

<b>Application Number</b>	20/02223/FUL	<b>Agenda Item</b>	
<b>Date Received</b>	30th April 2020	<b>Officer</b>	Aaron Coe
<b>Target Date</b>	25th June 2020		
<b>Ward</b>	Castle		
<b>Site</b>	34 Huntingdon Road		
<b>Proposal</b>	Proposed new 1.5 storey dwelling with basement to replace the existing garage at the rear of 34 Huntingdon Road.		
<b>Applicant</b>	Mr J. Parker Spring House, Conduit Head 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 respect the character and appearance of the surrounding Conservation Area.</li> <li>- The proposed development would not have any significant adverse impact on the amenity of surrounding occupiers.</li> <li>- The proposed development would provide accessible living accommodation and a good level of indoor and outdoor amenity for future occupiers.</li> </ul>
RECOMMENDATION	APPROVAL

**1.0 SITE DESCRIPTION/AREA CONTEXT**

1.1 The application site relates to land to the rear of 34 Huntingdon Road. This land is currently used as garden land to serve number 34 and contains a garage building. The plot would be accessed from Westfield Lane. Westfield Lane is characterised by garages and other subservient buildings although many of these buildings have been replaced with small subservient

mews house type dwellings. To the east of the site are Westfield House and Church.

1.2 The site lies within the Castle and Victoria Road area of the Central Conservation Area.

1.3 The site lies within the Controlled Parking Zone.

## **2.0 THE PROPOSAL**

2.1 The application seeks full planning permission for the construction of a two-bedroom dwelling which would be 1.5 storeys high with a basement and private rear garden amenity space. This dwelling is proposed to replace an existing garage to the rear of 34 Huntingdon Road.

2.2 Permission was previously granted for a dwelling within the application site under reference 17/1906/FUL. However, as stated in the design and access statement this could not be implemented due to non-compliance with Building Regulations.

2.3 The proposed dwelling would measure approximately 5 metres in width and 11 metres in depth. The height of the dwelling is proposed to be 5.6 metres to the ridge.

2.4 The dwelling is proposed to have a garden space and a secure cycle/ bin storage facility. It is proposed to be a car free scheme. The proposed massing for the dwelling has been developed from the principles of the previously consented scheme and the existing adjacent development.

2.5 The application is accompanied by the following supporting information:

1. Design and Access Statement
2. Planning and Heritage statement
3. Plans

### 3.0 SITE HISTORY

Reference	Description	Outcome
17/1906/FUL	One-bedroom dwelling house replacing an existing garage.	Permitted
17/0815/FUL	One-bedroom dwelling house replacing an existing garage.	Withdrawn
C/01/0590	Erection of a single storey rear extension to existing dwellinghouse.	Permitted

### 4.0 PUBLICITY

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

### 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 Local Plan 2018	1, 3 31, 34, 35, 36 50, 51, 52, 55, 56, 57, 59 61, 70, 71 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)
Supplementary Planning Guidance	Greater Cambridge Sustainable Design and Construction (Jan 2020)
Area Guidelines	Castle and Victoria Road Conservation Area Appraisal (2012)

## 6.0 CONSULTATIONS

### **Cambridgeshire County Council (Highways Development Management)**

- 6.1 Following implementation of any Permission issued by the Planning Authority in regard to this proposal the residents of the new dwelling will not qualify for Residents' Permits (other than visitor permits) within the existing Residents' Parking Schemes operating on surrounding streets. This should be brought to the attention of the applicant, and an appropriate informative added to any Permission that the Planning Authority is minded to issue with regard to this proposal.

The proposed removal of the existing garage removes the potential for the existing residential unit to park off street. While the streets in the vicinity of the application site are controlled as part of a residential parking scheme, this does not preclude the existing residents from purchasing additional residents parking permits (to a maximum of three per household) the removal of an existing off street car parking space has the potential to create additional on-street in competition with existing residential uses. The development may therefore impose additional parking demands upon the on-street parking on the surrounding streets and, whilst this is unlikely to result in any significant adverse impact upon highway safety, there is

potentially an impact upon residential amenity which the Planning Authority may wish to consider when assessing this application.

