

Application Number	09/1010/FUL	Agenda Item	
Date Received	29th October 2009	Officer	Miss Catherine Linford
Target Date	24th December 2009		
Ward	Trumpington		
Site	15 Fitzwilliam Road Cambridge Cambridgeshire CB2 8BN		
Proposal	Creation of four additional flats - works to include three storey rear extension and second floor side extension.		
Applicant	Mr G Wieland 8 Pynes House Chapel Street CB22 4RJ		

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 No. 15 Fitzwilliam Road is situated on the northern side of Fitzwilliam Road, within City of Cambridge Conservation Area 10 (Brooklands Avenue). The surrounding area is predominantly residential in character, with residential properties adjoining the property to the east and adjacent to the site to the west. The Kaleidoscope development is directly opposite the site to the south. The property has been converted into flats and has a car park to the rear, within which there is a maple tree that is protected by a Tree Preservation Order. The site falls within the Controlled Parking Zone.

2.0 THE PROPOSAL

2.1 This application seeks planning permission for a three-storey rear extension (following the demolition of an existing extension) and a second floor side extension, to provide a further four flats. The property currently accommodates 3 studio flats, 3 one-bed flats, and 1 two-bed flat, and on completion of the works, the property

would accommodate 6 studio flats and 5 one-bed flats.

2.2 Car parking spaces would continue to be provided to the rear of the property (11 in total as existing), along with storage for bins and bicycles.

2.3 The application is accompanied by the following supporting information:

1. Design and Access Statement
2. Arboricultural Implications Assessment

3.0 SITE HISTORY

3.1 None relevant.

4.0 PUBLICITY

4.1 Advertisement:	Yes
Adjoining Owners:	Yes
Site Notice Displayed:	Yes
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 **PPG15 Planning and the Historic Environment (1994):** This guidance provides advice on the identification and protection of historic buildings, conservation areas and other elements of the historic environment.

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**

SS1 Achieving sustainable development

ENV6 The historic environment

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
3/14 Extending buildings
4/4 Trees
4/11 Conservation Areas
5/1 Housing provision
8/6 Cycle parking
8/10 Off-street car parking

Planning Obligation Related Policies

3/7 Creating successful places (*public art/public realm*)
3/8 Open space and recreation provision through new development
5/14 Provision of community facilities through new development
10/1 Infrastructure improvements (*transport, public open space, recreational and community facilities, waste recycling, public realm, public art, environmental aspects*)

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.

Brooklands Avenue Area Conservation Area Appraisal (2002)

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

- 6.1 No Objection: The proposed access way must be hard paved for a distance of at least 6m from the boundary of the adopted public highway and the site. A condition is recommended requiring that the manoeuvring area is free of obstruction to enable vehicles to enter and leave the property in a forward gear.

Head of Environmental Services

- 6.2 No Objection: Conditions recommended relating to construction hours, delivery hours, and waste storage.

Historic Environment Manager

- 6.3 No Objection: Conditions recommended relating to materials and landscaping.

Arboricultural Officer

- 6.4 Concerned about construction vehicles compacting the ground, which could damage the roots of the tree.
- 6.5 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:

- 11a Fitzwilliam Road
- 11c Fitzwilliam Road
- 1 Shaftesbury Road
- 3 Shaftesbury Road
- 4 Shaftesbury Road
- 11 Clarendon Road
- 17 Clarendon Road

7.2 The representations can be summarised as follows:

Principle of Development

- The area is saturated with small flats – Kaleidoscope and Accordia
- The development is unnecessary

Context and Character

- A fourth storey would destroy the balance of the building and overwhelm it
- The extension will make it harder for the building to revert back to a single residential dwelling in the future.
- Overdevelopment
- Would damage the character of the Conservation Area
- Loss of green space
- Impact on the walnut tree to the rear
- Waste storage is already an eyesore and will become worse with more residents
- Extension is out of character
- The extension will dominate the area to the rear of the property and alter the character of the gardens

Residential Amenity

- The extension would overshadow and overlook neighbours
- Disturbance to neighbours from comings and goings when the flats are occupied

Traffic and Parking

- Increase in traffic
- Lack of parking

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 extra housing in the City is supported in the Cambridge Local Plan (2006). Policy 5/1 of the Cambridge Local Plan (2006) maintains that proposals for housing development on windfall sites will be permitted subject to the existing land use and compatibility with adjoining land uses. This proposal for an additional four flats would be compatible with adjoining land uses, and is therefore acceptable in principle.

