



SOUTH AREA COMMITTEE



AGENDA

To: City Councillors: Birtles (Chair), Meftah (Vice-Chair), Ashton, Avery, Blackhurst, Dryden, McPherson, Moore and Pippas

County Councillors: Ashwood, Crawford and Taylor

Dispatched: Friday, 8 August 2014

Date: Monday, 18 August 2014

Time: 7.00 pm

Venue: Meeting Room - CHVLC - Cherry Hinton Village Leisure Centre

Contact: James Goddard

Direct Dial: 01223 457013

1 APOLOGIES FOR ABSENCE

2 DECLARATIONS OF INTEREST

Members of the committee are asked to declare any interests in the items on the agenda. In the case of any doubt, the advice of the Head of Legal should be sought **before the meeting**.

3 MINUTES *(Pages 7 - 26)*

To confirm the minutes of the meeting held on 23 June 2014. *(Pages 7 - 26)*

4 MATTERS AND ACTIONS ARISING FROM THE MINUTES

5 OPEN FORUM

Refer to the 'Information for the Public' section for rules on speaking.

6 FREQUENCY OF SAC FUTURE MEETINGS *(Pages 27 - 28)*

Subject to the agreement of Full Council on 24 July 2014 – a discussion by Committee Members on the frequency of Area Committee meetings post October 2014.

Current schedule (September 2014 – May 2015) attached.

South Area Committee dates:

- 13 October 2014
- 8 December 2014
- 2 February 2015
- 30 March 2015

7 PLANNING APPLICATIONS

Appendix 1 for Full Details of Central Government Planning Guidance

- 7a 14/0208/FUL - 38 Almoners Avenue (*Pages 39 - 78*)
7b 14/0675/FUL - 102 Glebe Road (*Pages 79 - 98*)
7c 14/0287/FUL - 29 Fernlea Close (*Pages 99 - 110*)
7d 14/1122/FUL - 18 Worts Causeway (*Pages 111 - 124*)

Meeting Information

Open Forum

Members of the public are invited to ask any question, or make a statement on any matter related to their local area covered by the City Council Wards for this Area Committee. The Forum will last up to 30 minutes, but may be extended at the Chair's discretion. The Chair may also time limit speakers to ensure as many are accommodated as practicable.

Public Speaking on Planning Items

Area Committees consider planning applications and related matters. On very occasions some meetings may have parts, which will be closed to the public, but the reasons for excluding the press and public will be given.

Members of the public who want to speak about an application on the agenda for this meeting may do so, if they have submitted a written representation within the consultation period relating to the application and notified the Committee Manager that they wish to speak by **12.00 noon on the working day before the meeting.**

Public speakers will not be allowed to circulate any additional written information to their speaking notes or any other drawings or other visual material in support of their case that has not been verified by officers and that is not already on public file.

For further information on speaking at committee please contact Democratic Services on 01223 457013 or democratic.services@cambridge.gov.uk.

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<https://www.cambridge.gov.uk/speaking-at-committee-meetings>

The Chair will adopt the principles of the public

speaking scheme regarding planning applications for general planning items and planning enforcement items.

Cambridge City Council would value your assistance in improving the public speaking process of committee meetings. If you have any feedback please contact Democratic Services on 01223 457013 or democratic.services@cambridge.gov.uk.

Representations on Planning Applications

Public representations on a planning application should be made in writing (by e-mail or letter, in both cases stating your full postal address), within the deadline set for comments on that application. You are therefore strongly urged to submit your representations within this deadline.

Submission of late information after the officer's report has been published is to be avoided. A written representation submitted to the Environment Department by a member of the public after publication of the officer's report will only be considered if it is from someone who has already made written representations in time for inclusion within the officer's report.

Any public representation received by the Department after 12 noon two working days before the relevant Committee meeting (e.g. by 12.00 noon on Monday before a Wednesday meeting; by 12.00 noon on Tuesday before a Thursday meeting) will not be considered.

The same deadline will also apply to the receipt by the Department of additional information submitted by an applicant or an agent in connection with the relevant item on the Committee agenda (including letters, e-mails, reports, drawings and all other visual material), unless specifically requested by planning officers to help decision-making.

Filming, recording and photography

The Council is committed to being open and transparent in the way it conducts its decision-

making. Recording is permitted at council meetings, which are open to the public. The Council understands that some members of the public attending its meetings may not wish to be recorded. The Chair of the meeting will facilitate by ensuring that any such request not to be recorded is respected by those doing the recording.

Full details of the City Council's protocol on audio/visual recording and photography at meetings can be accessed via:

<http://democracy.cambridge.gov.uk/ecSDDisplay.aspx?NAME=SD1057&ID=1057&RPID=42096147&sch=doc&cat=13203&path=13020%2c13203>

Fire Alarm In the event of the fire alarm sounding please follow the instructions of Cambridge City Council staff.

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A loop system is available on request.

Meeting papers are available in large print and other formats on request prior to the meeting.

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Queries reports on If you have a question or query regarding a committee report please contact the officer listed at the end of relevant report or Democratic Services on 01223 457013 or democratic.services@cambridge.gov.uk.

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SOUTH AREA COMMITTEE23 June 2014
7.00 - 10.20 pm**Present**

Area Committee Members: Councillors Birtles (Chair), Meftah (Vice-Chair), Ashton, Avery, Blackhurst, Dryden, McPherson, Moore and Pippas

Area Committee Members: County Councillors Ashwood and Taylor

Councillor Moore left before the vote on item 14/37/SAC

Councillors Ashwood, Blackhurst and Taylor left after the vote on item 14/40/SAC

Officers:

Head of Planning Services: Patsy Dell

Urban Growth Project Manager: Tim Wetherfield

Project Delivery & Environment Manager: Andrew Preston

Safer Communities Section Manager: Lynda Kilkelly

Planning Officer: Sav Patel

Committee Manager: James Goddard

Other Officers in Attendance:

Police Inspector: Steve Poppitt

FOR THE INFORMATION OF THE COUNCIL**14/31/SAC Election of Chair and Vice Chair - SAC**

The Committee Manager took the Chair whilst the South Area Committee elected a Chair.

Councillor Ashton proposed, and Councillor McPherson seconded, the nomination of Councillor Birtles as Chair.

Councillor Avery proposed, and Councillor Pippas seconded, the nomination of Councillor Blackhurst as Chair.

Resolved (by 5 votes to 4) that Councillor Birtles be Chair for the ensuing year.

Councillor Birtles assumed the Chair from the Committee Manager at this point.

Councillor Moore proposed, and Councillor Birtles seconded a vote of thanks to Councillor Ashton as the outgoing Chair.

Councillor Dryden proposed, and Councillor McPherson seconded, the nomination of Councillor Meftah as Vice Chair

Councillor Avery proposed, and Councillor Pippas seconded, the nomination of Councillor Blackhurst as Vice Chair.

Resolved (by 5 votes to 4) that Councillor Meftah be Vice Chair for the ensuing year.

14/32/SAC Apologies for Absence

Apologies were received from Councillor Crawford.

14/33/SAC Declarations of Interest

NAME	Item	INTEREST
Councillor Avery	14/38/SAC & 14/39/SAC	Personal: Lives in Aberdeen Avenue, where a number of projects are proposed.
Councillors Dryden & McPherson	14/40/SAC	Personal: Member of the Royal British Legion.
Councillor Dryden	14/42/SACe	Personal: His Mother lives in the same road as the application.
Councillor Pippas	14/43/SACa	Personal and prejudicial: The property at number 33 is adjacent to his property at 1 Mowbray Road. Withdrew from discussion and room, and did not vote.

14/34/SAC Minutes

The minutes of the 23 April 2014 meeting were approved and signed as a correct record subject to the following amendment to question 4 in 14/26/SAC:

~~Councillor Taylor said that county council officers would attend Cambridge Regional College in future to speak to students.~~

Councillor Taylor told the meeting that County Councillors would be visiting Cambridge Regional College to take part in a 'Question Time' style debate.

14/35/SAC Matters and Actions Arising from the Minutes

14/26/SAC Open Forum "Action Point: Councillor Ashton to write to Netherhall School to ask how South Area Committee and the community can support the school to improve following a recent inspection."

Councillor Ashton has written to Netherhall School to ask how South Area Committee and the community can support the school to improve following a recent inspection.

ACTION POINT: Councillor Birtles to follow this up as no response has been received from Netherhall School.

14/36/SAC Open Forum

1. Mr Woodburn raised the following issues:

- **Asked for speed limits to be enforced and suggested this could be a police priority for the south area. Mr Woodburn raised concerns that people were speeding in the city and that speed cameras may not be operating in some areas. He asked the Police to do speed checks Friday and Saturday nights to catch motorists who had been drinking.**
- **Pedestrian and cycle access to the busway is not in place as agreed from the Kaleidoscope site, Long Road, Hills Road or Shelford Road. Previous access routes are now blocked.**

Councillor Blackhurst said that the County Council had invited Councillors to a County Council s106 workshop on Thursday 26 June 2014. Mr Woodburn's concerns would be raised there.

2. Mr Bauer raised concerns regarding the traffic calming scheme in Cherry Hinton High Street.

Councillor Ashton said the County Council had advised South Area Committee (SAC) that details should have been available in January 2014, after consultation with residents in September 2013. Delays then occurred due to a lack of county staff, and other projects being prioritised first due to funding time constraints. A further update is proposed for September 2014.

ACTION POINT: Councillor Ashton to query the progress of the Cherry Hinton High Street traffic calming scheme with County Council Officers. Response to be fed back to South Area Committee and member of public who raised the query.

3. Mr Watson spoke in favour of the Environmental Improvement Programme project for Norwich Street.

14/37/SAC Policing & Safer Neighbourhoods

The Committee received a report from the Safer Communities Section Manager and Inspector Poppitt regarding the policing and safer neighbourhoods trends.

The report outlined actions taken since the Committee on 3 March 2014. The current emerging issues/neighbourhood trends for each ward were also highlighted (see report for full details). Previous priorities and engagement activity noted in the report were:

- Combat the supply of drugs in South area.
- Target the increase in dwelling burglary in the Cherry Hinton area.
- Target the increase in thefts from motor vehicles in the Trumpington area.

The Committee discussed the following policing issues:

- i. Anti-social behaviour around the "Cambridge Lakes". The Police could go on site in specific circumstances, but were tackling issues through other means, such as ticketing owners who parked inappropriately around the "Lakes" area.

- ii. Drug use around in the “Cambridge Lakes” and Cherry Hinton areas.
- iii. Bicycle crime in the Queen Edith’s area.
- iv. Dwelling burglary in Queen Edith’s, Cherry Hinton and Trumpington wards.

SAC thanked Sergeant Jim Stevenson for his work to date, and looked forward to working with his successor.

Councillor Ashton expressed thanks on behalf of Cherry Hinton residents to PCSO Marie Bailey for her work.

In response to SAC Members’ questions the Police Inspector said the following:

- i. Information from members of the public helped the police carry out investigations. The Police would verify information received then use it to target actions against areas and individuals. Generic information was published in e-cops, specific information was given to individuals who reported details.
- ii. All speed cameras were assumed to be working. The Police were not responsible for their maintenance.
- iii. CB1 was a bicycle crime hotspot. Visible patrols and covert investigations were used to tackle this. Information was also signposted through bike shops, such as the Immobilise website.
- iv. The growth of the southern fringe led to a corresponding increase in crime, affecting contractors as well as residents. The Police would monitor this even if it were not a specific SAC priority.

Councillor Moore withdrew due to illness.

Councillor Taylor requested a change to the recommendations to include bicycle theft. SAC felt this was an on-going issue that was already being targeted by the Police.

The following priorities were **agreed by 10 votes to 1**:

- i. Combat the supply of drugs in the south area.
- ii. Target dwelling burglary in Queen Edith’s, Cherry Hinton and Trumpington wards.
- iii. Target anti-social behaviour associated with the “Cambridge Lakes” area.

14/38/SAC Local S106 Priority Projects - Update

The Committee received a report from the Urban Growth Project Manager.

The report provided an update on:

- The delivery of the Area Committee's first round local priority projects;
- Steps being taken to implement the SAC's second round local priorities (in particular, background information on delays to the delivery of the Accordia junior scooter facility project);
- Opportunities to allocate some further funding to enable a couple of local environmental improvement schemes to move forward, ahead of a third priority-setting round in late 2014/early 2015.

Mrs Hilary Lawson, Joint Secretary of Accordia Community and Residents' Association (ACRA), spoke in favour of the junior scooter park project. She said that children needed somewhere safe to play. Residents would be able to give their views on such issues as the proposed materials and siting through the consultation.

The Committee made the following comments in response to the report:

- i. ACRA/Accordia residents had lobbied SAC for the junior scooter in the run-up to the second round priority-setting last January. Some residents had raised concerns more recently, and it was hoped that these could be addressed through the consultation process.
- ii. The Cherry Hinton Baptist Church Family Centre's on-going search for more funding for an expanded improvement scheme was set in the context of the impending closure/redevelopment of other community facilities at the local British Legion Hall.

In response to Members' comments the Urban Growth Project Manager said the following:

- i. SAC had identified the Accordia junior scooter park and trim trail project as a local priority (subject to local consultation and project appraisal) last January. Beyond the feedback received as part of initial consultation on first and second round broad project ideas, further consultation would be undertaken so that residents could have their input on specific design proposals for the junior scooter facility. Depending on the comments received as part of that further consultation, a project appraisal would be reported either to the SAC Chair, Vice Chair and Opposition Spokes or, if there is not a broad consensus on the proposals, to a future SAC meeting.
- ii. Depending on the level of funding needed by Cherry Hinton Baptist Church for its expanded family centre refurbishment plans, a project appraisal would be reported either to the SAC Chair, Vice Chair and

Opposition Spokes or, if the overall S106 funding request is more than £75,000, to a future SAC meeting.

Following discussion, Members **resolved (by 8 votes to 0):**

- i. Noted the updates on local priority projects from the first two rounds of devolved decision-making, especially the consultation arrangements & revised timescales for the Accordia scooter project.
- ii. Allocated £17,500 of devolved informal open space S106 contributions to support the delivery of environmental improvements at Trumpington War Memorial and Cherry Hinton War Memorial.

14/39/SAC Environmental Improvement Programme - SAC

The Committee received a report from the Project Delivery & Environment Manager regarding the Environmental Improvement Programme (EIP). The report requested the Committee to determine which of the proposed new EIP schemes were allocated funding as part of the 2014/15 Environmental Improvement Programme.

Members considered a number of 2014/15 schemes put forward for approval.

In response to Members' questions the Project Delivery & Environment Manager answered:

- i. The maintenance of 26 hanging baskets along Cherry Hinton High Street was brought to SAC on an annual basis at its request, although this was not the norm for EIP projects.
- ii. A report would go to Community Services in future setting out proposed changes to the EIP process. 2014/15 may be the last year of the current process.

A member of the public spoke in favour of 'S6' to install a dropped kerb on Red Cross Lane at gate leading to Addenbrooke's Hospital. This would give better access to people with mobility impairments.

SAC wished to allocate EIP funding fairly between the 3 south area wards, so an equal 3-way split was proposed. Councillor Meftah formally requested a change to recommendation 2.2 as follows:

Delete:

To allocate the remaining £37,300 to the list of proposed projects in Appendix A of the Officer's report.

Replace with:

To allocate the remaining £37,300 equally between Queen Edith's, Cherry Hinton and Trumpington wards, to be allocated to the list of proposed projects in Appendix A of the Officer's report in future.

The revised recommendation was **agreed (by 8 votes to 0)**.

Following discussion, Members **resolved (by 8 votes to 0)**:

- i. Allocated funding of £4,500 for the annual provision and maintenance of 26 hanging baskets along Cherry Hinton High St.
- ii. Allocated the remaining £37,300 equally between Queen Edith's, Cherry Hinton and Trumpington wards, to be allocated to the list of proposed projects in Appendix A of the Officer's report in future.
- iii. Approved the delivery of the minor traffic regulation orders listed in Appendix E of the Officer's report, at an estimated cost of £6000, funded by the remainder of the South Area Committee 2011/12 joint minor highway works budget.
- iv. Approved those projects for implementation, subject to positive consultation where required and final approval by Ward Councillors.
- v. Noted the progress of existing schemes listed in Appendix C of the Officer's report.

14/40/SAC Cherry Hinton and Trumpington War Memorial Decision Notices and Project Appraisals

The Chair ruled that under 100B(4)(b) of the Local Government Act 1972 the late item from the Project Delivery & Environment Manager be considered despite not being made publicly available for this committee five clear days prior to the meeting.

The reason that this document could not be deferred was that it was impracticable to defer the decision until the next committee.

The Committee made the following comments in response to the report:

- i. Residents supported the proposals.
- ii. The memorials recognised where people had made the ultimate sacrifice.

Cherry Hinton War Memorial

The Committee received a report from the Project Delivery & Environment Manager regarding Cherry Hinton War Memorial.

The report outlined a request to undertake works to improve the condition and nature of the surfaces surrounding Cherry Hinton War Memorial, located at the entrance to Cherry Hinton recreation ground, including both soft and hard landscaping.

Following discussion, Members **resolved (8 votes to 0)**:

i. **Financial recommendation:**

Recommended the use of proposed funding allocations outlined in the project appraisal for this scheme which is included in the Council's Environmental Improvement Programme PRO 10B. Subject to:

- The total cost of the project is £ 13,500 funded from Environmental Improvement Programme, Cambridgeshire County Council, Cambridge City Council and informal open space developer contributions.
- The on-going revenue costs of the project are to be funded by both Cambridge City and Cambridgeshire County Councils.

ii. **Procurement recommendation:**

Approved the formal contractual appointment, delivery and completion of the project. Subject to:

- The permission of the Director of Resources being sought prior to proceeding if the quotation or tender sum exceeds the estimated contract value.
- The permission from the Committee Chair being sought before proceeding if the value exceeds the estimated contract by more than 15%.

Trumpington War Memorial

The Committee received a report from the Project Delivery & Environment Manager regarding Trumpington War Memorial.

The report outlined a proposal to undertake works to improve the condition and nature of the surfaces surrounding Trumpington War Memorial, a grade ii* listed structure, including both soft and hard landscaping.

Following discussion, Members **resolved (8 votes to 0)**:

i. **Financial recommendations:**

Approved the delivery and completion of this scheme, which is already included in the Council's Environmental Improvement Programme PRO 10B and section 106 programme.

- The total cost of the project is £ 30,000 funded from Environmental Improvement Programme, Cambridgeshire County Council, Cambridge City Council drainage revenue fund and informal open space developer contributions.
- The on-going revenue costs of the project are to be funded by both Cambridge City and Cambridgeshire County Councils.

ii. **Procurement recommendations:**

Approved formal contractual appointment, delivery and completion of the project. Subject to:

- The permission of the Director of Resources being sought prior to proceeding if the quotation or tender sum exceeds the estimated contract value.
- The permission from the Committee Chair being sought before proceeding if the value exceeds the estimated contract by more than 15%.

Lieutenant Jack Creek

The Committee received a report from the Project Delivery & Environment Manager regarding Trumpington War Memorial.

The report outlined Cambridge City Council was contacted in the autumn of 2013 by the family of Lieutenant Jack Neville Creek of the Argyll and Sutherland Highlanders, regarding the possible addition of his name to the Trumpington War Memorial. Lt Jack Creek was killed in action during World War II.

Officers have liaised with a variety of technical conservation specialists, local residents and Trumpington Ward Councillor Andy Blackhurst, to agree an appropriate route by which to reach a decision.

Officers have liaised with the family to obtain information as to the circumstances of Lt Jack Creek that might lead to the addition of the name to the memorial.

Following discussion, Members **resolved (8 votes to 0):**

i. **Financial recommendations:**

Recommended this scheme (which is not included in the Council's Capital & Revenue Project Plan) for approval by Council, subject to resources being available to fund the capital and revenue costs.

- The total cost of the project is £1,500, funded from External grant.
- There are no ongoing revenue implications arising from the project.

ii. Procurement recommendations:

Approved the carrying out and completion of the procurement of a suitably qualified engraver to fulfil the terms of the grant. Subject to:

- The permission of the Director of Resources being sought prior to proceeding if the quotation or tender sum exceeds the estimated contract.
- The permission from the South Area Committee Chair being sought before proceeding if the value exceeds the estimated contract by more than 15%.

14/41/SAC Enforcement Items

14/41/SACa 27 Babraham Road Update

The Committee received an update report following the outcome of an Appeal decision against the Council's decision to refuse to grant a Certificate of Lawful Use or Development (application reference 12/1438/CLUED).

Site: 27 Babraham Road, Cambridge

Breach: Breach of planning conditions and material change of use.