Drawing number 1000 PP01 proposed ground floor shows a rainwater pipe partially within the adopted public highway. Such features must be constructed so they are wholly outside the adopted public highway and no water from the proposed unit may be allowed to drain over or onto the adopted public highway.

### **Environmental Health**

- 6.2 No objection: Conditions are requested in relation to construction hours and piling.

### **Urban Design and Conservation team**

- 6.3 No objection: The proposal sits well with the ethos of the lane and has a utilitarian aesthetic. This element then has a bold roof form which rises to the same height as the buildings on Benson Street but is angled in such a way that the rear of these buildings and the adjacent garage roof can still be appreciated. The roof is also set back from the front elevation which even though it is a vertical plane makes it recessive in views along Westfield Lane. The use of timber on the roof slope will make a lighter cladding material which will blend in well with the surroundings. The proposal for the building will preserve or enhance the character or appearance of the conservation area and will comply with Local Plan policies 55, 57 and 61. Two conditions are requested regarding a sample panel of facing materials and roof details.

### **City Council Landscape Architect**

- 6.4 No comments to make or conditions required.

### **Sustainable Drainage Officer**

- 6.5 No objection: Subject to three conditions regarding surface water drainage details, foul water details and surface water maintenance details.

## **REPRESENTATIONS**

- 7.1 The owners/occupiers of the following addresses have made representations:  
- 32 Huntingdon Road
- 7.2 The representations can be summarised as follows:
- Concerned that the proposed addition of the basement will result in the loss of their fence and damage to the established planting and adjacent garage.
  - Concerned by the loss of 40sqm of the garden space serving the host dwelling at No.34.
- 7.3 The above representations are a summary of the comments that have been received. Full details of the representations can be inspected on the application file.

## **8.0 ASSESSMENT**

### **Principle**

- 8.1 As the proposal is for the subdivision of an existing residential plot, policy 52 of Cambridge Local Plan (2018) is relevant in assessing the acceptability of the proposal. Policy 52 of the Cambridge Local Plan (2018) states that: Proposals for development on sites that form part of a garden or group of gardens or that subdivide an existing residential plot will only be permitted where:
- a. the form, height and layout of the proposed development is appropriate to the surrounding pattern of development and the character of the area;
  - b. sufficient garden space and space around existing dwellings is retained, especially where these spaces and any trees are worthy of retention due to their contribution to the character of the area and their importance for biodiversity;
  - c. the amenity and privacy of neighbouring, existing and new properties is protected;
  - d. provision is made for adequate amenity space, vehicular access arrangements and parking spaces for the proposed and existing properties; and

- e. there is no detrimental effect on the potential comprehensive development of the wider area.
- 8.2 The proposal complies with the above five criteria and the reasons for this are set out in the relevant sections of this report. Permission was previously granted for a dwelling within the application site under reference 17/1906/FUL. The principle of development is therefore considered to be acceptable subject to the material planning considerations discussed below.

**Context of site, design and external spaces (and impact on the Conservation Area)**

- 8.3 The site lies within the Castle and Victoria Road area of the Central Conservation Area. The application is accompanied by a Heritage Statement which provides an overview of the significance of nearby heritage assets and the relative impact of the scheme upon them. The statutory considerations as set out in section 66(1) and section 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, are matters to which the determining authority must give great weight to when considering schemes which have the potential to impact on heritage assets.
- 8.4 Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 makes it a statutory duty for a local planning authority, in the exercise of its planning powers with respect to any buildings or other land within a Conservation Area, to:
- 'Pay special attention to the desirability of preserving or enhancing the character or appearance of that area'
- 8.5 In respect of development proposed to be carried out within the setting of, or which may impact upon a listed building, or in a conservation area, a decision-maker must, in respect of a conservation area, give a high priority to the objective of 'preserving or enhancing the character or appearance of the area', when weighing this factor in the balance with other 'material considerations' which have not been given this special statutory status.
- 8.6 The respective national policy guidance is set out in paragraphs 193-196 of the NPPF. Para. 193 of the NPPF states that when

considering the impact of a proposal on the significance of a designated heritage asset, “great weight” should be given to the asset’s conservation (meaning the more important the asset, the greater the weight should be). Para. 194 makes it clear that any harm to, or loss of significance of a heritage asset should require clear and convincing justification. Para. 196 of the NPPF states that where a proposal will lead to less than substantial harm to the significance of a designated heritage asset, such harm should be weighed against the public benefits of the proposal, including its optimum viable use. Para. 200 makes it clear that local planning authorities need to look for opportunities for new development within Conservation Areas, World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals which make a positive contribution to the asset or better reveals its significance should be treated favourably.

