

<b>Application Number</b>	08/0324/FUL	<b>Agenda Item</b>	11.2
<b>Date Received</b>	6th March 2008	<b>Officer</b>	Mr James D'Arcy
<b>Target Date</b>	1st May 2008		
<b>Ward</b>	Castle		
<b>Site</b>	47 Eachard Road Cambridge Cambridgeshire CB3 0HZ		
<b>Proposal</b>	Erection of one detached chalet style dwelling with an attached single garage.		
<b>Applicant</b>	Mr N & Mrs G Wylie 47 Eachard Road Cambridge CB3 0HZ		

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## **1.0 SITE DESCRIPTION/AREA CONTEXT**

- 1.1 The application site is the garden area to the rear of number 47 Eachard Road, which occupies a corner plot at the junction with Hoadly Road. The application site has a frontage to Hoadly Road. The area is typified by two storey semi-detached properties.
- 1.2 There is an existing electricity substation within the application site, and an existing detached garage. To the east of the proposed site is the neighbouring bungalow at 4 Hoadly Road.
- 1.3 There are a number of established trees on the site although none under TPO control. The application site is not located within a designated Conservation Area, nor is within close proximity of a listed building. The application site does not lie within the Controlled Parking Zone, and there is a high level of on-street parking.

## **2.0 THE PROPOSAL**

- 2.1 The application seeks Full Planning Permission for the creation of a two storey dwelling. A single garage is proposed adjacent to the north western boundary with number 4 Hoadly Road.

2.2 The application is accompanied by the following supporting information:

1. Design Statement
2. Existing and Proposed Elevations
3. Site Plan

### 3.0 SITE HISTORY

Reference	Description	Outcome
C/03/1105	Outline application for the erection of 1no. 3 bed house and erection of a garage to existing dwelling.	W/D

### 4.0 PUBLICITY

4.1 Advertisement:	No
Adjoining Owners:	Yes
Site Notice Displayed:	No
Public Meeting/Exhibition (meeting of):	No
DC Forum (meeting of):	No

### 5.0 POLICY

#### 5.1 Central Government Advice

5.2 **PPS1 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 (PPS 3) Housing :** 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 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.

**5.5 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.

**5.6 East of England Plan 2008**

SS1 Achieving sustainable development  
ENV7 Quality in the built environment

**5.7 Cambridge Local Plan 2006**

3/1 Sustainable development  
3/4 Responding to context  
3/7 Creating successful places  
3/12 The design of new buildings  
4/4 Trees

4/13 Pollution and amenity  
5/1 Housing provision  
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

### 5.8 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.

### 5.9 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.

## 6.0 CONSULTATIONS

### Cambridgeshire County Council (Engineering)

6.1 No Objection.

## **Head of Environmental Services**

6.2 Concerns raised regarding Land Contamination, Noise & Vibration, and Electromagnetic Fields. Conditions and Informatives recommended.

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 occupiers of the following addresses have made representations:

45 Eachard Road  
31 Hoadly Road

7.2 The representations can be summarised as follows:

Concerns regarding the potential for overlooking into the rear of Number 45

Loss of privacy resulting from the removal of trees

Negative feeling from residents regarding development in the area and the associated impacts upon existing properties

Privacy impact upon young children

Loss of value of number 45 Eachard Road

Request for Considerate Contractor condition to protect residential amenity.

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. Car and cycle parking
6. Third party representations
7. Planning Obligation Strategy

### **Principle of Development**

- 8.2 The application follows the withdrawn outline application ref: C/03/1105/OP, which sought permission for a 3bed house and garage. There has been a degree of pre-application consultation between officers and the applicants prior to the submission of the current application.
- 8.3 Policy 3/10, which relates to the subdivision of existing plots, is of particular relevance to this application. The policy requests that development of existing plots must:

Not have a significant impact upon residential amenity,  
Provide adequate amenity space and access and parking for the existing and proposed dwelling,  
Not detract from prevailing character,  
Not adversely affect the setting of a listed building,  
Not adversely affect trees or other features,  
Not prejudice comprehensive development.

I will address issues of residential amenity and impact upon prevailing character and trees below. The site does not lend itself to being part of a comprehensive development in my view so this issue is not relevant.

- 8.4 I am satisfied that the principle of the development is acceptable subject to further considerations of context and residential amenity, and is in accordance with East of England Plan 2008 policies SS1 & ENV7 and Cambridge Local Plan 2006 policy 3/10 & 5/1.

