

Application Number	11/0337/FUL	Agenda Item	
Date Received	25th March 2011	Officer	Mr John Evans
Target Date	20th May 2011		
Ward	Coleridge		
Site	4 Adkins Corner Perne Road Cambridge Cambridgeshire CB1 3RU		
Proposal	Proposed change of use of Class B1(a) offices and surplus storage/welfare accommodation into 6no residential units.		
Applicant	C/o Kelldale Baltic House Baltic Road Kirk Michael Isle Of Man IM6 1EF		

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 Adkins Corner is close to the junction of Cherry Hinton Road and Perne Road. The Budgens store is the principal retailer located within a small parade of shops with offices and residential accommodation above. The rear service yard gives access to the existing flats on the upper floors and informal car parking for approximately 6 cars.
- 1.2 The surrounding area is a mix of residential and commercial. To the north east are the allotment gardens occupying a rectangular plot to the rear of the semi detached houses along Perne Road. The rear garden of number 10 Perne Road adjoins the northern boundary of the site.
- 1.3 The application site is formed from part of the first floor and part of the second floor of number 4 Adkins Corner.
- 1.4 The site is not in a conservation area. Adkins Corners is allocated as a Local Centre within the Cambridge Local Plan (2006).

2.0 THE PROPOSAL

- 2.1 This application seeks consent for the conversion of part of the first and second floors of the building into 4 one-bedroom and 2 two-bedroom residential units.
- 2.2 In term of external alterations, the proposal involves replacement of the existing windows to comply with Part L of the Building Regulations. No other external alterations are proposed to the building.
- 2.3 The proposal includes an ancillary bicycle store for 8 cycles to the east of the site.
- 2.4 The application is accompanied by the following supporting information:
1. Design and access Statement
 2. Planning Statement

3.0 SITE HISTORY

No relevant history.

4.0 PUBLICITY

- | | |
|------------------------|-----|
| 4.1 Advertisement: | Yes |
| Adjoining Owners: | Yes |
| Site Notice Displayed: | Yes |

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)

Planning Policy Guidance 13: Transport (2001)

Circular 11/95 – The Use of Conditions in Planning Permissions

Circular 05/2005 - Planning Obligations:

Community Infrastructure Levy Regulations 2010 – places a statutory requirement on the local authority that where planning permission is dependent upon a planning obligation the obligation must pass the following tests:

(a) necessary to make the development acceptable in planning terms;

(b) directly related to the development; and

(c) fairly and reasonably related in scale and kind to the development.

5.2 **East of England Plan 2008**

ENV7: Quality in the Built Environment

5.3 **Cambridgeshire and Peterborough Structure Plan 2003**

Planning Obligation Related Policies

P6/1 Development-related Provision

P9/8 Infrastructure Provision

5.4 **Cambridge Local Plan 2006**

3/4 Responding to context

3/7 Creating successful places

3/11 The design of external spaces

4/13 Pollution and amenity

5/1 Housing provision

5/2 Conversion of large properties

8/2 Transport impact

8/6 Cycle parking

Planning Obligation Related Policies

3/7 Creating successful places

3/8 Open space and recreation provision through new development

10/1 Infrastructure improvements (*public open space, waste recycling*)

5.5 **Supplementary Planning Documents**

Cambridge City Council (March 2010) – Planning Obligation Strategy

5.6 **Material Considerations**

Central Government Guidance

Letter from Secretary of State for Communities and Local Government dated 27 May 2010 that states that the coalition is committed to rapidly abolish Regional Strategies and return decision making powers on housing and planning to local councils. Decisions on housing supply (including the provision of travellers sites) will rest with Local Planning Authorities without the framework of regional numbers and plans.

6.0 **CONSULTATIONS**

Cambridgeshire County Council (Transport)

6.1 No parking provision is made for the proposal.

The site lies within an area that experiences high demand for space to park on-street from competing residential uses.

The proposal would be anticipated to increase that competition.

The proposal may trigger the requirement for SCATP payments and the applicant must provide an assessment of trip generation for all modes over a 24 hour period, both for the existing use and the proposed use.

