

Application Number	11/0540/FUL	Agenda Item	
Date Received	26th May 2011	Officer	Miss Sophie Pain
Target Date	21st July 2011		
Ward	Romsey		
Site	32 Natal Road Cambridge Cambridgeshire CB1 3NS		
Proposal	Part two storey and part first floor rear extensions and change of use from dwelling (C3) to Sui Generis HMO (more than 6 tenants).		
Applicant	Mr And Mrs D Jacklin Clare Cottage Main Street Caldecote Cambridge		

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The subject site comprises a semi-detached two-storey dwelling situated to the southern side of Natal Road, lying approximately 30 m west of the junction of Perne Road. The area is predominantly residential in character containing a mixture of detached and semi-detached dwellings and bungalows. To the rear and south of the site is a large single storey scout hall which fronts onto Perne Road.
- 1.2 There are no significant trees located upon the site, although there are a number in the adjacent properties in the surrounding area. None of these are subject to Tree Preservation Orders, nor will they be affected by the proposed development. There are no Listed Buildings in the vicinity of the development, nor is the site located in a Conservation Area as designated within the Cambridge Local Plan 2006.
- 1.3 On land to the west of the site is a vacant builders' yard, which has planning permission for 2 townhouses, which was granted in 2009. These properties fill the width of the site, with a 1 m access along the east and west boundaries for access to the rear garden. At the bottom of the site, permission has been

granted to convert the existing outbuildings into studio/home office accommodation.

- 1.4 There is a two-storey rear extension at 34 Natal Road, the other half of the semi-detached property, which is 5.2 m in depth and orientated so that the ridge runs from east to west, with blank gable ends.
- 1.5 There is a high demand for on-street parking in the locality, and a number of the neighbouring properties appear to be in multiple occupation, which increases the pressure.

2.0 THE PROPOSAL

- 2.1 The applicants seek planning permission for a change of use from Use Class C4 (small scale HMO, between 3 and 6 unrelated individuals) to a *Sui Generis* Use (large scale HMO – more than 6 unrelated individuals).
- 2.2 At present, the property has 5 bedrooms and the application proposes to increase this to 7. In order to accommodate the two additional bedrooms, it is proposed to construct a two-storey rear extension.
- 2.3 The proposed two-storey extension seeks to replicate the depth of the neighbouring extension at No.34 and also proposes to maintain a blank gable end to the extension.
- 2.4 Alterations are also proposed to the first floor link on the western elevation, which is presently a bedroom, but as part of the development works will become a linking corridor and bathroom. Externally, it is proposed to alter the roof pitches so that at ground floor level it is proposed to replace the flat roof with a mono pitched roof and at first floor level, to replace the mono pitched roof with a flat roof.
- 2.5 The application is accompanied by the following supporting information:
 1. Design and Access Statement
 2. Plans

3.0 SITE HISTORY

3.1 No site history.

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)

Planning Policy Guidance 13: Transport (2001)

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

5.2 East of England Plan 2008

SS1: Achieving Sustainable Development

T9: Walking, Cycling and other Non-Motorised Transport

T14 Parking

ENV7: Quality in the Built Environment

WM6: Waste Management in Development

5.3 Cambridge Local Plan 2006

3/1 Sustainable development

3/4 Responding to context

3/7 Creating successful places
3/14 Extending buildings
4/13 Pollution and amenity
5/7 Supported housing/Housing in multiple occupation
8/2 Transport impact
8/6 Cycle parking
8/10 Off-street car parking

5.4 Supplementary Planning Documents

Cambridge City Council (May 2007) – Sustainable Design and Construction:

5.5 Material Considerations

Central Government Guidance

Letter from Secretary of State for Communities and Local Government (27 May 2010)

The coalition government 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.

Written Ministerial Statement: Planning for Growth (23 March 2011)

Includes the following statement:

When deciding whether to grant planning permission, local planning authorities should support enterprise and facilitate housing, economic and other forms of sustainable development. Where relevant and consistent with their statutory obligations they should therefore:

(i) consider fully the importance of national planning policies aimed at fostering economic growth and employment, given the need to ensure a return to robust growth after the recent recession;

(ii) take into account the need to maintain a flexible and responsive supply of land for key sectors, including housing;

(iii) consider the range of likely economic, environmental and social benefits of proposals; including long term or indirect benefits such as increased consumer choice, more viable communities and more robust local economies (which may, where relevant, include matters such as job creation and business productivity);

(iv) be sensitive to the fact that local economies are subject to change and so take a positive approach to development where new economic data suggest that prior assessments of needs are no longer up-to-date;

(v) ensure that they do not impose unnecessary burdens on development.