### **Context of site, design and external spaces**

- 8.5 The predominant character of the area is semi-detached two storey houses, although the adjacent plot accommodates a bungalow this development could be regarded as inconsistent with the prevailing character but it does not represent a seriously visually discordant element.

- 8.6 There is a conformity of design within all of the existing properties, and a regimented layout of semi-detached family houses built on either side of a central belt of large gardens.
- 8.7 The site itself currently accommodates an electricity substation, and a dilapidated garage/storage area. There is a significant degree of established tree planting within the local environment, and I feel that it is important this is reflected in any new development to preserve the character of the area. This reflects the requirements of Local Plan policy 3/10 which clarifies the need to preserve local character and ensure that any new development is in accordance with existing buildings.
- 8.8 The design of the proposed dwelling must be considered on a number of fronts due to both its location within the streetscene, and the styles of adjacent properties. The application describes the proposal as a “Chalet-style” dwelling, which in reality will be a two storey, detached house. It is noted however that the design seeks to utilise much of the roof space as a second floor, which introduces a more “1 ½ storey” appearance to the building. It would be difficult to replicate the height of the existing semi-detached dwellings in the area without introducing issues with overshadowing/overlooking, or create an unacceptable contrast with the bungalow on the western boundary. The proposal seeks to provide an informal visual join between the height of the bungalow and the property at number 47 Eachard Road, whilst reducing the potential for overshadowing adjacent buildings and gardens.
- 8.9 I am of the opinion that the design, although differing in style from the original dwellings within the estate, is such that it will not have a detrimental effect upon the area, and utilizes as much space as possible whilst working within the individual constraints of the site. Due to its slightly “set back” position it will have less of an impact upon Hoadly Road. I think that the introduction of a new, slightly more modern design may also appease the more jarring nature of the neighbouring bungalow, and as such comply broadly with the requirements of Policy 3/10 of the Cambridge Local Plan.
- 8.10 It is important to ensure (via condition) that the materials used within the building are appropriate and will enhance the streetscene.

8.11 In my opinion the proposal is compliant with East of England Plan (2008) policy ENV7, and Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11, 3/12.

### **Residential Amenity**

8.12 Residents concerns about residential amenity impacts centre around the potential for over/interlooking, and the impact upon the visual amenity of residents. It is noted that no objections to the proposal were received from residents of Hoadly Road, which lessens the concern over the visual amenity of those residents.

8.13 There is a distance of approximately 16m from the rearmost aspect of the existing property at 47 Eachard Road to the closest edge of the property, and a distance of approximately 3 metres from the rear edge of the proposed property to the boundary fence which borders number 45 Eachard Road. The closest window facing Hoadly Road is approximately 4m from the edge of the highway, and approximately 17metres from the edge of the houses on the opposing side of the road.

8.14 On the rear elevation there are three rooflights which will overlook to a small degree the rear gardens of the Eachard Road properties, (although one is above the stairs, and two are from the bathroom), and five windows at ground floor level. I consider that the windows at ground floor level offer the highest risk of interlooking, although I also consider that the bulk of these (3 windows together) are located towards the far end of the existing garden area, reducing the angles from which interlooking to existing properties may occur. There are no windows from the main living spaces on the first floor/roof level which would increase overlooking. I am satisfied that the resultant potential for overlooking is acceptable in terms of amenity to both existing and potential residents, and that there will be no detrimental effect upon the character and living environment, nor unacceptable loss of privacy, in accordance with Policy 3/10.

8.15 There will also be the potential for “inter-looking” with opposing properties on Hoadly Road, although I am satisfied that there is sufficient distance between the properties (approx 17m) to ensure that privacy of occupants is not unduly affected, and the



situation is no worse than within the existing opposing dwellings of the housing area.

