

Application Ref: 16/00439/FUL

Proposal: Increased height of eaves to single storey rear element and replacement with flat roof, partially remove frontage to south elevation of rear element, installation of new shop fronts to south and east elevations and creation of enclosed bin store to the rear

Site: 62 Cromwell Road, Millfield, Peterborough, PE1 2EG

Applicant: Mr Amjad Iqbal

Agent: Kenneth Mwaniki
Ken Mwaniki Architecture

Referred by: The Head of Planning On the grounds that the applicant is a Ward Councillor

Site visit: 21.04.2016

Case officer: Mr M Roberts

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Recommendation: **GRANT** subject to relevant conditions

1 Description of the site and surroundings and Summary of the proposal

The site and surrounding area

The application site is a former public house, which has been converted to a restaurant on the ground floor with an office at first floor. It is located on the corner of Cromwell Road and Russell Street. The property is in a poor state of external physical repair and appearance. The car park area, to the rear, is a frequent dumping ground of householder's goods that are no longer required. The site is situated approximately 125m north of the City Centre Boundary and is within a Local Centre within which are 3 retail outlets. Directly to the south of the site is a mosque. There is car parking provision for up to 3 cars along the site frontage to Russell Street. There is limited either in curtilage or on street parking in the immediate area.

The Proposal

The proposal is seeking planning permission for a new front to the retail unit and the restaurant. The elevations show a significant amount of glazing from ground level to a height of 2.1m. They have a vertical emphasis. The front entrance to the proposed retail store is within the south facing elevation of the building. The restaurant and take away unit have one entrance door in both its elevations, fronting onto Russell Street and Cromwell Road respectively.

Works had already commenced but have ceased. These, it is understood, involved internal changes to the building. The most noticeable change is the replacement of the pitched roof of the single storey element of the building with a flat roof and the increase in the height of its elevations. External steps to the basement under the floor of the restaurant are also proposed.

The splitting of the restaurant into two units and the change of use of these, one of these to retail use does not require planning permission and is therefore not discussed further.

2 Planning History

Reference	Proposal	Decision	Date
07/01098/FUL	First floor rear extension to existing residential accommodation	Refused	25/09/2007
13/01093/LICSNG	Licence review application - 067710 for Marisqueira	Comments	30/07/2013

3 Planning Policy

Decisions must be taken in accordance with the development plan policies below, unless material considerations indicate otherwise.

Peterborough Core Strategy DPD (2011)

CS14 - Transport

Promotes a reduction in the need to travel, sustainable transport, the Council's UK Environment Capital aspirations and development which would improve the quality of environments for residents.

CS15 - Retail

Development should accord with the Retail Strategy which seeks to promote the City Centre and where appropriate the district and local centres. The loss of village shops will only be accepted subject to certain conditions being met.

CS16 - Urban Design and the Public Realm

Design should be of high quality, appropriate to the site and area, improve the public realm, address vulnerability to crime, be accessible to all users and not result in any unacceptable impact upon the amenities of neighbouring residents.

Peterborough Planning Policies DPD (2012)

PP02 - Design Quality

Permission will only be granted for development which makes a positive contribution to the built and natural environment; does not have a detrimental effect on the character of the area; is sufficiently robust to withstand/adapt to climate change; and is designed for longevity.

PP03 - Impacts of New Development

Permission will not be granted for development which would result in an unacceptable loss of privacy, public and/or private green space or natural daylight; be overbearing or cause noise or other disturbance, odour or other pollution; fail to minimise opportunities for crime and disorder.

PP12 - The Transport Implications of Development

Permission will only be granted if appropriate provision has been made for safe access by all user groups and there would not be any unacceptable impact on the transportation network including highway safety.

PP13 - Parking Standards

Permission will only be granted if appropriate parking provision for all modes of transport is made in accordance with standards.

Peterborough Local Plan 2016 to 2036 (Preliminary Draft)

This document sets out the planning policies against which development will be assessed. It will bring together all the current Development Plan Documents into a single document. Consultation on this document ran from 15 January to 25 February 2016.

At this preliminary stage the polices cannot be afforded any weight with the exception of the calculation relating to the five year land supply as this is based upon the updated Housing Needs Assessment and sites which have planning permission or which are subject to a current application. Individual policies are not therefore referred to further in this report.

4 Consultations/Representations

PCC Transport & Engineering Services (07.07.16)

No objections

Local Residents/Interested Parties

Initial consultations: 15

Total number of responses: 0

Total number of objections: 0

Total number in support: 0

5 Assessment of the planning issues

Planning Issues

The impact of the proposal upon the character and amenity of the immediate area

The site is located within an area which has a mixed character comprising commercial and residential properties as well as a mosque. The property to the north of the site is residential. The site was formerly a public house but has been operating as a restaurant for a number of years.

The buildings poor state of repair would have the potential to be significantly enhanced by the proposed new frontages, as would the painting of the exposed walls of the building. The latter could be of a magnolia finish, for example, which is common in the immediate locality. The car parking area will be improved in its appearance.

The enclosed waste storage area, immediately to the side of the retail store, is to have a boundary fence along four sides to screen the waste trolley bins. These will have to have closed boarded fencing to a height of 2m with a gate facing towards the pavement.

The proposal would fit in with the mixed character and appearance of the area therefore accords with policy CS16 of the Adopted Peterborough Core Strategy DPD.

The impact of the proposal upon the amenities of the occupiers of the close by residential properties.

No.62 Cromwell Road is at the southern end of a terrace of dwelling houses and physically attaches to 64 Cromwell Road.

The proposed retail store is to occupy the single storey unit. Its rear shares a boundary with no.64. Whist the pitched roof of the single storey unit has been long established in its relationship with no.64 the proposal does seek to gain planning permission to remove the pitched roof and replace it with a flat roof. This has partly been implemented. The result would be that the wall of the single storey unit would be 0.6m higher than the elevations of the pitched roof. This is not considered a significant change and is therefore acceptable in terms of the amenities of the occupiers of no.64 Cromwell Road. No objections have been submitted the neighbouring residents.

Highways implications

The Local Highways Authority have raised a concern about the parking of vehicles within the frontage area of the building facing onto Cromwell Road. However because the application only

relates to physical changes of the building and not to the uses the parking to the front it is not an issue that can be addressed as a part of this application.

6 Conclusions

Subject to the imposition of the attached conditions, the proposal is acceptable having been assessed in the light of all material considerations, including weighing against relevant policies of the development plan and specifically:

The new fronts of the retail unit and restaurant and the enclosed bin store will improve the presence of the building in the street scene to the benefit of the character and appearance of the locality in accordance with policy CS16 of the Peterborough Core Strategy and policies PP02 and PP3 of the Peterborough Planning Policies DPD.

7 Recommendation

The case officer recommends that Planning Permission is **GRANTED** subject to the following conditions:

- C 1 Within 3 months of the date of this permission details of the bin store shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the bin store shall be implemented in accordance with the approved details.

Reason: In the interests of the general amenities in accordance with policies PP2 and PP3 of the Peterborough Planning Policies DPD

- C 2 Prior to the first occupancy of the restaurant//takeaway the external elevations of the building shall be rendered and painted either white or magnolia, or painted white or magnolia without the use of render.

Reason: To ensure a satisfactory external appearance of the building in accordance with policy CS16 of the Peterborough Core Strategy and policy PP2 of the Peterborough Planning Policies DPD

- C 3 The development shall be implemented wholly in accordance with the following:

- 005/001/A - Site location plan
- 005/103/B - Elevation
- 005/004/E - Floor layout

Reason: For the avoidance of doubt