In determining planning applications, local planning authorities are obliged to have regard to all relevant considerations. They should ensure that they give appropriate weight to the need to support economic recovery, that applications that secure sustainable growth are treated favourably (consistent with policy in PPS4), and that they can give clear reasons for their decisions.

City Wide Guidance

Cycle Parking Guide for New Residential Developments (2010)

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

- 6.1 The application provides no off street parking for residents and has a potential to increase car-parking demand. This demand will result in on-street parking, which will be in direct competition with existing residential uses.

The area already experiences considerable demand of on-street parking and this proposal has potential to exacerbate the current situation.

A statement is made suggesting that the development will be occupied by students, however no guarantee of student occupation is made, nor any proposal for Proctorial control made.

Head of Environmental Services

6.2 No Objection, although recommendations of a construction hour and waste condition with informatives relating to Housing Standards and contaminated land.

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:

- 24 Natal Road
- 33 Natal Road

7.2 The representations can be summarised as follows:

- Increasing difficulty with rented properties on short lets along Natal Road with problems of anti-social behaviour, parties and poor care of wheelie bins and lack of responsibility;
- The proposal would increase parking problems and that at times people park close to the junction with Perne Road which greatly reduces visibility when turning into Natal Road; and
- The narrow pavements mean that people walk and cycle in the road. Natal Road is an important link to the railway station and their safety may be harmed by the proposal.

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. Third party representations

Principle of Development

8.2 Policy 5/7 of the Cambridge Local Plan (2006), which relates to Supported Housing and HMOs, states that 'the development of supported housing and the development of properties for multiple occupation will be permitted subject to:

- a) The potential impact on the residential amenity of the local area;
- b) The suitability of the building or site; and
- c) The proximity of bus stops and pedestrian and cycle routes, shops and other local services'.

8.3 The property is approximately 2.5 km from the City Centre and close to Mill Road, which is a Local Centre. Natal Road is also a direct cycle route through to the railway station as well as being close to public transport links. Therefore, in my opinion the proposal complies with section c) of policy 5/7. Compliance with sections a) and b) of policy 5/7 will be addressed later in this report.

8.4 In my opinion, the principle of the development is acceptable and in accordance with section c) of policy 5/7 of the Cambridge Local Plan (2006).

Context of site, design and external spaces

Alterations to the existing roof

- 8.5 The western elevation of the property is visible due to the vacant builders' yard to the west. As a result the alterations to the roof pitches will be visible within the street scene. However, I do not consider that these relatively minor changes will harm the character of the area and I consider that they are acceptable.

Two-storey rear extension

- 8.6 At present, oblique angles across the builders yard and the application site affords limited views of the two-storey extension at No.34. The proposal to effectively replicate this extension at No.32 means that a greater proportion of it will be visible within the street scene.
- 8.7 It has been designed so that the gable end is facing westwards, with the slope of the roof falling away to the north and south. At ground floor level, the extension seeks an additional depth of 1.3 m, while at first floor the depth is 5 m. The appearance and design of the extension is considered to be acceptable and will not harm the surrounding area, providing materials to match the existing are used. A condition (2) can be imposed to ensure this.
- 8.8 In my opinion the proposal is compliant with East of England Plan 2008 policy ENV7 and Cambridge Local Plan (2006) policies 3/4, 3/7 and 3/14.

Residential Amenity

Impact on amenity of neighbouring occupiers

Proposed extensions

- 8.9 To the east of the site is No.34 whose occupiers I consider will be least affected by the proposed extensions. This is because, the proposed two-storey rear extension replicates the scale and dimensions of that present extension at No.34 and as a result, I do no consider that there will be any loss of light or outlook to the occupants of this property.