Head of Environmental Services

6.2 Awaiting comments.

Disability Consultative Panel (Meeting of 11 May 2011)

6.3 The application does not propose any change to the current vehicular or pedestrian access. The introduction of a lift could not serve all areas of the site. The Panel are therefore happy with the proposal.

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: 10 Perne Road, 14 Perne Road.

7.2 The representations can be summarised as follows:

- There are already too many apartments above the retail premises.
- Atkins Corner is already overdeveloped.
- Number 14's garden will be overlooked.
- Tenants cause noise and disturbance at night and play loud music.
- There is inadequate car parking for tenants.

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. Car and cycle parking
6. Disabled access
7. Third party representations
8. Planning Obligation Strategy

Principle of Development

- 8.2 The provision of additional dwellings on previously developed land, and the provision of higher density housing in sustainable locations is generally supported by central government advice contained in Planning Policy Statement (PPS) 3: Housing. Policy 5/1 of the Cambridge Local Plan 2006 allows for residential development from windfall sites, subject to the existing land use and compatibility with adjoining uses, which is discussed in more detail in the amenity section below. The proposal is therefore in compliance with these policy objectives.
- 8.3 Local Plan policy 5/2 permits the conversion of residential and 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 residential conversion. The amenity and servicing aspects of this policy are considered in the relevant subsections below.
- 8.4 In my opinion, the principle of the development is acceptable and in accordance with policies 5/1 and 5/2.

Context of site, design and external spaces

- 8.5 The key design issue turns on whether there are any physical changes to the building that might adversely affect the character of the area, making it contrary to policy 3/4.
- 8.6 The only external change to the building will be the replacement of windows, which will make a positive improvement to the front elevation. Refuse storage will be provided to the rear of the building adjacent to the Budgens store, and would not be visible from the public domain. Additional cycle parking will be

provided to the rear of the building. The nature of the enclosure can be agreed through the imposition of a suitable planning condition.

- 8.7 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4 and 5/2.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.8 The proposal will have greatest impact upon the occupiers of number 10 Perne Road. I recognise the concerns of numbers 10 and 14 Perne Road regarding the overlooking of their gardens, but have to point out that there is already the potential for overlooking from three existing second floor flats immediately east of what is proposed here. I do not consider overlooking would be materially exacerbated by the application proposal. This is because the application site is contained within the southwest corner of the building, so further overlooking is highly unlikely. The kitchen of the proposed second floor unit A6, which has the only opening towards to the rear garden of number 10, is positioned some 23m from the common boundary at the nearest point and 35m from the rear garden of number 14 Perne Road. Given the distances involved I do not think that the residential use of the upper floors, with the same window arrangement as the existing offices, will give rise to any further significant overlooking.
- 8.9 I note concerns regarding noise and disturbance created by additional units of accommodation through comings and goings. However, the active use of the upper floors of shops is supported in principle. There is sufficient external and internal access space to accommodate the additional residents, which need not create an adverse impact on the amenities of the closest residential property, number 10 Perne Road.
- 8.10 Concerns about potential poor/anti social behaviour and the playing of loud music from the proposed flats exacerbating problems created by the existing flats, cannot preclude the use of the existing offices for further residential accommodation. These issues could be tackled through other legislation.

- 8.11 In my opinion the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and I consider that it is compliant with Cambridge Local Plan (2006) policies 3/4 and 3/7.

Amenity for future occupiers of the site

- 8.12 The existing building converts to a residential layout in logical fashion. The apartments are all 1 or 2 bedroom units generous in size, some of which benefit from a dual north – south aspect. Externally, the proposed accommodation is well served with refuse and bicycle storage.
- 8.13 In my opinion the proposal provides a high-quality living environment and an appropriate standard of residential amenity for future occupiers, and I consider that in this respect it is compliant with Cambridge Local Plan (2006) policies 3/7.

