



<b>Planning Committee Date</b>	04/10/2023
<b>Report to</b>	Cambridge City Council Planning Committee
<b>Lead Officer</b>	Joint Director of Planning and Economic Development
<b>Reference</b>	23/01790/FUL
<b>Site</b>	10 Queen Ediths Way
<b>Ward / Parish</b>	Queen Ediths
<b>Proposal</b>	Change of use to allow short-term letting of the space above the garage.
<b>Applicant</b>	Ms Susan Oates
<b>Presenting Officer</b>	John McAteer
<b>Reason Reported to Committee</b>	Called-in by Cllr Sam Davies
<b>Member Site Visit Date</b>	N/A
<b>Key Issues</b>	1. Residential Amenity 2. Separate Planning Unit 3. Amenity Space
<b>Recommendation</b>	<b>APPROVE</b> subject to conditions

## 1.0 Executive Summary

- 1.1 The application seeks permission to change the use of a bedroom above a garage to accommodate short-term letting.
- 1.2 Officers recommend that the Planning Committee approve the application.

## 2.0 Site Description and Context

None-relevant	x	Tree Preservation Order	
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\*X indicates relevance

- 2.1 The site is 10 Queen Edith's Way, a two-storey detached property located within the City of Cambridge.
- 2.2 The site is a residential property surrounded on all sides by other residential dwellings and gardens. The road known as Queen Edith's Way lies to the north of the dwelling.

## 3.0 The Proposal

- 3.1 Change of use to allow short-term letting of the space above the garage.
- 3.2 The proposal would not make any external alterations to the existing garage. The application seeks to establish that the room on the first floor of the outbuilding can be used for a short term commercial letting.

## 4.0 Relevant Site History

Reference	Description	Outcome
22/50396/PREAPP	Change of use with a room above garage.	PREAMB
17/0076/FUL	Enlargement of existing double garage to provide first floor guest accommodation.	PERM

- 4.1 Application reference 17/0076/FUL was approved in 2017 and allowed the construction of a first floor guest accommodation over the existing garage. A condition was attached to the decision ensuring that the guest room would be used exclusively for purposes ancillary to the residential use of the dwelling, which explicitly did not allow for commercial letting.
- 4.2 An application for pre-application advice was submitted under reference 22/50396/PREAPP to change the room to a commercial let. It was established at the pre-app stage that whilst permanent residence was not appropriate, short term letting would not be harmful to the amenity of adjacent neighbours and no loss of a residential unit would result.

## **5.0 Policy**

### **5.1 National**

National Planning Policy Framework 2023

National Planning Practice Guidance

National Design Guide 2021

Technical Housing Standards – Nationally Described Space Standard (2015)

### **5.2 Cambridge Local Plan 2018**

Policy 1: The presumption in favour of sustainable development

Policy 45: Affordable housing and dwelling mix

Policy 46: Development of student housing

Policy 50: Residential space standards

Policy 51: Accessible Homes

Policy 55: Responding to context

Policy 56: Creating successful places

Policy 77: Development and expansion of visitor accommodation

Policy 78: Redevelopment or loss of visitor accommodation

### **5.3 Neighbourhood Plan**

N/A

## **6.0 Consultations**

### **6.1 County Highways Development Management – No Objection**

6.2 No objections recorded.

### **6.3 Quality and Growth Team – No Objection**

6.4 No objections recorded.

## **7.0 Third Party Representations**

7.1 Two representations have been received.

7.2 Those in objection have raised the following issues:

-Principle of development

-Residential amenity impact (impacts on daylight, sunlight, enclosure, privacy, noise and disturbance, light pollution)

### **7.3 Principle of Development**

7.4 Policy 77 of the Cambridge Local Plan (2018) states that new visitor accommodation should be located on the frontages of main roads or in areas of mixed-use or within walking distance of bus route corridors with good public transport accessibility. Given the presence of Queen Edith's Way just to the North of the site, which is considered to be a main arterial route, it is considered that Policy 77 is satisfied and the principle of development is acceptable. There is no loss of the primary residential use of the property and its slightly divorced location to the front of the property lends itself to the use.

#### 7.5 **Design, Layout, Scale and Landscaping**

7.6 Policies 55, 56 and 58 seek to ensure that development responds appropriately to its context, is of a high quality, reflects or successfully contrasts with existing building forms and materials and includes appropriate landscaping and boundary treatment.

7.7 The proposed development would not involve any external changes to the existing garage building. The appearance, form and design of the existing site would not therefore be impacted by the proposal and no residential unit would be lost to make space for the proposed let room.