- 8.7 In respect of non-designated heritage assets para. 197 of the NPPF states that the effect that a proposal will have on such an asset should be taken into account in determining the application, and in considering such applications a balanced judgment is required having regards to the scale of any harm or loss and the significance of the heritage asset.
- 8.8 The proposed dwelling would be 1.8m taller than the existing garage on the application site, and no taller than the adjacent pair of maisonettes at 2/ 2a Benson Street which are situated immediately to the west of the application site. The proposed roof has been appropriately designed with an angled design in order to maintain views from Westfield Lane towards the rear of the Benson Street properties.
- 8.9 Westfield Lane has a varied character with the built form ranging from small single storey brick garages or outbuildings to larger dwellings. As mentioned above at the corner junction of Benson Street and Westfield Lane there are two modern maisonettes built in brick with a large lead covered mansard type roof. The proposed dwelling is considered to retain an outbuilding character which is in keeping with the surrounding character. The Conservation Officer is satisfied that the proposal would preserve or enhance the Conservation Area subject to conditions for facing materials and roof details.

- 8.10 It is considered by officers that the proposal would enhance the Conservation Area as the proposed dwelling is considered to respect its context and is considered to be compliant with Cambridge Local Plan 2018 policies 52,55,56,57 and 61.

### **Residential Amenity**

Impact on amenity of neighbouring occupiers

#### No. 32 Huntingdon Road

- 8.11 The new dwelling would be located adjacent to the end of the rear garden of 32 Huntingdon Road. The first floor element would project 2.75m beyond the rear elevation of the garage at number 32. However, the design of this element has been angled so that it is set off the common boundary by 1.9m. It is considered that this design successfully minimises the sense of enclosure impact on the neighbouring garage and the end of the garden space at No.32 Huntingdon Road.
- 8.12 In terms of overlooking and privacy there is one first floor level window proposed to serve the staircase within the new dwelling. Given the significant distance from this window to the neighbouring properties the inclusion of this window is not considered to have an impact in terms of overlooking or loss of privacy.
- 8.13 The occupier of No.32 has raised concerns that the proposal would impact the existing boundary and established planting within their property. This issue is not a material planning consideration as it is a civil matter that would be dealt with outside of the planning process through the Party Wall Act.

#### No's 2a and 2b Benson Street

- 8.14 The proposal would be sited adjacent to some high level first floor windows at 2a and 2b Benson Street. However, due to the proposed design of the roof profile there is a separation of approx. 3m between the new building and these windows. It is considered that there will not be an adverse impact on the amenity of this neighbouring property. The applicants have submitted a shadow study that demonstrates the impacts on these properties in terms of overshadowing will not be significant.

### No.34 Huntingdon Road

8.15 An objector has raised concerns that the proposed development would not retain sufficient external amenity space for the occupants of the host dwelling. The proposal involves the retention of a garden space that measure approximately 11 metres in depth and an overall area of around 55m<sup>2</sup>. This is considered by officers to be sufficient external amenity space to be retained for the host dwelling.

### Wider area

8.16 The Environmental Health Team has recommended various construction related conditions in order to protect the residential amenity of occupiers of properties in the wider area during construction. This advice is accepted and the conditions are recommended accordingly. The impact of additional demand for car parking spaces on residential amenity is assessed in the 'car parking' section below.

8.17 For the above reasons, it is considered that the proposal adequately respects the residential amenity of its neighbours and the constraints of the site in accordance with Cambridge Local Plan 2018 policies 52, 57 and 35.