- 8.16 In terms of overlooking I feel that there will also be the potential for the residents of number 47 to look down into the living space of the new dwelling via the large windows on the south eastern frontage of the proposed dwelling, but subject to planting and dividing fences I feel that this is unlikely to create an unacceptable level of amenity for residents.
- 8.17 The neighbouring property (number 45) will be subject to a more significant degree of overlooking from the rear, although I am of the opinion that due to the orientation of the property and the internal layout this overlooking will be restricted. Of the 3No. velux type windows in the rear plane of the roof two are to a bathroom area, and will be of obscure glazed nature (secured via condition if necessary), and the third will be located above the stairwell, which will prevent continued viewing and perform a less visual role in the development, primarily securing light to internal areas.
- 8.18 As such I am satisfied that the proposed property will provide appropriate levels of residential amenity for occupants, and adequately protects the amenity of neighbouring properties and constraints of the site (subject to condition) in accordance with Cambridge Local Plan 2006 policies 3/1, 3/4, 3/7, & 3/10, East of England Plan (2008) policy ENV7, and the advice given in PPS1

### **Refuse Arrangements**

- 8.19 The application indicates that the area to the rear of the proposed garage is to be utilized for bin/recycling storage. It is important that the new development does not have an adverse impact upon the streetscene in terms of storage and amenity, and as such further details (via condition) will be required to ensure the satisfactory provision of waste storage.
- 8.20 In my opinion the proposal (subject to the submission of further waste management information) is compliant with Cambridge Local Plan (2006) policies 3/12 and 4/13.

## **Car and Cycle Parking**

- 8.21 The application involves the removal of the existing garage and workshop, and whilst there is a degree of on-street parking common within the locality it is important to ensure that the new development places no further burden upon the existing situation. Following details submitted in the application form, and subsequent conversations with the agent it is noted that the development is intended to provide 1No. space within the garage structure, and a further space to the front of the property, which will be suitable for disabled use as required. It is also proposed that this area will allow for the storage of cycles in the garage are to provide a secure, covered store, and replacement parking for the house.
- 8.22 In my opinion the proposal is compliant with East of England Plan (2008) policies T9 and T14, and Cambridge Local Plan (2006) policies 8/6 and 8/10, and in accordance with the Parking Standards indicated in the Local Plan. I also consider that the proposal adequately respects the criteria of Local Plan Policy 3/10 which requires adequate parking for both the existing and proposed dwellings.

## **Third Party Representations**

- 8.23 The main representation opposing the application was that received from the occupants of number 45 Eachard Road, which voiced objection on a number of grounds. The primary concern is that of overlooking. I am satisfied that these windows will not pose a significant threat to amenity by virtue of their positioning within the layout of the house. I have considered these concerns and assessment is detailed in consideration of residential amenity impact in the paragraphs above.
- 8.24 The letter also voices concerns regarding the impact upon the value of number 45, and the potential loss of revenue if a sale were to occur in the future. This is not a relevant material planning consideration. I have included an Informative detailing the Considerate Contractor Scheme which will mitigate against neighbour disturbance during works.

## **The Planning Obligation Strategy**

8.25 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 and Play Space***

8.26 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.

8.27 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 equates to £2130 and has been calculated as follows:

#### *Formal open space*

£360 per person

Contribution – £720 (£360 x number of bedrooms or 1.5 if 1 bed)

#### *Informal open space*

£306 per person

Contribution - £612 (£306 x number of bedrooms or 1.5 if 1 bed)

#### *Play space*

£399 per person

Contribution - £798 (£399 x number of bedrooms)

8.28 Following 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 Cambridge Local Plan (2006) policies 3/8 and 10/1.

## ***Community Development***

8.29 The Planning Obligation Strategy (2004) requires that all new residential developments contribute to community development facilities, programmes and projects.

8.30 The proposed development requires a contribution to be made towards community development. The total contribution sought equates to £1085 and has been calculated as follows:

£1085 per 1 or 2 bed unit

Contribution - £1085 (£1085 x number of 1 and 2 bed units)

8.31 Following 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 Cambridge Local Plan (2006) policies 5/14 and 10/1.

## **9.0 Conclusion**

I am satisfied that the proposal makes adequate consideration of the issues raised by Local Plan Policy 3/10, and the associated policies. Whilst considering that further details (secured by condition) will be required to protect the amenity of existing residents, I am of the opinion that the proposed development would not be of harmful impact to the surrounding area, and that provision has been made to mitigate any detrimental impact upon both existing and future residents. I feel that the design reflects the requirements of the site, and is appropriate given the context of neighbouring properties, and that subject to the conditions recommended there are no grounds on which to refuse the application.

## **10.0 RECOMMENDATION**

### **Approve subject to 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. No development shall commence until details of soft landscape works have been submitted to and approved in writing by the local planning authority. Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme.

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

4. In this condition retained tree means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of two years from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (Tree Work).

