

It appears from the plans internal works only will be carried out to this property.

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: 169 Coleridge Road.

7.2 The representations can be summarised as follows:

- The area is residential and not appropriate for multiple occupancy student accommodation.
- There is likely to be an increase in noise and disturbance.
- There is no guarantee that the house will be controlled by a warden on the premises.
- Concerns regarding increase in traffic and insufficient parking for cars.
- Unconvinced students will not have cars.

A petition has also been received from number 169 Coleridge Road with 25 signatures against the change of use in principle.

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
5. Highway safety
6. Car and cycle parking
7. Disabled access
8. Third party representations

Principle of Development

8.2 This proposal needs to be assessed against several policies within the Local Plan, which deal with student hostels and houses in multiple occupation.

8.3 Local Plan policy 7/10, states that the development of speculative purpose-built student hostels will only be permitted if there are occupancy conditions restricting the facility to The University of Cambridge or Anglia Ruskin students and If there are suitable management arrangements in place to ensure students do not keep cars. The proposal is for change of use of an existing dwelling and is not purpose built, and policy 7/2 is not therefore applicable.

8.4 Local Plan policy 5/2 permits the conversion of non residential buildings into self contained units except where; the residential property has a floorspace of less than 110 sq m; the likely impact upon on-street parking will be unacceptable; the living accommodation provided will be unsatisfactory; the proposal would fail to provide satisfactory refuse storage or cycle parking; or the location of the property or the nature of nearby land uses would not offer a satisfactory level residential amenity. The building, while not currently in residential use, has a floorspace far in excess of 100 sq m and is suitable for the proposed student hostel, which is a form of residential accommodation. The amenity and servicing aspects of this policy are considered in the relevant subsections below.

- 8.5 The development of supported housing and housing in multiple occupation is permitted by Local Plan policy 5/7. Its appropriateness is dependant on the potential impact on the residential amenity of the local area, which is considered in the relevant subsections below. Development of this nature is also subject to the suitability of the building or site and the proximity of bus stops, pedestrian and cycles routes, shops and other services. Icen House is close to 3 Local Centres along Cherry Hinton Road and frequent bus connections. I consider that the property will add to the mix and range of housing in the City and the principle of the change of use is therefore acceptable.

Context of site, design and external spaces

- 8.6 The key design issue turns on whether there are any physical changes to the building which might adversely affect the character of the area, in accordance with policies 3/4 and 5/7.
- 8.7 There will be no external changes to the layout of the building. Refuse storage will be provided to the front of the building, and would be reasonably well screened from the public domain by the thick hedging. Additional cycle parking will also be provided within a separate outbuilding, which would not be overly institutional or prominent.
- 8.8 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11, 3/12.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.9 Local Plan policy 5/7 states that supported housing will only be permitted subject to the potential impact upon residential amenity. The detached property sits within a relatively generous corner plot; the only adjoining plot being the detached property at 169 Coleridge Road. I recognise concerns regarding the potential for noise and disturbance created by a student hostel, although the proposed premises is intended for younger students (aged 16 –21) and is a managed facility, with a warden. This can be ensured through the imposition of a suitable planning condition on any consent granted.

- 8.10 The proposed use will also in my view be less intensive than the existing guest house, with a smaller turnover of people staying at the premises. The premises is of sufficient size to accommodate a small student hostel use without a significant detrimental impact upon the amenities currently enjoyed by number 169 Coleridge Road. The existing extensions at the property effectively form a barrier to number 169 Coleridge Road, so there is unlikely to be disturbance from students using the limited external spaces at Icen House.

Amenity for future occupiers of the site

- 8.11 The detached property can adequately accommodate the 8 proposed bedrooms. The Council's Environmental Health Team have raised some concern that the sizes of the rooms does not meet Housing Standards but while I note that the rooms are rather limited in size, that is not in conflict with any planning policy within the Local Plan. The imposition of an informative will bring to the applicant's attention the requirements of the Housing Act 2004.

Refuse Arrangements

- 8.12 The applicant proposes to erect a new refuse store to the south of the main property. There is already a refuse area to serve the guesthouse fronting onto Coleridge Road. The imposition of a suitable planning condition can ensure that adequate refuse storage for waste and recycling is agreed with the Council.
- 8.13 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

Highway Safety

- 8.14 The applicant has provided a revised block plan demonstrating that adequate space is available on the site for a car to turn and exit in a forward gear. In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/2.