The report sought authority as listed against each of the five Enforcement Notices authorised by Committee in March 2013:

1. Breach of condition 1 of C/97/0695 (The number of ice cream vans stored at the premises shall not exceed two vehicle).

Enforcement notice not to be issued.

2. Breach of condition 2 of C/97/0695 (The ice cream vans, when not in use, shall be stored within the existing garages at all times with the doors closed).

Enforcement notice to be served but amended to remove reference to 'with the doors closed'.

3. Breach of condition 3 of C/97/0695 (There shall be no deliveries to the premises associated with the ice cream business)

Enforcement notice not to be issued.

4. Breach of condition 4 of C/97/0695 (The garage shall be used for the parking of no more than two ice cream vans and the parking of domestic vehicles only and for no other purpose without express consent to be given in writing by the local planning authority).

Enforcement notice not to be issued.

5. The material change of use of the area of the Land marked with green hatching on the attached plan of 27 Babraham Road Cambridge to a B1 business use.

Enforcement notice not to be issued.

Public speakers addressed the Committee regarding agenda items 10a & b in one block (minute items 14/41/SACa and 14/41/SACb).

The Committee received representations supporting enforcement action from the following:

- Mr Cinque.
- Mr Beaumont (statement read out on his behalf by Committee Manager).

The representations covered the following issues:

- i. Photos taken by Mr Cinque showing the area around 27 Babraham Road were circulated to SAC Councillors with the approval of the Committee and Head of Planning Services.
- ii. Mr Cinque and Mr Beaumont asked for enforcement action to be taken.
- iii. Neighbours wanted peace and amenity space.
- iv. Raised the following specific concerns:
 - Delivery lorries blocked the highway. Complaints were made to the Police, Highways Agency and Environmental Health Officers.
 - Frequency of deliveries.
 - Noise from site and deliveries.
 - Safety due to deliveries and intimidation of neighbours.
 - Lack of communication with the owner of 27 Babraham Road.
 - Overdevelopment/inappropriate use of site.

Mr Kratz (Applicant's Agent) addressed the Committee in support of the Applicant.

The Committee:

Resolved (7 votes to 0) to accept the officer recommendation that enforcement notice not to be issued for breach of conditions 1,3, 4 and 5; enforcement notice to be served but amended to remove reference to 'with the doors closed' for breach of condition 2.

14/41/SACb 27 Babraham Road Enforcement

The Committee received a report requesting authorisation to take formal enforcement action.

Site: 27 Babraham Road, Cambridge.

Breach: Unauthorised storage of a hot potato cart and use of a car port garage extension for the storage of ice cream vans.

The report sought authority to:

- i. Authorise the Head of Planning and the Head of Legal Services to prepare and serve an enforcement notice under S172 of the Town and Country Planning Act 1990 (as amended) in respect of a breach of planning control, namely the material change of use of the car port garage approved under planning reference C/01/0558/FP at 27 Babraham Road to business use for storage of ice cream vans specifying the steps to comply and the period for compliance set out in paragraphs 7.2 and 7.3, for the reasons contained in paragraph 7.4.
- ii. To delegate authority to the Head of Planning (after consultation with the Head of Legal Services) to exercise the Council's powers to take further action in the event of non-compliance with the enforcement notices.

Enforcement Notice – Use of the car port garage extension for storage of ice cream vans

7.2 Steps to comply

Cease the use of the car port garage extension for storage of ice cream vans.

7.3 Period for compliance

28 days after the date on which the Enforcement Notice takes effect.

7.4 Statement of Reasons for inclusion on the Notice:

It appears to the Council that the breach of planning control namely the material change of use of the car port garage approved under planning reference C/01/0558/FP at 27 Babraham Road to business use for storage of ice cream vans, has occurred within the last 10 years.

The change of use of the car port garage extension for the storage of ice cream vans has given rise to additional noise and disturbance to neighbours over and above that associated with the storage of ice cream vans within the garage permitted under planning reference C/97/0695/FP and an expansion of the extent of the business activities on the site resulting in an unacceptably adverse impact on their amenities.

The material change of use of the car port garage approved under planning reference C/01/0558/FP at 27 Babraham Road to business use for storage of ice cream vans has been undertaken without the benefit of planning permission and is contrary to policy 4/13 of the Cambridge Local Plan 2006, and to government guidance in Paragraph 123 of the National Planning Policy Framework 2012 Mindful of the NPPF, Development Plan policy and other material considerations, the Council consider it expedient to serve an enforcement notice in order to remedy the breach of planning control.

Consideration has been given to the Human Rights Act 2000 and the Equalities Act 2010. Officers have noted Article 1 Protocol 1 (protection of property), Article 6 (a right to a fair hearing within a reasonable time), Article 8 (right to respect for private family life) and Article 14 (prohibition of discrimination). Officers consider that the service of an enforcement notice with a reasonable period for compliance would be lawful, fair, proportionate, non-discriminatory, and necessary in the general public interest to achieve the objective of upholding national and local planning policies, which seek to protect which seek to protect residential amenity.

Public speakers addressed the Committee regarding agenda items 10a & b in one block, these are listed under minute item 14/41/SACa.

The Committee:

Resolved (7 votes to 0) to accept the officer recommendation that enforcement action be authorised in respect of the unauthorised change of use of a car port garage extension for the storage of ice cream vans.

14/42/SAC Planning Applications

14/42/SACa 14/0356/FUL - Land between 2 and 3 Shaftesbury Road

The Committee received an application for full planning permission.

The application sought approval for construction of a new dwelling.

The Committee received a representation in objection to the application from Mr Clifton.

The representation covered the following issues:

- i. Various concerns regarding the application had now been resolved, it was hoped the rest could be addressed through planning conditions. For example conditions to control materials and colouring to ensure they were in keeping with the style of the area.
- ii. Suggested the space between the building and boundary was 1.2m, not 1m as shown in the Officer's report. Queried if this was large enough for access.

Mr Poulson (Applicant's Agent) addressed the Committee in support of the application.

Councillor Avery proposed an amendment to the Officer's recommendation that Officers would consult adjoining neighbours with samples of the external materials.

This amendment was **carried by 7 votes to 0**.

The Committee:

Resolved (7 votes to 0) to grant the application for planning permission in accordance with the officer recommendation, for the reasons set out in the officer report, and subject to the conditions recommended by the officers.

The Committee agreed that the adjoining neighbours would be consulted when samples of the external materials have been submitted and the sample panel has been erected.

14/42/SACb 14/0208/FUL - 38 Almoners Avenue

The Committee received an application for full planning permission.

The application sought approval to demolish the existing detached dwelling and erect two detached dwellings.

The Committee received a representation in objection to the application from Dr Livesey.

The representation covered the following issues:

- i. The area had a covenant specifying only 1 house should be built on each site.
- ii. Took issue with details in the Officer's report regarding impact of the proposal on neighbour's amenities, plus height of the proposed buildings.
- iii. Raised the following concerns:
 - Loss of light.
 - Overshadowing.
 - Loss of amenity.

Mr Mead (Applicant's Agent) addressed the Committee in support of the application.

The Committee:

Resolved (7 votes to 0) to defer the application to allow a shadow study to be submitted to determine what impact the proposed dwelling would have on the residential amenity of the adjoining occupiers at no.36 Almoners Avenue.

14/42/SACc 14/0272/FUL - 66-68 Hartington Grove

The Committee received an application for full planning permission.

The application sought approval for construction of residential accommodation for the violin workshop on land at the rear of 66-68 Hartington Grove.

The Committee received a representation in objection to the application from Ms Fabre.

The representation covered the following issues:

- i. Queried access to the property for construction traffic and possible workshop users.
- ii. Asked for considerate construction conditions to control construction activity if the scheme went ahead.

- iii. Queried impact of the scheme on the party wall.
- iv. Suggested cycle storage should be as per 70 Hartington Grove.
- v. Asked for reassurance the property would not be used as a house of multiple occupation for young students.
- vi. Suggested there was not enough on-site accommodation for students.
- vii. Requested a shadow study.

Mr Crouch (Applicant's Agent) addressed the Committee in support of the application.

Councillor Dryden proposed an amendment to the Officer's recommendation that neighbours should be given a named contact for proctorial control.

This amendment was **carried by 7 votes to 0**.

The Committee:

Resolved (7 votes to 0) to grant the application for planning permission in accordance with the officer recommendation, for the reasons set out in the officer report and below, plus subject to the conditions recommended by the officers.

Also subject to amendment to condition to include monitoring schedule to be provided of attendees every 6 months and an informative regarding the Council's Considerate Contractor Scheme.

Pre-Committee Amendments to Recommendation:

Amended Condition 11

Prior to the commencement of the development a management plan for the use of the premises by the Violin workshop for residential courses shall be submitted to and approved by the Local Planning Authority. The management plan shall include details of car parking arrangements, **numbers of occupants**, and measures to ensure the amenities of neighbouring residential properties are not adversely affected. The premises shall be operated in accordance with the management plan.

Reason: To ensure that the impact of the use premises for student accommodation provided by the violin workshop is managed to minimise the impact on surrounding residential properties. Cambridge Local Plan 2006 policy 3/4.

14/42/SACd 14/0754/FUL - 12A Drayton Close

The Committee received an application for retrospective planning permission.

The application sought approval for alterations to provide dependant relative's annex single storey side and rear extensions.

The Committee:

Resolved (7 votes to 0) to defer to enable further consideration of the application proposal following new information coming to light about the use of the single storey side extension and the Enforcement Team to be consulted on the possible use of the extension as a self-contained unit.

The application is requested to be presented at the next South Area Committee in August.

14/42/SACe 14/0287/FUL - 29 Fernlea Close

The Committee received an application for full planning permission.

The application sought approval for a single storey front extension, part single storey, part two storey rear extension and two storey side extension.

The Committee:

Resolved (7 votes to 0) to defer to allow further information to be submitted regarding car parking layout at the front of the property and for the enforcement team to assess whether the property is being used as a house in multiple occupation.

The application is requested to be presented at the next South Area Committee in August.

14/43/SAC General Items**14/43/SACa 14/0020/FUL - 33 Queen Edith's Way**

Councillor Pippas withdrew from the discussion and room, and did not vote.

The Committee received an application for a new residential development comprising six 2-bed flats, one 3-bed flat, car parking, cycle store, refuse store, landscaping and modified vehicular access to Mowbray Road following demolition of existing house and garage, 33 Queen Edith's Way.

The application sought approval for the amendment to the contributions required for the s106 agreement so that it includes the financial contribution detailed in paragraph 3.4 of the Officer's report.

The Committee:

Resolved (6 votes to 0) to accept the officer recommendation to approve the change to the s106 agreement so that it includes the financial contribution detailed in paragraph 3.4 of the Officer's report.

The meeting ended at 10.20 pm

CHAIR

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Cambridge City Council - Meeting Card - 2014/2015

2014		2015						
Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May
1 10:00am Licensing C	1 10:00am Licensing C	1 10:00am Licensing C	1 10:00am Licensing C	1 10:00am Licensing C	1 10:00am Licensing C	1 10:00am Licensing C	1 10:00am Licensing C	1 10:00am Licensing C
2	2	2	2	2	2	2	2	2
3 9:30am Planning	3 9:30am Planning	3 9:30am Planning	3 9:30am Planning	3 9:30am Planning	3 9:30am Planning	3 9:30am Planning	3 9:30am Planning	3 9:30am Planning
4 7:30pm West/Cent Area	4 7:30pm West/Cent Area	4 7:00pm East Area	4 7:00pm East Area	4 7:00pm East Area	4 9:30am Planning	4 9:30am Planning	4 9:30am Planning	4 9:30am Planning
5	5	5	5	5	5	5	5	5
6	6	6	6	6	6	6	6	6
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8 10:00am Licensing D	8 10:00am Licensing D	8 10:00am Licensing D	8 10:00am Licensing D	8 10:00am Licensing D	8 10:00am Licensing D	8 10:00am Licensing D	8 10:00am Licensing D	8 10:00am Licensing D
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10 10:00am DCF Planning	10 10:00am DCF Planning	10 10:00am DCF Planning	10 10:00am DCF Planning	10 10:00am DCF Planning	10 10:00am DCF Planning	10 10:00am DCF Planning	10 10:00am DCF Planning	10 10:00am DCF Planning
11 7:00pm East Area	11 7:00pm East Area	11 6:00pm Council	11 6:00pm Council	11 7:30pm West/Cent Area	11 10:00am DCF Planning	11 10:00am DCF Planning	11 10:00am DCF Planning	11 10:00am DCF Planning
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15 10:00am Licensing A	15 10:00am Licensing A	15 10:00am Licensing A	15 10:00am Licensing A	15 10:00am Licensing A	15 10:00am Licensing A	15 10:00am Licensing A	15 10:00am Licensing A	15 10:00am Licensing A
16	16	16	16	16	16	16	16	16
17 10:30am Jnt Dev Control	17 10:30am Jnt Dev Control	17 10:30am Jnt Dev Control	17 10:30am Jnt Dev Control	17 10:30am Jnt Dev Control	17 10:30am Jnt Dev Control	17 10:30am Jnt Dev Control	17 10:30am Jnt Dev Control	17 10:30am Jnt Dev Control
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22 10:00am Licensing B	22 10:00am Licensing B	22 10:00am Licensing B	22 10:00am Licensing B	22 10:00am Licensing B	22 10:00am Licensing B	22 10:00am Licensing B	22 10:00am Licensing B	22 10:00am Licensing B
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27	27	27	27	27	27	27	27	27
28	28	28	28	28	28	28	28	28
29 8:00pm S&R (MFR)	29 8:00pm S&R (MFR)	29 8:00pm S&R (MFR)	29 8:00pm S&R (MFR)	29 8:00pm S&R (MFR)	29 8:00pm S&R (MFR)	29 8:00pm S&R (MFR)	29 8:00pm S&R (MFR)	29 8:00pm S&R (MFR)
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APPENDIX 1 – DEVELOPMENT PLAN POLICY, PLANNING GUIDANCE AND MATERIAL CONSIDERATIONS

1.0 Central Government Advice

1.1 National Planning Policy Framework (March 2012) – sets out the Government’s economic, environmental and social planning policies for England. These policies articulate the Government’s vision of sustainable development, which should be interpreted and applied locally to meet local aspirations.

1.2 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.

1.3 Community Infrastructure Levy Regulations 2010 – places a statutory requirement on the local authority that where planning permission is dependent upon a planning obligation the obligation must pass the following tests:

(a) necessary to make the development acceptable in planning terms;

(b) directly related to the development; and

(c) fairly and reasonably related in scale and kind to the development.

2.0 Cambridgeshire and Peterborough Structure Plan 2003

Planning Obligation Related Policies

P6/1 Development-related Provision

P9/8 Infrastructure Provision

P9/9 Cambridge Sub-Region Transport Strategy

3.0 Cambridge Local Plan 2006

3/1 Sustainable development

3/3 Setting of the City

3/4 Responding to context

3/6 Ensuring coordinated development

3/7 Creating successful places

3/9 Watercourses and other bodies of water

3/10 Subdivision of existing plots

3/11 The design of external spaces

3/12 The design of new buildings

3/13 Tall buildings and the skyline

3/14 Extending buildings

3/15 Shopfronts and signage

- 4/1 Green Belt
- 4/2 Protection of open space
- 4/3 Safeguarding features of amenity or nature conservation value
- 4/4 Trees
- 4/6 Protection of sites of local nature conservation importance
- 4/8 Local Biodiversity Action Plans
- 4/9 Scheduled Ancient Monuments/Archaeological Areas
- 4/10 Listed Buildings
- 4/11 Conservation Areas
- 4/12 Buildings of Local Interest
- 4/13 Pollution and amenity
- 4/14 Air Quality Management Areas
- 4/15 Lighting

- 5/1 Housing provision
- 5/2 Conversion of large properties
- 5/3 Housing lost to other uses
- 5/4 Loss of housing
- 5/5 Meeting housing needs
- 5/7 Supported housing/Housing in multiple occupation
- 5/8 Travellers
- 5/9 Housing for people with disabilities
- 5/10 Dwelling mix
- 5/11 Protection of community facilities
- 5/12 New community facilities
- 5/15 Addenbrookes

- 6/1 Protection of leisure facilities
- 6/2 New leisure facilities
- 6/3 Tourist accommodation
- 6/4 Visitor attractions
- 6/6 Change of use in the City Centre
- 6/7 Shopping development and change of use in the District and Local Centres
- 6/8 Convenience shopping
- 6/9 Retail warehouses
- 6/10 Food and drink outlets.

- 7/1 Employment provision
- 7/2 Selective management of the Economy
- 7/3 Protection of Industrial and Storage Space
- 7/4 Promotion of cluster development
- 7/5 Faculty development in the Central Area, University of Cambridge
- 7/6 West Cambridge, South of Madingley Road
- 7/7 College and University of Cambridge Staff and Student Housing
- 7/8 Anglia Ruskin University East Road Campus
- 7/9 Student hostels for Anglia Ruskin University
- 7/10 Speculative Student Hostel Accommodation
- 7/11 Language Schools

8/1 Spatial location of development
8/2 Transport impact
8/4 Walking and Cycling accessibility
8/6 Cycle parking
8/8 Land for Public Transport
8/9 Commercial vehicles and servicing
8/10 Off-street car parking
8/11 New roads
8/12 Cambridge Airport
8/13 Cambridge Airport Safety Zone
8/14 Telecommunications development
8/15 Mullard Radio Astronomy Observatory, Lords Bridge
8/16 Renewable energy in major new developments
8/17 Renewable energy
8/18 Water, sewerage and drainage infrastructure

9/1 Further policy guidance for the Development of Areas of Major Change
9/2 Phasing of Areas of Major Change
9/3 Development in Urban Extensions
9/5 Southern Fringe
9/6 Northern Fringe
9/7 Land between Madingley Road and Huntingdon Road
9/8 Land between Huntingdon Road and Histon Road
9/9 Station Area

10/1 Infrastructure improvements

Planning Obligation Related Policies

3/7 Creating successful places
3/8 Open space and recreation provision through new development
3/12 The Design of New Buildings (*waste and recycling*)
4/2 Protection of open space
5/13 Community facilities in Areas of Major Change
5/14 Provision of community facilities through new development
6/2 New leisure facilities
8/3 Mitigating measures (*transport*)
8/5 Pedestrian and cycle network
8/7 Public transport accessibility
9/2 Phasing of Areas of Major Change
9/3 Development in Urban Extensions
9/5 Southern Fringe
9/6 Northern Fringe
9/8 Land between Huntingdon Road and Histon Road
9/9 Station Area
10/1 Infrastructure improvements (*transport, public open space, recreational and community facilities, waste recycling, public realm, public art, environmental aspects*)

4.0 **Supplementary Planning Documents**

- 4.1 **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.
- 4.2 **Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012):** The Design Guide provides advice on the requirements for internal and external waste storage, collection and recycling in new residential and commercial developments. It provides advice on assessing planning applications and developer contributions.
- 4.3 **Cambridge City Council (January 2008) - Affordable Housing:** Gives advice on what is involved in providing affordable housing in Cambridge. Its objectives are to facilitate the delivery of affordable housing to meet housing needs and to assist the creation and maintenance of sustainable, inclusive and mixed communities.
- 4.4 **Cambridge City Council (March 2010) – Planning Obligation Strategy:** provides a framework for securing the provision of new and/or improvements to existing infrastructure generated by the demands of new development. It also seeks to mitigate the adverse impacts of development and addresses the needs identified to accommodate the projected growth of Cambridge. The SPD addresses issues including transport, open space and recreation, education and life-long learning, community facilities, waste and other potential development-specific requirements.
- 4.5 **Cambridge City Council (January 2010) - Public Art:** This SPD aims to guide the City Council in creating and providing public art in Cambridge by setting out clear objectives on public art, a clarification of policies, and the means of implementation. It covers public art delivered through the planning process, principally Section 106 Agreements (S106), the commissioning of public art using the S106 Public Art Initiative, and outlines public art policy guidance.
- 4.6 **Old Press/Mill Lane Supplementary Planning Document (January 2010)** Guidance on the redevelopment of the Old Press/Mill Lane site.

Eastern Gate Supplementary Planning Document (October 2011)

Guidance on the redevelopment of the Eastern Gate site. The purpose of this development framework (SPD) is threefold:

- To articulate a clear vision about the future of the Eastern Gate area;
- To establish a development framework to co-ordinate redevelopment within the area and guide decisions (by the Council and others); and
- To identify a series of key projects, to attract and guide investment (by the Council and others) within the area.

5.0 Material Considerations

Central Government Guidance

5.1 Letter from Secretary of State for Communities and Local Government (27 May 2010)

The coalition government is committed to rapidly abolish Regional Strategies and return decision making powers on housing and planning to local councils. Decisions on housing supply (including the provision of travellers sites) will rest with Local Planning Authorities without the framework of regional numbers and plans.

