

PLANNING COMMITTEE MEETING – 29th March 2023

Amendment/De-brief Sheet

MINOR PLANNING APPLICATIONS

Circulation: First Item:
Reference Number: 22/05100/FUL
Address: 196 Green End Road
Determination Date: 18 January 2023

Condition 8 amended to;

No development above ground level shall commence until details of an alternative ventilation scheme for the habitable rooms to negate / replace the need to open windows, in order to protect future occupiers from external traffic noise shall be submitted to and approved in writing by the local planning authority.

To Note: The ventilation scheme shall achieve at least 2 air changes per hour. Full details are also required of the operating noise level of the alternation ventilation system.

The scheme shall be installed before the use hereby permitted is commenced and shall be fully retained thereafter. Reason: To protect the amenity of the properties (Cambridge Local Plan 2018 policy 36).

Condition 29 removed

Cambridge County Council Archaeology re-commented on the scheme on the 23.03.2023 that Archaeological trenching took place at the beginning of the month (March) and we are now in receipt of a draft archaeological report which will likely be shortly approved subject to a couple of minor amendments. Archaeological investigations found that further to disturbance from the bungalow that previously occupied the site, post medieval quarrying is also likely to have removed any earlier evidence. We therefore require no further work at the site and can recommend that a post determination archaeological condition is no longer required.

Therefore, considering the work already undertaken we would no longer recommend the condition

Amendments to
Text:

Therefore, as suggested by Cambridge Archaeology suggested condition 29 is no longer required on the proposal.

Para 8.58 Space Standards Table

Within Space Standards Table – Unit 9.

Number of Bed spaces (persons) the floor plans show a single bed and therefore one bed spaces (not two this was a typing error).

The proposed unit still meets the space standards requirements as 37.1 m2. Difference in size is still 0.1m2.

Pre-Committee
Amendments to
Recommendation:

Amend condition 8
Remove condition 29

Decision:

Circulation:	First	Item:
Reference Number:	22/02657/FUL	
Address:	237 Hills Road	
Determination Date:	1 September 2022	

To Note:

Expanded Neighbour objections

Amendments to
Text:

- Plot 1 is too close to the neighbouring dwellings, appears oppressive, overbearing and will overshadow the neighbouring dwellings and their gardens
- The Daylight and Sun Light Report fails to consider the rear gardens of dwellings to the north east
- Plot 1 being a 2.5 storey high dwelling, is excessive in scale and mass, the current building is only 2 stories tall
- Plot 1 has a negative impact on residential amenity in terms of overlooking on the eastern elevation in particular. There is currently no first floor fenestration facing this direction. Proposed are 2 bedroom windows plus a bathroom and en-suite windows at first floor level and a further 2 bedrooms at 2nd floor level.
- There is a boundary drafting error on the plans
- A neighbouring dwelling was only allowed a single storey dwelling when apply in 2016 for a new dwelling in their rear garden space
- Will the fern trees on the existing access be cut down to an acceptable height?

A Letter has been received from the Day Light and Sunlight Assessor (Right of Light Consulting, Dated 23 March 2023) stating inter alia:

‘Paragraph 9.51 of the committee report states “Officers accept the findings of the report however, are of the view that the large Beech (T5) in neighbouring 1 Hills Avenue has not been included in the calculations.”

The applicant confirms this is not the case and that all the existing surrounding trees (including T1 and T5) have been included in the calculations.

The results confirm that, when considering the surrounding trees, all proposed habitable rooms will surpass their minimum BRE daylight winter targets. The results therefore

conclude that daylight year-round is likely to be adequate.

Paragraph 9.52 of the committee report notes that section 3.7.7 of our report states *“For the purpose of our assessment, we have therefore discounted the overshadowing effect of deciduous trees”*.

The applicant confirms the above extract is only in connection to the overshadowing to gardens and open spaces test. The full paragraph 3.7.7 states:

“For the gardens and open spaces test, the guides states that trees and shrubs are not normally included in the calculation unless a dense belt or group of evergreens is specifically planned as a windbreak or for privacy purposes. This is partly because the dappled shade of a tree is more pleasant than the deep shadow of a building. For the purpose of our assessment, we have therefore discounted the overshadowing effect of deciduous trees.”

The results of the overshadowing test confirm that 89% of the amenity area of Plot 2 achieves 2 hours of sunlight on the 21 March (against the BRE target of 50%).

Notwithstanding the above, for completeness, has now applied the overshadowing to gardens and open spaces test with the inclusion of the surrounding existing trees. For the purpose of this analysis, they have treated the trees as opaque objects. The enclosed results confirm that, on this basis, 77% of the amenity area of Plot 2 would still achieve 2 hours of sunlight on the 21 March. This is therefore still significantly better than the BRE target of 50%.

Concluding:

The applicant ‘remains of the opinion that the proposed design satisfies all of the requirements set out in the BRE guide ‘Site Layout Planning for Daylight and Sunlight’. In our professional opinion, the proposed design will provide the development’s future occupiers with adequate levels of natural light and the impact of the existing trees on the light attainable should not warrant a planning refusal.’

Amendments to
Recommendation:

Decision:

Circulation: First Item:
Reference Number: 22/04755/FUL
Address: Land r/o 40 and 42 Natal Road
Determination Date: 23 December 2022
To Note:

Insertion of the word '**not**' into the following sentence

9.35 To the rear/east of the application site are a number of residential dwellings (No.44, 46 and 46a Natal Road). The proposal is far enough removed from these neighbouring dwellings so that it would **not** cause any undue loss of light, overshadowing or appear overbearing to these nearby properties.

Amendments to
Text:

Condition 17 Amended to:

No development shall take place above ground level, except for demolition, until a scheme providing details of the flood resilience measures and a flood resilience plan that can be maintained for the lifetime of the development shall be provided to and agreed in writing with the local planning authority.

Reasons: To reduce the risk of flooding to the proposed development and future occupants. Section 14 NPPF and Policy 32 of the Local Plan

Condition 19 Amended to:

19. Prior to the occupation of the development, hereby permitted, the first floor windows on the rear/eastern elevation shall be obscure glazed to a minimum level of obscurity to conform to Pilkington Glass level 3 or equivalent for a minimum of 1.7m from the finished floor level of the associated bedroom. The glazing shall be non-openable, except in case of emergency, below 1.7m from finished floor level and thereafter be retained in accordance with the approved details.

Reason: In the interests of residential amenity (Cambridge Local Plan 2018 policies 55, 57)

Pre-Committee
Amendments to
Recommendation:

Amended condition 17
Amended condition 19

19. Prior to the occupation of the development, hereby permitted, the first floor windows on the rear/eastern elevation shall be obscure glazed to a minimum level of obscurity to conform to Pilkington Glass level 3 or equivalent for a minimum of 1.7m from the finished floor level of the associated bedroom. The glazing shall be non-openable, except in case of emergency, below 1.7m from finished floor level and thereafter be retained in accordance with the approved details.

Reason: In the interests of residential amenity (Cambridge Local Plan 2018 policies 55, 57)

Decision:

Circulation:	First	Item:
Reference Number:	22/04055/HFUL	
Address:	90 Roseford Road	
Determination Date:	7 November 2022	
To Note:	-	
Amendments to Text:	-	
Pre-Committee Amendments to Recommendation:	-	

Decision:

TREE APPLICATIONS

TPO 1 Brunswick Walk