8.3 In the representations received it has been suggested that the proposed development is unnecessary in this area, due to the large number of flats provided by the Kaleidoscope development directly opposite the site, and the Accordia development. The necessity of the additional flats on this site area is not strictly a planning consideration although the impact these additional flats would have on residential amenity is. This will be discussed later on in the report.

8.4 In my opinion, the principle of the development is acceptable and

in accordance with policy 5/1 of the Cambridge Local Plan (2006).

Context of site, design and external spaces

- 8.5 No. 15 Fitzwilliam Road is a large Victorian property, situated in the Brooklands Avenue Conservation Area, which was originally a semi-detached house. The building has been converted into flats and has been extended firstly with a traditionally styled three-storey extension (with a lower ground floor) to the side, and then with a more modern two-storey, flat-roofed element to the rear. The side extension has taken some of the elements of the character of the adjacent building, and is successful. The rear extension is, however, of no architectural interest, and is of poor construction with various structural defects. It is proposed that this extension be demolished and this is supported by Conservation Officers.
- 8.6 The existing two-storey, rear extension would be replaced with a three-storey extension of the same width as the existing but 3.8m deeper. The third storey of this would extend above the existing side extension creating a further floor here. At the front, the extension would be a continuation of the existing bay, and in my opinion, this would reflect and preserve the character of the building.
- 8.7 In my opinion, the rear aspect of the building would be greatly improved. The existing rear extension is totally out of character with the original Victorian building and does not enhance the building. The proposed rear extension would consist of a double gable to the rear and another double gable to the side, and although this does not replicate the design of the original building, in my opinion, the proposed extension is of a more sympathetic design than the existing extension and would be more in keeping with the character of the original building and the surrounding buildings.
- 8.8 There is no denying that this extension is deep and there is concern that the extension would dominate the area to the rear of the building and alter the character of the gardens. The rear 'garden' of the subject property is used for car parking, and is not amenity space, and therefore I do not consider building here to constitute a loss of 'green space' as has been suggested.
- 8.9 The areas to the front and rear of the building are not currently

aesthetically pleasing, and the building works proposed does give the applicant an opportunity to improve these areas, which would have a positive impact on and enhance the appearance of the Conservation Area. To achieve this aim, it is recommended that details of hard and soft landscaping are requested by condition (condition 10).

- 8.10 The Walnut Tree to the rear of the building is protected by a Tree Preservation Order. The ground surrounding the tree is not hard paved, but is loose earth and gravel and the City Council's Arboricultural Officer is concerned that large, heavy construction vehicles could compact the ground, which may lead to the roots of the tree being damaged. I would recommend that a condition be added to the permission requesting details of tree protection.
- 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

Overlooking and loss of privacy

- 8.12 The section of the proposed rear extension that projects further back than the existing building would have blank elevations to the sides, which would mean that there would be no direct overlooking of the neighbouring properties. The windows on the rear elevation would allow some overlooking of the rear garden of the adjoining property, but the view allowed would be at some distance and at an oblique angle. In my view this would not be significant enough to warrant refusal of this application.

Overshadowing

- 8.13 The rear extension would sit to the west of, and at a distance of 6.4m from, the boundary with the adjoining property. This orientation means that the extension would not block daylight entering this property, but could potentially block some morning sunlight from the adjacent block of flats to the west. Any loss of light would, in my view be relatively small and I do not consider this significant enough to warrant refusal.

Noise and disturbance

- 8.14 Concern has been raised that additional residents would lead to disturbance due to a rise in the number of comings and goings. Four additional one-bed flats are proposed, which is likely to mean no more than 8 additional residents. In my opinion, this relatively low number of additional residents is unlikely to create a significant amount of movements, and therefore disturbance to neighbours, and would certainly not be significant enough to warrant refusal.
- 8.15 Noise and disturbance could also be caused by the building work itself and associated deliveries, and therefore it is recommended that construction hours and delivery hours are restricted by condition (conditions 2 and 3).
- 8.16 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 East of England Plan (2008) policy ENV7, and Cambridge Local Plan (2006) policies 3/4 and 3/7.

Refuse Arrangements

- 8.17 The current refuse storage arrangements are poor and unsightly, with wheelie bins lined up along the access way into the car park. It is proposed that a bin store is located within the site, to the rear of the building. In my opinion, this is an acceptable location and the provision of an enclosed bin store would greatly improve the appearance of the site. To ensure that what is proposed is acceptable practically and visually I would recommend that details of the bin store are requested by condition (condition 11).
- 8.18 In my opinion the proposal is compliant with East of England Plan (2008) policy WM6 and Cambridge Local Plan (2006) policy 3/12.