5.2 Written Ministerial Statement: Planning for Growth (23 March 2011)

Includes the following statement:

When deciding whether to grant planning permission, local planning authorities should support enterprise and facilitate housing, economic and other forms of sustainable development. Where relevant and consistent with their statutory obligations they should therefore:

- (i) consider fully the importance of national planning policies aimed at fostering economic growth and employment, given the need to ensure a return to robust growth after the recent recession;
- (ii) take into account the need to maintain a flexible and responsive supply of land for key sectors, including housing;
- (iii) consider the range of likely economic, environmental and social benefits of proposals; including long term or indirect benefits such as increased consumer choice, more viable communities and more robust local economies (which may, where relevant, include matters such as job creation and business productivity);
- (iv) be sensitive to the fact that local economies are subject to change and so take a positive approach to development where new economic data suggest that prior assessments of needs are no longer up-to-date;

(v) ensure that they do not impose unnecessary burdens on development.

In determining planning applications, local planning authorities are obliged to have regard to all relevant considerations. They should ensure that they give appropriate weight to the need to support economic recovery, that applications that secure sustainable growth are treated favourably (consistent with policy in PPS4), and that they can give clear reasons for their decisions.

5.3 City Wide Guidance

Arboricultural Strategy (2004) - City-wide arboricultural strategy.

Biodiversity Checklist for Land Use Planners in Cambridgeshire and Peterborough (March 2001) - This document aims to aid strategic and development control planners when considering biodiversity in both policy development and dealing with planning proposals.

Cambridge Landscape and Character Assessment (2003) – An analysis of the landscape and character of Cambridge.

Cambridge City Nature Conservation Strategy (2006) – Guidance on habitats should be conserved and enhanced, how this should be carried out and how this relates to Biodiversity Action Plans.

Criteria for the Designation of Wildlife Sites (2005) – Sets out the criteria for the designation of Wildlife Sites.

Cambridge City Wildlife Sites Register (2005) – Details of the City and County Wildlife Sites.

Cambridge and South Cambridgeshire Strategic Flood Risk Assessment (November 2010) - a tool for planning authorities to identify and evaluate the extent and nature of flood risk in their area and its implications for land use planning.

Strategic Flood Risk Assessment (2005) – Study assessing the risk of flooding in Cambridge.

Cambridge and Milton Surface Water Management Plan (2011) – A SWMP outlines the preferred long term strategy for the management of surface water. Alongside the SFRA they are the starting point for local flood risk management.

Cambridge City Council (2011) - Open Space and Recreation Strategy: Gives guidance on the provision of open space and recreation facilities through development. It sets out to ensure that open space in Cambridge meets the needs of all who live, work, study in or visit the city and provides a satisfactory environment for nature and enhances the local townscape, complementing the built environment.

The strategy:

- sets out the protection of existing open spaces;
- promotes the improvement of and creation of new facilities on existing open spaces;
- sets out the standards for open space and sports provision in and through new development;
- supports the implementation of Section 106 monies and future Community Infrastructure Levy monies

As this strategy suggests new standards, the Cambridge Local Plan 2006 standards will stand as the adopted standards for the time-being. However, the strategy's new standards will form part of the evidence base for the review of the Local Plan

Balanced and Mixed Communities – A Good Practice Guide (2006) – Produced by Cambridgeshire Horizons to assist the implementation of the Areas of Major Change.

Green Infrastructure Strategy for the Cambridgeshire Sub-Region (2006) - Produced by Cambridgeshire Horizons to assist the implementation of the Areas of Major Change and as a material consideration in the determination of planning applications and appeals.

A Major Sports Facilities Strategy for the Cambridge Sub-Region (2006) - Produced by Cambridgeshire Horizons to assist the implementation of the Areas of Major Change.

Cambridge Sub-Region Culture and Arts Strategy (2006) - Produced by Cambridgeshire Horizons to assist the implementation of the Areas of Major Change.

Cambridgeshire Quality Charter for Growth (2008) – Sets out the core principles of the level of quality to be expected in new developments in the Cambridge Sub-Region

Cambridge City Council - Guidance for the application of Policy 3/13 (Tall Buildings and the Skyline) of the Cambridge Local Plan (2006) (2012) - sets out in more detail how existing council policy can be applied to proposals for tall buildings or those of significant massing in the city.

Cambridge Walking and Cycling Strategy (2002) – A walking and cycling strategy for Cambridge.

Protection and Funding of Routes for the Future Expansion of the City Cycle Network (2004) – Guidance on how development can help achieve the implementation of the cycle network.

Cambridgeshire Design Guide For Streets and Public Realm (2007): The purpose of the Design Guide is to set out the key principles and aspirations that should underpin the detailed discussions about the design of streets and public spaces that will be taking place on a site-by-site basis.

Cycle Parking Guide for New Residential Developments (2010) – Gives guidance on the nature and layout of cycle parking, and other security measures, to be provided as a consequence of new residential development.

Air Quality in Cambridge – Developers Guide (2008) - Provides information on the way in which air quality and air pollution issues will be dealt with through the development control system in Cambridge City. It compliments the Sustainable Design and Construction Supplementary Planning Document.

The Cambridge Shopfront Design Guide (1997) – Guidance on new shopfronts.

Roof Extensions Design Guide (2003) – Guidance on roof extensions.

Modelling the Costs of Affordable Housing (2006) – Toolkit to enable negotiations on affordable housing provision through planning proposals.

5.6 Area Guidelines

**Cambridge City Council (2003)–Northern Corridor Area Transport Plan:
Cambridge City Council (2002)–Southern Corridor Area Transport Plan:
Cambridge City Council (2002)–Eastern Corridor Area Transport Plan:
Cambridge City Council (2003)–Western Corridor Area Transport Plan:**
The purpose of the Plan is to identify new transport infrastructure and service provision that is needed to facilitate large-scale development and to identify a fair and robust means of calculating how individual development sites in the area should contribute towards a fulfilment of that transport infrastructure.

Buildings of Local Interest (2005) – A schedule of buildings of local interest and associated guidance.

**Brooklands Avenue Conservation Area Appraisal (2002)
Cambridge Historic Core Conservation Area Appraisal (2006)
Storeys Way Conservation Area Appraisal (2008)
Chesterton and Ferry Lane Conservation Area Appraisal (2009)
Conduit Head Road Conservation Area Appraisal (2009)
De Freville Conservation Area Appraisal (2009)
Kite Area Conservation Area Appraisal (1996)
Newnham Croft Conservation Area Appraisal (1999)
Southacre Conservation Area Appraisal (2000)
Trumpington Conservation Area Appraisal (2010)
Mill Road Area Conservation Area Appraisal (2011)**

West Cambridge Conservation Area Appraisal (2011)

Guidance relating to development and the Conservation Area including a review of the boundaries.

Jesus Green Conservation Plan (1998)

Parkers Piece Conservation Plan (2001)

Sheeps Green/Coe Fen Conservation Plan (2001)

Christs Pieces/New Square Conservation Plan (2001)

Historic open space guidance.

Hills Road Suburbs and Approaches Study (March 2012)

Long Road Suburbs and Approaches Study (March 2012)

Barton Road Suburbs and Approaches Study (March 2009)

Huntingdon Road Suburbs and Approaches Study (March 2009)

Madingley Road Suburbs and Approaches Study (March 2009)

Newmarket Road Suburbs and Approaches Study (October 2011)

Provide assessments of local distinctiveness which can be used as a basis when considering planning proposals

Station Area Development Framework (2004) – Sets out a vision and Planning Framework for the development of a high density mixed use area including new transport interchange and includes the **Station Area Conservation Appraisal**.

Southern Fringe Area Development Framework (2006) – Guidance which will help to direct the future planning of development in the Southern Fringe.

West Cambridge Masterplan Design Guidelines and Legal Agreement (1999) – Sets out how the West Cambridge site should be developed.

Mitcham's Corner Area Strategic Planning and Development Brief (2003) – Guidance on the development and improvement of Mitcham's Corner.

Mill Road Development Brief (Robert Sayle Warehouse and Co-Op site) (2007) – Development Brief for Proposals Site 7.12 in the Cambridge Local Plan (2006)

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Application Number	14/0208/FUL	Agenda Item	
Date Received	28th March 2014	Officer	Mrs Angela Briggs
Target Date	23rd May 2014		
Ward	Queen Ediths		
Site	38 Almoners Avenue Cambridge CB1 8PA		
Proposal	Demolish existing detached dwelling and erect two detached dwellings.		
Applicant			

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> <input type="checkbox"/> The proposed development respects the form and character of the area; <input type="checkbox"/> The proposed development would not have a significant adverse impact on neighbours; <input type="checkbox"/> The proposed development would not be detrimental to trees which are the subject of a Tree Preservation Order <input type="checkbox"/> The scheme successfully addresses the reasons for refusal of the 2013 scheme.
RECOMMENDATION	APPROVAL

0.0 BACKGROUND

0.1 The application was presented to the South Area Committee on 23rd June 2014, where Members resolved to defer the decision of the application, until a sunlight/shadow study has been undertaken. A Daylight and Sunlight Study was commissioned (dated 15th July 2014) and submitted on 17th July 2014 for further consideration. This study was sent to neighbours for comment. This study focuses on the impact on the neighbours at 36 and 59 Almoners Avenue, 7 and 9 Bowers Croft and 12, 14 and 16 Topcliffe Way. The study is heavily statistical and

quite difficult to interpret. A diagrammatical study has therefore been requested in order to support these statistics.

- 0.2** The study is based on the 'Building Research Establishment (BRE) guide entitled 'Site Layout Planning for Daylight and Sunlight: a guide to good practice' and is an indicator for assessing impact of development on neighbour amenity. The aim of the study is to assess the impact of the development on the light receivable by the neighbouring properties. Shadow diagrams are not a statutory requirement in the determination of planning applications, but they do provide a helpful understanding of the impact of development on neighbour amenity.
- 0.3** At the time of writing, the study is currently out to consultation to neighbours and I will report any comments and observations on the amendment sheet, together with an updated analysis of the impact of over-shadowing.

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1** The site lies to the south-east of Cambridge and is accessed from Queen Edith's Way. Pedestrian access is also gained from Bowers Croft to the south via a public footpath. The site is currently occupied by a two storey detached dwelling (currently vacant) with a detached single garage accessed from Almoners Avenue. Almoners Avenue is characterised mainly by detached two storey properties built in the 1960s. To the north is Topcliffe Way which is wholly residential and of a similar character. To the south east is Bowers Croft which is also residential. The site is situated at the end of a cul-de-sac and the plot is substantially bigger than the others along Almoners Avenue. There is an electricity sub-station situated on the edge of the plot (but not inside it), and it is separated around its perimeter by a boundary fence. The site does not fall within the Conservation Area or the Controlled Parking Zone (CPZ).
- 1.2** On the western boundary of the site are three mature trees, a Lime, a Beech and a Cherry tree. To the front of the existing dwelling is a Silver Birch tree. These trees are protected by a Preservation Order (TPO).

2.0 THE PROPOSAL

2.1 The full application proposes to demolish the existing dwelling and garage, and erect two detached four bedroom houses with ancillary parking.

2.2 The application follows a previous application (Ref: 13/0891/FUL) for three dwellings, which was refused, and is currently subject of an appeal.

2.3 There were four reasons for refusal which are as follows:

1. The proposal for the erection of three dwellings on the site would introduce a form of development that would be contrary to the prevailing form and character of Almoners Avenue. The proposed dwellings would occupy a large proportion of the plot, particularly in the case of plots 1 and 2 on the amended layout plan, and therefore would appear to be at odds with the existing plot ratio of Almoners Avenue in which the house to plot ratio is more uniform comprising of detached dwellings within spacious rectangular shaped plots. The erection of three dwellings on the site is therefore considered to result in a cramped form of development and not in keeping with the character of the area. The proposed development therefore fails to comply with the aims and objectives of Cambridge Local Plan (2006) policies 3/4, 3/7, 3/10, 3/11 and 3/12.
2. The proposed development, in particular plots 1 and 2, would provide a poor standard of private amenity for the future occupiers by virtue of being severely over-shadowed by the existing mature trees along the rear boundary, and by the lack of natural light that the rear garden would receive due to their orientation on the site. The proposed development would therefore be contrary to the aims and objectives of the Cambridge Local Plan (2006) policies 3/7 and 3/10.
3. The proposed development would have an impact on the existing remaining trees on the site. The application was not accompanied by a full Arboricultural report and as such the extent of the impact of the proposed development on the trees is unknown. The trees are considered to make a positive contribution to the visual amenity of the area and to the site itself. The application fails to provide sufficient

information to confirm that the trees will not be adversely affected by the proposed development and as such is contrary to the aims and objectives of the Cambridge Local Plan (2006) policy 4/4.

4. The proposed development does not make appropriate provision for public open space, community development facilities, waste facilities and monitoring in accordance with Cambridge Local Plan 2006 policies 3/7, 3/8, 3/12 and 5/14. Cambridgeshire and Peterborough Structure Plan 2003 policies P6/1 and P9/8 and as detailed in the Planning Obligation Strategy 2010 and the Open Space Standards Guidance for Interpretation and Implementation 2010.

3.0 SITE HISTORY

Reference	Description	Outcome
13/0891/FUL	Demolish existing detached dwelling and erect three detached dwellings.	Refused. Appeal pending.

4.0 PUBLICITY

4.1 Advertisement:	No
Adjoining Owners:	Yes
Site Notice Displayed:	No

5.0 POLICY

- 5.1 See Appendix 1 for full details of Central Government Guidance, Cambridge Local Plan 2006 policies, Supplementary Planning Documents and Material Considerations.

- 5.2 Relevant Development Plan policies

PLAN	POLICY NUMBER
Cambridge Local Plan 2006	3/1 3/4 3/7 3/8 3/11 3/12 4/4 4/7 5/1 5/14 8/2 8/6 8/10

5.3 Relevant Central Government Guidance, Supplementary Planning Documents and Material Considerations

Central Government Guidance	National Planning Policy Framework March 2012 National Planning Policy Framework – Planning Practice Guidance March 2014 Circular 11/95
Supplementary Planning Guidance	Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012) Planning Obligation Strategy (March 2010)
	<u>City Wide Guidance</u> Arboricultural Strategy (2004) Cycle Parking Guide for New Residential Developments (2010)

5.4 Status of Proposed Submission – Cambridge Local Plan

Planning applications should be determined in accordance with policies in the adopted Development Plan and advice set out in the NPPF. However, after consideration of adopted plans and the NPPF, policies in emerging plans can also be given some weight when determining applications. For Cambridge, therefore, the emerging revised Local Plan as published for consultation on 19 July 2013 can be taken into account, especially those policies where there are no or limited objections to it. However it is likely, in the vast majority of instances, that the adopted development plan and the NPPF will have considerably more weight than emerging policies in the revised Local Plan.

For the application considered in this report, there are no policies in the emerging Local Plan are of relevance/the

following policies in the emerging Local Plan are of relevance:

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

6.1 No objection.

Head of Refuse and Environment

6.2 No objections subject to conditions relating to: Construction Hours, Collections/deliveries during construction, Dust, Piling, Electricity Sub-station (noise).

Cambridge City Council Nature Conservation Officer

6.3 No objection to the submitted Ecology report. Recommend condition to enhance the habitat for birds and bat boxes as per the manufacturers guidelines.

6.4 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:

Neither supporting nor objecting:

- 7 Bowers Croft;
- 53 Almoners Avenue

Objecting:

- 36, 49, 51, 59 Almoners Avenue
- 14 Topcliffe Way

7.2 The representations can be summarised as follows:

Neither supporting nor objecting:

- No objection to the revised plans , provided that the fencing along the SSW boundary is maintained;
- Glad to see proposal reduced from three to two houses;
- Concern about the access to the site and the use of the cycle-footpath adjacent to the proposed properties;
- Uninspiring design, but fits in well with the area;
- Concern with construction vehicles and deliveries/parking;
- Concern that houses will be rented out for multiple occupancy.

Objecting:

- Breaches the restrictive covenant on the property;
- The proposal would over-shadow and over-look no.36 Almoners Avenue;
- Loss of privacy and loss of light;
- Inappropriate development in the area and out of character;
- Why is this development needed when an area of Green Belt land (Worts' Causeway – GB1) has just been released for housing development, not far away from Almoners Avenue?
- Inadequate access;
- Increase in traffic in the area;
- Drainage problems;
- The height of the houses should be reduced (existing height = 6.85m, proposed height = 7.8m);
- Trees need to be maintained along the boundaries.

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. Trees and Landscaping

4. Residential amenity
5. Refuse arrangements
6. Highway safety
7. Car and cycle parking
8. Third party representations
9. Planning Obligation Strategy

Principle of Development

- 8.2 Policy 5/1 of the Local Plan is generally supportive of residential development. Proposals for housing development on windfall sites will be permitted subject to existing land use and compatibility with adjoining uses. I am aware that this site is situated within a built up residential area, therefore the principle of further residential development on this site is supported. Furthermore, the principle of development on garden land is normally considered to be acceptable, subject to other material considerations. Garden land was considered to be brownfield land in PPG3 (now abolished). However, paragraph 53 of the NPPF advises that Local Planning Authorities now need to consider whether the loss (or the erosion) of this area as a green space to development, would be detrimental to the character of the area. In my view, given that the site is tucked away at the end of the cul-de-sac and appears to be the only plot that is much larger than those along Almoners Avenue, I do not consider that the development of the site for residential use, would have a significant impact on the character of the area.
- 8.3 The principle of development was not given as a reason for refusal on the previous application.
- 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 Almoners Avenue has a relatively uniform street pattern whereby it is characterised by detached dwellings on similar sized rectangular-shaped plots. This pattern is somewhat different at the end of the cul-de-sac where the plots become less rectangular, but are still relatively spacious given the size of the houses occupying them. No.38 Almoners Avenue is situated on an irregular shaped plot and bounded by properties

at Bowers Croft and Topcliffe Way (both of two-storey detached houses). To the front and crossing along the side of the site is a pedestrian footpath which links Almoners Avenue to Bowers Croft. This is lined by a number of semi-mature trees. Set back from the footpath is an electricity sub-station which is enclosed entirely and separated from the site and the public footpath, but accessed from the footpath.

- 8.6 The introduction of two detached dwellings on this site, in my view, is acceptable. The reduction of one dwelling, from the previous application, has meant that the dwellings benefit from more spacious surroundings to reflect the spacious character of Almoners Avenue. The shape of the site is an anomaly which does not reflect the more formal plot shapes of Almoners Avenue, and thus the potential to create a sustainable development for residential.
- 8.7 Due to the narrow frontage, the proposed dwellings have been pushed back into the site. The architecture of Almoners Avenue and Bowers Croft is characterised by houses set back a short distance from the street and to some extent the position of the houses will be an anomaly. The style of existing houses is very traditional with pitched roofs parallel the street and brick/weather boarding frontages. The proposed buildings are of a similar style to the existing houses. As they are pushed back, the proposed dwellings would not be as visible in the street scene, than the existing houses along Almoners Avenue, are. Notwithstanding this, I do not consider that the proposed design approach would significantly harm the integrity of the streetscene and they would be read as being a later addition to the street. The different designs of Plot 1 and Plot 2 help to bring interest to the development whilst still maintaining the design ethos of the area. Plot 1 is the dwelling nearest to no.7 Bower Croft. Plot 2 is nearest no.36 Almoners Avenue. Plot 1 will have a detached single garage, perpendicular to the dwelling. Plot 2 would have an attached garage.
- 8.8 The access to the site would be from the existing point. To the rear of the proposed plots, the site would be separated to create two residential curtilages. The proposed development, in my view, provides sufficient amenity space which also reflects the character of Almoners Avenue. The mature landscaping along the rear and side boundaries will be enhanced to ensure that privacy is maintained to those dwellings beyond the site

boundaries who are no.7 Bowers Croft, nos.12 and 14 Topcliffe Way and no.36 Almoners Avenue. Further consideration of the trees and landscaping is discussed below.

- 8.9 The proposal, subject of this application, seeks to address the first reason for refusal, by reducing the number of dwellings from three to two, allowing for larger plot sizes and a better relationship with the surrounding built environment. The proposal would also concur with the character of the area of relatively large dwellings, set back from the road, situated on spacious plots.
- 8.10 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11, 3/12.