7.8 The proposal is compliant with Cambridge Local Plan (2018) policies 55 and 56.

#### 7.9 **Cycle and Car Parking Provision**

7.10 Cycle Parking

7.11 The applicant has confirmed that in the event that the garage room is let, the garage will be made available for the safe and secure storage of a bike.

7.12 Car parking

7.13 Policy 82 of the Cambridge Local Plan (2018) requires new developments to comply with, and not exceed, the maximum car parking standards as set out within appendix L. Outside of the Controlled Parking Zone the maximum standard is no more than 1.5 spaces per dwelling for up to 2 bedrooms and no less than a mean of 0.5 spaces per dwelling up to a maximum of 2 spaces per dwelling for 3 or more bedrooms. Inside the Controlled Parking Zone the maximum standard is no more than one space per dwelling for any dwelling size. Car-free and car-capped development is supported provided the site is within an easily walkable and cyclable distance to a District Centre or the City Centre, has high public transport accessibility and the car-free status can be realistically enforced by planning obligations and/or on-street controls. The Council strongly supports contributions to and provision for car clubs at new developments to help reduce the need for private car parking.

- 7.14 The use of the existing garage would not be impacted by the proposal, and 10 Queen Ediths Way has its own gravel courtyard with further parking space. As a result, it is considered that the addition of a single occupant above the garage would not materially impact the parking provision of the site.
- 7.15 Subject to conditions, the proposal is considered to accord with policy 82 of the Local Plan and the Greater Cambridge Sustainable Design and Construction SPD.
- 7.16 **Amenity**
- 7.17 Policy 52 and 53 seek to preserve the amenity of neighbouring and / or future occupiers in terms of noise and disturbance, overshadowing, overlooking or overbearing and through providing high quality internal and external spaces.
- 7.18 Neighbouring Properties
- 7.19 It is considered that the only potential loss of neighbouring amenity would be to the main dwelling at 10 Queen Edith's Way. Overlooking impacts were observed from the side window of the proposed guest room onto the front elevation windows of 10 Queen Edith's Way. However, this overlooking was not considered to be significant as the view was at an oblique angle and any overlooking impact from a tenant would be the responsibility of the homeowner.
- 7.20 The risk of harm to the amenity of the adjacent properties at 8 and 12 Queen Edith's Way was not considered to be significant. The short stay accommodation would not have any external space of its own which could be used to cause noise impacts, a single additional car periodically arriving at the property would not create excessive noise or traffic impacts, and no windows would overlook adjacent properties.
- 7.21 Summary
- 7.22 The proposal adequately respects the amenity of its neighbours and of future occupants and is considered that it is compliant with Cambridge Local Plan (2018) policies 52 and 53.
- 7.23 **Planning Balance**
- 7.24 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).
- 7.25 Summary of harm

- 7.26 The proposed short term let of the room above the garage building on the site would create minor overlooking impacts upon 10 Queen Edith's Way. A minor increase in traffic arriving at the property would result.
- 7.27 Summary of benefits
- 7.28 The proposal would not alter the exterior of the property in any way, and increase the commercial utility of the site causing minimal harm to the amenity of others.
- 7.29 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for approval.

## **8.0 Recommendation**

### **8.1 Approve** subject to:

-The planning conditions as set out below with minor amendments to the conditions as drafted delegated to officers.

## **9.0 Planning 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 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 maximum cumulative stay in the garage room by any individual occupier shall be 90 days in any twelve month period.

Reason: To ensure that the garage room is not used as permanent residential accommodation or student accommodation, which would give rise to substantially different impacts and because the scheme may otherwise require the need for affordable housing, or a formal agreement to occupy with an educational institution. (Cambridge Local Plan 2018 policies 45, 46, 50, 51, 77 and 78.)

- 4 The facility Manager shall keep records of the lengths of stay of any guest and shall retain them for 24 months following commencement of

first use. The said records shall be made available to the local planning authority on request, within seven days.

Reason: To ensure that use of the garage room only as visitor accommodation can be satisfactorily monitored (Cambridge Local Plan 2018 policy 77).

- 5 The garage room shall be used for short term visitor accommodation only and for no other purpose (including any other purpose of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: For the avoidance of doubt, and because use of the building for any other purpose would require re-examination of its impact. (Cambridge Local Plan 2018 policies 35, 55, 57, and 81)

#### Background Papers:

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- Cambridge Local Plan 2018
- Cambridge Local Plan SPDs