Highway Safety

- 8.19 In order to prevent debris, such as gravel, from spreading onto the road, the Local Highway Authority has recommended that the existing access to the rear car park should be hard paved for at least 6m from the boundary of the site with the public highway. This recommendation is achievable by condition (condition 13).
- 8.20 There is sufficient manoeuvring space in the car park to enable

vehicles to turn round and leave the site in a forward gear. To ensure this manoeuvring space is left clear, the Highway Authority has recommended that this space be secured by condition (condition 14).

- 8.21 In my opinion the proposal is compliant with East of England Plan (2008) policy T1 and Cambridge Local Plan (2006) policy 8/2.

Car and Cycle Parking

- 8.22 Appendix C (Car Parking Standards) of the Cambridge Local Plan (2006), states that for 11 one-bed flats a maximum of 11 car parking spaces should be provided. The applicant has stated that 11 car parking spaces are provided, but only 9 car parking spaces are shown on the site plan. The spaces shown are the existing garages, and I am confident that there is sufficient space on site for parking.

- 8.23 A cycle store is proposed alongside the bin storage, within the site, to the rear of the building. This is acceptable in principle, but to ensure that the store is of a sufficient size and design, I would recommend that further details of this are requested by condition (condition 12).

- 8.24 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.

Third Party Representations

- 8.25 The issues raised have been covered under the previous headings above.

Planning Obligation Strategy

- 8.26 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

8.27 The application proposes the conversion of 7 residential units containing 8 bedrooms in total to form 11 units containing 11 bedrooms in total. In conversions, the contributions for open space are based on the number of additional bedrooms created, each additional bedroom being assumed to contain one person. Contributions for children's play space are only required if they are in units with more than one bedroom. The totals required for the new units resulting from the proposed conversion are calculated as follows:

Formal open space					
Existing total bedrooms	New total bedrooms	Net additional bedrooms	Assumed net additional persons	£ per person	Total £
8	11	3	3	360	1080

Informal open space					
Existing total bedrooms	New total bedrooms	Net additional bedrooms	Assumed net additional persons	£ per person	Total £
8	11	3	3	306	918

Children's play space					
Existing total bedrooms	New total bedrooms	Net additional bedrooms not in 1-bed units	Assumed net additional persons not in 1-bed units	£ per person	Total £
8	11	0	0	399	0

8.28 A S106 planning obligation to secure the requirements of the Planning Obligation Strategy (2004) has been completed. I am therefore 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

- 8.29 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 £
1 bed	1085	4	4340
2-bed	1085		
3-bed	1625		
4-bed	1625		
Total			4340

- 8.30 A S106 planning obligation to secure the requirements of the Planning Obligation Strategy (2004) has been completed. I am therefore 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.

Education

- 8.31 Commuted payments are required towards education facilities where four or more additional residential units are created. In this case, seven additional residential units are created, but contributions are not required for pre-school education for one-bedroom units. Contributions are therefore required on the following basis.

Pre-school education					
Type of unit	Persons per unit		£per unit	Number of such units	Total £
1 bed	1.5		0	4	0
2-bed	2		810		
Total					0

Life-long learning					
Type of unit	Persons per unit		£per unit	Number of such units	Total £
1 bed	1.5		160	4	640
2-bed	2		160		
Total					640

8.32 A S106 planning obligation to secure the requirements of the Planning Obligation Strategy (2004) has been completed. I am therefore 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 In my opinion, the proposed extension would be in keeping with the building and would preserve and enhance the character of the Brooklands Conservation Area. In my view, neither the extension nor the increase in the number of flats, would have a significant detrimental impact on the immediate neighbours, and therefore this application is recommended for approval, subject to conditions.

10.0 RECOMMENDATION

APPROVE 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. 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)

3. Except with the prior agreement of the local planning authority in writing, there should be no collection or deliveries to the site during the demolition and construction stages outside the hours of 0700 hrs and 1900 hrs on Monday - Saturday and there should be no collections or deliveries on Sundays or Bank and public holidays.

Reason: Due to the proximity of residential properties to this premises and that extensive refurbishment will be required, the above conditions are recommended to protect the amenity of these residential properties throughout the redevelopment in accordance with policies 4/13 and 6/10 of the Cambridge Local Plan (2006)

4. No brickwork is to be erected until the choice of brick, bond, mortar mix design and pointing technique have been submitted to and approved in writing by the Local Planning Authority by means of sample panels prepared on site. The approved panels are to be retained on site for the duration of the works for comparative purposes, and development must take place only in accordance with the approved details.