Car and Cycle Parking

- 8.15 The proposed student hostel should provide a maximum of 3 car parking spaces as set out in the Council's Adopted Car Parking Standards. The proposed student hostel use requires

fewer car parking spaces be provided than the existing guest house use. Given that the hostel is for younger students, who are less likely to own a motor car, the 2 car parking spaces provided is in my view adequate.

- 8.16 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

Disabled access

- 8.17 The Council's Access Officer advises that 1 room should be adapted for use for a disabled student. While this has been brought to the applicant's attention, it is not a mandatory requirement under Local Plan policies.

Third Party Representations

- 8.18 The issues raised in the 1 representation received have been considered in the above report.

9.0 CONCLUSION

- 9.1 The student hostel use will be of a similar intensity and impact to the current guesthouse use. There will not in my view be any significant adverse impact upon neighbour amenity and given that adequate car parking and other servicing is or can be provided, there is no justification to do other than approve this proposal. APPROVAL is recommended.

10.0 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 51 of the Planning and Compulsory Purchase Act 2004.

2. No development shall commence until details of facilities for the covered, secured parking of bicycles for use in connection with the development hereby permitted shall be submitted to and approved by the local planning authority in writing. The approved facilities shall be provided in accordance with the approved details before use of the development commences.

Reason: To ensure appropriate provision for the secure storage of bicycles. (Cambridge Local Plan 2006 policy 8/6)

3. Prior to the commencement of development, full details of the on-site storage facilities for waste, including waste for recycling shall be submitted to and approved in writing by the local planning authority. Such details shall identify the specific positions of where wheelie bins, paladins or any other means of storage will be stationed and the arrangements for the disposal of waste. The approved facilities shall be provided prior to the commencement of the use hereby permitted and shall be retained thereafter unless alternative arrangements are agreed in writing by the local planning authority.

Reason: In order that adequate refuse storage is provided for the student hostel, Cambridge Local Plan 2006 policy 5/2.

4. A resident manager/warden shall occupy the building during any use for student accommodation.

Reason: To protect the amenity of neighbouring occupiers (Cambridge Local Plan 2006, policy 3/4).

INFORMATIVE: The applicant is advised that the Housing Act 2004 introduced the Housing Health & Safety Rating System as a way to ensure that all residential premises provide a safe and healthy environment to any future occupiers or visitors. The proposed student accommodation must be altered to ensure that there are no unacceptable hazards for example ensuring adequate fire precautions are installed, all habitable rooms have adequate lighting and floor area, adequate food preparation facilities exist etc.

The applicant is also advised that it is most likely that the property will require a mandatory HMO License in order to operate.

The applicant/agent is further advised to contact Housing Standards at Mandela House, 4 Regent Street, Cambridge and Building Control (01223 457118) concerning fire precautions, means of escape, the HHSRS and HMO licensing.

INFORMATIVE: The applicant is reminded that a proportion of the rooms provided for students should meet disability standards. Advice on this matter should be sought from the Council's Access Officer on 01223 457075

Reasons for Approval

1. This development has been approved, conditionally, because subject to those requirements it is considered to conform to the Development Plan as a whole, particularly the following policies:

East of England plan 2008: ENV7

Cambridge Local Plan (2006): 3/4, 3/7, 3/11, 3/12, 5/1, 5/2, 5/3, 5/4, 5/7, 8/2, 8/6.

2. The decision has been made having had regard to all other material planning considerations, none of which was considered to have been of such significance as to justify doing other than grant planning permission.

These reasons for approval can be a summary of the reasons for grant of planning permission only. For further details on the decision please see the officer report online at www.cambridge.gov.uk/planningpublicaccess or visit our Customer Service Centre, Mandela House, 4 Regent Street, Cambridge, CB2 1BY between 8am to 6pm Monday to Friday.