- 8.10 The vacant builders' yard to the west has planning permission for two townhouses. These are yet to be built, although I have given some consideration to the impact of the two-storey extension upon the future occupants of this neighbouring site. The rear elevation of the approved town-houses are roughly in line with the existing rear elevation of No.32. The proposed extension is situated 1 m off the common boundary and will project for a depth of 5 m. As a result, the proposed development will have some presence within the garden environment of the townhouses. However, I do not think there is an uncomfortable relationship or one that causes any material loss of amenity. The absence of windows on the rear part of the western elevation of the proposed extension limits any opportunity for overlooking. Therefore, I am of the opinion that such a proposal will not detrimentally affect the future occupants of the 2 townhouses.
- 8.11 I do not consider that the alterations to the western elevation will harm the amenity of the neighbouring owners as the two windows will be to the main bathroom of the property.

Change of Use

- 8.12 The proposal seeks an additional two bedrooms, through the construction of the two-storey rear extension and I agree that this will increase the comings and goings from the site, which in turn has the potential to create additional noise, more so than a family house. However, I do not consider that accommodation for two additional people will be materially different to the current situation. The application site is close to Perne Road, a main road, and other HMO properties, which are concentrated in this section of Natal Road. As a result, I do not feel that the additional impact will be significant as to warrant a refusal and will not detrimentally impact upon the amenity of those living in the neighbouring area.
- 8.13 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 and Cambridge Local Plan (2006) policies 3/4, 3/7 and 4/13.

Amenity for future occupiers of the site

- 8.14 I consider that the proposal provides generous sized rooms, which are served by a large kitchen/living area and three bathrooms. As a result I consider that 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 and 3/14.

Refuse Arrangements

- 8.15 The submitted drawings have indicated an area for bin storage to the rear of the site, adjacent to the side access to the property. Further large scale plans have been submitted to demonstrate that the bins can fit into this area. The Environmental Health Officer has recommended that a standard waste condition is imposed. However, given the level of information provided as part of the application, I do not consider that this is reasonable and that the storage provision for 6 bins is adequate for a HMO of this size.
- 8.16 I understand neighbour concerns about bins not being returned to the rear storage space. The bin storage space proposed is in my view appropriate, and I consider it unreasonable to impose a condition on the applicant to provide a site management plan for such a small development.
- 8.17 In my opinion the proposal is compliant with East of England Plan (2008) WM6 and Cambridge Local Plan (2006) policy 3/14.

Car and Cycle Parking

- 8.18 The proposal does not provide any off-street car parking. In the design and access statement it stipulates that the property will be for student accommodation. However, this does not preclude students from owning a car as no proctorial control is possible in this location.
- 8.19 As a result, any additional cars, which may be owned as a result of the two additional rooms, will park on-street. While I appreciate the comments made by the Highway Authority, car-parking standards within the Cambridge Local Plan 2008 are maximums. The application site is close to shops both on Mill

Road and Brooks Road and is also well positioned for public transport routes and cycle networks. As a result, I consider that it is a sustainable location, and that it is reasonable to assume that at least some of the future occupants would choose not to keep a car.

8.20 The submitted drawings have indicated an area for cycle storage to the rear of the site, adjacent to the side access to the property. Large scale plans have been submitted to demonstrate that the cycles can fit into this area in accordance with the Cycle Parking Guide 2010 and will be secure and covered. I consider that these details are acceptable.

8.21 In my opinion the proposal is compliant with East of England Plan 2008 policies T9 and T14 and Cambridge Local Plan (2006) policies 8/6 and 8/10.

Third Party Representations

8.22 I believe that I have addressed all the issues raised in neighbour objections as part of the above report.

9.0 CONCLUSION

9.1 The proposal will intensify the use of the house. However, I do not consider that the change from Class C4 small (HMO) to a Sui Generis large (HMO) will have any significant detrimental impact on neighbour amenity or the character of the area.

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. The extension hereby permitted shall be constructed in external materials to match the existing building in type, colour and texture.

Reason: To ensure that the extension is in keeping with the existing building. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4, 3/12 and 3/14)

3. Except with the prior written agreement of the local planning authority in writing no construction work or demolition shall be carried out or plant operated other than between the following hours: 0800 hours to 1800 hours Monday to Friday, 0800 hours to 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 2006 policy 4/13)

INFORMATIVE: The applicant is advised to contact Housing Standards at Mandela House, 4 Regent Street, Cambridge as well as Building Control concerning fire precautions, means of escape and the HHSRS.

INFORMATIVE: If during the works contamination is encountered, the local planning authority should be informed, additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the local planning authority.