Reason: To preserve the character and appearance of the Conservation Area. (Cambridge Local Plan 2006, policy 4/11)

5. No stonework, artificial or natural, (including columns, strings, quoins, lintels, sills, copings, plinths or kneelers) is to be erected until details of the source, colour, texture, coursing, mortar mix design, joint type and thickness and pointing technique, have been submitted to, and approved in writing by the Local Planning Authority in the form of large-scale drawings and/or samples. If so required by the local planning authority, the latter may need to be submitted as a panel, which must be retained on site for comparative purposes until the development is completed. Following approval of stonework details, development must take place only in accordance with that approval.

Reason: To preserve the character and appearance of the Conservation Area. (Cambridge Local Plan 2006, policy 4/11)

6. No roofs shall be constructed until full details of the type and source of roof covering materials and the ridge, eaves and hip details, if appropriate, have been submitted to the Local Planning Authority as samples and approved in writing. Roofs shall thereafter be constructed only in accordance with the approved details.

Reason: To preserve the character and appearance of the Conservation Area. (Cambridge Local Plan 2006, policy 4/11)

7. All joinery [window frames, etc.] is to be recessed at least 50/75mm back from the face of the wall /facade. The means of finishing of the reveal is to be submitted to and approved in writing by the Local Planning Authority.

Reason: To preserve the character and appearance of the Conservation Area. (Cambridge Local Plan 2006, policy 4/11)

8. No new, replacement or altered joinery is to be installed, nor existing historic joinery removed, until drawings at a scale of 1:20 of all such joinery (doors and surrounds, windows and frames, sills, skirtings, dado rails, staircases and balustrades, etc.) have been submitted to and approved in writing by the Local Planning Authority. Joinery shall thereafter be installed only in accordance with the approved details.

Reason: To preserve the character and appearance of the Conservation Area. (Cambridge Local Plan 2006, policy 4/11)

9. All new joinery is to be of timber and not metal or plastic.

Reason: To preserve the character and appearance of the Conservation Area. (Cambridge Local Plan 2006, policy 4/11)

10. Prior to the commencement of development, a hard and soft landscaping scheme, including full details of surface and boundary treatments, is to be submitted to and approved in writing by the Local Planning Authority.

Reason: To preserve the character and appearance of the Conservation Area. (Cambridge Local Plan 2006, policy 4/11)

11. 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 3/7)

12. No development shall commence until details of facilities for the covered, secured parking of bicycles for use in connection with the development hereby permitted shall be submitted to and approved by the local planning authority in writing. The approved facilities shall be provided in accordance with the approved details before use of the development commences.

Reason: To ensure appropriate provision for the secure storage of bicycles. (Cambridge Local Plan 2006 policy 8/6)

13. To prevent debris spreading onto the adopted public highway, the access way shall be hard paved for a distance of not less than 6m from the boundary of the adopted public highway and the site.

Reason: In the interests of highway safety. (Cambridge Local Plan 2006, policy 8/2)

14. The manoeuvring area shall be maintained so that it is free of any obstruction that would prevent a domestic vehicle from being able to manoeuvre with ease so it may enter and leave the property in a forward gear.

Reason: In the interests of highway safety. (Cambridge Local Plan 2006, policy 8/2)

15. Details of the specification and position of fencing, or any other measures to be taken for the protection of any trees from damage during the course of development, shall be submitted to the local planning authority for its written approval, and implemented in accordance with that approval before any equipment, machinery or materials are brought onto the site for the purpose of development (including demolition). The agreed means of protection shall be retained on site until all equipment, and surplus materials have been removed from the site. Nothing shall be stored or placed in any area protected in accordance with this condition, and the ground levels within those areas shall not be altered nor shall any excavation be made without the prior written approval of the local planning authority.

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

INFORMATIVE: Notwithstanding any consent granted under the relevant planning act/s, the applicant is advised that before any works are carried out on any footway, carriageway, verge or other land forming part of the public highway the express consent of Cambridgeshire County Council as the Local Highway Authority will be required. All costs associated with any construction works will be borne by the developer. The developer will not be permitted to drain roof water over the public highway, nor across it in a surface channel, but must make arrangements to install a piped drainage connection. No window or door will be allowed to open over a highway and no foundation or footing for the structure will be allowed to encroach under the public highway.

INFORMATIVE: Following implementation of any Permission issued by the Planning Authority in regard to this proposal neither the existing residents of the site, nor future residents, will qualify for Residents' Permits (other than visitor permits) within the existing Residents' Parking Schemes operating on surrounding streets.

INFORMATIVE: The Housing Act 2004 introduces the Housing Health & Safety Rating System as a way to ensure that all residential premises provide a safe and healthy environment to any future occupiers or visitors.

