

|                           |   |                    |                |
|---------------------------|---|--------------------|----------------|
| <b>Application Number</b> | 21/03340/FUL  | <b>Agenda Item</b> |                |
| <b>Date Received</b>      | 19/7/2021   | <b>Officer</b>     | Dean Scrivener |
| <b>Target Date</b>        | 28/1/2021   |                    |                |
| <b>Ward</b>               | Kings Hedges  |                    |                |
| <b>Site</b>               | 11 Cook Close, Cambridge  |                    |                |
| <b>Proposal</b>           | Conversion of part of the habitable space to a podiatrist and chiropodist practice, extend and later the living, internal alterations, inclusion of sun pipe and change the gravel drive finish to a block paver system- permeable paving |                    |                |
| <b>Applicant</b>          | Mr & Mrs Hinton   |                    |                |

|                |  |
|----------------|--|
| SUMMARY        | <p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"><li>- The design and scale of the proposed extension would not have an adverse impact on the character of the surrounding area;</li><li>- The proposed use would not have any significant adverse impact on the residential amenity of the neighbouring occupiers;</li></ul> |
| RECOMMENDATION | APPROVAL   |

## 1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site is located at the end of Cook Close which is a no through road, connected to Milton Road.
- 1.2 The site is occupied by a single storey dwelling with associated outbuildings to the rear of the property.

## 2.0 THE PROPOSAL

- 2.1 The proposed development intends to extend the property to the rear and make internal changes to the layout of the dwelling in order to accommodate a podiatrist and chiropodist practice whilst retaining the residential use. Two car parking spaces are provided to the front of the dwelling, as well as a ramp for disabled access and a bicycle stand.
- 2.2 The application is accompanied by the following supporting information:
1. Design Statement
  2. Transport Statement
  3. Existing and proposed plans

## 3.0 RELEVANT SITE HISTORY

| Reference       | Description   | Outcome   |
|-----------------|---|-----------|
| 17/0346/FUL     | Orangery to the side                                | APPROVED  |
| 20/51505/PREAPP | Conversion of part of habitable space to podiatrist | SUPPORTED |

## 4.0 PUBLICITY

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

## 5.0 POLICY

### 5.1 Cambridge Local Plan 2018

| PLAN                      | POLICY NUMBER                                 |
|---------------------------|---|
| Cambridge Local Plan 2018 | 1 3<br>28 31 32 33 34 35 36<br>55 56 57 58 59 |

## 5.2 Relevant Central Government Guidance, Supplementary Planning Documents and Material Considerations

|                                  |  |
|----------------------------------|--|
| Central Government Guidance      | <p>National Planning Policy Framework 2021</p> <p>National Planning Policy Framework – Planning Practice Guidance from 3 March 2014 onwards</p> <p>Circular 11/95 (Annex A)</p>  |
| Supplementary Planning Documents | <p>Greater Cambridge Sustainable Design and Construction (Jan 2020)</p> <p>Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012)</p>  |
| Material Considerations          | <p><u>City Wide Guidance</u></p> <p>Cambridge and Milton Surface Water Management Plan (2011)</p> <p>Cambridge and South Cambridgeshire Strategic Flood Risk Assessment (November 2010)</p> <p>Cambridge City Council Waste and Recycling Guide: For Developers.</p> |

## **6.0 CONSULTATIONS**

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

- 6.1 No objections subject to a condition to ensure the driveway is constructed so that its fall and levels are such that no private water from the site drains onto the adopted highway

### **Environmental Health**

- 6.2 No objections and no conditions or informatives are recommended

### **City Council Sustainable Drainage Engineer**

- 6.3 Acceptable subject to conditions/informatives regarding the following:

- ☐ No development shall commence until a surface water drainage strategy has been submitted and approved
- ☐ Details for the long-term maintenance arrangements for the surface water drainage system to be submitted and approved
- ☐ Foul water drainage scheme has been submitted and approved

## **7.0 REPRESENTATIONS**

- 7.1 The owners/occupiers of the following addresses have made representations which object to the application:

- ☐ 11 Cook Close (Officers consider the customer has inputted the incorrect address)

- 7.2 The representation can be summarised as follows:

- ☐ Inadequate space on Cooks Close to allow deliveries for the proposed business use
- ☐ A HMO has been built within the Close which has resulted in more cars parking along the road
- ☐ Regular damage caused by cars turning at the end of the Close, hitting walls that stop at the end of the footpath
- ☐ Hazardous to young children

- Cars parked along the Close, park over the footpath, restricting access for wheelchair users

7.3 The above representation is 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 of Development**

8.1 Policy 3 of the Cambridge Local Plan (2018) seeks to ensure that the majority of new development should be focused in and around the existing urban area, making the most effective use of previously developed land, and enabling the maximum number of people to access services and facilities locally. Given the location of the site is within a sustainable location and is in walking and cycling distance of Cambridge City centre, the application site is considered suitable to accommodate the proposed development.

### **Context of Site, Design and External Spaces**

- 8.2 The proposal involves a part change of use from residential to a podiatrist and chiropodist use, incorporating a single storey rear extension, internal changes, a ramp for disabled access, two car parking spaces and a bicycle stand to the front.
- 8.3 Firstly, the internal changes would not result in any external change to the dwelling and are therefore acceptable.
- 8.4 The proposed single storey rear extension is both subservient and proportionate to the existing dwelling. In addition, given its siting to the rear, the extension is not considered to be prominent in any street scene views to result in any visual impact upon the local area.
- 8.5 The ramp for disabled access to the front is considered to be a minor feature and is not considered to result in any significant visual impact upon the character and appearance of the local area.

