

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation Control Committee 10th May 2006

AUTHOR/S: Director of Development Services

S/0546/06/F - Teversham
Conversion of existing Dwelling into two Dwellings and addition of porch/bin store,
2 Thetford Terrace For Shaw Maintenance

Recommendation: Approval
Date for Determination: 15th May 2006

Site and Proposal

1. The application site is a mid terrace property nos.1, 2, 3, 4, 5 and 6 inclusive. The surrounding properties have also been converted into separate flats.
2. The application, dated 4th March 2006, proposes to separate the dwelling into 2 self-contained one bedroom flats with a front porch, and bin/cycle storage and two allocated parking spaces, one to the hard standing at the front and one in a parking bay at the rear.

Planning History

3. S/2010/05/F – Planning permission for conversion of existing dwelling “2 Thetford Terrace” into 2 dwellings. Application was refused on grounds of inadequate bin and cycle storage with consequent visual harm.

Planning Policy

4. **Policy P1/3** of the **Cambridgeshire and Peterborough Structure Plan 2003** requires a high standard of design which responds to the local character of the built environment for all new development
5. **Policy HG12** of the **South Cambridgeshire Local Plan adopted 2004** states that planning permission for the extension and alteration of dwellings will not be permitted where:
 - a) The design and use of materials would not be in keeping with the local characteristics;
 - b) The proposal would harm seriously the amenities of neighbours through undue loss of light or privacy, being unduly overbearing in terms of mass, or would adversely affect the surrounding properties by virtue of its design, layout, location or materials;
 - c) There would be an unacceptable loss of off street parking or garden space within the curtilage;
 - d) There would be an unacceptable visual impact upon the street scene
6. **Policy SE4** of the **South Cambridgeshire Local Plan adopted 2004** states that residential development and re-development up to a maximum scheme of 8 dwellings will be permitted within the village frameworks of Group Villages provided that;

- a) The retention of the site in its present form is not essential to the character of the village;
 - b) The development would not be sensitive to the character of the village, local features of landscape or ecological importance, and the amenities of neighbours;
 - c) The village has the necessary infrastructure capacity;
7. **Appendix 7/1** of the **South Cambridgeshire Local Plan adopted 2004** states car parking standards are necessary to ensure that new developments provide adequate off street car parking to accommodate the needs they generate and to protect the surrounding areas and development. Maximum standards are recommended.
8. **Appendix 7/2** of the **South Cambridgeshire Local Plan adopted 2004** states Cycle parking standards are necessary to ensure that new developments provided adequate secure cycling parking.

Consultations

9. **Teversham Parish Council** – Recommends refusal with the following comments:
- a. This is yet another retrospective application for Thetford Terrace since the porch at No.2 is already built.
 - b. The re-development of Thetford Terrace is being carried out in a piecemeal fashion – There is no clear plan for the development because the owner's practice of applying retrospective permission for this building work.
 - c. The building work is shoddy – For instance the paved area at the front of the house is already cracking and will not support the weight of vehicles. There are no dropped kerbs and cars will be parked close to living room windows.
 - d. There will be parking congestion in the area since there is only one visitor space for 10 dwellings.
 - e. The development damages the appearance and character of the neighbourhood. The loss of family size houses is a particular regret.
 - f. There is no provision for affordable housing – The developer will create 5 new dwellings – Should not a proportion of these be affordable housing?
10. **Cambridge City Council** has not commented.

Representations

11. None received.

Planning Comments – Key Issues

12. This application follows pre-application advice based on the previously refused application S/2010/05/F. This advice was based on officer recommendation in relation to other approved applications for dwellings within the terrace.
13. The conversion of the dwelling into two separate properties would involve one flat being accessed at the front and the other at the rear. The site would accommodate adequate parking with the provision of a space at the front on the hard surfaced area and an allocated car-parking bay at the rear. The front porch would comfortably accommodate cycling parking as well as bin storage and is sympathetic in design and proportions to the front elevation and would be in-keeping within the street scene. The rear enclosed garden would accommodate bin and cycle storage for the second flat.

14. The proposal would include a shared amenity area at the rear of the site for the use of nos.1 to 5 with a shared access path to the rear flats. There would be provision for a visitor space among the car parking bays with a security light on a 3m high pole. The development would not be insensitive to the character of the street and would not result in any significant harm to the amenities of the neighbouring properties.
15. Several of the Parish Council's comments are unrelated to the planning application and are not considered material planning concerns in respect of this application. In relation to the car parking on site, the proposal does meet with the requirements set out by the parking standards. I consider that the reasons for refusal in the previous application have also been addressed.

Recommendation

16. Approve subject to the following conditions:
 1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
(Reason - To ensure that consideration of any further application for development in the area will not be prejudiced by permissions for development which have not been acted upon.)
 2. The external materials of construction for the building works hereby permitted shall be identical to those used for the existing building unless otherwise agreed in writing with the local planning authority.
(Reason – To safeguard the appearance of the terrace.)
 3. The development shall not be occupied until space has been laid out within the site (in accordance with plan dated 20th March 2006, attached hereto) for the parking of one vehicle for each unit, and that area shall not thereafter be used for any purpose other than the parking of vehicles.
(Reason – To ensure adequate space is provided and thereafter maintained on site for the parking of vehicles.)
 4. The development shall not be occupied until the amenity space and bin and cycles storage for No.2 and No.2a has been laid out in accordance with the approved plans.
(Reason – To ensure that the development provides the required amenity space, that the means of enclosure is appropriate to the surrounding area and that adequate refuse and cycle storage is provided.)

Informatives

Reasons for Approval

1. The development is considered generally to accord with the Development Plan and particularly the following policies:
 - **Cambridgeshire and Peterborough Structure Plan 2003: P1/3** (Sustainable design in built development);
 - **South Cambridgeshire Local Plan 2004: SE4** (Development in Group Villages),
 - **HG12** (Extensions to dwellings within frameworks)

2. The development is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:

- Parking
- Visual impact on the locality

Background Papers: the following background papers were used in the preparation of this report:

- South Cambridgeshire Local Plan 2004
- Cambridgeshire and Peterborough Structure Plan 2003
- Planning file Ref. S/0546/06/F.

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