

|                           |  |                    |                  |
|---------------------------|--|--------------------|------------------|
| <b>Application Number</b> | 09/0583/FUL  | <b>Agenda Item</b> | 10.1             |
| <b>Date Received</b>      | 17th July 2009   | <b>Officer</b>     | Miss Sophie Pain |
| <b>Target Date</b>        | 11th September 2009  |                    |                  |
| <b>Ward</b>               | Newnham  |                    |                  |
| <b>Site</b>               | Pinehurst South Grange Road Cambridge<br>Cambridgeshire                                      |                    |                  |
| <b>Proposal</b>           | Erection of one-bed flat over existing parking bays<br>(joint application with 09/0584/CAC). |                    |                  |
| <b>Applicant</b>          | C/o Estate Office Midsummer Meadows Cambridge<br>CB4 1JT                                     |                    |                  |

---

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

- 1.1 The site is located within an 8.5 acre residential development, collectively known as Pinehurst, standing to the west of Grange Road from where access is taken. The application site is within Pinehurst South which consists of two residential apartment blocks, Redwood Lodge and The Oast House. Within the development and along its boundaries are mature deciduous and evergreen trees, which provide dense foliage throughout the year.
- 1.2 Grange Road is a mix of substantial private dwellings and large educational and commercial properties including college buildings and schools. The site is located within the West Cambridge Conservation Area. There are a number of Tree Preservation Orders within the grounds of Pinehurst, however none are located in close proximity to the application site.

## **2.0 THE PROPOSAL**

- 2.1 The applicant seeks planning permission for the erection of a one bedroom flat, which is located at first floor level and would provide a residence for the estate manager. Below the flat is a car-port, which provides 5 car parking spaces.

2.2 In addition to this application, an application for Conservation Area Consent has been submitted, which has been granted consent. The application sought permission for the removal of an existing timber pergola structure that currently occupies an existing car parking area in the far west corner of the site. The structure consists of a number of timber uprights and a trellised roof, which measures 2.5 metres in height.

The application is accompanied by the following supporting information:

1. Design and Access Statement
2. Plans

### 3.0 SITE HISTORY

| Reference    | Description  | Outcome |
|--------------|--|---------|
| 09/00584/CAC | Removal of pergola structure over parking bays (joint application with 09/0583/FUL). | A/C     |

### 4.0 PUBLICITY

|                        |     |
|------------------------|-----|
| 4.1 Advertisement:     | Yes |
| Adjoining Owners:      | Yes |
| Site Notice Displayed: | Yes |

### 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

T9 Walking, cycling and other non-motorised transport  
T14 Parking  
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  
3/12 The design of new buildings  
4/4 Trees  
4/11 Conservation Areas  
4/13 Pollution and amenity  
5/1 Housing provision  
8/2 Transport impact  
8/4 Walking and Cycling accessibility  
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  
8/3 Mitigating measures (*transport*)  
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.

## 6.0 CONSULTATIONS

### **Cambridgeshire County Council (Engineering)**

- 6.1 No objection, but no parking provision is made for the likely increased parking demand resultant from introduction an additional residential unit into the site.

### **Conservation**

- 6.2 No objection: The proposed building is of a similar scale and design to the existing garages which lead the way along the driveway and as such will not have a negative effect on the character or appearance of the Conservation Area.

### **Trees**

- 6.3 Comments are awaited. These will be reported on the amendment sheet or verbally at the meeting.

## 7.0 REPRESENTATIONS

7.1 The owners/occupiers of the following addresses have made representations:

- 1 Redwood Lodge
- 6 Redwood Lodge
- 7 Redwood Lodge
- 14 Redwood Lodge
- 16 Redwood Lodge
- 7 The Oast House
- 15 The Oast House

7.2 The representations can be summarised as follows:

- That residents were not consulted about the proposals prior to the application being submitted.
- That the site is not unsatisfactory in appearance, it has not been maintained.
- That the building prevents large vehicles from continuing to use this space as a turning area.
- Poor car parking provision.
- That during the construction phase, a high proportion of car parking spaces will be temporarily lost. Where will builders park their vehicles?
- That there is already a flat on the site which could be deemed suitable for a member of staff
- The building is of an unattractive design
- The proposal is too large and represents over-development of a sensitive and restricted site in a Conservation Area.
- Will the proposed car-parking meet the size requirements for modern cars?
- Will the old yew trees need to be removed or reduced?
- Who is going to bear the cost of an additional member of staff?
- Loss of privacy
- The proposal will be invasive and intrusive, thereby adversely affecting the amenity of the area.