Trees and Landscaping

- 8.11 Since the refusal of the previous application, 4no. trees have been served a Protection Order. These trees are considered to have a high amenity value and therefore should be retained. Three of these trees are along the south western boundary of the site, and a Silver Birch which is on the site frontage. The proposed plans indicate that these trees are to be retained and therefore this is supported. The neighbours are concerned about how the trees will be maintained. I consider that a condition relating to tree protection would be reasonable in this case (condition 4).
- 8.12 In terms of general landscaping on the site, the plans indicate various areas of soft landscaping, to the frontage, as well as to the rear, with some areas of hard landscaping.
- 8.13 The proposal, subject of this application, seeks to overcome the third reason for refusal by retaining the protected trees and ensuring that the dwellings are kept away from the tree canopy. This is therefore supported and would help to enhance the development by retaining important existing trees on the site.
- 8.14 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/11 and 4/4.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.15 The site abuts four neighbours; 36 Almoners Avenue, to the east, nos.12 & 14 Topcliffe Way, to the north, and no.7 Bowers Croft to the west. Nos. 12 & 14 Topcliffe Way are furthest away and sit on relatively spacious plots. The rear boundary treatment of these properties are quite mature and, in my view, I do not consider that the proposed development would have a significant impact on their amenity due to the distances between them. The distance from the rear of the new dwellings to no.12 Topcliffe Way is approximately 35m. The distance from the same point from 14 Topcliffe Way is 31m. Elsewhere, the site boundaries are currently also mature on both sides. I understand that some planting will need to be removed in order to accommodate the proposed development. Boundary treatment details could be secured by condition to ensure that adequate screening can be retained. However, a good degree of mature boundary treatment would remain. The neighbours who would be most affected, in my view, would be 36 Almoners Avenue and 7 Bowers Croft, as they are closest. 36 Almoners Avenue is the next door neighbour and would be 7m away from the edge of Plot 2. 7 Bowers Croft would be 18m away from the single storey element of Plot 1.
- 8.16 In terms of scale, the proposed dwellings would be about 1m higher than the existing surrounding properties. But, given the position and orientation of the dwellings and the design approach, the dwellings would be noticeable but I do not consider that the dwellings would unduly compete with the surrounding dwellings or significantly dominate the neighbours' outlook.
- 8.17 The design of plot 2 (which mainly affects 36 Almoners Avenue) means that the main bulk of the dwelling is stepped away from the boundary with 36 Almoners Avenue, with the flat roof single storey garage being closest to this boundary. I note that there is a garage on the boundary with the site, belonging to 36 Almoners Avenue and therefore this relationship is considered to be acceptable. In terms of over-looking Plot 2 has no side facing windows towards 36 Almoners Avenue, except for a small side window serving the landing which is accommodated at the front of the dwelling within the gable end element, on the

front elevation. This area is served by a main window facing towards the front. I therefore would recommend that the side windows (both sides) could be obscurely glazed, which can be achieved by way of a condition. This would still allow light to penetrate, but reduce the perceived over-looking from these windows.

- 8.18 The design of plot 1 (which mainly affects 7 Bowers Croft) is less articulated than plot 2, but incorporates a single storey element which wraps around the front and side. This element is 3.7m from the boundary with 7 Bowers Croft and measures less than 3m in height. I consider this element is acceptable and unlikely to cause undue harm. The gable end wall of plot 2 does not have any windows at first floor level and therefore I do not consider that any direct over-looking would occur. There will be rear facing windows (serving bedrooms 1 and 2) which may cause some perceived over-looking. However, given the relationship with the boundary and orientation, it is unlikely that any over-looking will be significant and therefore I consider this to be acceptable.
- 8.19 In terms of over-shadowing, the proposed dwellings are to the west of 36 Almoners Avenue, which means that some afternoon sunlight will be affected by plot 2, as the sun moves round. However, I do not consider that this would be substantial as the element closest to the boundary is single storey only and would allow light through and would be no different to the current situation. The two storey 'wing' element to the rear of plot 2, is set further away and therefore in my view, I do not consider that this would cause a great degree of loss of light.
- 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 Cambridge Local Plan (2006) policies 3/4 and 3/7.

Amenity for future occupiers of the site

- 8.21 The proposed dwellings would sit in spacious plots among other dwellings. The relationship with the surrounding built environment is considered to be acceptable, subject to appropriate hard and soft landscaping.

- 8.22 The proposed design, in my view, would ensure that sufficient privacy can be achieved between the two dwellings and that the splitting of the site can be achieved successfully, giving good amenity areas for both properties. Off street parking is provided for both dwellings which would mean less pressure on competition for on-street parking in the area.
- 8.23 The site is located close to an electricity sub-station. This has been acknowledged by the Environmental Health team, who have recommended a condition to ensure that the properties are mitigated against any noise emanating from the sub-station. I consider this condition is necessary and reasonable.
- 8.24 The proposal, subject of this application, seeks to overcome the second reason for refusal by reducing the number of dwellings from three to two, and thereby allowing the dwellings to site on more spacious plots, be re-positioned away from the boundaries and tree canopies. This would also improve the amount of natural light that the rear gardens would receive.
- 8.25 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 Cambridge Local Plan (2006) policies 3/7 and 3/12

Refuse Arrangements

- 8.26 No refuse store is indicated on the plans. However, there is sufficient space on both plots to comfortably accommodate a refuse store, in my view. Further details of waste management can be secured by condition (condition 15).
- 8.27 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

Highway Safety

- 8.28 The Local Highways Authority initially raised a concern about the width of the access, which was not clear on the plans. The existing access would be utilised to serve the two proposed dwellings and measures 4.5m in width. The Local Highways Authority have confirmed that this is acceptable.

8.29 The neighbours have raised concerns about the potential increase in traffic generation in the area as a result of the proposal. The site is located at the end of a cul-de-sac and adjacent to a public foot path which links Almoners Avenue and Bowers Croft. There is no intention to affect this right of way, or to open it up to vehicles. I therefore do not consider that this would be affected. In terms of the increase in traffic, the proposed development would result in a net gain of one dwelling. I do not consider that it would be reasonable to refuse planning permission on the basis that one (net) additional dwelling would compromise highway safety. Furthermore, the Local Highways Authority Officer has not raised this as a concern.

8.30 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/2.

Car and Cycle Parking

8.31 The proposed development incorporates off-street car parking and garage accommodation for each dwelling. This concurs with the character of the street where most dwellings have off-street parking facilities. There is also sufficient space for cars to be able to turn and exit in a forward gear. I therefore consider this provision to be acceptable.

8.32 In terms of cycle parking, there are no details submitted with the plan. However, I consider that there is ample space for each dwelling to accommodate cycle parking. This can be achieved by way of a condition requiring further cycle parking details (condition 5).

8.33 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

Third Party Representations

8.34 I have address most of the concerns from the neighbours. However, I would comment as following on the outstanding issues:

Construction vehicle parking:

Whilst I understand that there will always be some obstruction or inconvenience of construction vehicles parking on the street, if vehicles are obstructing the highway, this would be a civil matter with the Police.

Concern that houses will be let out as multiple occupancy:

The application makes no indication of this. If this were to be the case, planning permission for a change of use would be required if the dwellings are occupied by more than six people.

Breaches the restrictive covenant:

Covenants are not a material planning consideration and as such we cannot give any weight to this concern. If planning permission is granted, this would not override any other legal obligation on the land, such as covenants, rights of way etc.

Why is this development needed when an area of Green Belt land (Worts' Causeway – GB1) has just been released for housing development, not far away from Almoners Avenue?:

This site is a windfall site, which is supported by Policy 5/1 of the Local Plan. The site is considered to be sustainable, within an established residential area, with the potential for re-development. The allocation of GB1 for housing falls under the new deposit Local Plan, which is yet to be adopted. Therefore, we are required to assess all applications against the current adopted Local Plan, which I have already concluded, is acceptable.

Drainage problems:

The application indicates that drainage would be via the existing sewers. The area is not located within an area of high flood risk (as shown on the Environment Agency's flood Map), and as such specific details of surface water drainage is not necessary for planning purposes, in this case. Technical details of drainage would be covered under Building Regulations. The Environment Agency have not raised a concern about this from a drainage point of view.

Planning Obligation Strategy

Planning Obligations

8.35 The Community Infrastructure Levy Regulations 2010 have introduced the requirement for all local authorities to make an assessment of any planning obligation in relation to three tests. If the planning obligation does not pass the tests then it is unlawful. The tests are that the planning obligation must be:

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

In bringing forward my recommendations in relation to the Planning Obligation for this development I have considered these requirements. The Planning Obligation Strategy (2010) 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 and relevant Supplementary Planning Documents. The proposed development triggers the requirement for the following community infrastructure:

Open Space

8.36 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 outdoor sports facilities, indoor sports facilities, informal open space and provision for children and teenagers. The total contribution sought has been calculated as follows.

8.37 The application proposes the erection of two four-bedroom houses. One residential unit would be removed, so the net total

of additional residential unit 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 provision for children and teenagers are not required from one-bedroom units. The totals required for the new buildings are calculated as follows:

Outdoor sports facilities					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
studio	1	238	238		
1 bed	1.5	238	357		
2-bed	2	238	476		
3-bed	3	238	714		
4-bed	4	238	952	1	952
Total					952

Indoor sports facilities					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
studio	1	269	269		
1 bed	1.5	269	403.50		
2-bed	2	269	538		
3-bed	3	269	807		
4-bed	4	269	1076	1	1076
Total					1076

Informal open space					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
studio	1	242	242		
1 bed	1.5	242	363		
2-bed	2	242	484		
3-bed	3	242	726		
4-bed	4	242	968	1	968
Total					968

Provision for children and teenagers					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
studio	1	0	0		0
1 bed	1.5	0	0		0
2-bed	2	316	632		
3-bed	3	316	948		
4-bed	4	316	1264	1	1264
Total					1264

8.38 Subject to the completion of a S106 planning obligation to secure the requirements of the Planning Obligation Strategy (2010) and the Cambridge City Council Open Space Standards Guidance for Interpretation and Implementation (2010), I am satisfied that the proposal accords with Cambridge Local Plan (2006) policies 3/8 and 10/1 and the Planning Obligation Strategy 2010 and the Cambridge City Council Open Space Standards Guidance for Interpretation and Implementation (2010)

Community Development

8.39 The Planning Obligation Strategy (2010) requires that all new residential developments contribute to community development facilities, programmes and projects. This contribution is £1256 for each unit of one or two bedrooms and £1882 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	1256		
2-bed	1256		
3-bed	1882		
4-bed	1882	1	1882
Total			1882

8.40 Subject to the completion of a S106 planning obligation to secure the requirements of the Planning Obligation Strategy (2010), I am satisfied that the proposal accords with Cambridge

Local Plan (2006) policies 5/14 and 10/1 and the Planning Obligation Strategy 2010.

Waste

- 8.41 The Planning Obligation Strategy (2010) requires that all new residential developments contribute to the provision of household waste and recycling receptacles on a per dwelling basis. As the type of waste and recycling containers provided by the City Council for houses are different from those for flats, this contribution is £75 for each house and £150 for each flat. The total contribution sought has been calculated as follows:

Waste and recycling containers			
Type of unit	£per unit	Number of such units	Total £
House	75	2	150
Flat	150		
Total			150

- 8.42 Subject to the completion of a S106 planning obligation to secure the requirements of the Planning Obligation Strategy (2010), I am satisfied that the proposal accords with Cambridge Local Plan (2006) policies 3/7, 3/12 and 10/1 and the Planning Obligation Strategy 2010.

Monitoring

- 8.43 The Planning Obligation Strategy (2010) requires that all new residential developments contribute to the costs of monitoring the implementation of planning obligations. It was agreed at Development Plans Scrutiny Sub- Committee on 25 March 2014 that from 1 April 2014 monitoring fees for all financial and non-financial planning obligations will be 5% of the total value of those financial contributions (up to a maximum of £50,000) with the exception of large scale developments when monitoring costs will be agreed by negotiation. For this application a monitoring fee of £314.60 is required.

Planning Obligations Conclusion

- 8.44 It is my view that the planning obligation is necessary, directly related to the development and fairly and reasonably in scale and kind to the development and therefore the Planning

Obligation passes the tests set by the Community Infrastructure Levy Regulations 2010.

9.0 CONCLUSION

9.1 In conclusion, I consider that the proposed development is acceptable and approval is recommended, subject to conditions.

10.0 RECOMMENDATION

APPROVE subject to completion of the s106 Agreement and 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 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. (Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

3. Prior to the occupation of the dwellings, hereby permitted, a scheme for the type and location of bird and bat boxes shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall thereafter be implemented in accordance with the approved details.

Reason: To improve the bio-diversity contribution of the site (Cambridge Local Plan 2006 policies 3/1 and 4/7).

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

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

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

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

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

5. 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)

6. The building shall not be occupied until the area identified on the approved plans for car parking has been drained and surfaced in accordance with details submitted to and approved by the local planning authority in writing and that area shall not thereafter be used for any other purpose than the parking of vehicles.

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)

7. Except with the prior written agreement of the local planning authority 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)

8. Except with the prior written agreement of the local planning authority, 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)

9. No development shall commence until a programme of measures to minimise the spread of airborne dust from the site during the demolition / construction period has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved scheme.

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

10. In the event of the foundations for the proposed development requiring piling, prior to the development taking place the applicant shall provide the local authority with a report / method statement for approval detailing the type of piling and mitigation measures to be taken to protect local residents noise and or vibration. Potential noise and vibration levels at the nearest noise sensitive locations shall be predicted in accordance with the provisions of BS 5228-1:2009 Code of Practice for noise and vibration control on construction and open sites. Development shall be carried out in accordance with the approved details.

Due to the proximity of this site to existing residential premises and other noise sensitive premises, impact pile driving is not recommended.

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

11. Part A:
Prior to the commencement of refurbishment/ development works, a noise report including a low frequency noise analysis and the provisions of British Standard (BS) 4142:1997 (Method for rating industrial noise affecting mixed residential and industrial areas) that considers the impact of the substation noise upon the proposed development shall be submitted in writing for consideration by the local planning authority.

Part B:

Following the submission of the noise report and prior to the commencement of refurbishment/ development works, a noise insulation scheme detailing the acoustic noise insulation performance specification of the external building envelope of the residential units (having regard to the building fabric, glazing and ventilation) for protecting the residential units from noise from the neighbouring industrial use shall be submitted to and approved in writing by the local planning authority. The scheme shall achieve the internal noise levels recommended in British Standard 8233:1999 Sound Insulation and noise reduction for buildings-Code of Practice. These levels shall be achieved with ventilation meeting both the background and summer cooling requirements.

The scheme as approved shall be fully implemented before the use hereby permitted is commenced and prior to occupation of the residential units and shall not be altered without prior approval.

Reason: To protect the amenity of future occupiers of the development (Cambridge Local Plan 2006, policies 3/7 and 4/13)

12. 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)

13. 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)

14. The windows on the east and west elevations at first floor level (serving the landing) of Plot 2 shall be obscure glazed to a minimum level of obscurity to conform to Pilkington Glass level 3 or equivalent prior to commencement of use (of the extension) and shall have restrictors to ensure that the window cannot be opened more than 45 degrees beyond the plane of the adjacent wall and shall be retained as such thereafter.

Reason: In the interests of residential amenity (Cambridge Local Plan 2006 policies 3/4 and 3/12 or 3/14).

15. Prior to the occupation of the dwelling, hereby permitted, the on-site storage facilities for waste and recycling shall be submitted to and approved in writing by the Local Planning Authority. The approved arrangements 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 (in accordance with policies 4/13 and 6/10 of the Cambridge Local Plan (2006))

INFORMATIVE:

To satisfy the condition requiring the submission of a program of measures to control airborne dust above, the applicant should have regard to:

Council's Supplementary Planning Document Sustainable Design and Construction 2007:

<http://www.cambridge.gov.uk/public/docs/sustainable-design-and-construction-spd.pdf>

Control of dust and emissions from construction and demolition - Best Practice Guidance produced by the London Councils:

http://www.london.gov.uk/thelondonplan/guides/bpg/bpg_04.jsp

INFORMATIVE:

Electricity substations are known to emit electromagnetic fields. The NRPB has set standards for the release of such fields in relation to the nearest premises. The applicant is advised to contact The Health Protection Agency, Radiation Protection Division, Chilton, Didcot, Oxon OX11 0RQ, tel: 01235 831600 for advice regarding the electric/magnetic fields that are associated with electric substations.

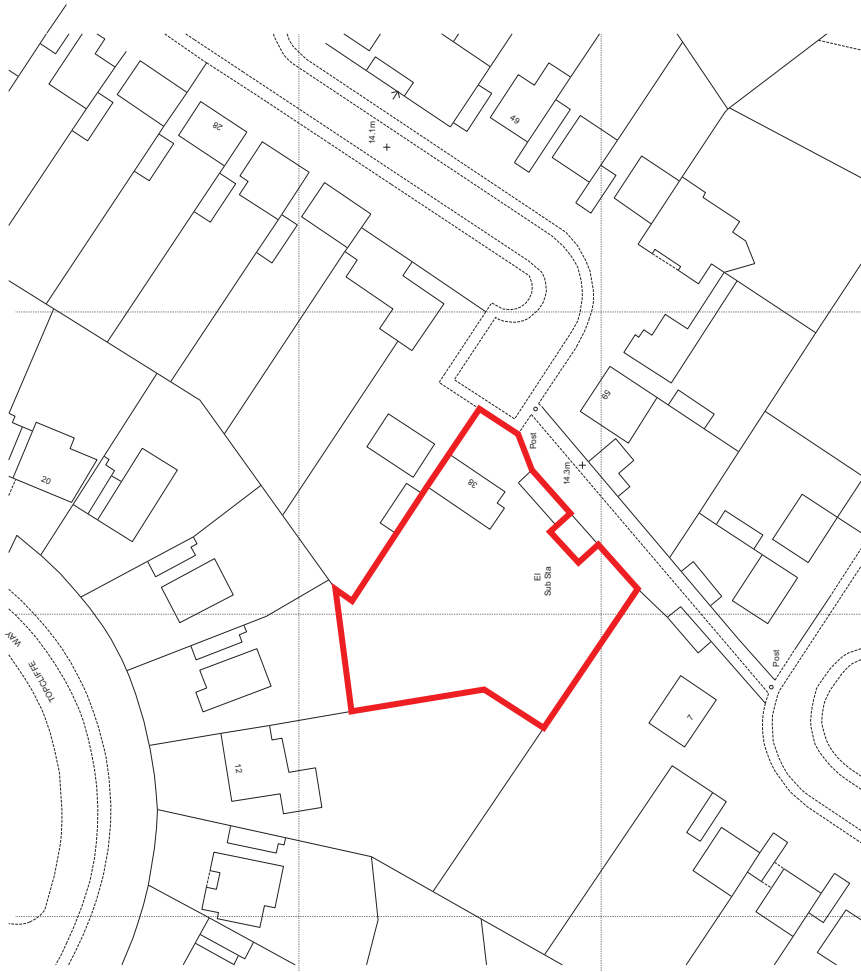
INFORMATIVE:

If during the works contamination is encountered, the Local Planning Authority should be informed, additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the Local Planning Authority. The applicant/agent to need to satisfy themselves as to the condition of the land / area and its proposed use, to ensure a premises prejudicial to health situation does not arise in the future.

2. Unless prior agreement has been obtained from the Head of Planning, in consultation with 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 8th August 2014 or if Committee determine that the application be refused against officer recommendation of approval, 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, waste facilities, and monitoring in accordance with Cambridge Local Plan 2006 policies 3/7, 3/8, 3/12, 5/14 the and as detailed in the Planning Obligation Strategy 2010, the Open Space Standards Guidance for Interpretation and Implementation 2010, Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document 2012

3. In the event that the application is refused, and an Appeal is lodged against the decision to refuse this application, delegated authority is sought to allow officers to negotiate and complete the Planning Obligation required in connection with this development



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NOTES: All dimensions must be checked on site and not scaled from this drawing.

