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| Application Number | 10/0028/FUL | Agenda Item | |
| Date Received | 25th January 2010 | Officer | Mr John Evans |
| Target Date | 22nd March 2010 | | |
| Ward | Romsey | | |
| Site | 8 Montreal Road Cambridge Cambridgeshire CB1 3NP | | |
| Proposal | Erection of chalet bungalow to the rear of 8 Montreal Road and demolition of outbuildings to side of 8 Montreal Road. | | |
| Applicant | Mr A G Collacott 30A Cambridge Road Girton Cambridgeshire CB3 0PJ | | |

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site is a backland plot situated on the eastern side of Montreal Road. The plot is served by an unmade accessway off Montreal Road to south of number 8.
- 1.2 To the east of the site is the number 8 Montreal Road, a detached 2 storey residential property. Adjacent to the south east is number 7 Montreal Road, which is an extended 2 storey semi detached property. It has a relatively deep single storey extension projecting approximately 10m to the west. To the north of the site are terraced properties fronting onto Mill Road, which occupy relatively narrow rectangular plots some 15m in depth.
- 1.3 The site does not fall within a Conservation Area. The site is outside of the Controlled Parking Zone, (CPZ). There are no Protected Trees on, or adjacent to the application site.

2.0 THE PROPOSAL

- 2.1 The application seeks approval for the erection of a chalet style bungalow following the demolition of several outbuildings to the rear of number 8 Montreal Road.

2.2 The proposed building stands at 2.5m to eaves level, with an overall roof pitch of approximately 6m. The bungalow has 2 bedrooms within the roof space of the building. It will be constructed in a buff brick with concrete roof tiles.

2.3 Externally the development proposes a turning head and bicycle and refuse store to the north of the building.

2.4 The application is accompanied by the following supporting information:

1. Design and access Statement

3.0 SITE HISTORY

| Reference | Description | Outcome |
|------------------|---|----------------|
| 09/0591/FUL | Erection of five 3-bed houses (following demolition of existing house). | Withdrawn |

394-398 Mill Road

| Reference | Description | Outcome |
|------------------|---|----------------|
| 06/0224/OUT | Outline application for residential remedial development. | 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 22: Renewable Energy (2004):** Provides policy advice to promote and encourage the development of renewable energy sources. Local planning authorities should recognise the full range of renewable energy sources, their differing characteristics, location requirements and the potential for exploiting them subject to appropriate environmental safeguards.
- 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 **Cambridgeshire and Peterborough Structure Plan 2003**

Planning Obligation Related Policies

P6/1 Development-related Provision

P9/8 Infrastructure Provision

5.9 **Cambridge Local Plan 2006**

3/1 Sustainable development

3/4 Responding to context

3/7 Creating successful places

3/11 The design of external spaces

3/12 The design of new buildings

4/4 Trees

4/13 Pollution and amenity

5/1 Housing provision

8/2 Transport impact

8/6 Cycle parking

8/10 Off-street car parking

Planning Obligation Related Policies

3/8 Open space and recreation provision through new development

5/14 Provision of community facilities through new development

10/1 Infrastructure improvements (*public open space and recreational and community facilities*)

5.10 Supplementary Planning Documents

Cambridge City Council (May 2007) – Sustainable Design and Construction: Sets out essential and recommended design considerations of relevance to sustainable design and construction. Applicants for major developments are required to submit a sustainability checklist along with a corresponding sustainability statement that should set out information indicated in the checklist. Essential design considerations relate directly to specific policies in the Cambridge Local Plan 2006. Recommended considerations are ones that the council would like to see in major developments. Essential design considerations are urban design, transport, movement and accessibility, sustainable drainage (urban extensions), energy, recycling and waste facilities, biodiversity and pollution. Recommended design considerations are climate change adaptation, water, materials and construction waste and historic environment.

5.11 Material Considerations

Cambridge City Council (2004) – Planning Obligation Strategy: Sets out the Council's requirements in respect of issues such as public open space, transport, public art, community facility provision, affordable housing, public realm improvements and educational needs for new developments.