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. Impact upon the Conservation Area
4. Residential amenity
5. Trees
6. Car and cycle parking
7. Third party representations
8. Planning Obligation Strategy

### **Principle of development**

8.2 Policy 5/1 of the Cambridge Local Plan (2006) explains that provision is to be made for an increase of 12,500 dwellings over the period 1999-2016, and while it is recognised that most of these will be from larger sites within the urban area and urban extensions, development of additional residential units on sites such as this will be permitted subject to the existing land use and compatibility with adjoining uses, which is assessed in the sections below within the main body of the report.

8.3 Given the above I am therefore of the view that the development is acceptable and in accordance with policies 3/1 and 5/1 of the Cambridge Local Plan (2006) in principle, subject to the proposed development being assessed against these other issues and policies within the Development Plan.

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

8.4 Pinehurst as a whole comprises of a number of residential buildings which sit among substantial planting and open space on an 8.5 acre area of land. This application relates specifically to a site within Pinehurst South, which consists of Redwood Lodge and The Oast House and the associated planting. These were constructed in approximately 1990 and are between 4 and 5 storeys in height.

- 8.5 The proposed building is situated at the end of a run of garage courtyards immediately south of the access driveway which is itself south of the buildings. There are 6 garage blocks and courts and the proposed development will be attached to the block at the western end. The proposed building will be 'L-shaped' and will hug the south-western corner of the site.
- 8.6 As a result of its location, a design and scale for the proposed dwelling has been brought forward reflecting the style of the existing garage blocks and other outbuildings on the estate. The proposed use of materials while not a match to the existing buildings, will reflect the same use of colour. The scheme proposes to hang vertical tiles at first floor level which I do not feel is appropriate, but the use of materials can be addressed by way of an appropriate condition.
- 8.7 While the ridge height of the dwelling will be the same as the existing neighbouring garages, the eaves levels will be at higher. Given however, that this is for a development for a different use and is one which acts as a book end, I do not believe that it is a feature which is detrimental to the development as a whole.
- 8.8 Additionally, the design has also responded to its context as the dormer windows have reflected those which can be found at fourth storey level on both Redwood Lodge and The Oast House.
- 8.9 Pinehurst South is located within mature grounds and landscaped gardens which consist of well established trees to the north, east and west boundaries.
- 8.10 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.

**The impact upon the character and appearance of the Conservation Area.**

- 8.11 PPG15 (paragraphs 4.26 & 4.27) advises that in Conservation Areas, special attention should be taken to the desirability of preserving or enhancing the character or appearance of the area. As the site is located on a private access road, amongst dense vegetation, the Conservation Officer and myself are both



of the opinion that what is proposed will not be prominent within the Conservation Area; views into and within the Conservation Area would be affected to a very limited degree only.

- 8.12 I appreciate that the proposed location of the dwelling has been left unattended, and that despite that this corner is not constitute an unattractive area. I do however, believe that the existing structure, even if it had been appropriately maintained, does not contribute in a positive way to the surrounding area and that its removal is justified.
- 8.13 As the building is of a similar scale and design to the existing garages between the driveway and the southern boundary, the proposed development will not have a negative effect on the character or appearance of the Conservation Area and I do not consider it to be over-development of the site.
- 8.14 In my opinion the proposal is compliant with policies ENV7 of the East of England Plan 2008 and policy 4/11 of the Cambridge Local Plan 2006.

### **Residential Amenity**

Impact on amenity of neighbouring occupiers

- 8.15 I believe that the residents who may be most affected by the proposed development are those located on the southwestern corner of Redwood Lodge. These apartments each have a terraced area which in the case of the ground floor property wraps around the apartment. I have assessed whether the proposed development will lead to a loss of privacy to these properties, mainly in the case of the ground and first floor apartments.
- 8.16 Both of the dormer windows in the proposed property do not directly look out onto Redwood Lodge, but are aligned away from it. The bedroom window faces north across the grounds to the west of the Lodge and the living room looks east down the length of the driveway to the south of the Lodge. However, I do recognize that if considering a 45° angle from the glazing, the prospective occupants will have some potential for overlooking towards Redwood Lodge.