Revisions	
A	Date

mead architecture

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Web: www.meadarchitecture.co.uk

Client: **WILKINSON PROPERTY SERVICES LTD.**

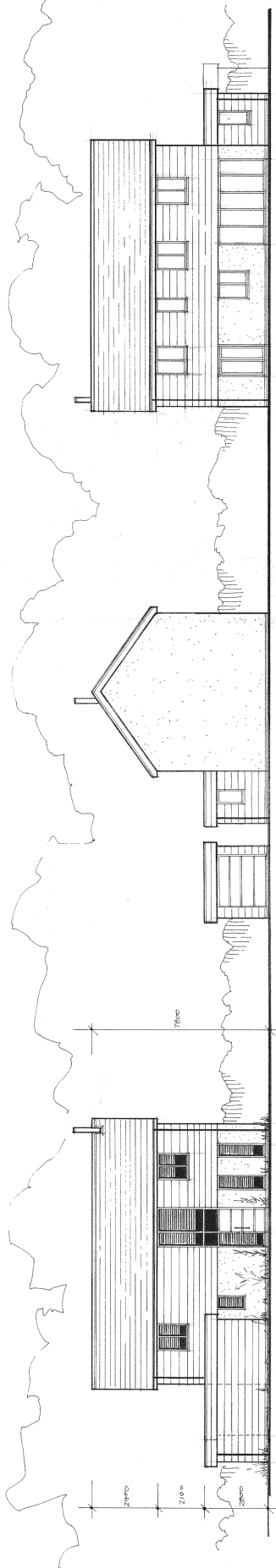
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Drawing Title: **PROPOSED EXTERIOR AND FLOOR PLANS - FIRST FLOOR GARAGE**

Scale: **1:100**

Date: **16/07/2015** Drawn by: **CM**

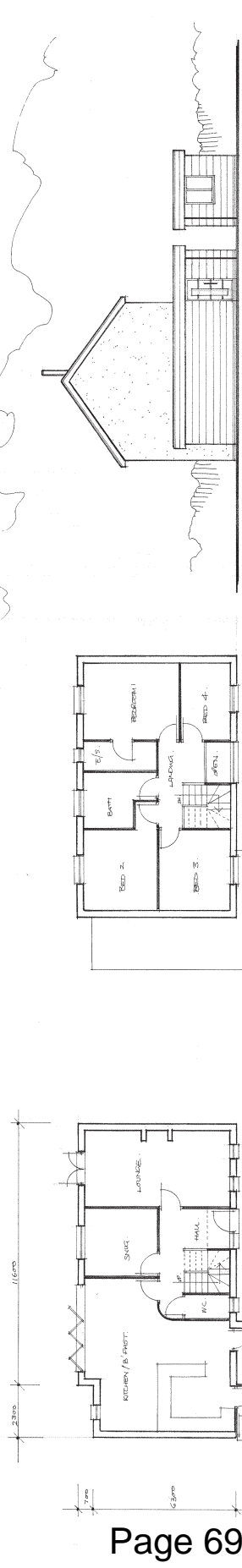
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side elevation 1:100

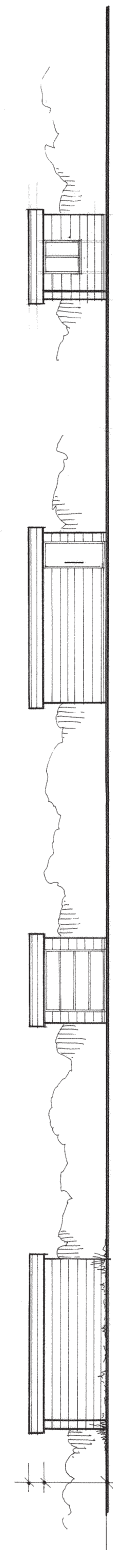
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side elevation 1:100

first floor plan 1:100

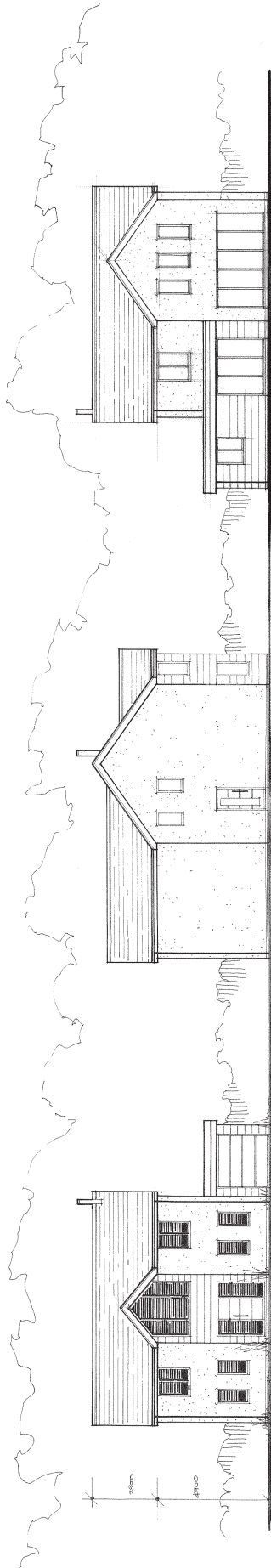
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garage elevations 1:100

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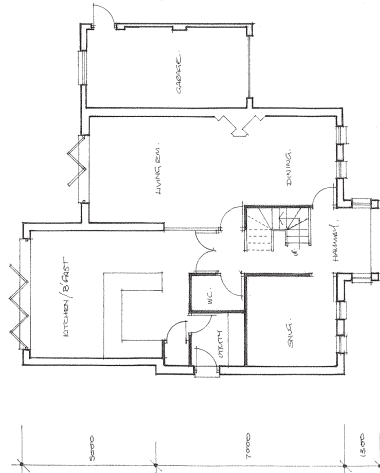
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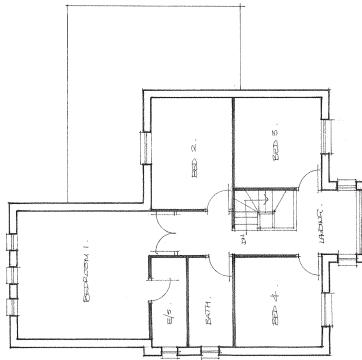
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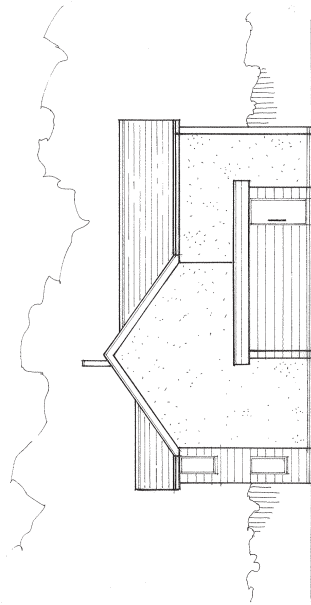
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ground floor plan 1:100



first floor plan 1:100



side elevation 1:100

Revisions	
A	Date

mead architecture
 The Studio, 8 Holly Close, Hemmingford Grey,
 Cambs, PE28 9BU
 Tel: 01753 657300
 Email: info@meadarchitecture.co.uk
 Web: www.meadarchitecture.co.uk

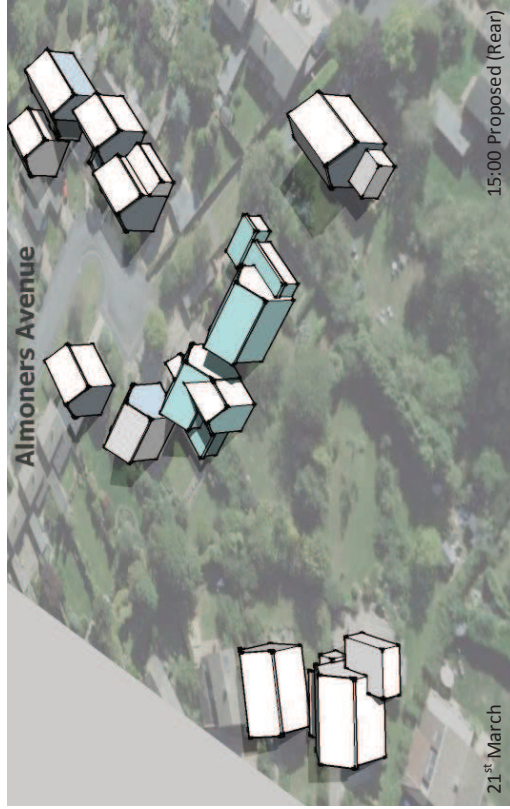
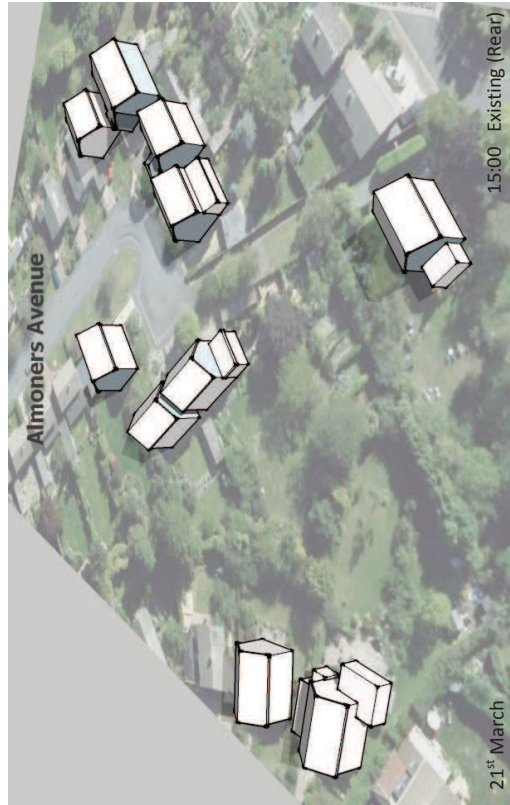
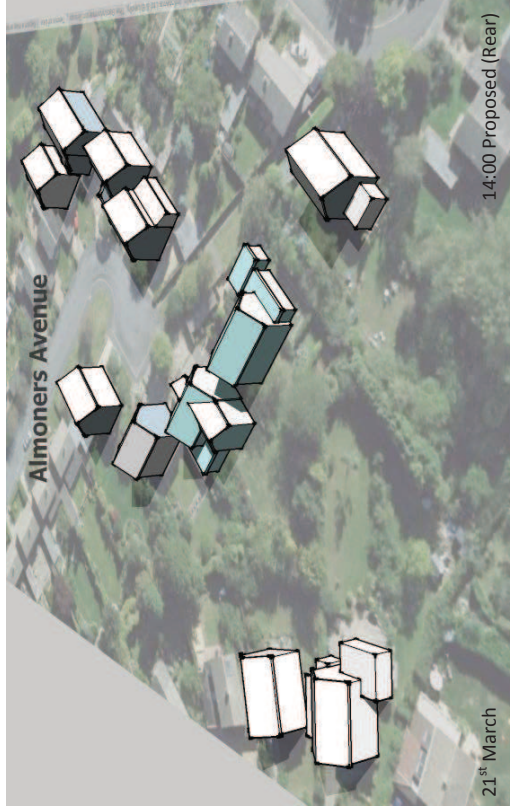
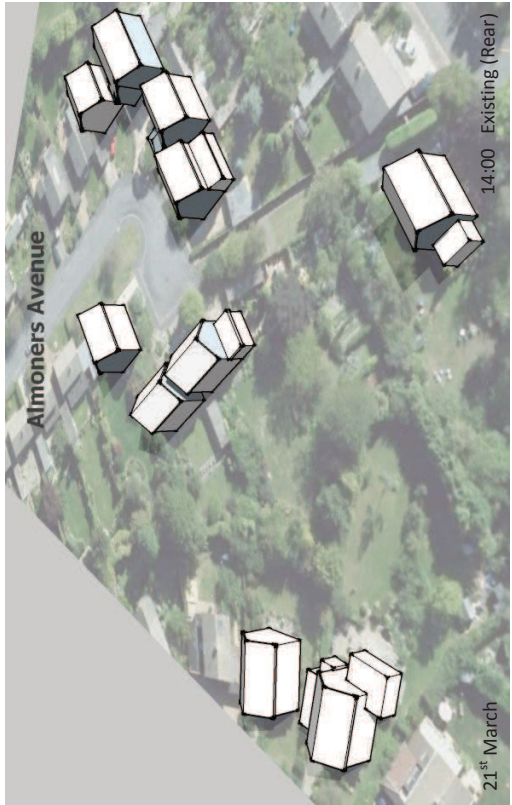
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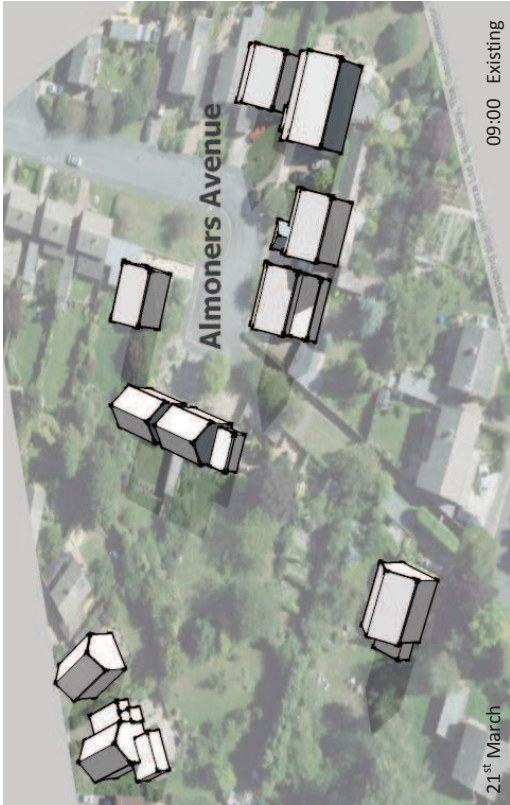
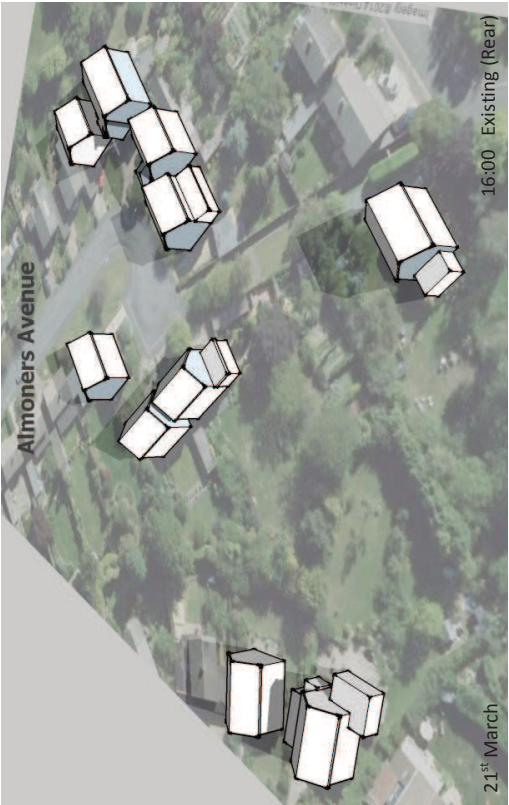
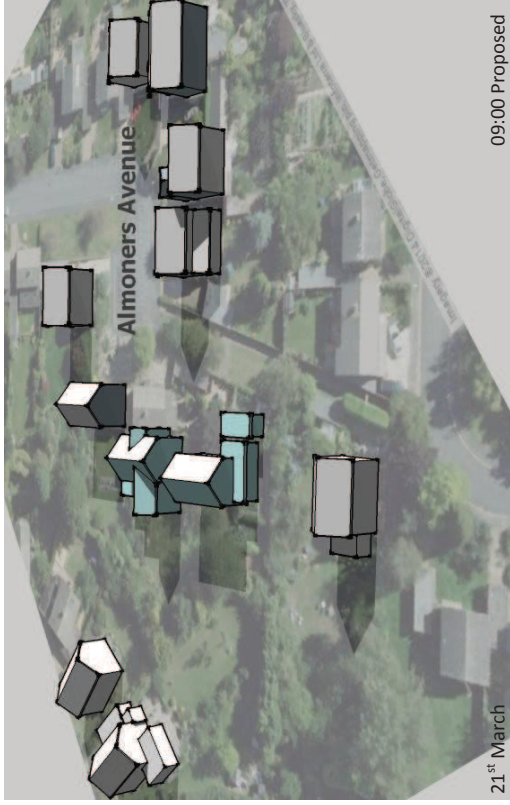
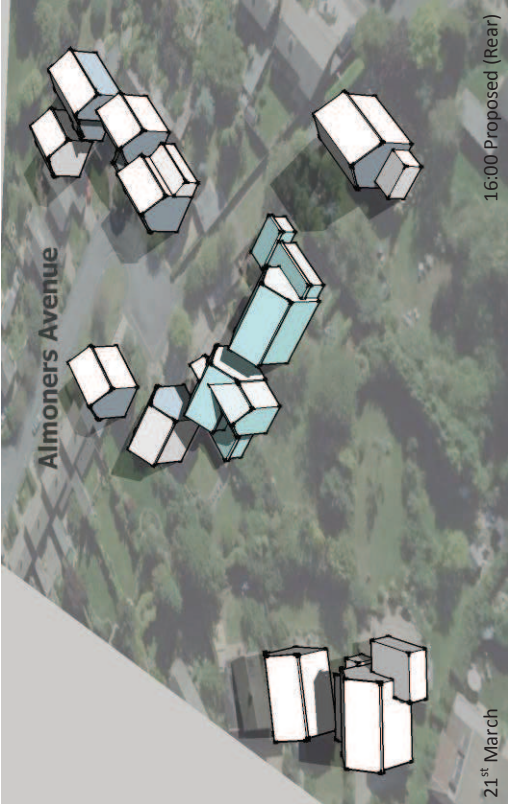
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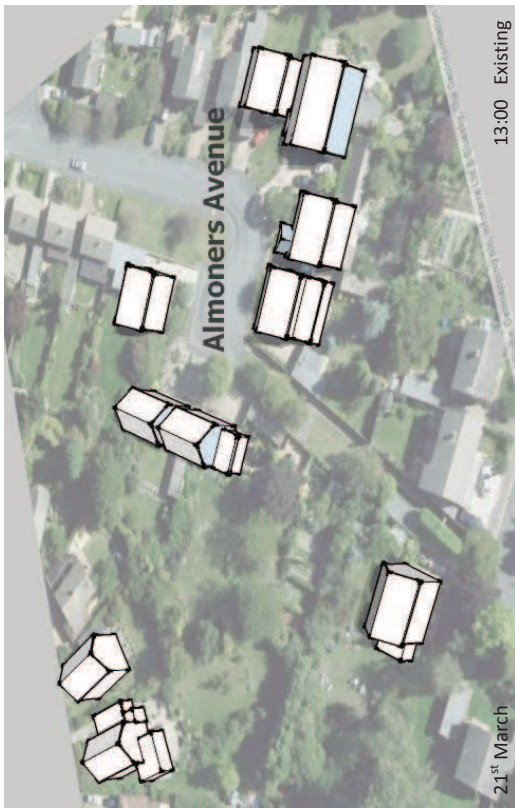
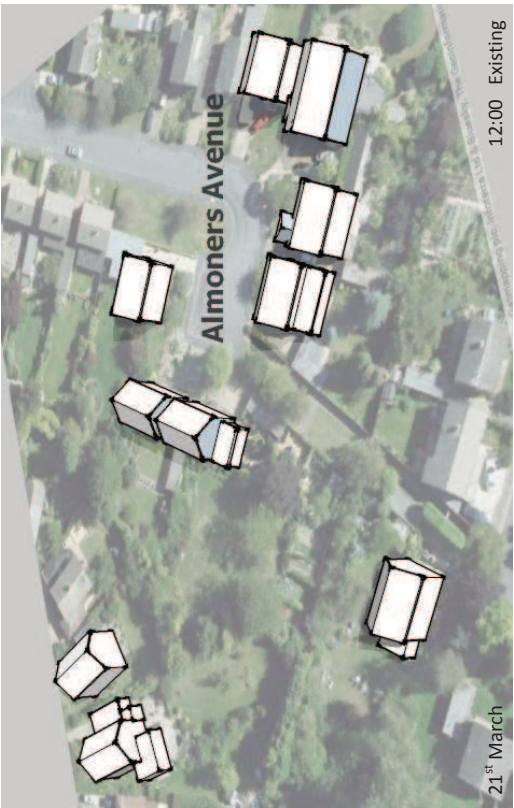
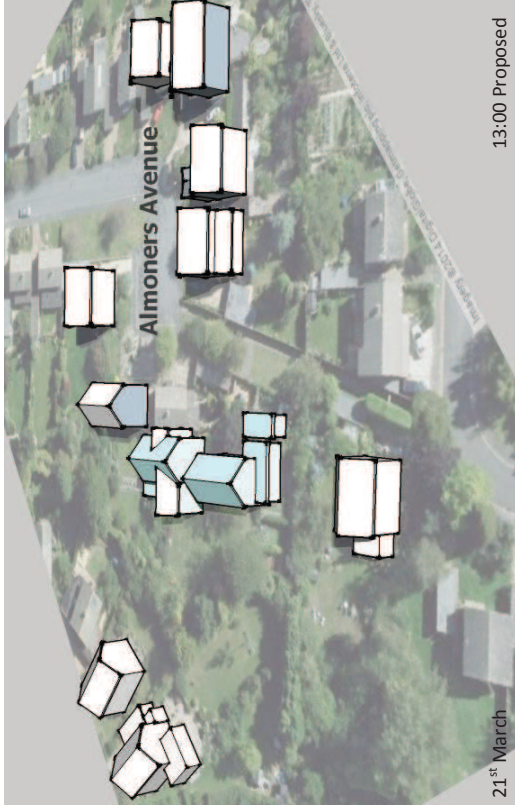
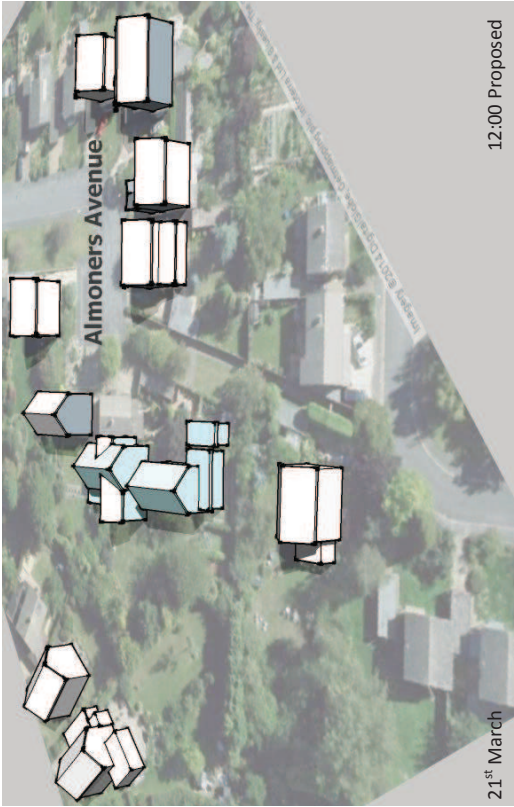
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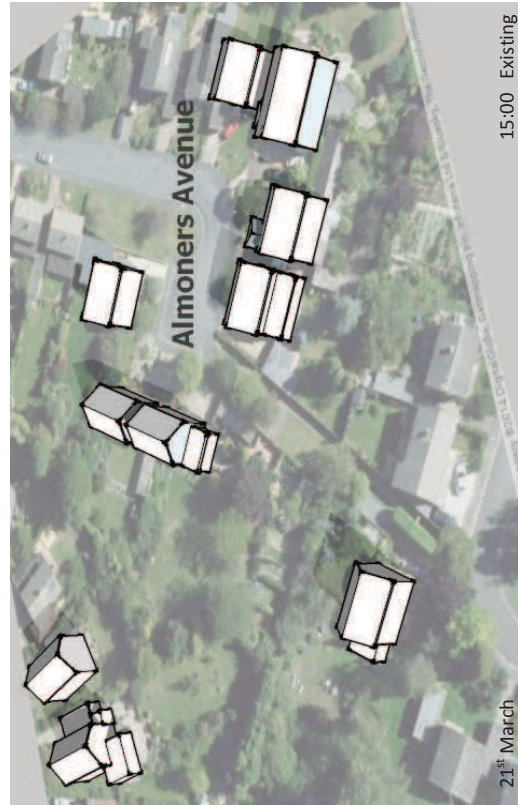
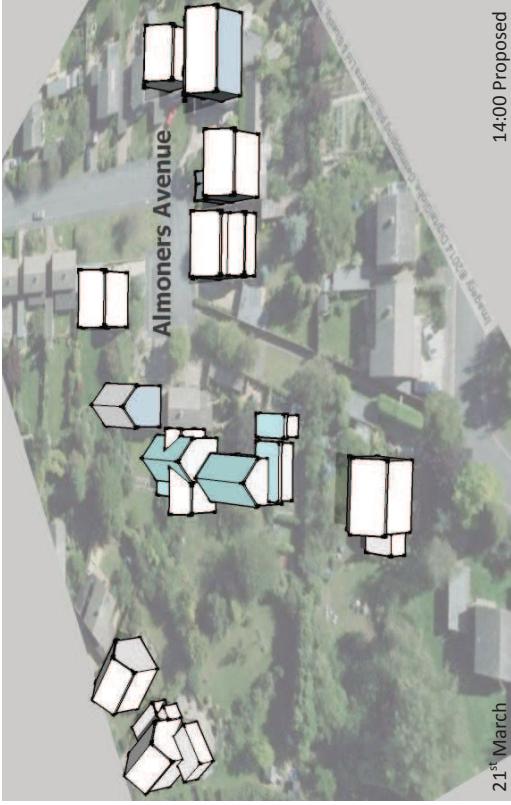
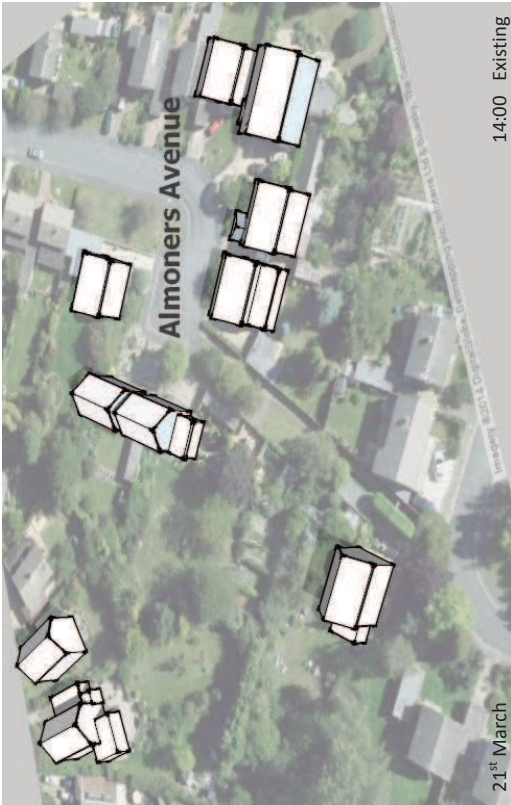
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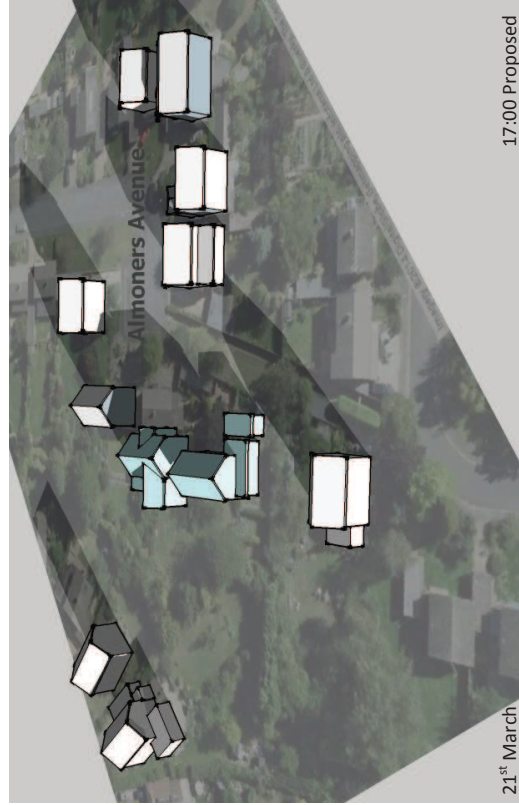
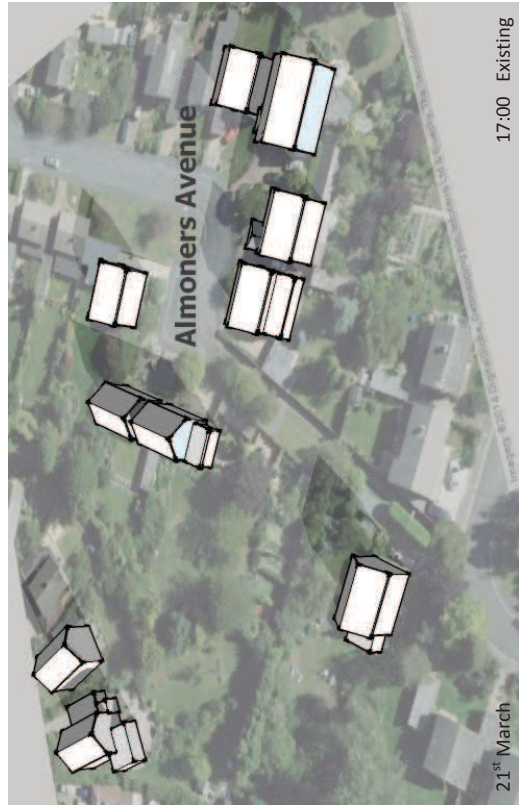
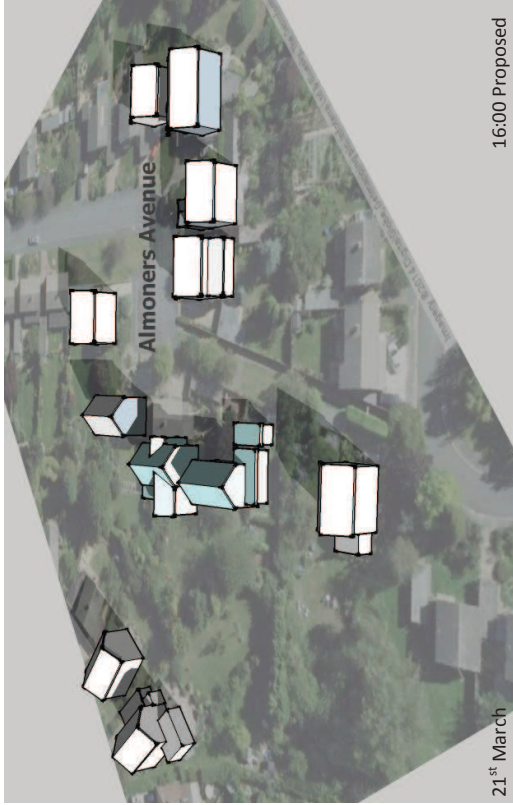
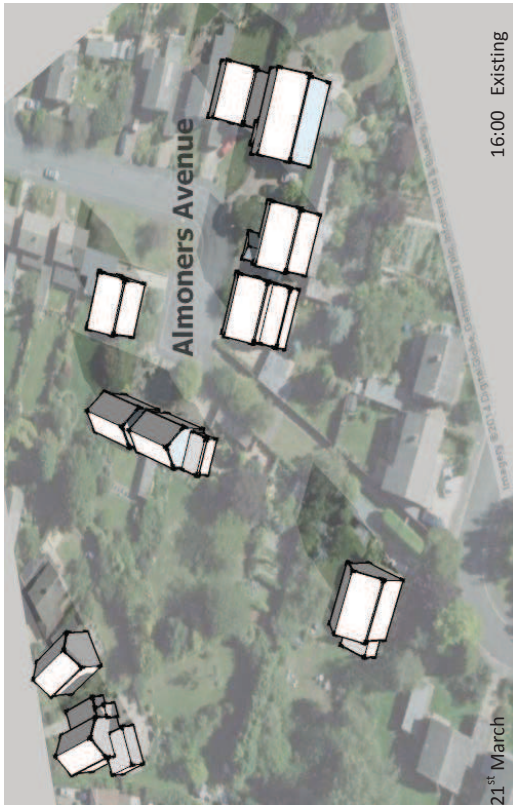
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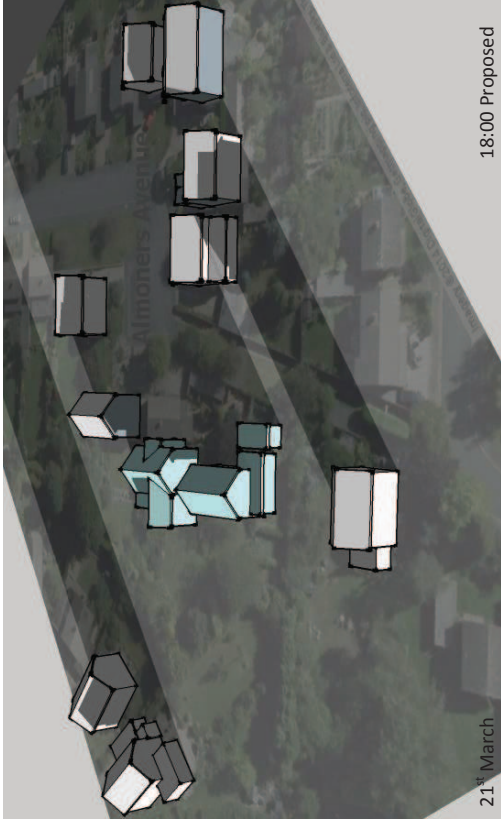
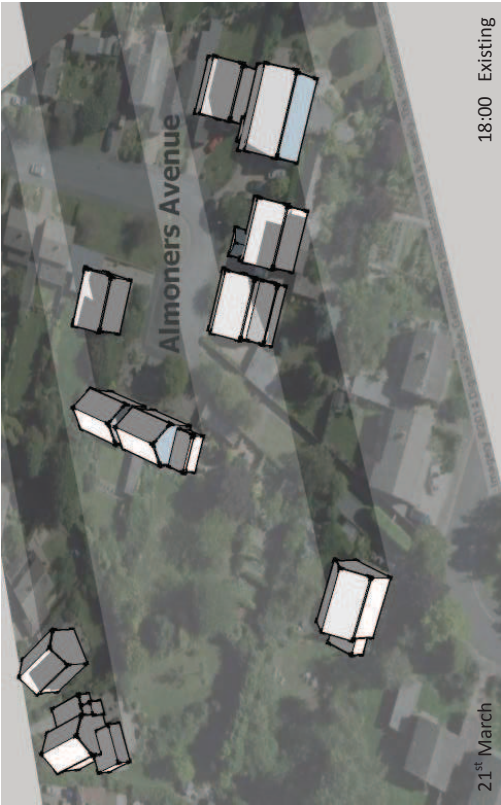












