

Application Number	09/0328/FUL	Agenda Item	9.1
Date Received	15th April 2009	Officer	Miss Sophie Pain
Target Date	10th June 2009		
Ward	Newnham		
Site	14 Bulstrode Gardens Cambridge Cambridgeshire CB3 0EN		
Proposal	Erection of a four bed dwelling on land adjacent to no. 14 Bulstrode Gardens. Revised Application.		
Applicant	Mr David Donnelly The Lodge Warren Mill Budle Bay Northumberland NE70 7EF		

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site is situated within the private road of Bulstrode Gardens located off of Madingley Road in the west of the city. The application site is a large side garden of an existing dwelling (no. 14) which is located on the west side of Bulstrode Gardens, a quiet suburban cul-de-sac.
- 1.2 The site effectively forms an infill plot between no. 14 and its neighbour to the south, no. 12 Bulstrode Gardens. The local context is residential in character with large, detached dwellings dating from the mid 20th century on either side of the street, which have generous gardens and well-established planting.
- 1.3 There are a number of trees, hedges and shrubs on the site which will be removed to allow the proposed development to take place, none of which are statutorily protected.
- 1.4 The site does not fall within a conservation area
- 1.5 The site falls outside of the controlled parking zone.

2.0 THE PROPOSAL

2.1 This proposal seeks full planning permission for the erection of a single two-storey detached dwelling. The accommodation comprises dining room, lounge and kitchen at ground floor level, three bedrooms and bathroom at first floor level and a study/home office and fourth bedroom are also accommodated within the loft space.

2.2 This application differs from the previous application 08/0916/FUL as it has made a number of revisions to the exterior of the dwelling that collectively mean that they cannot be addressed as post-decision amendments. Therefore, I will assess the principle of this development in this application taking into consideration the proposed revisions which are as follows:

- The removal of the integral garage and the conversion of this space to a kitchen and utility room;
- Reduction of the dwelling by 500mm in width to improve access along the north boundary;
- The addition of a dormer window on the rear elevation;
- The addition of a porch;
- The addition of 3 rooflights to the rear elevation of the property and an additional window at first floor level;
- The omission of 2 rooflights to the front elevation of the property.

2.3 The additional windows have resulted in a revised fenestration arrangement and have been included in this application as the previous application 08/0916/FUL contained a condition which did not allow for any additional windows or dormer windows to be constructed without prior formal permission from the local planning authority.

2.4 The application is accompanied by the following supporting information:

1. Design Statement

3.0 SITE HISTORY

Reference	Description	Outcome
08/0916/FUL	Erection of 4 Bedroom dwelling with integral garage.	A/C

3.1 The decision notice for the previously approved application 08/0916/FUL is attached to this report as Appendix 1.

4.0 PUBLICITY

4.1 Advertisement: No
Adjoining Owners: Yes
Site Notice Displayed: 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 **PPG13 Transport (2001):** This guidance seeks three main objectives: to promote more sustainable transport choices, to promote accessibility to jobs, shopping, leisure facilities and services, by public transport, walking and cycling, and to reduce the need to travel, especially by car. Paragraph 28 advises that new development should help to create places that connect with each other in a sustainable manner and provide the right conditions to encourage walking, cycling and the use of public transport.
- 5.5 **PPS25 Development and Flood Risk (2006):** States that flood risk should be taken into account at all stages in the planning process to avoid inappropriate development in areas at risk of flooding, and that development should be directed away from areas at highest risk. It states that development in areas of flood risk should only be permitted when there are no reasonably available sites in areas of lower flood risk and benefits of the development outweigh the risks from flooding.
- 5.6 **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.
- 5.7 **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.

5.8 East of England Plan 2008

SS1 Achieving sustainable development
SS2 Overall Spatial Strategy
SS3 Key centres for development and change
H1 Regional housing provision 2001 to 2021
ENV7 Quality in the built environment

5.9 Cambridgeshire and Peterborough Structure Plan 2003

Planning Obligation Related Policies

P6/1 Development-related Provision
P9/8 Infrastructure Provision

5.10 Cambridge Local Plan 2006

3/1 Sustainable development
3/4 Responding to context
3/7 Creating successful places
3/10 Sub-division of existing plots
3/11 The design of external spaces
3/12 The design of new buildings
4/4 Trees
5/1 Housing provision
8/2 Transport impact
8/4 Walking and Cycling accessibility
8/6 Cycle parking
8/10 Off-street car parking
10/1 Infrastructure improvements

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 (*transport, public open space, recreational and community facilities, waste recycling, public realm, public art, environmental aspects*)

5.11 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.