Refuse Arrangements

- 8.14 As rehearsed above, refuse storage will be provided to the rear of the building adjacent to the Budgens store, and would not be visible from the public domain. Full details of the method of enclosure can be ensured through the imposition of a suitable planning condition.
- 8.15 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

Car and Cycle Parking

- 8.16 The application does not provide any further car parking. However, although the converted accommodation would provide relatively large apartments in a suburban location, I do not consider the provision of further external space for car parking necessary. There is parking provision to the back of the parade of shops, but that is understood to be largely for commercial users. The site is however within a local centre, close to good bus routes, provides safe and secure bicycle parking and is an area where there is limited opportunity for on-street parking. On this basis the site has practical alternatives to the private motor car and I do not think a car parking provision is essential.

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

Disabled access

8.18 The Council's Disability Panel have considered this scheme and do not object to the change of use. The installation of a lift could not serve all of the units so it is not considered essential.

8.19 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4 and 3/7.

Third Party Representations

8.20 The issues raised have been considered in the above report.

Planning Obligation Strategy

8.21 The Community Infrastructure Levy Regulations 2010 have introduced the requirement for all local authorities to make an assessment of any planning obligation in relation to three tests. If the planning obligation does not pass the tests then it is unlawful. The tests are that the planning obligation must be:

(a) necessary to make the development acceptable in planning terms;

(b) directly related to the development; and

(c) fairly and reasonably related in scale and kind to the development.

In bringing forward my recommendations in relation to the Planning Obligation for this development I have considered these requirements. The Planning Obligation Strategy (2010) provides a framework for expenditure of financial contributions collected through planning obligations. The applicants have indicated their willingness to enter into a S106 planning obligation in accordance with the requirements of the Strategy. The proposed development triggers the requirement for the following community infrastructure:

Open Space

8.22 The Planning Obligation Strategy requires that all new residential developments contribute to the provision or improvement of public open space, either through provision on site as part of the development or through a financial contribution for use across the city. The proposed development requires a contribution to be made towards open space, comprising outdoor sports facilities, indoor sports facilities, informal open space and provision for children and teenagers. The total contribution sought has been calculated as follows.

8.23 The application proposes the conversion of the existing offices to form 6 new units. In conversions, the contributions for open space are based on the number of additional bedrooms created, each additional bedroom being assumed to contain one person. Contributions for children's play space are only required if they are in units with more than one bedroom. The totals required for the new units resulting from the proposed conversion are calculated as follows:

Outdoor sports facilities					
Existing total bedrooms	New total bedrooms	Net additional bedrooms	Assumed net additional persons	£ per person	Total £
0	8	8	8	238	1904

Indoor sports facilities					
Existing total bedrooms	New total bedrooms	Net additional bedrooms	Assumed net additional persons	£ per person	Total £
0	8	8	8	269	2152

Informal open space					
Existing total bedrooms	New total bedrooms	Net additional bedrooms	Assumed net additional persons	£ per person	Total £
0	8	8	8	242	1936

8.24 Subject to the completion of a S106 planning obligation to secure the requirements of the Planning Obligation Strategy (2010), I am satisfied that the proposal accords with Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1 and P9/8 and Cambridge Local Plan (2006) policies 3/8 and 10/1.

Community Development

8.25 The Planning Obligation Strategy (2010) requires that all new residential developments contribute to community development facilities, programmes and projects. This contribution is £1256 for each unit of one or two bedrooms and £1882 for each larger unit. The total contribution sought has been calculated as follows:

Community facilities			
Type of unit	£per unit	Number of such units	Total £
1 bed	1256	4	5024
2-bed	1256	2	2512
3-bed	1882		
Total			7536

8.26 Subject to the completion of a S106 planning obligation to secure the requirements of the Planning Obligation Strategy (2010), I am satisfied that the proposal accords with Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1 and P9/8 and Cambridge Local Plan (2006) policies 5/14 and 10/1.

