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| Application Number | 20/02876/FUL | Agenda Item | |
| Date Received | 29th June 2020 | Officer | Aaron Coe |
| Target Date | 24th August 2020 | | |
| Ward | Newnham | | |
| Site | 78 Grantchester Meadows | | |
| Proposal | Ground floor rear extension and loft extension, complete with dormers, creation of new dwelling and all associated works | | |
| Applicant | Mr Paul Murray John 78 Grantchester Meadows | | |

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|----------------|--|
| SUMMARY | The development accords with the Development Plan for the following reasons: |
| RECOMMENDATION | <p>APPROVAL</p> <ul style="list-style-type: none"> - The proposed development would respect the character and appearance of the surrounding Conservation Area. - The proposed development would not have any significant adverse impact on the amenity of surrounding occupiers. - The proposed development would provide accessible living accommodation and a good level of indoor and outdoor amenity for future occupiers. |

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 The application site is No.78 Grantchester Meadows, a two storey detached residential property located on the south side of Grantchester Meadows. The site is located within the Newnham Croft Conservation Area which consists of a mix of Victorian, Edwardian and 1960's houses. The adjacent land to the west and south of the application site lies within the Cambridge Green Belt. The site falls within Flood Zone 3.

1.2 The site is neither a listed building nor a building of local interest.

2.0 THE PROPOSAL

2.1 The application proposes to sub-divide the existing residential property to create a separate residential unit. The proposals involve the demolition of the existing garage and utility room on the western side of the property and erection of a wrap around single storey ground floor rear and side extension, a loft conversion with the addition of dormers, and alterations to the front driveway.

2.2 The ground floor extension is proposed to project 2.5m in depth and 10.7m in width. The side extension proposed to replace the garage is 2.7m in width and would involve a lean to roof with two velux windows.

2.3 The loft conversion will create living space within the second floor of the residential units and the addition of the two dormer windows will serve these bedrooms.

3.0 RELEVANT PLANNING HISTORY

| Reference | Description | Outcome |
|------------------|---|----------------|
| 19/1732/FUL | Ground floor rear and two-storey side extension plus loft extension with two rear dormers | Withdrawn |

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 Plan 2018 | Local | 1, 3, 4 28,32,35 50, 51, 52, 55, 56, 57, 58, 61 82 |

5.3 Relevant Central Government Guidance, Supplementary Planning Documents and Material Considerations

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|---------------------------------|--|
| 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) Cycle Parking Guide for New Residential Developments (2010) |

5.4 Area Guidelines

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|-----------------------------|--|
| Central Government Guidance | Newnham Croft Conservation Area Appraisal (2013) |
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6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Control)

- 6.1 Acceptable subject to conditions securing details of contractor parking arrangement, visibility splays, driveway drainage/ materials and an informative regarding any works within the public highway.

City Council Environmental Health

- 6.2 Acceptable subject to a construction hours condition.

City Council Sustainable Drainage Engineer As Amended

- 6.3 Acceptable subject to conditions regarding finish floor levels (to be no lower than existing floor levels), flood resilient construction and a surface and foul water drainage scheme.

City Council Conservation Team

- 6.4 The proposals have been amended since the previously withdrawn scheme to reduce the size of the originally proposed extension and the size of the dormers. The proposal will preserve or enhance the character of the conservation area and comply with policies 58 and 61.

South Newnham Neighbourhood Forum

- 6.5 -Concerned by the impact on the character and appearance of the area, neighbour amenity impacts, insufficient amenity space for future occupants, impact of surface water run off from the driveway and impact of additional car parking.
- 6.6 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.

REPRESENTATIONS

- 7.1 The owner occupier of the following address has objected to the application for the following reason:
- 106 Grantchester Meadows
- 7.2 The representations can be summarised as follows:
- Concerned the proposal is an overdevelopment of the plot
 - Insufficient space for off road parking within the site which is close to a dangerous and busy junction.
- 7.3 The owner occupier of the following address has made a neutral representation:
- 76 Grantchester Meadows
- 7.4 The representations can be summarised as follows:
- Two comments were received from the occupants of No.76, the first listed the following comments:

- Questioned the impact of the development on the character and appearance of the conservation area
- Questioned the size of the dormers and additional overlooking impacts if too large
- Referenced the need for appropriate landscaping within the frontage

The second comment from the occupants of No.76 stated:

- We do not object to the new proposal and greatly appreciate the changes made by our neighbour.
- We seek only clarification as to the final size of the dormers, and hope for positive landscaping at the front to offset the loss of the hedge.