5.12 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 (Engineering)

6.1 No Objection: no significant adverse effect upon the public highway should result from this proposal.

Head of Environmental Services

6.2 No Objection: there are no known contaminated land issues, and that with regards to the Trinity Spring conduit the applicant should exercise caution in making any alterations to the conduit and consult Building Control. Additionally, they would advise the applicant seeks clarification about the ownership and responsibility for the conduit.

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 owners/occupiers of the following addresses have made representations:

- 12 Bulstrode Gardens

7.2 The representations can be summarised as follows:

- Objects to the way that the building projects beyond the rear building line and overshadows the living area of their house and conservatory.
- Concerned that while the previous application only projected 1.8 metres beyond the line, this application proposes to project more than 3 metres and this is not mentioned in the list of amendments.

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 Policies SS2, SS3 and H1 of the East of England Plan 2008 and Policy 5/1 of the Cambridge Local Plan 2006 supports the

provision of additional housing within the City. Policy 5/1 permits proposals for housing development on windfall sites subject to the existing land use and compatibility with adjoining uses, and such proposals satisfying all other relevant material planning considerations.

8.3 Central Government is committed to promoting more efficient use of land through higher density development and the use of suitably located, previously developed land and buildings, in order to bring vacant and underused land back into beneficial use and to achieve the targets that it has set in terms of producing new homes.

8.4 Policy 3/10 of the Cambridge Local Plan 2006, supports proposal for the sub- division of existing plots to allow residential development in the garden area or curtilage of existing dwellings. Such proposal however will not be permitted if they would:

- a. have a significant adverse impact upon the amenities of neighbouring properties, through loss of light , loss of privacy an overbearing sense of enclosure and the generation of unreasonable levels of traffic or noise nuisance;*
- b. provide inadequate amenity space, or vehicular access arrangements and parking spaces of the proposed and existing properties;*
- c. detract from the prevailing character and appearance of the area;*
- d. adversely affect the setting of Listed Buildings, or buildings or gardens of local interest within or close to the site;*
- e. adversely affect trees, wildlife features or architectural features of local importance located within or close to the site; and*
- f. prejudice the comprehensive redevelopment of the wider area of which the site forms part.*

8.5 The site is within an area of existing residential development and therefore is a compatible and appropriate context for further residential development. In my opinion therefore, the principle of development is acceptable and in accordance with policies SS2, SS3 and H1 of the East of England Plan 2008 and policies 3/10 and 5/1 of the Cambridge Local Plan 2006.

Context of site, design and external spaces

- 8.6 The site context is characterised by large detached houses of two-storeys, set in large, well-established gardens, with off-street car parking, arranged in a perimeter block layout. Most of the existing dwellings in Bulstrode Gardens either fill the entire width of their plot or leave a margin to the sides of the properties, at the most, 4 metres and certainly not enough space to accommodate a dwelling. With the exception of no.2 on the east side of the street, no. 14 is unique in that the property is in essence a double width plot and therefore could be considered a potential development site. Given the irregular plan forms of the existing dwellings and the various additions and projections that feature, there is no discernible strict building line, but rather, a loose notional building line, which is generally the case where there are streets of individual detached dwellings that have been built as stand alone units as opposed a street of houses built as part of a wider master-planned development.
- 8.7 The plots along Bulstrode Gardens have an average area of approximately 650 square metres, but do not conform to any regular shape or pattern. The application site will have an area of approximately 640 square metres, which in my view conforms to the general pattern of development in this street. A revision to this application is that the proposed dwelling has been reduced in width by approximately 600mm. This has allowed for the proposed dwelling to be moved away from the common boundary with no. 14 to the north, and the provision of an access has been accommodated along this boundary, where previously, the proposed dwelling had sat hard against this boundary line. Along the southern boundary, shared with no.12, there is a gap of 1.3 metres tapering to 600mm at the rear.
- 8.8 In terms of its siting within the plot, the proposal remains the same as the previous application with the proposed dwelling set back from the street and on the notional building line that is set by the neighbouring dwellings. The rear elevation of the proposed house still projects approximately 1.8 metres beyond the neighbouring garage of no.12 and is set back approximately 500mm behind the line of the conservatory of no.14. A concern has been raised that the revisions to this application have resulted in the proposed building projecting a total of 3 metres beyond the notational building line. However, it would seem

that this calculation has included the patio area to the rear of the property which is depicted on the site plan. Therefore, I can confirm that there has been no alterations to the depth of the proposed dwelling.