Cambridge City Council (2006) - Open Space and Recreation Strategy: Gives guidance on the provision of open space and recreation facilities through development.

6.0 CONSULTATIONS

Cambridgeshire County Council (Transport)

6.1 No objections in principle, subject to clarification of parking space dimensions.

Head of Environmental Services

6.2 No objections.

Architectural Liaison Officer

6.3 No objections in principle. The alley to 384 Mill Road should remain secure. The build should be as secure as possible using principles of 'Secured By Design'.

6.4 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: 374, 376, 380, 382, 384 Mill Road, 17 Romsey Road,

7.2 The representations can be summarised as follows:

Objections to the principle of development

- The present application is more modest in scale so will probably attract fewer objections.
- The site is not suitable for development and will detract from the character and appearance of the area.
- Open spaces to the rear of terraces are of great importance which compensate for the lack of tree lined streets and polluted roads.
- Proposal would set a precedent for developing the whole rear area.

Design concerns

- The chalet bungalow is not in character with 2 storey houses.

Amenity concerns

- The driveway will run close to number 8 which will bring noise and disturbance.
- Development in the rear garden space will cause disturbance.
- Limited garden space for new bungalow.

Access objections

- The access is dangerous.

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
8. Planning Obligation Strategy

Principle of Development

8.2 The provision of additional dwellings on previously developed land, and the provision of higher density housing in sustainable locations is generally supported by central government advice contained in Planning Policy Statement (PPS) 3: Housing, and policy H1 of the East of England Plan 2008. Policy 5/1 of the Cambridge Local Plan 2006 allows for residential development from windfall sites, subject to the existing land use and compatibility with adjoining uses. The neighbouring uses are residential, therefore the proposal is in compliance with this policy.

8.3 Policy 3/10 of the Cambridge Local Plan 2006 relates to proposals for the sub-division of existing plots to allow residential development in the curtilage of existing properties. Development of this nature will not be permitted if it will have a significant adverse impact on the amenities of neighbouring properties through loss of privacy, light or an overbearing sense of enclosure, provide inadequate amenity space or detract from the prevailing character and appearance of the area. An analysis of these issues is provided in the design and amenity sub sections below.

- 8.4 The development of this backland site should also in my view demonstrate that due consideration has been given to safeguarding appropriate development in the future, on the adjacent plot to the west. The layout of the site includes a turning head which could be extended through to serve the adjacent plots. While the form and density of development that was previously proposed by application 09/0591/FUL was unacceptable, this current scheme allows for the future possibility of development here.
- 8.5 There is no objection in broad principle to residential development, but the proposal has to be assessed against the criteria of other relevant development plan policies. In my opinion, the principle of the development is acceptable and in accordance with policy 5/1, Cambridge Local Plan 2006.

Context of site, design and external spaces

- 8.4 The acceptability of this scheme in terms of design, turns on the detailed design and appearance of the new building in relation to its surrounding context.
- 8.5 New buildings should have a positive impact upon their setting in terms of height, scale, form, materials, detailing and wider townscape views, in accordance with Local Plan policy 3/12. The previously withdrawn scheme proposed five 2 storey buildings which were not designed to respond to the particular constraints of this site. The chalet style bungalow now proposed is subservient in scale to the terraces along Mill Road and number 8 Montreal Road. In my view this is an appropriate design response in what is a backland plot, where adjoining residential properties can reasonably expect less visual intrusion. The plot can in my view reasonably carry a building of this size and scale, without detracting from the prevailing character and appearance of the area, required by policy 3/10. The chalet bungalow would not be visible from Montreal Road or be unduly prominent from the public domain.
- 8.6 The detailed design of the building would in my view complement the materials of nearby buildings. The proposed buff brick would reflect the terraced properties fronting Mill Road and the semi detached dwellings further south in Montreal Square. The roof should in my view be constructed with slate,

which could be agreed through the imposition of a suitable planning condition. (Condition 2).