Application Number	14/0675/FUL	Agenda Item	
Date Received	2nd May 2014	Officer	Mr Amit Patel
Target Date	27th June 2014		
Ward	Queen Ediths		
Site	102 Glebe Road Cambridge CB1 7TA		
Proposal	Proposed new dwelling to replace existing		
Applicant	Mr Graham Jeffery Plot 1 102 Glebe Road Cambridge CB1 7TA United Kingdom		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <p>A similar scheme has already received planning permission in the position of the proposal</p> <p>The removal of the balconies and replacement with smaller windows will have less of an overlooking impact to neighbours</p>
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site is a roughly rectangular shaped plot situated on the southern side of Glebe Road, served by an unmade access track off Glebe Road, approximately 65m in length. This suburban area of the City is characterised by relatively large detached and semi-detached residential properties, set within generous, and typically rectangular shaped plots.
- 1.2 The plot is currently occupied by a two-storey detached dwelling which was approved under planning reference 10/0485/FUL. The existing building standing in the south-west corner of the site, which has its principal (front) elevation facing north west was being demolished on my site visit. To the west, north,

south and part of the east boundary are gardens of other houses; the southern part of the east boundary abuts the Pelican School.

- 1.3 The site is not within a Conservation Area. There are various mature trees and fruit trees within the site. There is 1 protected tree in relatively close proximity within the curtilage of number 100 Glebe Road.

2.0 THE PROPOSAL

- 2.1 The submitted application sought to amend the rear elevation ground floor windows to doors and make the building wider by 1 metre.

- 2.2 The application is accompanied by the following supporting information:

1. Design and Access Statement
2. Plans

- 2.3 The application was subsequently amended to be the same footprint as the previously approved scheme under planning reference 10/0485/FUL. The changes are as follows:

1. Change in the rear elevation from windows to doors at ground floor level.
2. Addition of two roof lights, one to the front roof slope and one to the rear roof slope.
3. Removal of the basement.
4. Change to first floor central window to now serve bathroom and frosted glazing.
5. Bedroom 2 bi-fold doors and balcony removed replaced with two smaller windows.

- 2.4 The application is brought before Committee due to this being a new dwelling and receiving third party objections.

3.0 SITE HISTORY

Reference	Description	Outcome
09/1129/FUL	Erection of two dwellings (following demolition of existing dwelling).	REF
10/0485/FUL	Erection of two dwellings (following demolition of existing dwelling).	A/C

4.0 PUBLICITY

4.1	Advertisement:	No
	Adjoining Owners:	Yes
	Site Notice Displayed:	No

5.0 POLICY

5.1 See Appendix 1 for full details of Central Government Guidance, Cambridge Local Plan 2006 policies, Supplementary Planning Documents and Material Considerations.

5.2 Relevant Development Plan policies

PLAN	POLICY NUMBER
Cambridge Local Plan 2006	3/1 3/4 3/7 3/11 3/12 4/4 4/13 5/1 8/2 8/6 8/10

5.3 Relevant Central Government Guidance, Supplementary Planning Documents and Material Considerations

Central Government Guidance	National Planning Policy Framework March 2012 National Planning Policy Framework – Planning Practice Guidance March 2014 Circular 11/95
Supplementary Planning Guidance	Sustainable Design and Construction (2007)

5.4 Status of Proposed Submission – Cambridge Local Plan

Planning applications should be determined in accordance with policies in the adopted Development Plan and advice set out in the NPPF. However, after consideration of adopted plans and the NPPF, policies in emerging plans can also be given some weight when determining applications. For Cambridge, therefore, the emerging revised Local Plan as published for consultation on 19 July 2013 can be taken into account, especially those policies where there are no or limited objections to it. However it is likely, in the vast majority of instances, that the adopted development plan and the NPPF will have considerably more weight than emerging policies in the revised Local Plan.

For the application considered in this report, there are no policies in the emerging Local Plan which are of relevance.

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

First Response

6.1 No comment to make on this application.

Second Response

No comment to make on this application.

Head of Refuse and Environment

First Response

- 6.2 No objections were raised subject to conditions relating to construction hours, deliveries, piling, waste and dust suppression

Second Response

No objection to the amendments subject to the conditions recommended in the previous comments.

- 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:

- 271 Hills Road
- 269 Hills Road
- 81 Holbrook Road
- 83 Holbrook Road

- 7.2 The representations can be summarised as follows:

- Over development of the site
- The garage is too close to the common boundaries
- The garage, in particular the office above will cause overlooking and loss of privacy
- Footprint has increased and will lead to overbearing impact on neighbouring properties
- The changes in the roof from storage to games room effectively changes the property to a three-storey dwelling and impact upon the neighbours
- Adding more roof lights will increase noise to be emitted
- Access and car parking on site is a concern

- The removal of the balcony is an improvement
- No details of replacement trees and boundary treatment
- Suggested conditions relating to no new windows and addition of mature planting along boundaries. Treatment to roof lights for light and noise. Control business use on site.
- The changes proposed will lead to more traffic and therefore have a safety impact upon the road
- There is loss of trees on site and request that replacement planting be made a condition

After the amendments and re-consultation with the neighbours the following comments have been received from 83 Holbrook Road. Their comments are as follows:

- Change of use in the attic is still a concern
- The additional roof lights are a concern as the use of this area will not be on an occasional basis
- Change in the smaller back windows/doors will increase the light and noise impact from the building

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. Highway safety
5. Third party representations
6. Planning Obligation Strategy

Principle of Development

8.2 The principle of development has already been accepted under planning reference 10/0485/FUL.

- 8.3 In my opinion the principle of the development is acceptable and in accordance with policies 5/1, 3/4 and 3/10 of the Cambridge Local Plan 2006.

Context of site, design and external spaces

- 8.4 Comments have been received regarding the overdevelopment of the site, the garage being too close to the boundary, the office above the garage causing overlooking and access and car parking issues. These factors have all been considered in the previously approved application. As the site context and design has not altered, it is my opinion that it would be unreasonable to refuse this application on these grounds. The issue regarding the trees and boundary treatment was conditioned previously and I recommend these conditions on this application.
- 8.5 The building is the same as the approved scheme in terms of its size and scale. The changes sought are, in my opinion, relatively minor and an improvement over the approved scheme. Regarding the addition of the roof lights (one to the front and one to the rear) I note that there were already roof lights in the approved scheme. I do not consider that the addition of two more will have a detrimental impact in terms of design or privacy.
- 8.6 The removal of the basement will result in no visible external changes and is therefore acceptable. The change to the window and door layout is also acceptable as this will reflect the other already approved windows in the rear elevation.
- 8.7 Subject to conditions, in my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11, 3/12.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.8 Comments have been received that the proposal will have a harmful impact upon the neighbours. These issues were assessed in the previous application and were considered to be acceptable. I consider that the minor changes that are sought would lessen the impact on the neighbours as there would be no balconies at high level. There is a frosted window at first

floor and I recommend that a condition to implement this is reasonable and recommend a condition.

- 8.9 The additional two roof lights are at high level and therefore will not increase any overlooking to the neighbours. The neighbours have raised concerns about the use in the roof creating more noise. I do not consider that the activity within the roof space from the previous scheme to that proposed would be significantly different. There may be noise but there is nothing to suggest that this would be over and above what one may expect from a residential occupier.
- 8.10 The Environmental Health Team have commented that as this is a residential area the impact of construction activity has the potential for noise and disturbance and have recommended conditions relating to construction hours, deliveries, piling and waste. I agree with their advice and recommend these conditions.
- 8.11 Subject to conditions, 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 Cambridge Local Plan (2006) policies 3/4, 3/7 and 3/12.