- 8.9 On the frontage, the projecting gable feature of the proposed building is set back from the garage of no.12 to the south by approximately 400mm, while the main front wall of the proposed dwelling kicks back on the same line as that of no.14 to the north, with the 1 ½ storey element stepping back by a further 300mm. Given the irregularity of the existing building line that is formed by the existing dwellings, in my view the siting and plan-form of the proposed dwelling is an appropriate and acceptable solution for the site and its context.
- 8.10 The proposed dwelling has a ridge height of approximately 8.2 metres which is approximately 400mm higher than the no.14 to the north and 200mm higher than no.12 to the south. In my view this height difference is negligible and is unlikely to have any significantly harmful impact upon the appearance of the street scene. The design draws on the most distinctive features and details of the existing houses in the street such as the projecting gable to the street, the casement windows with small square lights, the tall chimney stacks and the porch, which all lend something of the arts and crafts style to the proposal, and in my opinion this is a design approach that responds appropriately to the character of the site and its setting and that I view as acceptable
- 8.11 In my opinion the design and appearance of the proposed building is appropriate within its context and 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

Impact on amenity of neighbouring occupiers

- 8.12 The proposed dwelling does not project significantly beyond the neighbouring dwellings on either side of the site and therefore there is unlikely to be any significant overshadowing or loss of light to these properties, or any sense of enclosure or overbearing impact.

- 8.13 The principal windows to the proposed dwelling are on the east and west elevations and therefore do not directly face neighbouring properties. There is a first floor window to an ensuite shower room in the southern flank elevation, which will be obscure glazed and in any case looks onto the blank side elevation of the neighbouring property.
- 8.14 As part of the revisions for this application, the applicant looks to provide in total 5 additional windows on the rear elevation of the property which I believe should be assessed in terms of the impact that these windows may have upon the amenity of neighbouring properties.
- 8.15 The applicant proposes to insert a dormer window on the 1½ storey element to the north of the property. This is to provide light into bedroom three which was previously lit by rooflights on the front elevation, which have now been removed. This roof sits approximately 2.2 metres lower than the main ridge line and sits on the boundary with no.14. Effectively the window is at second storey height however, I do not believe that it will significantly compromise the privacy of those residents at no.14.
- 8.16 There has been an additional window included at first floor level. This is the middle window and it will serve the dressing room of bedroom 1. The two windows to either side will serve an en-suite bathroom and the master bedroom. The additional window is centrally placed and due to the adequate plot sizes I do not believe that either neighbour will result in a loss of privacy as a result of this additional window.
- 8.17 The roof lights on the rear elevation are relatively small in size and will be situated approximately 1.4 metres above the floor level. I appreciate that a person could look from these windows and to encourage the applicant to situate these windows higher would result in accommodation which did not provide a view out of the rooms. As, one of the rooflights serves the landing and the remaining four serve a fourth bedroom and a loft room, I do not believe that the impact of these windows is any greater than those at first floor level and that due to their size they are quite unobtrusive and as a result will not detrimentally effect the residential amenity of adjoining neighbours.

- 8.18 The adjoining property that is directly to the west is approximately 26 metres from the proposed dwelling, which in my view is sufficient to ensure that no unreasonable overlooking or loss of privacy will result.
- 8.19 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.

Amenity for future occupiers of the site

- 8.20 I believe that this proposal provides a high-quality living environment which is comparable to those which already reside in the cul-de-sac. As mentioned previously, the site is of an average size (640 square metres) for dwellings in this area and this allows for the provision of a well proportioned dwelling which has ample amenity space for the future occupiers.
- 8.21 In my opinion the proposal provides a high-quality living environment and an appropriate standard of residential amenity for future occupiers, and I consider that in this respect it is compliant with East of England Plan (2008) policy ENV7, and Cambridge Local Plan (2006) policies 3/7 and 3/12 (or 3/14).