7.5 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 proposed subdivision of the large detached dwelling is considered to comply with the above criteria and the reasons for this are set out in the relevant sections of this report. 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 Newnham Croft 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 alterations involve the subdivision of the large detached dwelling into two semidetached residential units. Grantchester Meadows has a varied character with a number of detached and semi-detached properties, the proposed subdivision to create a pair of semidetached properties would therefore not be at odds with the surrounding character. In terms of the proposed alterations to the appearance of the dwelling the addition of two dormers to the rear and a single storey side extension to replace the existing garage and a rear extension are considered to be minor and not have an adverse impact when viewed from the street scene.
- 8.9 In respect of the landscaping, a hard and soft landscaping condition is recommended in addition to a boundary treatment condition to ensure the proposals will create a high quality development and appropriately landscaped external space.
- 8.10 Cambridge City Council Conservation team have reviewed the proposals and consider the proposed development to preserve or enhance the character of the area. This view is supported by officers and the proposals are considered to be in accordance with Cambridge Local Plan 2018 policies 58 and 61.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.11 In terms of overlooking and privacy there are two additional dormer windows proposed within the roof slope on the rear elevation. However, the addition of these windows are not considered to give rise to additional overlooking as there are already a number of first floor windows with views towards the garden spaces of No's 76 and 80 Grantchester Meadows. Therefore, the impact is considered to be acceptable.
- 8.12 On the western side of the property a side extension with a lean-to roof is proposed to replace the existing flat roof garage and utility. This extension is proposed to stretch approximately 10 metres along the boundary with No.80. However, given the single storey nature and positioning of the proposed extension (which will not project beyond the rear elevation of No.80) it is not considered to cause an adverse impact on the amenity of this property.

Wider area

- 8.13 The Environmental Health Team has recommended a construction hours condition in order to protect the residential amenity of occupiers of properties in the wider area during construction. This advice is accepted and the condition is recommended accordingly.
- 8.14 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

- 8.15 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:

| Unit | Number of bedrooms | Number of bed spaces (persons) | Number of storeys | Policy Size requirement (ml) | Proposed size of unit | Difference in size |
|------|--------------------|--------------------------------|-------------------|------------------------------|-----------------------|--------------------|
| 1 | 4 | 7 | 3 | 121 | 200 | +79 |
| 2 | 2 | 3 | 3 | 79 | 110 | +31 |

8.16 The 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

8.17 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 an acceptable level of external amenity for both dwellings.

Highway Safety

8.18 The Cambridgeshire County Council Highways Engineer has not raised any highway safety issues subject to conditions. The proposal is considered to be compliant with Cambridge Local Plan (2018) policy 81.

Car Parking

8.19 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 have an allocated off-street car parking space and the existing dwelling would also retain a car parking space. The proposal is considered to be compliant with policy 82 of Cambridge Local Plan (2018).

Cycle Parking and Refuse

8.20 Appendix L of the Cambridge Local Plan (2018) states that there should be a minimum of 1 cycle parking space per bedroom. A bin store is shown on the plans within the front

garden space. A condition will be attached to secure the details of a bin and cycle store which will be covered and secure.

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

9.0 CONCLUSION

- 9.1 In the opinion of officers, 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. Prior to the commencement of any works on site a written statement which details how contractor parking will be controlled shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

Reason: For the safe and effective operation of the highway. (Cambridge Local Plan policy 81).

4. Prior to the bringing into use of the access, two pedestrian visibility splays of 2m x 2m shall be provided each side of the new vehicular access measured from and along the highway boundary. Such splays shall be within the red line of the site and shall thereafter be maintained free from obstruction exceeding 0.6m above the level of the adopted public highway.

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

5. The new driveway shall be constructed using a bound material and so that its falls and levels are such that no private water from the site drains across or onto the adopted public highway. Please note that the use of permeable paving does not give the Highway Authority sufficient comfort that in future years water will not drain onto or across the adopted public highway and physical measures to prevent the same must be provided.

Reason: for the safe and effective operation of the highway (Cambridge Local Plan 2018 policy 81).

6. The finished ground floor levels shall be set no lower than the existing floor levels.

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

7. 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 policy 32).

8. Prior to commencement of development a scheme for the disposals of surface water and foul water shall be provided to and agreed in writing with the local planning authority. All external areas should utilise permeable surfaces. The development shall be implemented in accordance with the approved details.

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).

9. 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)

10. 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)

11. Prior to the occupation the full details of the refuse arrangements and cycle parking facilities shall be submitted and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and cycle parking provision. (Cambridge Local Plan 2018 policies 55, 57 and 82).

12. 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 and these works shall be carried out as approved. These details shall include proposed finished levels or contours; boundary treatments; hard surfacing materials; refuse and cycle storage units; proposed and existing functional services above and below ground. 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.

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)

INFORMATIVE: Cambridge City Council recommends the use of low NOx boilers i.e. appliances that meet a dry NOx emission rating of 40mg/kWh, to minimise emissions from the development that may impact on air quality.

INFORMATIVE: The applicant should note that the proposed 'new' dwelling will not be eligible for residents parking permits.

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.