- 8.17 Given the relative heights, I do not believe that the terrace at first floor level will be significantly affected as the terrace wall is of a suitable height to mitigate against overlooking at this level. However, as the proposed accommodation will be above and have the potential to look looking down from a height towards the ground floor apartment in the south-west corner of Redwood Lodge, there is the opportunity for some degree of overlooking to occur. That said, I believe the terrace of that ground floor flat will only be in the peripheral vision of the occupants of the proposed dwelling unless someone stands at the window. Given that the windows are at a distance of about 14 metres and that the site inspection showed there to be mature hedging of approximately 2 metre height around the perimeter of the terrace to the ground floor apartment, I do not think the impact would be such as to warrant refusal.
- 8.18 I have considered whether, in order to mitigate against the degree of overlooking from the proposed dwelling, it would be beneficial to obscure glaze the side panels in the dormer, leaving only the central, the principal elements of the dormers clear glazed, with their views directly north (from the bedroom) and east (from the living room). This would further safeguard the occupants of the south-west corner flat of Redwood Lodge, but given the distances and angles involved and the terrace wall and mature vegetation, I think that it would be overly onerous and unreasonable.
- 8.19 No.5 Selwyn Gardens is the property located directly behind the proposed development, to the south. There is a distance of approximately 26 metres between the proposed development and the dwelling. Additionally, there are a number of trees along this boundary which help to mitigate the impact of the proposal. The design of the building also reduces its height along this elevation to 5.4 metres, with a roof pitch that rises away from the boundary. I believe that the existing boundary treatment, which is to be retained, the significant distance and the lack of any windows on this elevation means that the proposal will not result in a detrimental impact on this neighbouring property to the south.
- 8.20 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**

- 8.21 There are no details provided for the storage of refuse for the proposed dwelling, however, I am of the opinion that there is sufficient space to provide appropriate storage.
- 8.22 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**

- 8.23 The driveways within Pinehurst are private roads. The highways engineer has not raised concerns about the infilling of the area at the end of the driveway which is currently used for vehicles to turn. It has also not been stated that this was in fact designated as a turning area for such activity and objectors have stated that it is already difficult for vehicles to turn when there are three cars in the parking bays to the west of Redwood Lodge.
- 8.24 I believe that if, prior to the pergola being erected, the area was designated and used as a turning area, then its function was seriously eroded by the coming of the pergola, making it difficult for drivers to perform a turning manoeuvre easily.
- 8.25 In my opinion the proposal is compliant with East of England Plan (2008) policy T1 and Cambridge Local Plan (2006) policy 8/2.

### **Trees**

- 8.26 There are a number of trees that line the southern and western boundaries of the site. Additionally, there is a substantial yew tree, which is located to the east of the site. None of these trees have a separate Tree Preservation Order, however, they do contribute to the visual amenity of the site and have the protection of the Conservation Area status afforded the whole site.

- 8.27 A tree survey was submitted with the application and is being considered by the Arboricultural department. Initial thoughts are that the proposal will not be detrimental to the existing trees but full comments and assessment will be provided on the amendment sheet.
- 8.28 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 4/4.

### **Car and Cycle Parking**

- 8.29 Within the context of this application I will only assess the impact of the additional dwelling on the provision of car parking. I cannot assess how the existing spaces are allocated as this is not a planning consideration and instead would need to be addressed by the management company.
- 8.30 The car parking standards in the Cambridge Local Plan (2006) advise that for a one bedroom dwelling a maximum of one car parking space should be provided. In the case of this application, there is no provision for car parking for the proposed development, only the retention of the existing 5 spaces.
- 8.31 Policy 8/10 looks to promote lower levels of private car parking where good public transport accessibility exists and I believe that the proposed site is an example of such a location. National guidance as set out in PPG13 Transport states in paragraph 51 that local authorities should not require developers to provide more spaces than they themselves wish.
- 8.32 I recognize that there are existing parking pressures within the wider site, however, I am of the opinion that the addition of one additional unit will not have a material detrimental impact upon the site as a whole.
- 8.33 Additionally, I am confident the car parking spaces are of an appropriate size for modern cars.
- 8.34 With regard to parking arrangements during the construction phase, in order to minimize disruption to users of the site an appropriate condition can be attached to the permission to ensure that contractors arrangements are agreed with the authority prior to development.