Refuse Arrangements

- 8.22 The revisions made in this application have resulted in the loss of the area designated for waste storage. In the previous application this was located at the rear of the garage. However, this area is now proposed to be the kitchen.
- 8.23 The applicant is currently preparing drawings to demonstrate an alternative location for waste storage. As the dwelling has been reduced in width to allow for an access along the north side of the dwelling I believe that a suitable location can be found in the rear garden for adequate provision. The relocation will be reported on the amendment sheet.
- 8.24 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

- 8.25 While the introduction of a new dwelling of this size is likely to result in some increase in vehicular traffic to the street, this is unlikely to be to any level that would seriously compromise highway safety or cause inconvenience to other road users or local residents. The Local Highway Authority has commented on this planning application and raises no objection to it on the grounds of highway safety.
- 8.26 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

- 8.27 The application has removed the integral garage which was approved under 08/0916/FUL and as a result proposes one car parking space to the front of the property. The car parking standards in the Cambridge Local Plan 2006 state that a maximum of two car parking spaces should be provided for a four-bed dwelling. While the proposal does not provide two spaces, this figure is the maximum standard and I believe that providing one space is adequate provision considering the site's close proximity of the site to the city and public transport routes. The highway engineer does not state that the proposal will result reduction in the displacement of vehicles onto the highway.
- 8.28 As a result of the revised proposals, the area for cycle parking has also been removed. This has also been brought to the applicant's attention and an alternative location is being sought. As the site is of an adequate size with acceptable access to the rear of the property, I believe that an appropriate solution can be achieved. The relocation will be reported on the amendment sheet.
- 8.29 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

8.30 Those issues and objection that have been raised by third parties have been addressed in the assessment part of the report above

Planning Obligation Strategy

8.31 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

8.32 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.

8.33 The application proposes the erection of one four-bedroom house. No residential units would be removed, so the net total of additional residential units is one. 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 £
1 bed	1.5	360	540		
2-bed	2	360	720		

3-bed	3	360	1080		
4-bed	4	360	1440	1	1440
Total					1440

Informal open space					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
1 bed	1.5	306	459		
2-bed	2	306	612		
3-bed	3	306	918		
4-bed	4	306	1224	1	1224
Total					1224

Children's play space					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
1 bed	1.5	0	0		0
2-bed	2	399	798		
3-bed	3	399	1197		
4-bed	4	399	1596	1	1596
Total					1596

8.34 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

8.35 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		
2-bed	1085		
3-bed	1625		
4-bed	1625	1	1625
Total			1625

8.36 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 revised application has included a number of revisions to the approved scheme, but I do not believe that these changes result in the principle of development being unacceptable. Additionally, in my opinion I do not believe that the addition of the proposed windows will result in a loss of residential amenity to neighbouring properties.

10.0 RECOMMENDATION

FOR RECOMMENDATIONS OF APPROVAL

1. APPROVE subject to the satisfactory completion of the s106 agreement by 25th June 2009 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. 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. The boundary treatment 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)

4. 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)

5. 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)

6. 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 windows or dormer windows other than those expressly authorised by this permission shall be constructed.

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

INFORMATIVE: The applicant is advised that any granting of Planning Permission does not constitute a permission or licence to a developer to carry out any works within, or disturbance of, or interference with, the Public Highway, and a separate permission must be sought from the Highway Authority for such works.

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: 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).

INFORMATIVE: This planning permission should be read in conjunction with the associated deed of planning obligation prepared under s.106 of the Town and Country Planning Act 1990 (as amended).

INFORMATIVE: The developer is advised that Trinity Conduit runs underground close to the site and is therefore reminded of the responsibility to ensure that the construction of the dwelling will not in any way damage the conduit or interfere and compromise its function in any way.

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: SS1, SS2, SS3, H1 and ENV7

Cambridgeshire and Peterborough Structure Plan 2003: 6/1 and 9/8

Cambridge Local Plan (2006): 3/1,3/4,3/7,3/10,3/11,3/12,4/4,5/1,8/2,8/4,8/6,8/10 and 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.