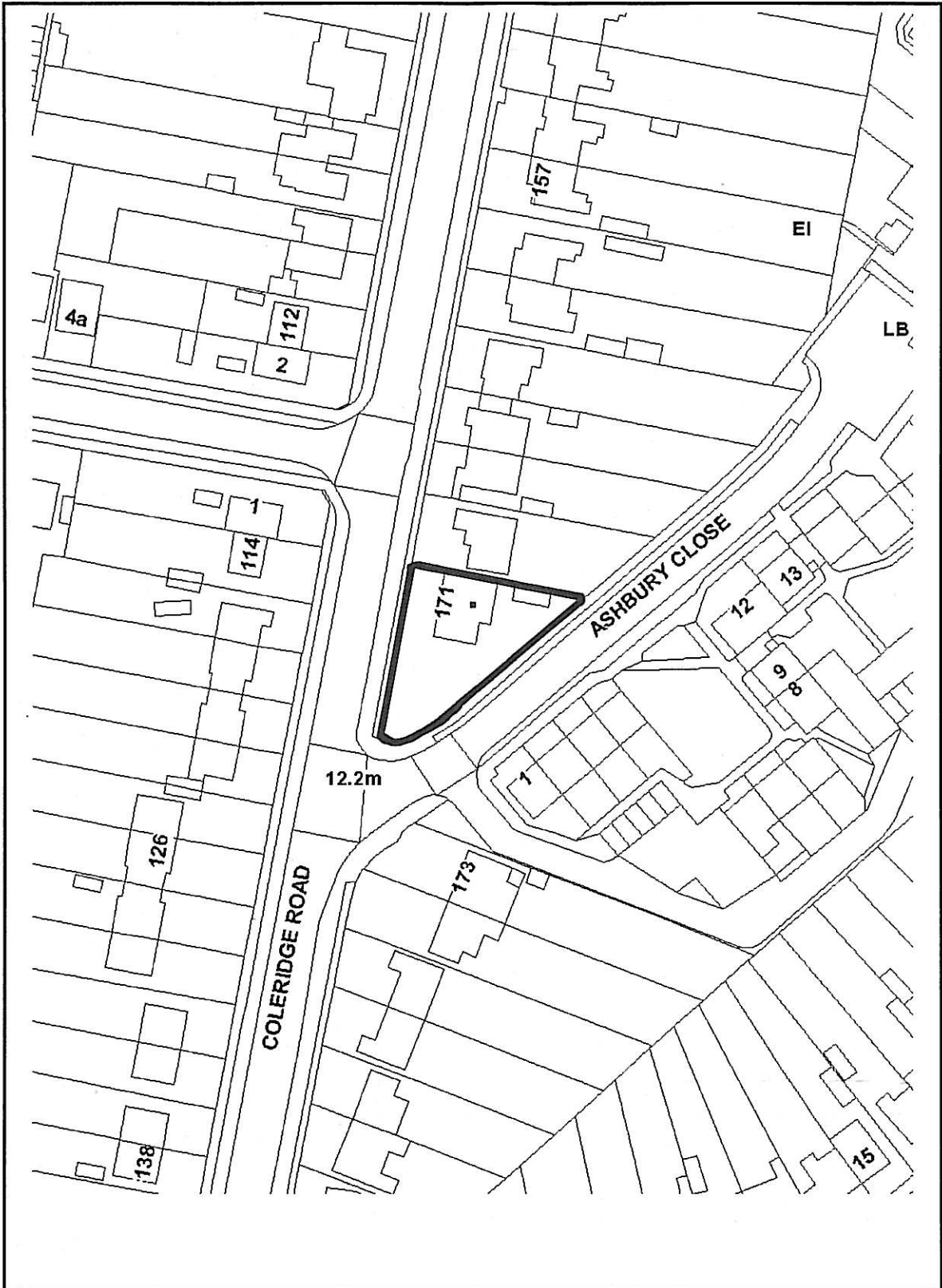
LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

Under Section 100D of the Local Government Act 1972, the following are "background papers" for each report on a planning application:

1. The planning application and plans;
2. Any explanatory or accompanying letter or document from the applicant;
3. Comments of Council departments on the application;

4. Comments or representations by third parties on the application as referred to in the report plus any additional comments received before the meeting at which the application is considered; unless (in each case) the document discloses "exempt or confidential information"
5. Any Structure Plan, Local Plan or Council Policy Document referred to in individual reports.

These papers may be inspected by contacting John Summers (Ext.7103) in the Planning Department.



11/0409/FUL
Iceni House 171 Coleridge Road Cambridge

TAYLOR VINTERS



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171 Coleridge Road