Each of the dwellings must be built to ensure that there are no unacceptable hazards for example ensuring adequate fire precautions are installed; all habitable rooms have adequate lighting and floor area etc.

The applicant/agent is advised to contact housing standards at Mandela House, 4 Regent Street, Cambridge and Building Control concerning fire precautions, means of escape and the HHSRS

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: ENV6, ENV7

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

Cambridge Local Plan (2006): 3/4, 3/7, 3/8, 3/14, 4/11, 5/1, 5/14, 10/1

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.

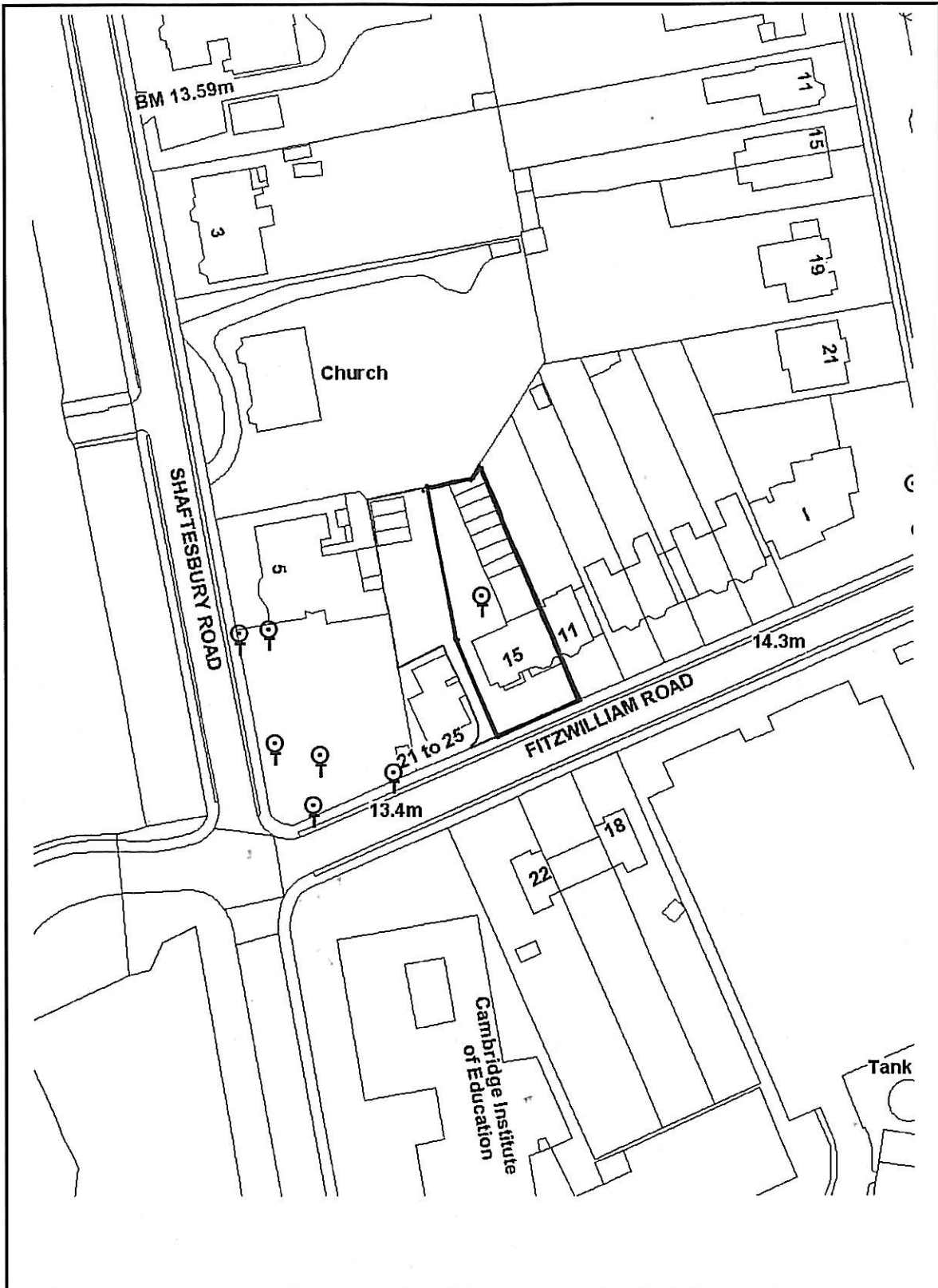
These reasons for approval can be a summary of the reasons for grant of planning permission only. For further detail on the decision please see the officer report by visiting the Council Planning Department.

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.



09/1010/FUL

15 Fitzwilliam Road Cambridge Cambridgeshire CB2 8BN