- 8.7** In terms of external spaces, the bungalow will sit in a plot of limited size, which would provide only a small garden area. However, given the limited size of the bungalow situated in an area of the City which has open spaces in relatively close proximity, this is not considered unacceptable. The development accords with Local Plan policy 3/12 because it would sit harmoniously in its setting whilst integrating essential services of refuse, cycle and car parking in a way which would be convenient for future occupants.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.8** The bungalow is likely to have greatest impact on neighbouring number 8 Montreal Road, the garden area of which will be subdivided. There will be a front to rear distance of approximately 17m which is likely to result in some degree of interlocking between the first floor bedroom windows of each property. 'Bedroom 1' of the proposed bungalow could be required to be fitted with obscured glass through the imposition of a suitable planning condition. While the 17m separation falls a little short of the 20m distance which is generally considered appropriate, I am of the view a better solution might be to require planting between the 2 properties. (Condition 5).
- 8.9** The accessway of the development also passes in close proximity to the flank wall of number 8 Montreal Road. I do not feel that the comings and goings from this development would create undue disturbance for the occupiers of this property. Clearly the scale and nature of any future development on adjacent plots to the west may be curtailed by the limited width and proximity of the access to number 7. Any such development would be assessed on its own individual merits.
- 8.10** The proposed bungalow will also have some visual impact upon the neighbouring number 7 Montreal Road to the south east. However, given the low eaves level which rise to only 2.5m, it is not considered to result in an unacceptable presence or visual intrusion as detailed within Local Plan policy 3/10. The

northerly position of the new bungalow in relation to number 7 would mean that there would be no loss of light.

- 8.11 To the south, the new building is positioned over 20m from the rear outlook of the terraced properties along Mill Road. The bungalow will be visible for numbers 384 to 388 Mill Road in particular, but this does not in my view equate to undue harm. I note concerns that the development will change the open aspect and views from the rear terraced properties of Mill Road. However the bungalow is modest in size and will in my view have a limited visual impact.
- 8.12 The dormer window which faces north towards the rear of number 388 Mill Road only serves the bathroom and stairway and can be ensured to be fitted with obscured glass through the imposition of a planning condition. (Condition 5).
- 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 Cambridge Local Plan (2006) policies 3/4 and 3/7.

Amenity for future occupiers of the site

- 8.14 The development would in my opinion provide an adequate standard of amenity for future occupiers. The proposed patio doors take advantage of the southerly aspect which will provide good levels of natural light. As rehearsed in the design section, the garden area is limited, but it is adequate for the type of dwelling that is being proposed. I consider that in this respect it is compliant with Cambridge Local Plan (2006) policies 3/7 and 3/10 and 3/12.

Refuse and bicycle Arrangements

- 8.15 The development provides a separate outbuilding for refuse and bicycles which is adequate in size and conveniently located. In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

Highway Safety

- 8.16 The County Highways Authority have considered this scheme and do not object to the proposals. The proposed access has a

limited width of 3m but this is not considered to result in a significant adverse impact upon highway safety. Any proposals which intensify this access in the future would be considered on its own merits. In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/2.

Car Parking

- 8.17 The development provides space for 1 car which is in accordance with the Adopted Car Parking Standards. In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

Third Party Representations

- 8.18 The points made in the representation received have been adequately considered in the above report.

Planning Obligation Strategy

- 8.19 The Planning Obligation Strategy (2004) provides a framework for expenditure of financial contributions collected through planning obligations. The applicants have indicated their willingness to enter into a S106 planning obligation in accordance with the requirements of the Strategy. The proposed development triggers the requirement for the following community infrastructure:

Open Space

- 8.20 The Planning Obligation strategy requires that all new residential developments contribute to the provision or improvement of public open space, either through provision on site as part of the development or through a financial contribution for use across the city. The proposed development requires a contribution to be made towards open space, comprising formal open space, informal open space and children's play areas. The total contribution sought has been calculated as follows.
- 8.21 A house or flat is assumed to accommodate one person for each bedroom, but one-bedroom flats are assumed to accommodate 1.5 people. Contributions towards children's play

space are not required from one-bedroom units. The totals required for the new buildings are calculated as follows:

| Formal open space | | | | | |
|--------------------------|------------------|--------------|-----------|----------------------|------------|
| Type of unit | Persons per unit | £ per person | £per unit | Number of such units | Total £ |
| 2-bed | 2 | 360 | 720 | 1 | 540 |
| Total | | | | | 540 |

| Informal open space | | | | | |
|----------------------------|------------------|--------------|-----------|----------------------|------------|
| Type of unit | Persons per unit | £ per person | £per unit | Number of such units | Total £ |
| 2-bed | 2 | 306 | 612 | 1 | 459 |
| Total | | | | | 459 |

8.22 Subject to the completion of a S106 planning obligation to secure the requirements of the Planning Obligation Strategy (2004), I am satisfied that the proposal accords with Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1 and P9/8 and Cambridge Local Plan (2006) policies 3/8 and 10/1.

Community Development

8.23 The Planning Obligation Strategy (2004) requires that all new residential developments contribute to community development facilities, programmes and projects. This contribution is £1085 for each unit of one or two bedrooms and £1625 for each larger unit. The total contribution sought has been calculated as follows:

| Community facilities | | | |
|-----------------------------|-----------|----------------------|-------------|
| Type of unit | £per unit | Number of such units | Total £ |
| 2-bed | 1085 | | 1085 |
| Total | | | 1085 |

8.24 Subject to the completion of a S106 planning obligation to secure the requirements of the Planning Obligation Strategy (2004), I am satisfied that the proposal accords with Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1 and P9/8 and Cambridge Local Plan (2006) policies 5/14 and 10/1.

9.0 CONCLUSION

9.1 The proposed dwelling responds appropriately to the constraints of the site and will not unduly detract from the amenity of neighbouring residential properties. Essential ancillary refuse and bicycle storage is provided and conveniently located. APPROVAL is recommended.

10.0 RECOMMENDATION

APPROVE subject to the satisfactory completion of the s106 agreement by 1 May 2010 and 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. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the external surfaces is appropriate. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4, 3/12 and 3/14)

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extensions, or additions or garages shall be erected other than those expressly authorised by this permission.

Reason: To protect the amenity of adjoining properties, and to prevent overdevelopment of the site. (Cambridge Local Plan 2006 policies 3/4 and 3/14)

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or with any order revoking and re-enacting that Order with or without modifications) no windows or dormer windows shall be constructed other than with the prior formal permission of the local planning authority.

Reason: To protect the amenity of adjoining properties. (Cambridge Local Plan 2006 policies 3/4 and 3/14)

5. No development shall take place until there has been submitted to and approved by the local planning authority in writing a plan indicating the positions, design, materials and type of boundary treatment to be erected, which shall include details of planting and screening between the new building and the existing number 8 Montreal Road. The boundary treatment and planting shall be completed in accordance with a timetable agreed in writing with the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure an appropriate boundary treatment is implemented. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

6. 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)

7. The proposed accessway shall be hard paved for a distance of not less than 6m from the boundary of the adopted public highway and the site.

Reason: To prevent debris spreading onto the adopted public highway, Cambridge Local Plan 2006 policy 8/2.

Reasons for Approval

1. This development has been approved subject to conditions and following the prior completion of a section 106 planning obligation (/a unilateral undertaking), because subject to those requirements it is considered to generally conform to the Development Plan, particularly the following policies:

East of England plan 2008: ENV7

Cambridgeshire and Peterborough Structure Plan 2003: P6/1, P9/8

Cambridge Local Plan (2006): 3/1, 3/4, 3/7, 3/8, 3/11, 3/12, 4/4, 4/13, 5/1, 5/14, 8/2

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 detail on the decision please see the officer report by visiting the Council Planning Department.

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.



10/0028/FUL

8 Montreal Road Cambridge Cambridgeshire CB1 3NP