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| Application Number | 11/0202/FUL | Agenda Item | |
| Date Received | 22nd February 2011 | Officer | Mr Toby Williams |
| Target Date | 19th April 2011 | | |
| Ward | Queen Ediths | | |
| Site | 31 Beaumont Road Cambridge Cambridgeshire CB1 8PU | | |
| Proposal | Change of use from private dwellinghouse to house in multiple occupation (retrospective). | | |
| Applicant | Dr Abraham Karpas 31 Beaumont Road Cambridge Cambridgeshire CB1 8PU | | |

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site is situated on the eastern side of Beaumont Road. Beaumont Road is characterised by 2 storey, semi detached residential properties set in rectangular plots.
- 1.2 The building does not fall within a Conservation Area.
- 1.3 The site falls outside the controlled parking zone.

2.0 THE PROPOSAL

- 2.1 This retrospective application seeks consent for the change of use of the property to a house in multiple occupation (HMO), providing 7 bedrooms.
- 2.2 There are no physical alterations to the property.
- 2.3 The application is accompanied by the following supporting information:
 1. Design and Access Statement

3.0 SITE HISTORY

| Reference | Description | Outcome |
|-------------|--|----------|
| 08/1055/FUL | First floor front and side extensions and two storey rear extension. | Approved |

4.0 PUBLICITY

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

5.0 POLICY

5.1 Central Government Advice

5.2 **Planning Policy Statement 1: Delivering Sustainable Development (2005):** Paragraphs 7 and 8 state that national policies and regional and local development plans (regional spatial strategies and local development frameworks) provide the framework for planning for sustainable development and for development to be managed effectively. This plan-led system, and the certainty and predictability it aims to provide, is central to planning and plays the key role in integrating sustainable development objectives. Where the development plan contains relevant policies, applications for planning permission should be determined in line with the plan, unless material considerations indicate otherwise.

5.3 **Planning Policy Statement 3: Housing (2006):** Sets out to deliver housing which is: of high quality and is well designed; that provides a mix of housing, both market and affordable, particularly in terms of tenure and price; supports a wide variety of households in all areas; sufficient in quantity taking into account need and demand and which improves choice; sustainable in terms of location and which offers a good range of community facilities with good access to jobs, services and infrastructure; efficient and effective in the use of land, including the re-use of previously developed land, where appropriate. The statement promotes housing policies that are based on Strategic Housing Market Assessments that should inform the affordable housing % target, including the size and type of affordable housing required, and the likely profile of household

types requiring market housing, including families with children, single persons and couples. The guidance states that LPA's may wish to set out a range of densities across the plan area rather than one broad density range. 30 dwellings per hectare is set out as an indicative minimum. Paragraph 50 states that the density of existing development should not dictate that of new housing by stifling change or requiring replication of existing style or form. Applicants are encouraged to demonstrate a positive approach to renewable energy and sustainable development.

- 5.4 **Planning Policy Statement 3: 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).
- 5.5 **Circular 11/95 – The Use of Conditions in Planning Permissions:** Advises that conditions should be necessary, relevant to planning, relevant to the development permitted, enforceable, precise and reasonable in all other respects.
- 5.6 **Circular 05/2005 - Planning Obligations:** Advises that planning obligations must be relevant to planning, necessary, directly related to the proposed development, fairly and reasonably related in scale and kind and reasonable in all other respect.
- 5.7 **East of England Plan 2008**
ENV7: Quality in the Built Environment
- 5.8 **Cambridge Local Plan 2006**

3/4 Responding to context
3/7 Creating successful places
5/7 Supported housing/Housing in multiple occupation
8/2 Transport impact
8/6 Cycle parking

5.9 Material Considerations

Central Government Guidance

Draft National Planning Policy Framework (July 2011)

The National Planning Policy Framework (Draft NPPF) sets out the Government's economic, environmental and social planning policies for England. These policies articulate the Government's vision of sustainable development, which should be interpreted and applied locally to meet local aspirations.

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.

6.0 CONSULTATIONS

Cambridgeshire County Council (Transport)

- 6.1 Please clarify the proposed parking arrangements as three spaces are claimed, but only three, undimensioned spaces are shown on the plans. Please provide dimensioned plans showing the proposed provision clearly.

Please provide this information to the Highway Authority for comment prior to determination of this application.

No clear indication is provided of how many occupants will reside at the premises, and so no assessment can be made of the adequacy of the proposed parking.

Shortfall in parking provision would appear on-street in direct competition with existing residential uses.