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: SS1, T9, T14, ENV7 and WM6

Cambridge Local Plan (2006): 3/1, 3/4, 3/7, 3/14, 4/13, 5/7, 8/2, 8/6 and 8/10

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.

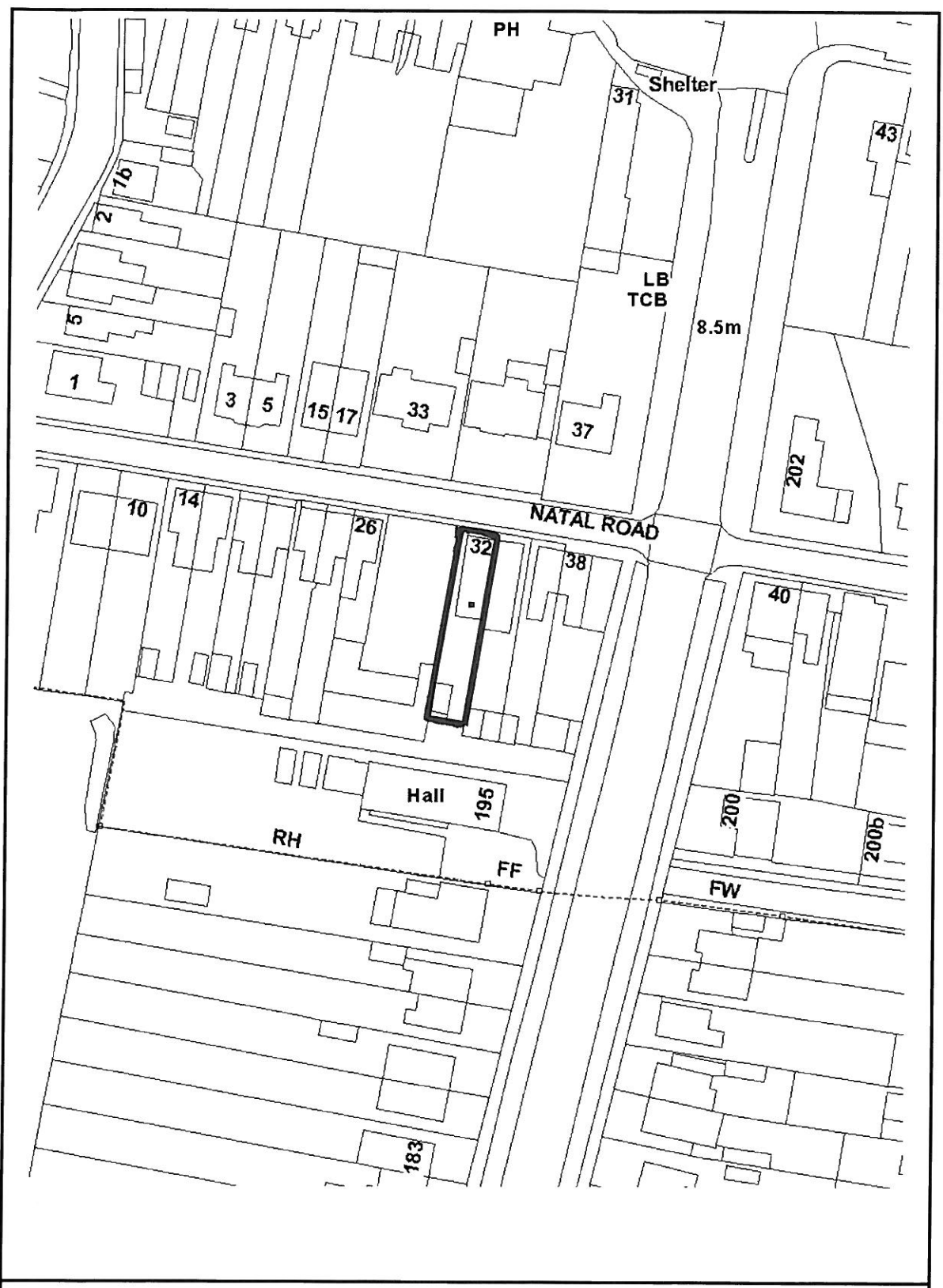
These reasons for approval can be a summary of the reasons for grant of planning permission only. For further details on the decision please see the officer report online at www.cambridge.gov.uk/planningpublicaccess or visit our Customer Service Centre, Mandela House, 4 Regent Street, Cambridge, CB2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



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32 Natal Road Cambridge