- 8.6 Overall, the proposed development is considered to be of a minor scale and is therefore compliant with Cambridge Local Plan (2018) policies 55, 56, 57, 58 and 59.

### **Residential Amenity**

- 8.7 The proposal intends to operate a podiatrist and chiropodist use, whilst retaining the residential use. The proposed use will entail people to visit the premises for treatment but this will be limited as only one treatment room will be provided so that only one patient can be seen at any one time. It is estimated that a total of 75 patients will visit per working week on a yearly basis.
- 8.8 In terms of noise impact and operational use, the Environmental Health Officer has been consulted on the application and has raised no objections and no conditions to recommend. Given the location of the site being in close proximity to neighbouring properties, Officers consider it necessary to impose a condition restricting hours of use per day, which will be restricted to be between the hours of 08:00 to 19:00 Monday to Friday, inclusive, as stated on the application form.
- 8.9 Given the modest proportions and scale of the proposed extension, no significant overbearing, overlooking or overshadowing impacts will occur upon the amenities of neighbouring properties.

### **Highway Safety/Parking**

- 8.10 The Local Highway Authority have been consulted on the application and have raised no objections subject to a compliance condition requesting for the driveway to be constructed so that its falls and levels are such that no private water will run off onto the adopted highway. This condition is deemed reasonable and necessary and is recommended. Given the minor scale and nature of the proposed part change of use, a small number of deliveries are anticipated and therefore it is not considered to result in a significant number of additional vehicle trips to result in an impact upon the safe and effective operation of the adopted highway.
- 8.11 There have been concerns raised amongst the representations received in relation to the additional vehicles accessing the site and potentially increasing the level of car parking along Cooks

Close, and the impact this could have upon young children and pedestrians. The proposal includes two car parking spaces to the front of the site which will be used by patients. A condition is recommended to ensure that only one patient is seen at a time and therefore this will alleviate the concern of numerous cars parking along Cooks Close at any one time. A condition is also recommended limiting the business uses to those parts of the building identified expressly and only for these uses.

- 8.12 A bicycle stand is also proposed to the front of the site as most of the patients will be arriving by bicycle. Details of the bicycle parking is recommended to ensure that a secure and lockable enclosure is provided prior to the use commencing.
- 8.13 There is a concern raised regarding the existing car parking arrangements along Cooks Close in that cars park over the footway, restricting access for wheelchairs. This is not a material planning consideration under this application and would need to be addressed by County Highways.
- 8.14 Another concern raised is the conflict with cars using the HMO use on Cooks Close. It is unclear as to which property the objector is referring to however as mentioned above, the number of vehicle trips generated by the proposal is not considered to be significant in this instance and therefore the level of congestion along Cooks Close would be minimal. The Local Highway Authority have not raised any objection in respect of additional vehicle traffic using Cooks Close in association with the proposed use.

### **Integrated Water Management and Flood Risk**

- 8.15 The application has been assessed by the City Council Sustainable Drainage Engineer and has been considered acceptable subject to conditions to secure a surface water drainage strategy, a maintenance plan and foul water strategy. Given the application is for a part change of use only, with the addition of a single storey extension and internal alteration, Officers consider that these conditions are not deemed reasonable or necessary in this instance and shall not be recommended.

## **9.0 CONCLUSION**

- 9.1 In conclusion, the proposed part change of use and associated development is of a minor scale and form of development which would not result in any significant impacts upon the local area and adequately respects the amenities of neighbouring properties.

## **10.0 RECOMMENDATION: APPROVE subject to the following conditions and informatives:**

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. The proposed driveway shall be constructed so that its falls and levels are such that no private water from the site drains across or onto the adopted public highway.

Reason: To maintain the safe and effective operation of the highway, in accordance with the NPPF.

4. The use, hereby permitted, shall only be in use between 08:00 hours and 19:00 hours Monday to Friday and not be in use on weekends and Bank Holidays.

Reason: To safeguard the amenity of the occupiers of neighbouring residential dwellings from any significant noise disturbance in accordance with policy 35 of the Cambridge Local Plan 2018.



5. There shall only be one patient receiving treatment on the site at any one time.

Reason: To prevent any potential noise disturbance upon the amenities of the neighbouring properties, in accordance with policy 35 of the Cambridge Local Plan 2018.

6. Prior to the commencement of the use hereby approved, a Sheffield style cycle hoop or similar shall be installed at the front of the property in the approximate position indicated on the approved site plan.

Reason: To ensure the proposed cycle parking is secure and lockable, in accordance with policy 82 of the Cambridge Local Plan 2018.

7. The business use(s) shall be limited to a chiropodists / podiatrists use only and no other use within the same use class or alternative use class(es) as set out in the Use Classes Order 1987 (as amended) and shall be confined only to those allocated areas as set out on the approved plans.

Reason: To ensure the business use is limited in scale to respect residential amenity.

## **INFORMATIVES**

1. The applicant should take all relevant precautions to minimise the potential for disturbance to neighbouring residents in terms of noise and dust during the construction phases of development. This should include the use of water suppression for any stone or brick cutting and advising neighbours in advance of any particularly noisy works. The granting of this planning permission does not indemnify against statutory nuisance action being taken should substantiated noise or dust complaints be received. For further information please contact the Environmental Health Service.
2. There shall be no burning of any waste or other materials on the site, without prior consent from the environmental health department.
3. Fire Service vehicle access should be provided in accordance with Approved Document B Volume 1 of the Building

Regulations. There should be vehicle access for a pump appliance to within 45m of all points within the dwelling house in accordance with paragraph 11.2 of Approved Document B Volume 1. Where the proposed new dwelling cannot meet access requirements for fire appliances, compensatory feature(s) should be provided.