Head of Environmental Services

- 6.2 I understand this is a retrospective planning application with the addition of a bin/cycle store. I have consulted the Waste Strategy Team regarding the bin store. Whilst the number of

bins provided is adequate there are concerns as to the way the proposed bins will be layed out. Ideally bins should be stored next to each other rather than in front of each other. This is so the bins can be easily accessed and encourage proper use. It is strongly advised the layout of the bins are reconfigured.

- 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: 30, 32, 33 and 35 Beaumont Road,

- 7.2 The representations can be summarised as follows:

Most properties in Beaumont Road are owner occupied.

This application will create a precedent.

In the last 3 years there has been a marked deterioration in the appearance of Beaumont Road properties, with extensions started and left unfinished.

A radical change as proposed for number 31 could reinforce this deterioration and is not in tune with the area.

This section of Beaumont Road is already subject to severe traffic problems.

The car parked in the driveway often plays thumping music.

- 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:

- Principle of development
- Context of site, design and external spaces
- Residential amenity
- Refuse arrangements
- Highway safety
- Car and cycle parking

Third party representations

Principle of Development

- 8.2 The development of properties for multiple occupation will be permitted subject to the potential impact upon residential amenity of the local area; the suitability of the building or site, and the proximity of bus stops, pedestrian and cycle routes and other local services, in accordance with Local Plan policy 5/7. The property is within a relatively sustainable location close to Wulfstan Way Local Centre and bus and cycle links. In principle, the change of use is acceptable and in accordance with Cambridge Local Plan 2006 policy 5/7. An analysis of the other policy 5/7 issues is discussed below.

Context of site, design and external spaces

Design

- 8.3 The proposal does not involve any physical alterations to the building. There is no impact upon the character and appearance of the building or the street scene as a result of the change of use.
- 8.4 Number 31 Beaumont Road is of sufficient size to be used in a more intensive manner.

External spaces

- 8.5 There is adequate space for refuse and bicycle storage in the rear garden. In my view the property and site is suitable for use as a HMO, in accordance with Local Plan policy 5/7.
- 8.6 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/14, 4/11 and 5/7.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.7 Houses of multiple occupation are a more intensive form of residential accommodation, potentially resulting in a greater number of comings and goings to the property. This notwithstanding, given the overall size of the house and the

general layout of residential properties on Beaumont Road, I do not consider the use to create significant disturbance for the adjoining number 29 Beaumont Road, or other properties in the vicinity.

- 8.8 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 and 3/7.

Amenity for future occupiers of the site

- 8.9 Number 31 Beaumont Road is a relatively large property with a generous garden. The property provides a good standard of residential amenity for current and future occupiers, and I consider that in this respect it is compliant with Cambridge Local Plan (2006) policy 5/7.

Refuse Arrangements

- 8.10 The application proposes the erection of an ancillary outbuilding for the storage of refuse bins. The proposed layout of the store does not allow for convenient access to the bins. The provision of a slightly larger store can be ensured through the imposition of a suitable planning condition. In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

Car and Cycle Parking

- 8.11 The change of use of the premises will result in a potentially more competition for on street car parking, which at present does not appear to be intense. However, the property provides up to 3 off street car parking spaces which does not exceed the Council's maximum standards. Given the location of the property, close to bus and cycle links, there are viable alternatives to the private car.
- 8.12 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

9.0 CONCLUSION

- 9.1 This retrospective application for change of use of the property will not affect the character and appearance of the building or the amenities enjoyed by neighbouring residential properties. APPROVAL is recommended.

10.0 RECOMMENDATION: APPROVE subject to the following conditions:

1. Within 3 months of the date of this permission, full details of the on-site storage facilities for waste including waste for recycling shall be submitted to and approved in writing by the local planning authority. Such details shall identify the exact size of the refuse store, specific positions of where wheelie bins, recycling boxes or any other means of storage will be stationed and the arrangements for the disposal of waste. The approved facilities shall be provided prior to the commencement of the use hereby permitted and shall be retained thereafter.

Reason: In the interest of the amenities of existing and future occupiers, Cambridge Local Plan 2006 policy 4/13.

2. Within 3 months of the date of this permission, the proposed bicycle parking shall be provided and permanently retained.

Reason: In order that adequate bicycle parking is provided for existing and future occupants, Cambridge Local Plan 2006 policy 8/6.

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: ENV7

Cambridge Local Plan (2006): 3/4, 3/7, 5/7, 8/2, 8/6.

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.