Waste

8.27 The Planning Obligation Strategy (2010) requires that all new residential developments contribute to the provision of household waste and recycling receptacles on a per dwelling basis. As the type of waste and recycling containers provided by the City Council for houses are different from those for flats, this contribution is £75 for each house and £150 for each flat. The total contribution sought has been calculated as follows:

Waste and recycling containers			
Type of unit	£per unit	Number of such units	Total £
House	75		
Flat	150	6	900
Total			900

8.28 Subject to the completion of a S106 planning obligation to secure the requirements of the Planning Obligation Strategy (2010), I am satisfied that the proposal accords with Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1 and P9/8 and Cambridge Local Plan (2006) policies 3/7, 3/12 and 10/1.

Education

8.29 Upon adoption of the Planning Obligation Strategy (2010) the Council resolved that the Education section in the 2004 Planning Obligations Strategy continues to apply until it is replaced by a revised section that will form part of the Planning Obligations Strategy 2010. It forms an appendix to the Planning Obligations Strategy (2010) and is a formal part of that document. Commuted payments are required towards education facilities where four or more additional residential units are created and where it has been established that there is insufficient capacity to meet demands for educational facilities.

8.30 In this case, 6 additional residential units are created. Contributions are therefore required on the following basis.

Life-long learning					
Type of unit	Persons per unit		£per unit	Number of such units	Total £
1 bed	1.5		160	6	960
2+- beds	2		160		
Total					960

8.31 Subject to the completion of a S106 planning obligation to secure the requirements of the Planning Obligation Strategy (2004), I am satisfied that the proposal accords with Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1 and P9/8 and Cambridge Local Plan (2006) policies 5/14 and 10/1.

Transport

8.32 Contributions towards catering for additional trips generated by proposed development are sought where 50 or more (all mode) trips on a daily basis are likely to be generated. The development would not result in trips greater than 50 per day, subtracting the likely trips generated from the existing office use.

Conclusion

8.33 It is my view that the planning obligation is necessary, directly related to the development and fairly and reasonably in scale and kind to the development and therefore the Planning Obligation passes the tests set by the Community Infrastructure Levy Regulations 2010.

9.0 CONCLUSION

9.1 The proposed change of use will contribute to the City's housing stock in a sustainable location and will not unduly detract from neighbouring amenity. **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.

Reasons for Approval

1. This development has been approved subject to conditions and the prior completion of a section 106 planning obligation (/a unilateral undertaking), 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

Cambridgeshire and Peterborough Structure Plan 2003: P6/1, P9/8

Cambridge Local Plan (2006): 3/4, 3/7, 3/8, 3/11, 4/13, 5/1, 5/2, 8/2, 8/6, 10/1.

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.