### Amenity for future occupiers of the site

8.18 The dwelling would comply with the space standards set out within Policy 50 of the Local Plan. A condition will be attached to ensure the proposals comply with the requirements of Part M4(2) of the Building Regulations, to ensure compliance with Local Plan Policy 51. The gross internal floor space measurements for the unit in this application is shown in the table below:

<b>Unit</b>	<b>Number of bedrooms</b>	<b>Number of bed spaces (persons)</b>	<b>Number of storeys</b>	<b>Policy Size requirement (m<sup>2</sup>)</b>	<b>Proposed size of unit</b>	<b>Difference in size</b>
1	2	4	2	79	109	+30

8.19 Bedroom 1 is proposed to be located in a basement space. The proposal includes a rear courtyard which is 1.8 metres in depth with 2 metres of glazing serving the bedroom across the south

elevation. Given that this basement bedroom is south facing and has a considerable amount of glazing serving this elevation it is considered that sufficient daylight will reach this living space in order to provide an acceptable living environment within the bedroom space. The overall proposal provides an acceptable living environment and an appropriate standard of residential amenity for future occupiers in accordance with Cambridge Local Plan (2018) policies 50, 51 and 52.

### External amenity space

- 8.20 Policy 50 of Cambridge Local Plan (2018) states that all new residential units will be expected to have direct access to an area of private amenity space. The application proposes a generous external amenity space to serve the two bedroom dwelling in the form of a private rear garden in addition to rear courtyard spaces. The rear garden would measure approximately 31m<sup>2</sup>. It is acknowledged that there would be views into the rear garden space from first floor windows at No. 36 and (the host dwelling) 34 Huntingdon Road. However, given the urban environment of the application site an element of overlooking into the rear garden spaces is considered to be acceptable. The existing dwelling would also retain a garden of an acceptable size.

### **Highway Safety**

- 8.21 The Cambridgeshire County Council Highways Engineer has not raised any highway safety issues. However, it is considered necessary to impose a condition to ensure the rain water pipe shown on Drawing number 1000 PP01 is constructed so it is wholly outside the adopted public highway and that no water from the proposed unit is drained onto or over the adopted public highway. The proposal is compliant with Cambridge Local Plan (2018) policy 81.

### **Car Parking**

- 8.22 The site and the streets in the immediate vicinity of the site fall within the controlled parking zone. The residents of the new dwelling would not qualify for Residents' Permits within the existing Residents' Parking Schemes operating on surrounding streets and an informative is recommended to this effect. The proposed dwelling would not have an allocated car parking

space. Cambridge City Council operates maximum standards rather than minimum. Given the sustainable location of the site and the adequate cycle parking arrangement, it is considered that a car parking free development is acceptable in this location and would not result in significant pressure with regards to overnight parking stress. The proposal is considered to be compliant with policy 82 of Cambridge Local Plan (2018).

### **Cycle Parking**

8.23 Appendix L of the Cambridge Local Plan (2018) states that there should be a minimum of 1 cycle parking space per bedroom. A covered and secure area for 2 cycles is shown on the plans.

8.24 The proposal is considered to be compliant with policy 82 of Cambridge Local Plan (2018).

## **9.0 CONCLUSION**

9.1 It is considered by officers that the proposed development would provide a high-quality living environment for future occupants whilst being in keeping with the surrounding area and respecting the amenity of neighbouring properties.

## **10.0 RECOMMENDATION APPROVE**

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. Before starting any brick or stone work, a sample panel of the facing materials to be used shall be erected on site to establish the detail of bonding, coursing and colour, type of jointing shall be agreed in writing with the Local Planning Authority. The quality of finish and materials incorporated in any approved sample panel(s), which shall not be demolished prior to completion of development, shall be maintained throughout the development.

Reason: In the interests of the visual amenity of the Conservation Area and to ensure that the quality and colour of the detailing of the brickwork/stonework and jointing is acceptable and maintained throughout the development. (Cambridge Local Plan 2018 policies 57 and 61)

4. No roofs shall be constructed until full details of the type and source of roof covering materials and the ridge, eaves and hip details, if appropriate, have been submitted to the Local Planning Authority as samples and approved in writing. Roofs shall thereafter be constructed only in accordance with the approved details.