- 8.35 The proposal includes the provision of 2 cycle parking spaces for the new dwelling. That is sufficient for meet the cycle parking standards of the Local Plan.
- 8.36 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**

- 8.37 I believe that I have addressed the majority of concerns and objections in the body of the report.
- 8.38 The lack of consultation with residents by the management company is not a planning consideration. While it is encouraged, it cannot be required, and the Council has undertaken its own consultation exercise.
- 8.39 The flat which was granted permission under reference C/94/0243 did not have a condition which prevented it from being used by occupiers other than for a member of the estate staff. Although that building is still present on site, it is the applicants decision to submit this application as they believe that the existing dwelling is not adequate.
- 8.40 The cost of building the proposed dwelling and the employment of a member of staff is not a planning consideration, but a matter for the management company.

### **Planning Obligation Strategy**

- 8.41 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

- 8.42 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.

- 8.43 The application proposes the erection of 1 one-bedroom flats. No residential units would be removed, so the net total of additional residential units is 1. 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:

| <b>Formal open space</b> |                  |              |           |                      |            |
|--------------------------|------------------|--------------|-----------|----------------------|------------|
| Type of unit             | Persons per unit | £ per person | £per unit | Number of such units | Total £    |
| 1 bed                    | 1.5              | 360          | 540       | 1                    | 540        |
| 2-bed                    | 2                | 360          | 720       |                      |            |
| 3-bed                    | 3                | 360          | 1080      |                      |            |
| 4-bed                    | 4                | 360          | 1440      |                      |            |
| <b>Total</b>             |                  |              |           |                      | <b>540</b> |

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

| <b>Children's play space</b> |                  |              |           |                      |         |
|------------------------------|------------------|--------------|-----------|----------------------|---------|
| Type of unit                 | Persons per unit | £ per person | £per unit | Number of such units | Total £ |
|                              |                  |              |           |                      |         |

|              |     |     |      |   |          |
|--------------|-----|-----|------|---|----------|
| 1 bed        | 1.5 | 0   | 0    | 1 | 0        |
| 2-bed        | 2   | 399 | 798  |   |          |
| 3-bed        | 3   | 399 | 1197 |   |          |
| 4-bed        | 4   | 399 | 1596 |   |          |
| <b>Total</b> |     |     |      |   | <b>0</b> |
|              |     |     |      |   |          |

8.44 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

8.45 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:

| <b>Community facilities</b> |           |                      |             |
|-----------------------------|-----------|----------------------|-------------|
| Type of unit                | £per unit | Number of such units | Total £     |
| 1 bed                       | 1085      | 1                    | 1085        |
| 2-bed                       | 1085      |                      |             |
| 3-bed                       | 1625      |                      |             |
| 4-bed                       | 1625      |                      |             |
| <b>Total</b>                |           |                      | <b>1085</b> |

8.46 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 RECOMMENDATION

**1. APPROVE subject to the satisfactory completion of the s106 agreement by 31<sup>st</sup> October 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. 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)

4. 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)

5. No development shall commence until such time as full details of the on-site storage facilities for waste including waste for recycling have been submitted to and approved in writing by the local planning authority. Thereafter the development shall be in accordance with the approved details. The approved facilities 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. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4 and 4/13)

6. Before the development hereby permitted is commenced details of the following matters shall be submitted to and approved by the local planning authority in writing.
  - i) contractors access arrangements for vehicles, plant and personnel,
  - ii) contractors site storage area/compound,
  - iii) the means of moving, storing and stacking all building materials, plant and equipment around and adjacent to the site,
  - iv) the arrangements for parking of contractors vehicles and contractors personnel vehicles.

Thereafter the development shall be undertaken in accordance with the approved details.

Reason: To protect the amenity of the adjoining properties during the construction period. (Cambridge Local Plan 2006 policy 4/13)

7. 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)

8. 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)

9. No dwelling shall be occupied until space has been laid out within the site, in accordance with the approved plans, for cars to be parked. The parking spaces provided shall thereafter be retained and shall not be used for any purpose other than the parking of vehicles, unless and until adequate, alternative parking space is provided to the satisfaction of the local planning authority which is also to be given in writing.

Reason: To avoid obstruction of the surrounding streets and in the interests of highway safety and convenience. (Cambridge Local Plan 2006 policies 8/2 and 8/10)

### **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, T9, T14, ENV6 and ENV7

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

Cambridge Local Plan (2006):  
3/1,3/4,3/7,3/8,3/12,4/4,4/11,4/13,5/1,5/14,8/2,8/3,8/4,8/6

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.