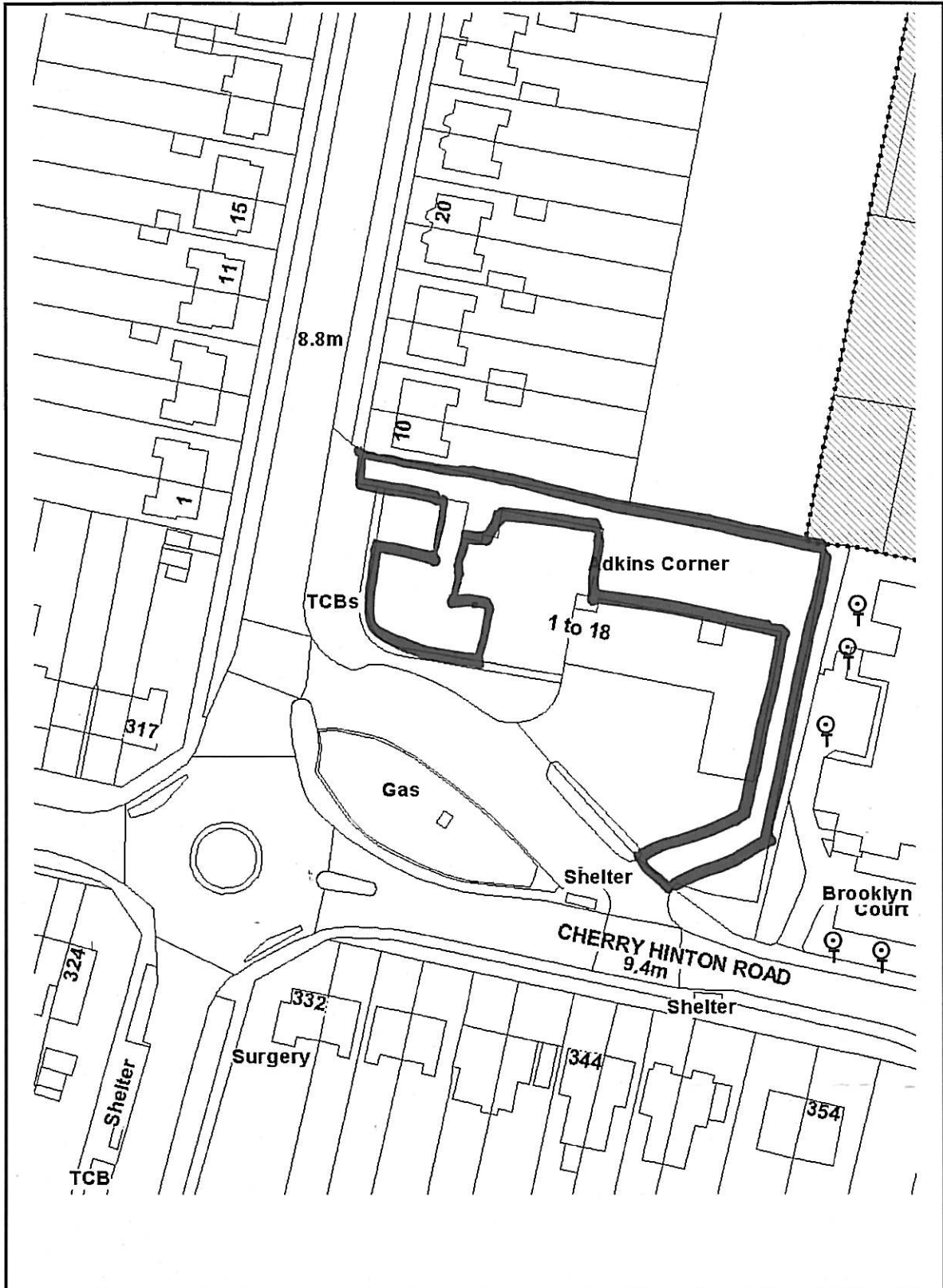
These reasons for approval can be a summary of the reasons for grant of planning permission only. For further details on the decision please see the officer report online at www.cambridge.gov.uk/planningpublicaccess or visit our Customer Service Centre, Mandela House, 4 Regent Street, Cambridge, CB2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