2. Unless prior agreement has been obtained from the Head of Development Services, and the Chair and Spokesperson of this Committee to extend the period for completion of the Planning Obligation required in connection with this development, if the Obligation has not been completed by 25th June 2009 it is recommended that the application be refused for the following reason(s).

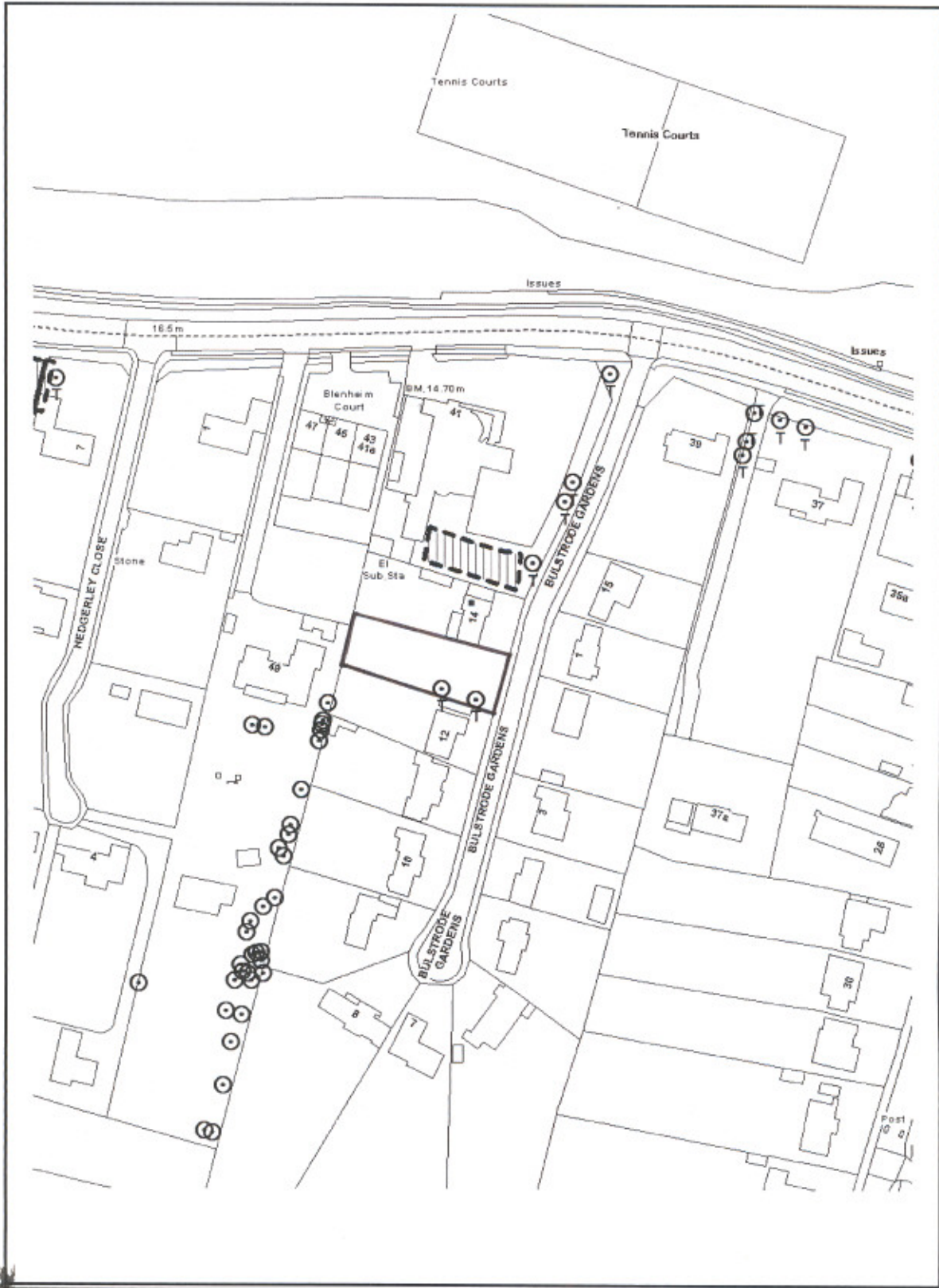
The proposed development does not make appropriate provision for public open space, community development facilities in accordance with the following policies, standards and proposals 3/8, 5/14 and 10/1 of the Cambridge Local Plan 2006; and policies P6/1 and P9/8 of the Cambridgeshire and Peterborough Structure Plan 2003; and as detailed in the Planning Obligation Strategy 2004 and Guidance for Interpretation and Implementation of Open Space Standards 2006.