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with British Standard 5837 and the approved plans and particulars before any equipment, machinery or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason: To protect the visual amenity of the area and to ensure the retention of trees on site. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4, 3/11, 3/12 and 4/4)

5. Before the development/use hereby permitted is commenced, a scheme for the insulation of the building(s) and/or plant in order to minimise the level of noise emanating from the said building(s) and/or plant shall be submitted to and approved in writing by the local planning authority and the scheme as approved shall be fully implemented before the use hereby permitted is commenced.

Reason: To protect the amenity of nearby properties (Cambridge Local Plan 2006 policy 4/13)

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. No development approved by this permission shall be commenced prior to a contaminated land assessment and associated remedial strategy, together with a timetable of works, being submitted to the Local Planning Authority for approval.

a) The contaminated land assessment shall include a desk study to be submitted to the Local Planning Authority for approval. The desk study shall detail the history of the site uses and propose a site investigation strategy based on the relevant information discovered by the desk study. The strategy shall be approved by the Local Planning Authority prior to investigations commencing on site.

b) The site investigation, including relevant soil, soil gas, surface and groundwater sampling, shall be carried out by a suitably qualified and accredited consultant/contractor in accordance with a quality assured sampling and analysis methodology.

c) A site investigation report detailing all investigative works and sampling on site, together with the results of the analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the Local Planning Authority. The Local Planning Authority shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature to render harmless the identified contamination given the proposed end use of the site and surrounding environment including any controlled waters.

d) Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance.

e) If, during the works contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the Local Planning Authority.

f) Upon completion of works, this condition shall not be discharged until a closure report has been submitted to and approved in writing by the Local Planning Authority. The closure report shall include details of the proposed remediation works and quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from site.

Reason: To protect the amenity of existing and future residents in accordance with Cambridge Local Plan Policy 4/13.

8. Prior to the commencement of development, 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 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 unless alternative arrangements are agreed in writing by the Local Planning Authority.

Reason: To protect the amenities of nearby residents/occupiers and in the interests of visual amenity (Cambridge Local Plan 2006 policy 4/13).

9. 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)



10. 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)

**INFORMATIVE:** To satisfy the above condition for noise insulation, the noise level from all plant and equipment, vents etc. (collectively) associated with this application should not raise the existing background level (L90) by more than 3dB(A) both during the day (0700-2300hrs over any one hour period) and night time (2300-0700hrs over any one five minute period), at the boundary of the premises subject to this application and having regard to noise sensitive premises.

Tonal/Impulsive noise frequencies should be eliminated or at least considered in any assessment and should carry an additional 5dB(A) correction. This is to guard against any creeping background noise in the area and prevent unreasonable noise disturbance to other premises.

It is recommended that the agent/applicant submits a noise prediction survey/report in accordance with the principles of BS4142: 1997 'Method for rating noise affecting mixed residential and industrial areas' or similar. Noise levels shall be predicted at the boundary having regard to neighbouring residential premises.

Such a survey/report should include a large scale plan of the site in relation to neighbouring premises; noise sources and measurement/prediction points marked on plan; a list of noise sources; details of proposed noise sources/type of plant such as: Number, location, sound power levels, noise frequency spectrums, noise directionality of plant, noise level from duct intake or discharge points; details of noise mitigation measures (attenuation details of any intended enclosures, silencers, or barriers); description of full noise calculation procedures; noise levels at a representative sample of noise sensitive locations and hours of operation.

Any report shall include raw measurement data so that conclusions may be thoroughly evaluated and calculations checked.

**INFORMATIVE:** It is recommended that the applicant/agent demonstrate that the proposed location of the electric substation in relation to the proposed dwelling will comply with the guideline exposure standards. The applicant should contact the National Radiological Protection Board (NRPB) and the Health and Safety Executive (HSE) for further advice.

**INFORMATIVE:** New development can sometimes cause inconvenience, disturbance and disruption to local residents, businesses and passers by. As a result the City Council runs a Considerate Contractor Scheme aimed at promoting high standards of care during construction. The City Council encourages the developer of the site, through its building contractor, to join the scheme and agree to comply with the model Code of Good Practice, in the interests of good neighbourliness. Information about the scheme can be obtained from The Considerate Contractor project Officer in the Planning Department (Tel: 01223 457121).

### **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:

Cambridgeshire and Peterborough Structure Plan 2003: P1/2, P1/3

Cambridge Local Plan (2006): 3/1, 3/4, 3/7, 3/10, 3/12

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.



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