Reason: To avoid harm to the special interest of the Conservation Area. (Cambridge Local Plan 2018, policy 61)

5. 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)

6. 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)

7. The dwelling, hereby permitted, shall be constructed to meet the requirements of Part M4(2) 'accessible and adaptable dwellings' of the Building Regulations 2010 (as amended 2016). Reason: To secure the provision of accessible housing (Cambridge Local Plan 2018 policy 51)

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or within any order revoking and re-enacting that Order with or without modifications) no further windows shall be constructed at or above first floor level in the rear elevation of the dwelling unless non-opening and fitted with obscure glass (to a minimum level of obscurity to conform to Pilkington Glass level 3 or equivalent) to a minimum height of 1.7 metres above the internal finished first floor level. Reason: To protect the amenities of occupiers of adjoining properties. (Cambridge Local Plan 2018 policies 52, 55 and 57).

9. Notwithstanding the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that order with or without modification), the enlargement, improvement or other alteration of the dwellinghouse(s) shall not be allowed without the granting of specific planning permission.

Reason: To protect the amenity of occupiers of adjoining properties (Cambridge Local Plan 2018 policies 52, 55, and 57).

10. No development shall take place 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 treatment to be erected. The boundary treatment shall be completed before the building(s) is/are occupied and retained thereafter unless any variation is agreed in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure an appropriate boundary treatment is implemented. (Cambridge Local Plan 2018 policy 59).

11. No development hereby permitted shall be commenced until a surface water drainage scheme for the site, based on sustainable drainage principles and in accordance with Cambridge City Council local plan policies, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is occupied.

The scheme shall include:

- a) Details of the existing surface water drainage arrangements including runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events;
- b) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change) , inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with a schematic of how the system has been represented within the hydraulic model;
- c) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers, details of all SuDS features;
- d) A plan of the drained site area and which part of the proposed drainage system these will

drain to;

e) Full details of the proposed attenuation and flow control measures;

f) Site Investigation and test results to confirm infiltration rates;

g) Full details of the maintenance/adoption of the surface water drainage system;

h) Measures taken to prevent pollution of the receiving groundwater and/or surface water

The drainage scheme must adhere to the hierarchy of drainage options as outlined in the

NPPF PPG

Reason

To ensure that the proposed development can be adequately drained and to ensure that

there is no increased flood risk on or off site resulting from the proposed development. (Cambridge Local Plan 2018 policy 32).

12. Details for the long-term maintenance arrangements for the surface water drainage system

(including all SuDS features) to be submitted to and approved in writing by the Local

Planning Authority prior to the first occupation of any of the buildings hereby permitted. The

submitted details should identify runoff sub-catchments, SuDS components, control

structures, flow routes and outfalls. In addition, the plan must clarify the access that is

required to each surface water management component for maintenance purposes. The

maintenance plan shall be carried out in full thereafter.

Reason: To ensure the satisfactory maintenance of drainage systems that are not publically adopted,

in accordance with the requirements of paragraphs 163 and 165 of the National Planning

Policy Framework.

13. No building hereby permitted shall be occupied until foul drainage works have been

implemented in accordance with details that have been submitted to and approved in writing

by the local planning authority.

Reason To ensure that the proposed development can be adequately drained and ensure that there

is no increased flood risk on or off site resulting from the proposed development (Cambridge Local Plan 2018 policy 32).

14. The rainwater pipe shown on Drawing number 1000 PP01 shall be located outside of the adopted public highway and no water from the proposed unit may be allowed to drain over or onto the adopted public highway.

Reason: In the interest of highway safety (Cambridge Local Plan 2018 policy 81).

15. Prior to the occupation of the development, hereby permitted, the curtilages of the approved dwelling shall be fully laid out and finished in accordance with the approved plans. The curtilage 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).

16. Following implementation of any Permission issued by the Planning Authority in regard to this proposal the residents of the new dwelling will not qualify for Residents' Permits (other than visitor permits) within the existing Residents' Parking Schemes operating on surrounding streets.