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.



09/0328/FUL

14 Bulstrode Gardens Cambridge Cambridgeshire CB3 0EN

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DECISION	SIG
NOTED BY	DATE
SYSTEMS/DB RELEVANT	
COMPL	
RENEWAL DATE ON COMPUTER	



CAMBRIDGE CITY COUNCIL

The Guildhall, Cambridge, CB2 3QJ

TOWN AND COUNTRY PLANNING ACTS 1990

FULL PLANNING PERMISSION

SUBJECT TO CONDITIONS

Ref: 08/0916/FUL

Mr William Mitchell
DPA Ltd
The Gallery
96 King Street
Cambridge
CB1 1LN

The Council hereby grant full planning permission for

Erection of 4 Bedroom dwelling with integral garage.

at

14 Bulstrode Gardens Cambridge Cambridgeshire CB3 0EN

in accordance with your application received 10th July 2008 and the plans, drawings and documents which form part of the application, subject to the conditions set out below:

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)

Simon Payne
Director of Environment & Planning
Cambridge City Council The Guildhall Cambridge CB2 3QJ
Telephone 01223 457000 Minicom (non-speaking phone) 01223 457050



INVESTOR IN PEOPLE

3. No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the building(s) is/are occupied and retained thereafter unless any variation is agreed in writing by 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)

4. 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)

5. 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)

6. 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: The applicant is advised that any granting of Planning Permission does not constitute a permission or licence to a developer to carry out any works within, or disturbance of, or interference with, the Public Highway, and a separate permission must be sought from the Highway Authority for such works.

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).

INFORMATIVE: This planning permission should be read in conjunction with the associated deed of planning obligation prepared under s.106 of the Town and Country Planning Act 1990 (as amended).

INFORMATIVE: The developer is advised that Trinity Conduit runs underground close to the site and is therefore reminded of the responsibility to ensure that the construction of the dwelling will not in any way damage the conduit or interfere and compromise its function in any way.

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: Policies SS1, ENV7

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

Cambridge Local Plan (2006): Policies 3/1, 3/4, 3/7, 3/8, 3/10, 3/11, 3/12, 3/14, 5/1, 5/14, 8/2, 8/4, 8/6, 8/10, 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.

This decision notice relates to the following drawings

221-101A

It is important the development is carried out fully in accordance with these plans. If you are an agent, please ensure that your client has a copy of them and that they

are also passed to the contractor carrying out the development. A copy of the approved plan(s) is/are kept on the planning application file.

It is important that all conditions particularly pre-commencement conditions are fully complied with, and where appropriate, discharged prior to the implementation of the development. Failure to discharge such conditions may invalidate the planning permission granted. The development must be carried out fully in accordance with the requirements of any details approved by condition.

This decision notice does not convey any approval or consent which may be required under any enactment, bye-law, order or regulation other than Section 57 of the Town and Country Planning Act 1990.

Your attention is specifically drawn to the requirements of the Chronically Sick and Disabled Persons Act 1970, the Disabled Persons Act 1981, to the British Standards Institution Code of Practice for Access for the Disabled to Buildings (BS 5810 1979), to Part M of the Building Regulations 1991, and to BS 5588 Part 8 1988 (Code of Practice for means of escape for disabled persons). The development should comply with these requirements.

Please note: On-street parking controls, including residents' parking schemes, are in operation in several parts of the City of Cambridge. There are restrictions on eligibility for residents' parking permits, even for residents within the areas covered by schemes. Implementing a planning consent can remove eligibility for a permit. The City Council can advise whether or not properties qualify for a Residents' Parking Permit. If in doubt, please check with us, mentioning this planning consent. Please also be aware that the criteria for granting parking permits may change from time to time.

Dated: 24 September 2008



Guildhall, Cambridge, CB2 3QJ

Director of Environment & Planning 

SEE NOTES OVERLEAF