Highway Safety

- 8.12 Third party concerns have been raised regarding highway safety. This was addressed in the previous scheme and was considered acceptable. The access arrangement has not changed. The Highways Officer has not raised this as an issue.
- 8.13 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/2.

Third Party Representations

- 8.14 The majority of the third party objections were addressed in the previous application. The new concerns regarding the additional roof lights and increased noise have been addressed in the report above.

Planning Obligation Strategy

Planning Obligations

8.15 The Community Infrastructure Levy Regulations 2010 have introduced the requirement for all local authorities to make an assessment of any planning obligation in relation to three tests. If the planning obligation does not pass the tests then it is unlawful. The tests are that the planning obligation must be:

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

In bringing forward my recommendations in relation to the Planning Obligation for this development I have considered these requirements. The Planning Obligation Strategy (2010) 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 and relevant Supplementary Planning Documents. The proposed development triggers the requirement for the following community infrastructure:

This proposal is replacing a dwelling with the same number of bedrooms and therefore does not trigger a section 106 agreement.

9.0 CONCLUSION

The proposal is a minor amendment to a previously approved scheme under planning reference 10/0485/FUL. The changes would not be significantly different to the approved scheme. I recommend APPROVAL.

10.0 RECOMMENDATION

APPROVE 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. The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

3. 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)

4. 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)

5. 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)

6. Except with the prior written agreement of the local planning authority in writing no construction work or demolition shall be carried out or plant operated other than between the following hours: 0800 hours to 1800 hours Monday to Friday, 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

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

7. Except with the prior written agreement of the local planning authority, 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)

8. In the event of the foundations for the proposed development requiring piling, prior to the development taking place, the applicant shall provide the local authority with a report/method statement for approval detailing the type of piling and mitigation measures to be taken to protect local residents noise and or vibration. Potential noise and vibration levels at the nearest noise sensitive locations shall be predicted in accordance with the provisions of BS 5228 - Part 4: COP for noise and vibration control applicable to piling operations. The development shall be carried out in accordance with the approved details.

Reason: In the interests of neighbouring amenity, Cambridge Local Plan 2006 policy 4/13.

9. Prior to occupation, 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 wheeled bins, will be stationed and walk distances for residents including the specific arrangements to enable collection from the kerbside of the adopted highway/ refuse collection vehicle access point [or within 5m]. 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: In the interests of neighbouring amenity, Cambridge Local Plan 2006 policy 4/13.

INFORMATIVE: The demolition phase may give rise to dust and therefore the applicant is advised to ensure that appropriate measures are employed to minimise the spread of airborne dust from the site. Further guidance can be obtained from:

Councils Supplementary Planning Document Sustainable Design and Construction 2007:

https://www.cambridge.gov.uk/sites/www.cambridge.gov.uk/files/documents/SustainComSPD_WEB.pdf

Control of dust and emissions from construction and demolition - Best Practice Guidance produced by the London Councils:

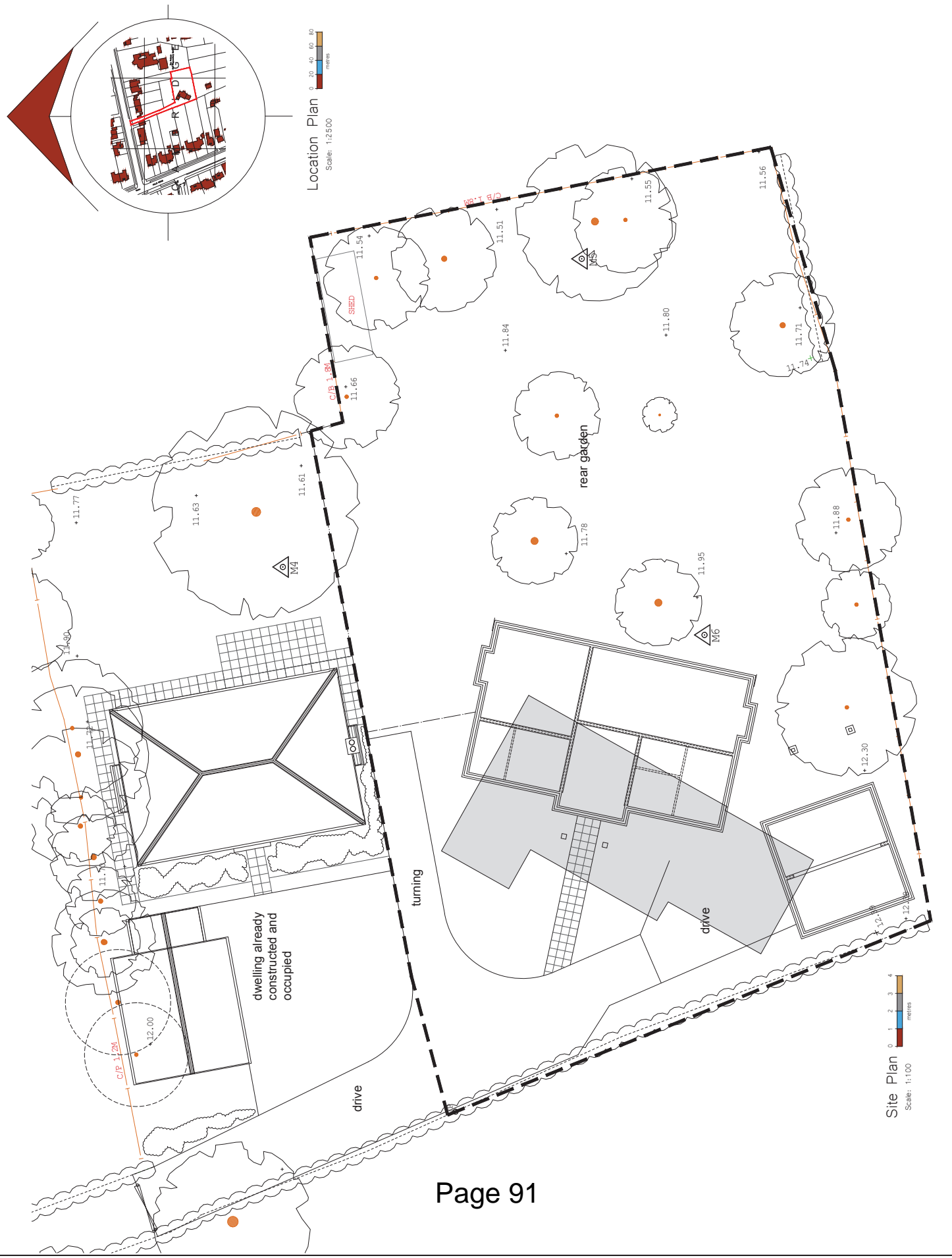
http://www.london.gov.uk/thelondonplan/guides/bpg/bpg_04.jsp

General Notes
 1. The drawing shall not be taken, figured dimensions only to be used.
 2. The drawing shall be used for the purpose of the contract only.
 3. The contractor, sub-contractor and suppliers must verify all dimensions and levels on site.
 4. The drawing is to be used in conjunction with all relevant reports and specialist sub-contractors drawings and specifications.
 5. Any structures are to be brought to the designed station.

FOR APPROVAL

SWANN EDWARDS ARCHITECTURE
 Swann Edwards Architecture Limited, 60-62, High Street, Guildford, Surrey, GU1 1AA
 01483 45984 e info@swannedwards.co.uk w www.swannedwards.co.uk

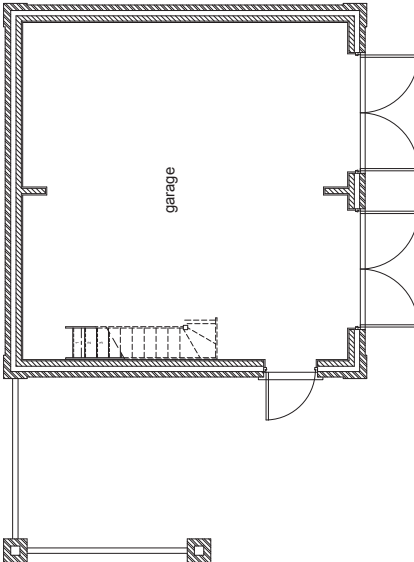
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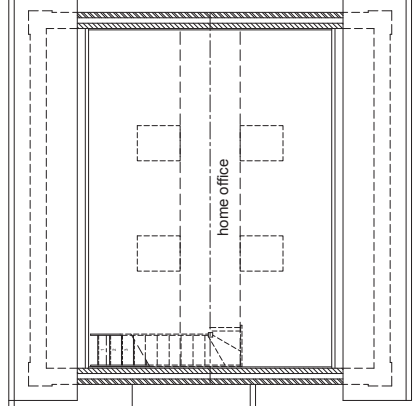
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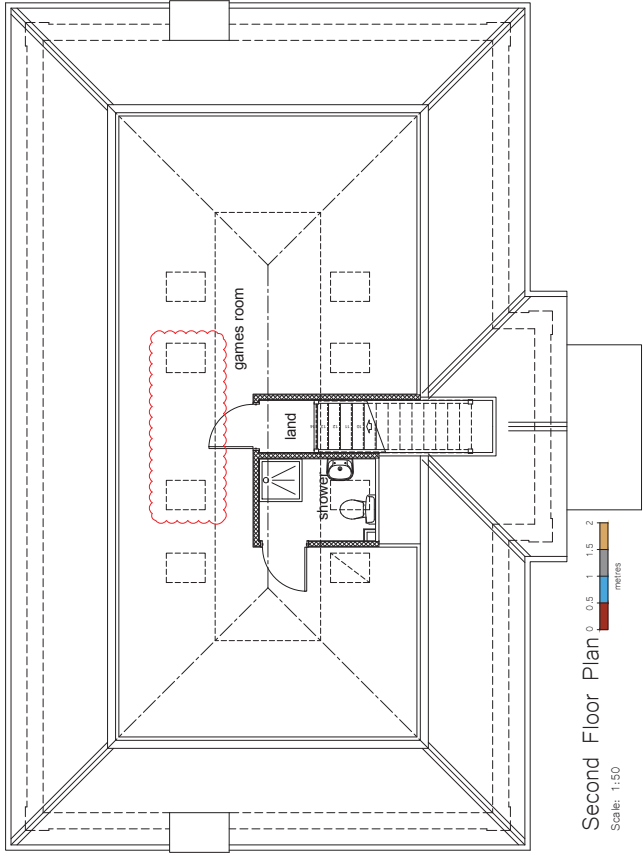
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2. All dimensions are shown in millimetres unless otherwise stated.
3. All work shall be in accordance with the current Building Regulations and all dimensions on the plan to the commencement of any work.
4. The drawings are to be used for the purpose of obtaining planning permission and specialist subcontractors drawings and specifications.
5. Any discrepancies are to be brought to the designers attention.



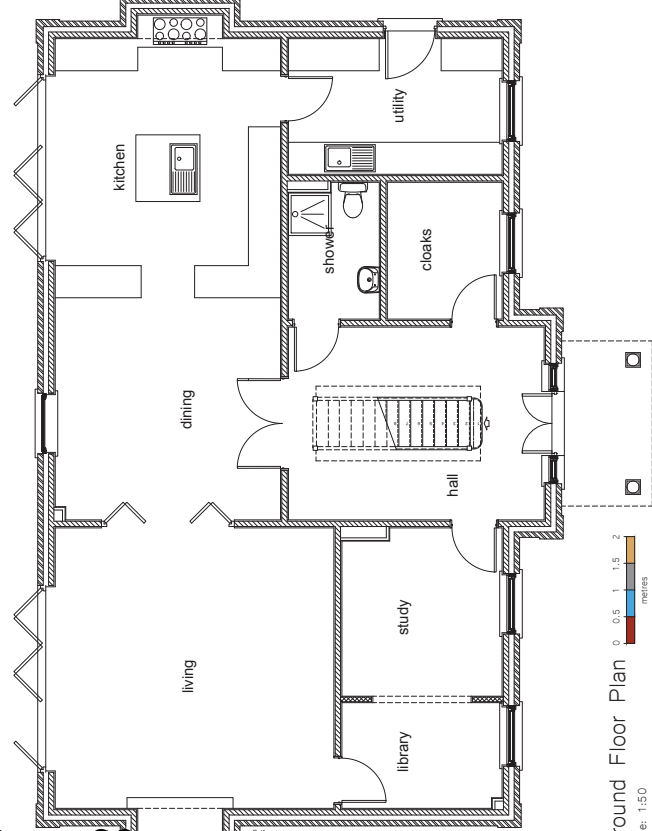
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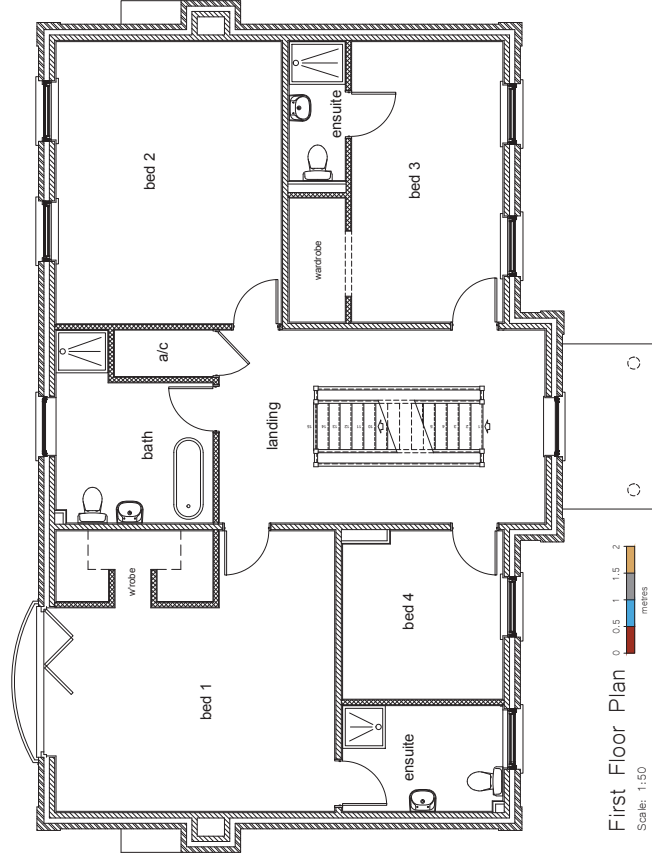
Garage First Floor Plan
Scale: 1:50



Second Floor Plan
Scale: 1:50



Ground Floor Plan
Scale: 1:50



First Floor Plan
Scale: 1:50

July 2014
A
Rear Rooflights

STATUS
FOR APPROVAL

SWANN EDWARDS ARCHITECTURE
SWANN EDWARDS ARCHITECTURE, 102 GLOBE ROAD, GLOUCESTER, GLOUCESTER, GL1 2DQ
01145 450194 • info@swannedwards.co.uk • www.swannedwards.co.uk





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Client Name	Mr. G. Jeffrey	Date	2014
Drawing Title	SE-264	Client No.	RS
Floor Plans	2.1	Revision	A

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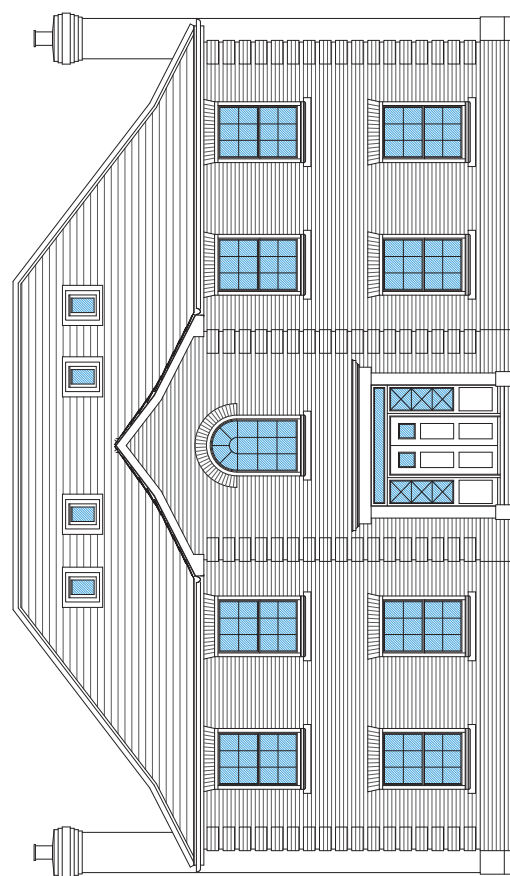
General Notes

- The drawing shall not be taken, figured dimensions only to be used.
- Work to be done shall be shown in red ink.
- The contractor, sub-contractor and suppliers must verify all dimensions and materials to be used on site before work commences.
- The drawing is to be used in conjunction with all relevant reports and specialist sub-contractor drawings and specifications.
- Any alterations are to be brought to the designer's attention.

ELEVATION KEY

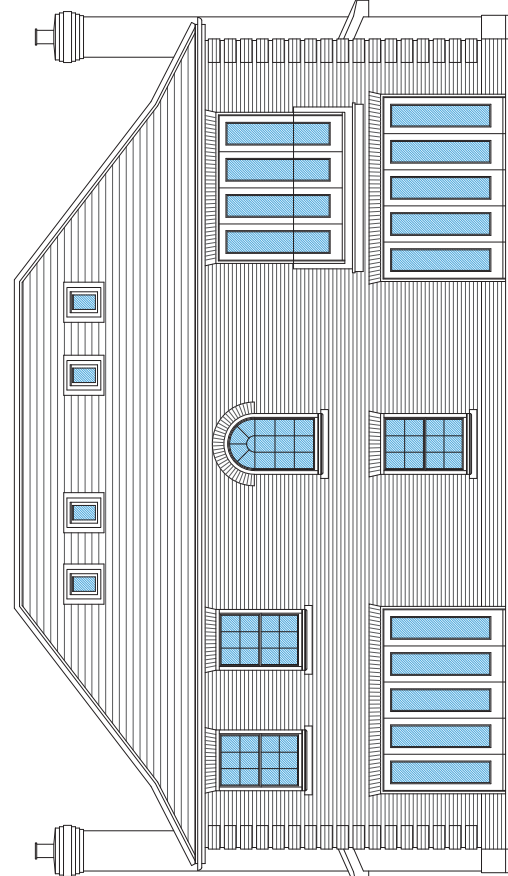
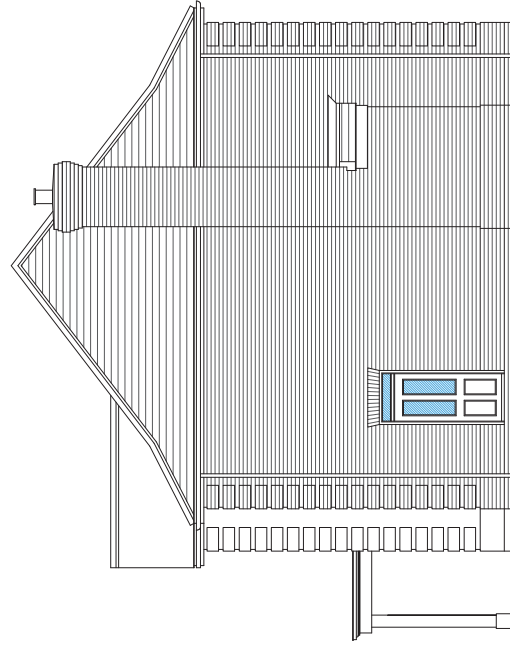
	Main elevation material rendering on the blocks		Main elevation rendering on the tiles
	Main elevation rendering on the window and door frames		Main elevation rendering on the rainwater goods

Roofwater goods - Blackbrass and full brackets
Windows and Doors - White Painted Timber

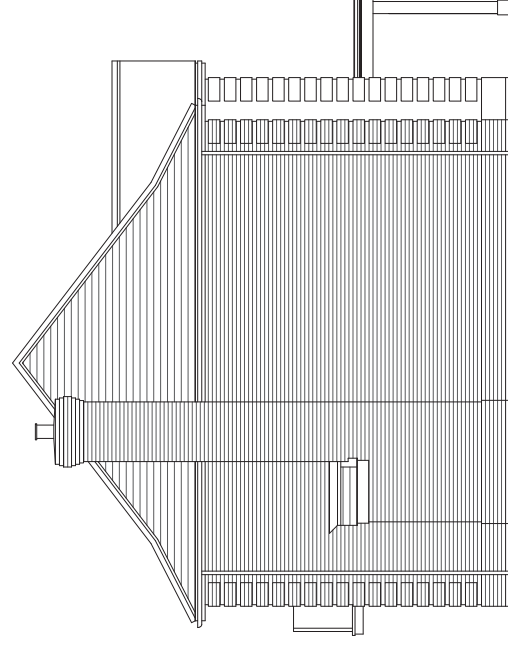


Front (West) Elevation
Scale: 1:50

Side (South) Elevation
Scale: 1:50



Rear (East) Elevation
Scale: 1:50



Side (North) Elevation
Scale: 1:50

SUBS
FOR APPROVAL

SWANN EDWARDS ARCHITECTURE
 Swann Edwards Architecture Limited, 100 High Street, 100 High Street,
 Gainsborough, Lincolnshire, LE15 8EF
 01509 45584 • info@swannedwards.co.uk • www.swannedwards.co.uk

Job Title	Architect
Scale	1:50
Sheet Size	A1
Client	Mr G Jeffrey
Project No.	2015
Issue No.	RS
Drawing Title	SE-264
Design No.	22

Proposed New Dwelling
 Plot 11, 110 Gainsborough Road
 Gainsborough, Lincolnshire
 Mr G Jeffrey

Planning Drawing SE-264
 Elevations

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General Notes

1. The drawing shall not be scaled, figured dimensions only to be used.
2. All dimensions are shown in 'mm' unless otherwise stated.
3. The contractor, sub-contractors and suppliers must verify all dimensions on site prior to the commencement of any work.
4. This drawing is to be read in conjunction with all relevant engineers and specialist sub-contractors drawings and specifications.
5. Any discrepancies are to be brought to the designers attention.