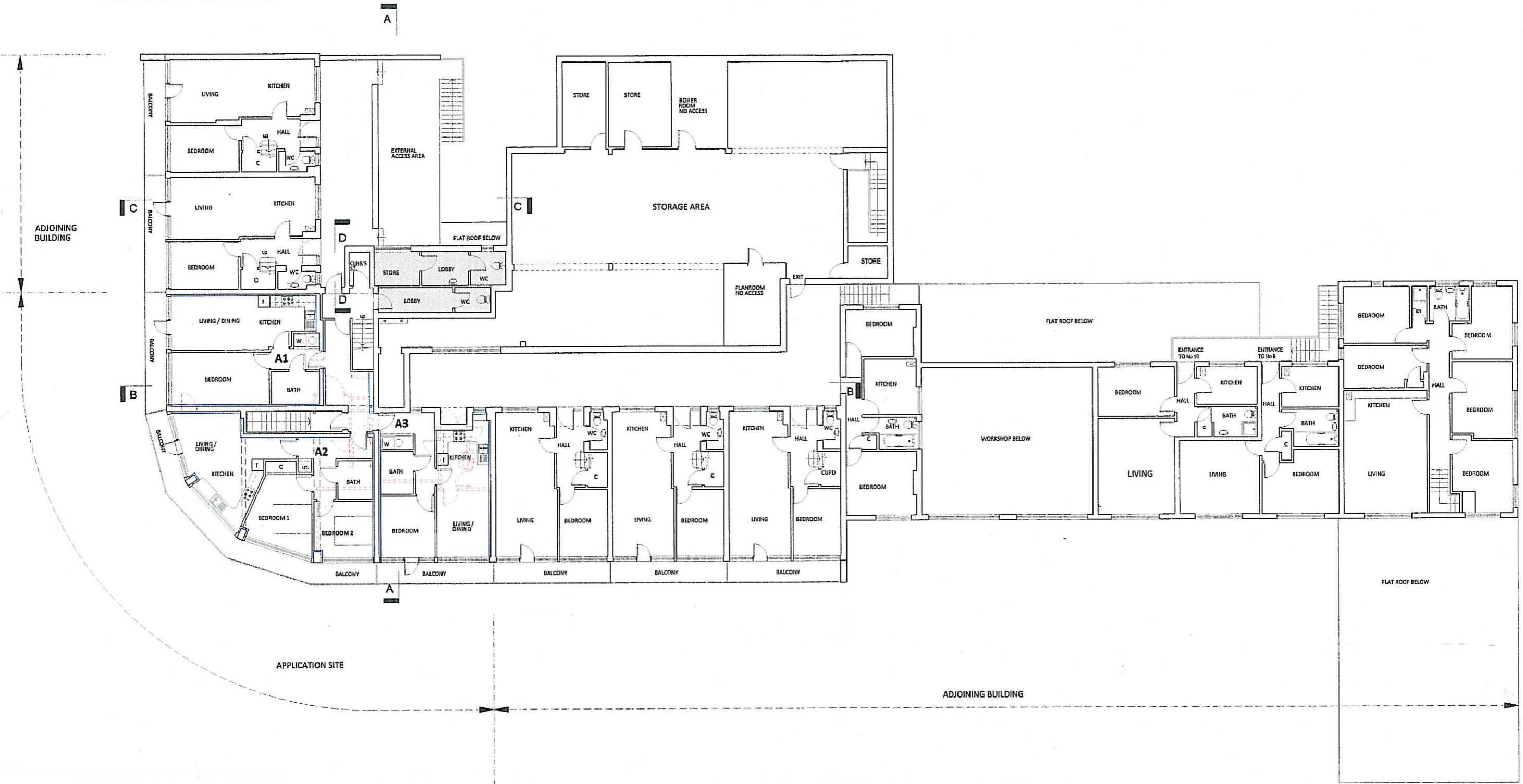
These papers may be inspected by contacting John Summers (Ext.7103) in the Planning Department.



11/0337/FUL
4 Adkins Corner Perne Road Cambridge

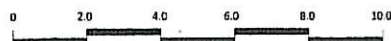


Note:
 Drawing based on building survey carried out by
 Januarys Consultant Surveyors
 Drawing No. 105350 (BS) - 02 dated 26.03.2010



11 / 0337 / FUL

Drawing Status: **PLANNING APPLICATION**



Rev: Date: Drawn: Details:
 P1 24.09.2010 EL Issued for Building Control Application
 P2 09.02.2011 EL Issued for Comments
 P3 21.02.2011 EL Issued for Planning Application

PROPOSED FIRST FLOOR

Client: SJK Properties Ltd
 Project: 4, Adkins Corner,
 Perne Road, Cambridge
 Drawing: Proposed First Floor Plan

Drawn: EL
 Project Ref: C 002
 Drawing No: 114
 Date: 08.06.2010
 Scale @ A1: 1:100
 Scale @ A3: 1:200
 Revision: P3