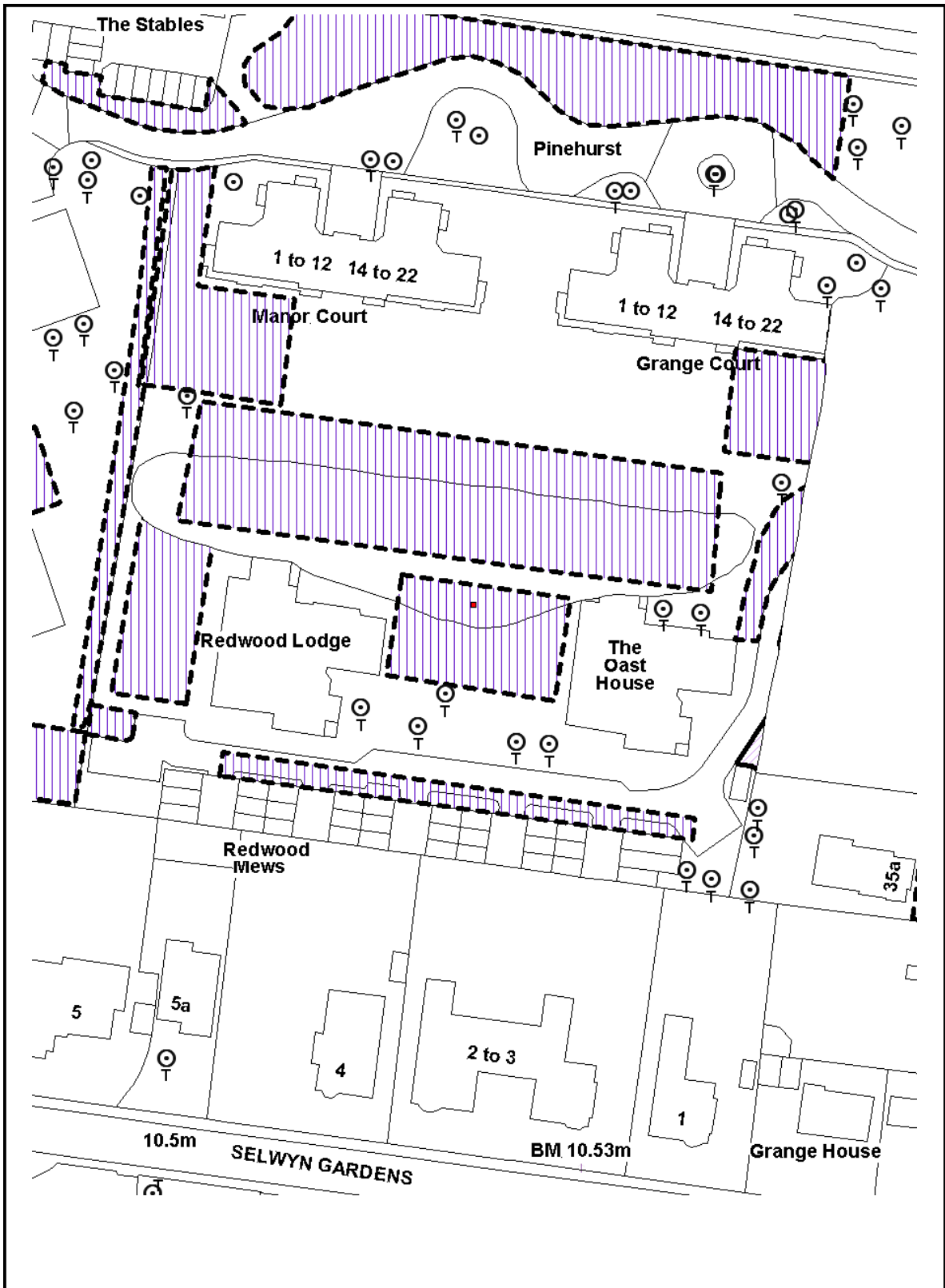
These reasons for approval can be a summary of the reasons for grant of planning permission only. For further detail on the decision please see the officer report by visiting the Council Planning Department.

## **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.



09/0583/FUL

Pinehurst South Grange Road Cambridge Cambridgeshire