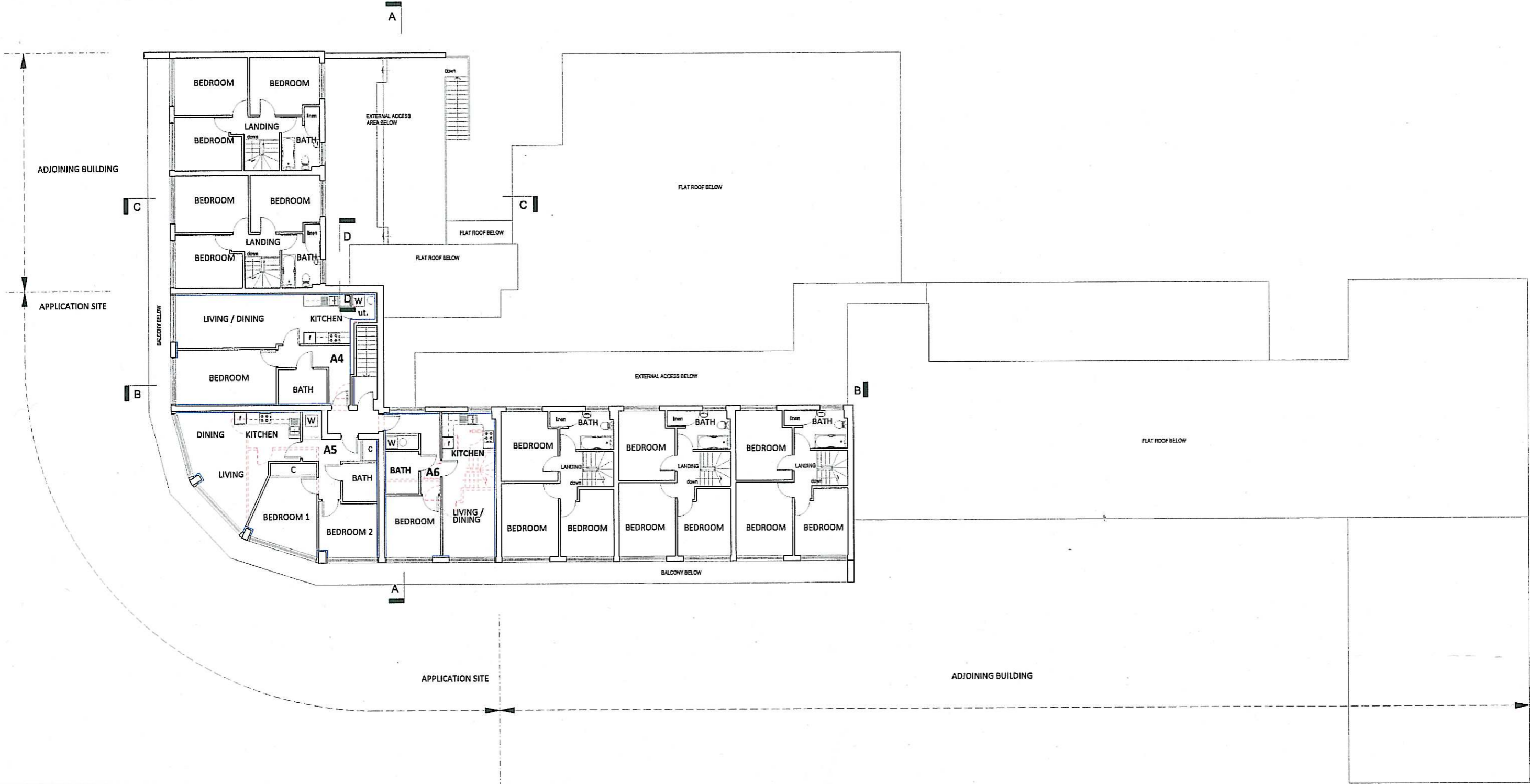
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 Januarys Consultant Surveyors
 Drawing No. 105350 (BS) - 03 dated 26.03.2010



11 / 03 37 / FULL

Drawing Status: **PLANNING APPLICATION**



Rev: Date: Drawn: Details:
 P1 24.09.2010 EL Issued for Building Control Application
 P2 03.02.2011 EL Issued for Comments
 P3 31.02.2011 EL Issued for Planning Application

PROPOSED SECOND FLOOR PLAN

Client: SIK Properties Ltd
 Project: 4 Adkins Corner, Perne Road, Cambridge
 Drawing: Proposed Second Floor Plan
 Drawn: EL
 Project Ref: C 002
 Drawing No: 115
 Date: 08.06.2010
 Scale @ A1: 1:50
 Scale @ A3: 1:100
 Revision: P3

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