ELEVATION KEY



Hatch indicates Hoskins Wickford Red Bricks



Hatch indicates Samitoff 20/20 interlocking plain tile - Tucson

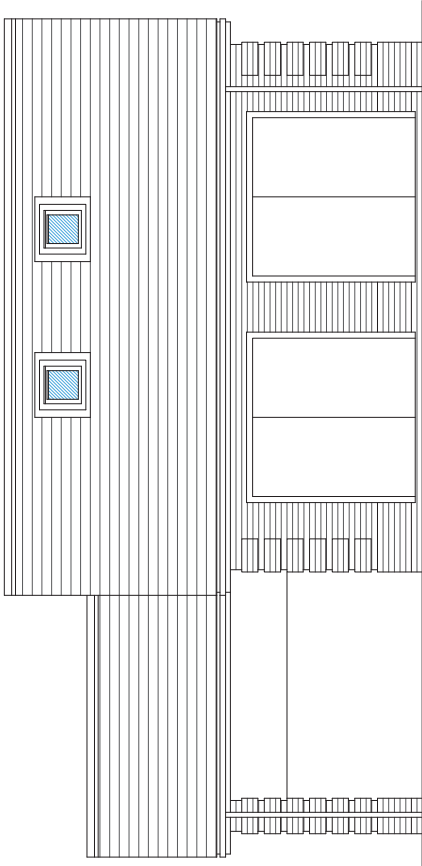


Hatch indicates projecting quoins to match brickwork

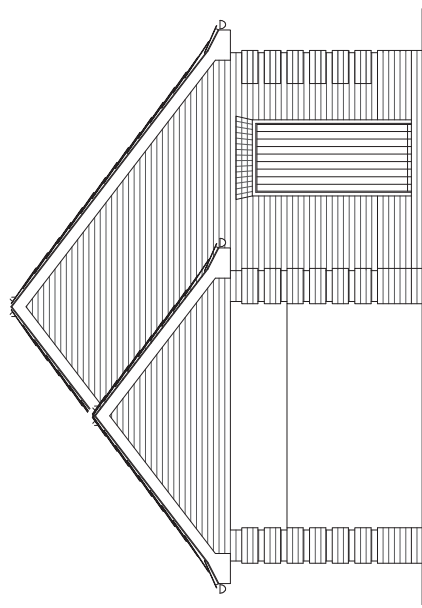


Hatch indicates glazing

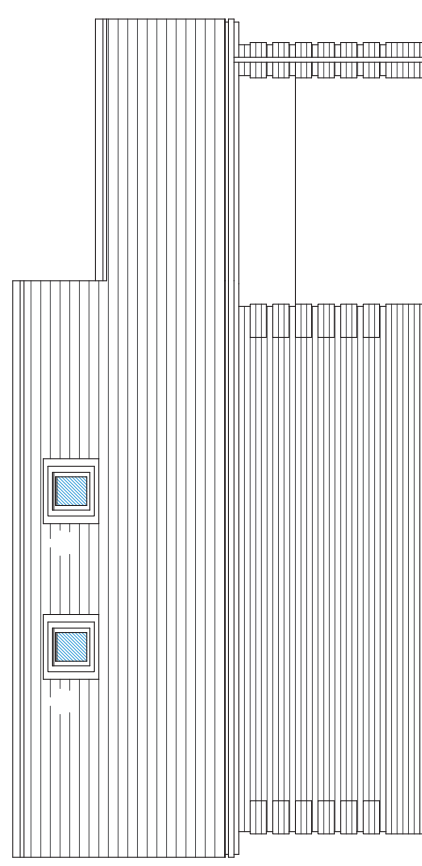
Rainwater goods - black on rise and fall brackets
Windows and Doors - White Painted Timber



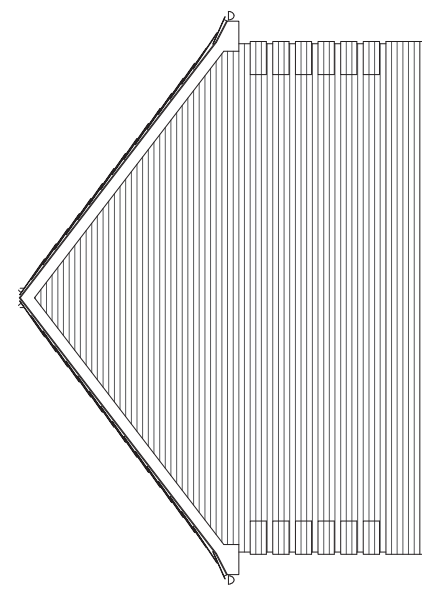
Garage Front (North) Elevation
Scale: 1:50



Garage Side (East) Elevation
Scale: 1:50



Garage Rear (South) Elevation
Scale: 1:50



Garage Side (West) Elevation
Scale: 1:50

Status

FOR APPROVAL



SWANN EDWARDS
ARCHITECTURE

Swann Edwards Architecture Limited, Elveden House, Gull Road, Goytyn, Walsby, Cambs. PE13 4ER
t 01945 456394 e info@swannedwards.co.uk w www.swannedwards.co.uk

Job Title Proposed New Dwelling Plot 1, 102 Glebe Road Cambridge, for Mr G. Jeffery	Date June 2014	Scale 1:50 Sheet Size A2
Drawing Title Planning Drawing Garage Elevations	Job No. SE-264	Drawn by Revision
	Dwg No. 23	

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Application Number	14/0287/FUL	Agenda Item	
Date Received	10th March 2014	Officer	Natalie Westgate
Target Date	5th May 2014		
Ward	Cherry Hinton		
Site	29 Fernlea Close Cambridge CB1 9LW		
Proposal	Single storey front extension, part single storey, part two storey rear extension and two storey side extension.		
Applicant	Mr ALI MASHUK 29 Fernlea Close Cambridge CB1 9LW		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ol style="list-style-type: none"> 1) The design of the extension will not detract from the character and appearance of the building or wider setting. 2) There would be no significant adverse impact on the amenities of neighbouring residential properties. 3) The scheme is very similar to that approved in 2013.
RECOMMENDATION	APPROVAL

0.0 REASON FOR DEFERAL

0.1 The application was deferred at the previous South Area Committee on the grounds of concern on parking and the site potentially being a House for Multiple Occupation (HMO). Following the submission of drawing no.8971.1 dated 1.8.14, the Highways Officer has viewed the scheme as satisfactory and as such a condition is attached to ensure the parking layout is in place before occupation of the extension.

0.2 The agent has stated that the dwelling is and will not become a House for Multiple Occupation. However, under the current

regulations up to 6 unrelated people could occupy the building under Class C4 as an HMO. More than 6 would require specific planning permission. I attach an informative reminding the applicant that if there was to become more than 6 unrelated residents then an application for a sui-generis HMO must be submitted.

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 29 Fernlea Close is a two storey semi-detached dwelling. It stands on the south-western side of Fernlea Close. The area is entirely residential in character.
- 1.2 The site is not within a conservation area. There are no protected trees on the application site. The site falls outside the controlled parking zone.

2.0 THE PROPOSAL

- 2.1 The application seeks planning permission for a part single storey part two storey front, side and rear extension.
- 2.2 This is a revised application from a very similar scheme approved in 2013.
- 2.3 The proposed two storey extension projects 4.5m to the rear. The single storey extension projects 3.8m.
- 2.4 The application is brought before Committee at the request of Councillor Dryden for the following reason:
 - The application is an overdevelopment of the site.

Amended Plans

- 2.5 The application was originally submitted with very poor quality plans. The applicant has now submitted accurate drawings.
- 2.6 All residential properties have been reconsulted on the amended plans.

3.0 SITE HISTORY

Reference	Description	Outcome
11/1018/CLUPD	Side and rear dormer and front velux window	Certificate granted
11/1019/FUL	Part single storey part two storey rear extension.	Approved
13/0027/FUL	Part single storey part two storey rear extension.	Approved

4.0 PUBLICITY

4.1 Advertisement:	No
Adjoining Owners:	Yes
Site Notice Displayed:	No

5.0 POLICY

5.1 See Appendix 1 for full details of Central Government Guidance, Cambridge Local Plan 2006 policies, Supplementary Planning Documents and Material Considerations.

5.2 Relevant Development Plan policies

PLAN	POLICY NUMBER
Cambridge Local Plan 2006	3/4 3/14

5.3 Relevant Central Government Guidance, Supplementary Planning Documents and Material Considerations

Central Government Guidance	National Planning Policy Framework March 2012 National Planning Policy Framework – Planning Practice Guidance March 2014 Circular 11/95
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5.4 Status of Proposed Submission – Cambridge Local Plan

Planning applications should be determined in accordance with policies in the adopted Development Plan and advice set out in the NPPF. However, after consideration of adopted plans and the NPPF, policies in emerging plans can also be given some weight when determining applications. For Cambridge, therefore, the emerging revised Local Plan as published for consultation on 19 July 2013 can be taken into account, especially those policies where there are no or limited objections to it. However it is likely, in the vast majority of instances, that the adopted development plan and the NPPF will have considerably more weight than emerging policies in the revised Local Plan.

5.5 Supplementary Planning Documents

Cambridge City Council (May 2007) – Sustainable Design and Construction:

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

- 6.1 Following submission of drawing no.8971.1 dated 1.8.14, the scheme is satisfactory.
- 6.2 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

27 Fernlea Close

The representation can be summarised as follows:

- The quality of the plans is very poor.
- The adjacent shed has not been drawn accurately.
- The extension would block light.

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. Context of site, design and external spaces
2. Residential amenity
3. Third Party Representations

Context of site, design and external spaces

8.2 The key design issue is the design and appearance of the extensions in relation to the existing building and their wider setting. A very similar extension was approved in 2013, which is a material consideration which carries significant weight.

8.3 The extension is proportionate to the plan form of the original house and in my view there has been no change in policy or circumstances, which might justify taking a different view from the approved scheme 13/0027/FUL in 2013.

8.4 The front porch is of an adequate design and scale for the character of the area so the proposed front extension would be in keeping with the character of the street scene. The proposed side and rear extension are appropriately designed and the form of the roof pitches are in keeping with the existing dwelling.

8.5 Brickwork is to match the existing building which can be ensured through the imposition of a suitable planning condition.

8.6 Adequate external space is retained for car parking off the street.

8.7 In my view, the proposal is harmonious in its context and the development accords with the Cambridge Local Plan (2006) policies 3/4 and 3/14.

Residential Amenity

Impact on amenity of neighbouring occupiers

8.8 The proposed rear extension at first floor level would have a similar visual impact to the approved scheme in 2013. In my

view the depth of the projection at 4.5m would not cause significant overshadowing for 25, 27 or 31 Fernlea Close.

- 8.9 The impact on the attached neighbouring property at No.31 is acceptable because the proposed development towards this side is still single storey and there is adequate boundary treatment.
- 8.10 The impact on the neighbouring property at No.27 is acceptable because there is a separation distance between the dwelling and the extension of approximately 3.5m, so there would not in my view be a harmful visual impact or sense of enclosure. 25 and 27 Fernlea Close are sited deeper into their garden plots as compared to 29 Fernlea Close, which reduces the impact of the extensions or the potential for a significant loss of light to its flank windows. There will be some shadow created to the side of 25 and 27 Fernlea Close in the afternoon, but I do not consider this to be significantly harmful.
- 8.11 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 the Cambridge Local Plan (2006) policies 3/4 and 3/14.

Third Party Representations

The issues raised have been considered in the above report and are summarised below:

Issue	Report section/Officer comment
The quality of the plans is very poor	Accurate plans have been obtained and all neighbours were reconsulted on the proposed application.
The adjacent shed has not been drawn accurately.	The block plan does not identify garden outbuildings, but this does not in my view affect the assessment of the impact of the proposed extensions.
The extension impacts on light to 27 Fernlea Close	Paragraph 8.9

9.0 CONCLUSION

- 9.1 This amended scheme is very similar to the previous approval in 2013 and will not be harmful to the character and appearance of the existing property, or the amenities of neighbours. APPROVAL is recommended.

10.0 RECOMMENDATION

APPROVE, 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. The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

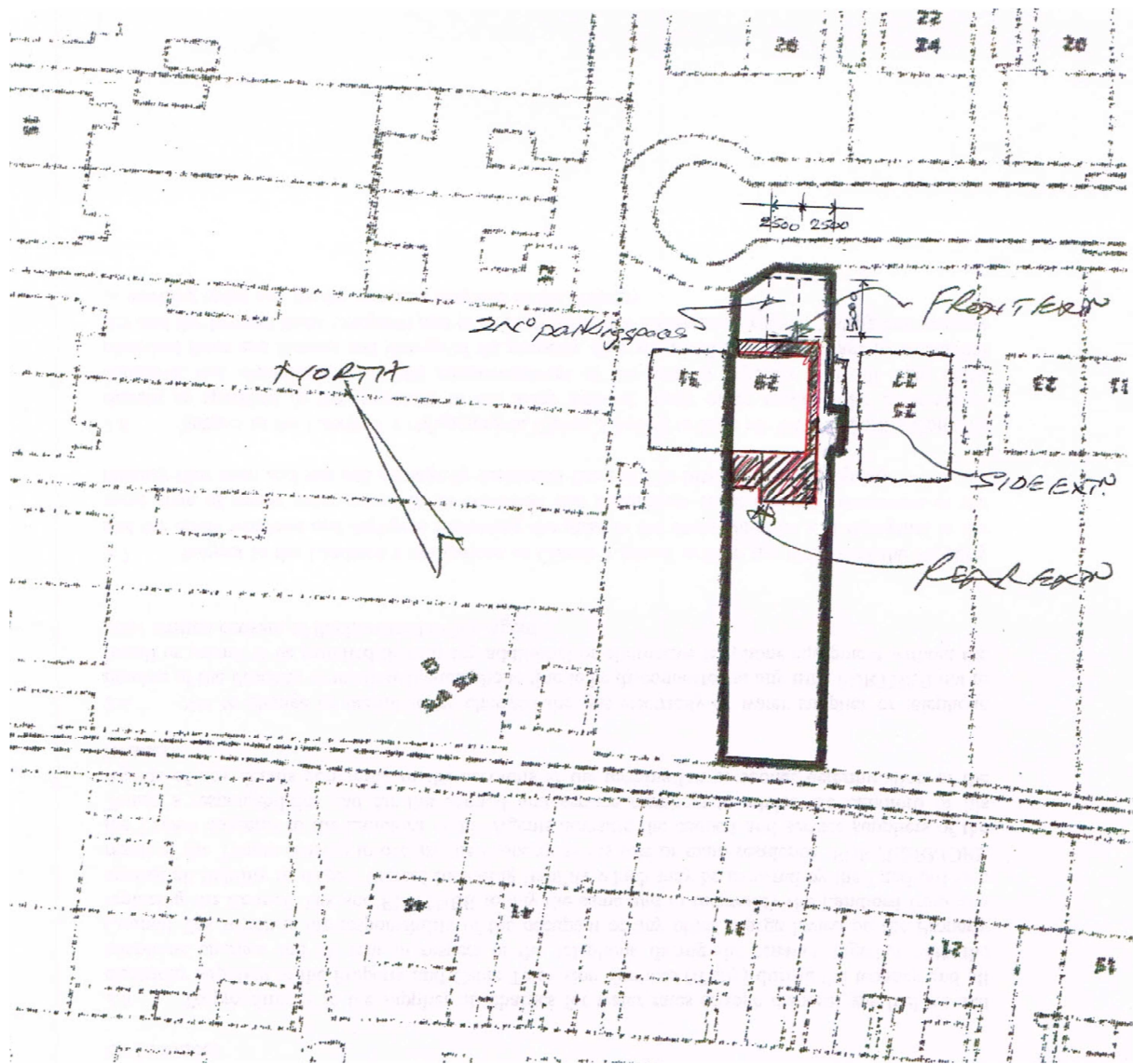
3. The extension hereby permitted shall be constructed in external materials to match the existing building in type, colour and texture.

Reason: To ensure that the extension is in keeping with the existing building. (Cambridge Local Plan 2006 policies 3/4, 3/12 and 3/14)

4. Prior to occupation of the extension, the area identified on the approved plans for car parking should be in place in compliance with drawing no.8971.1 dated 1.8.14.

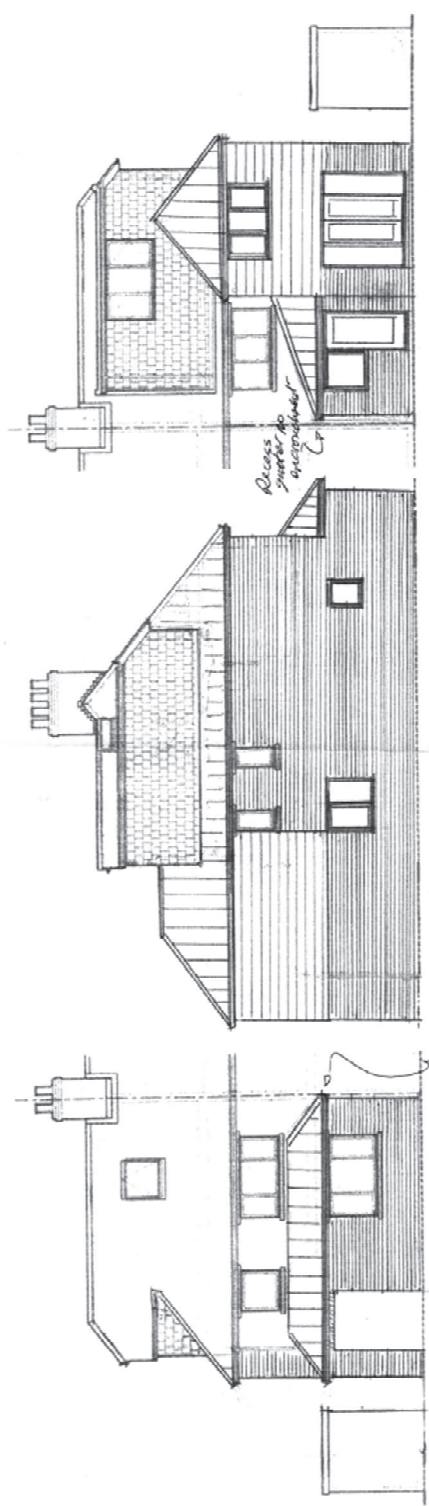
Reason: To avoid obstruction of the surrounding streets and in the interests of highway safety and convenience. (Cambridge Local Plan 2006 policies 8/2 and 8/10)

INFORMATIVE: The applicant is made aware that six or more unrelated residents would form a Sui Generis House for Multiple Occupation (HMO) and would therefore require a planning application.



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METRIC
DO NOT SCALE

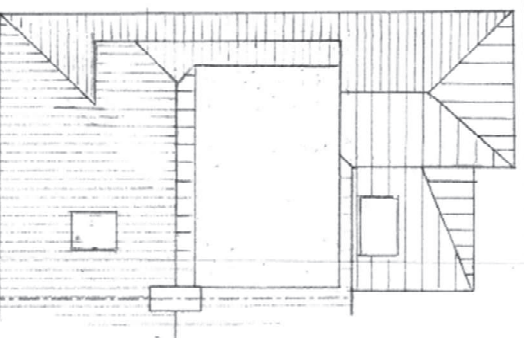


REAR

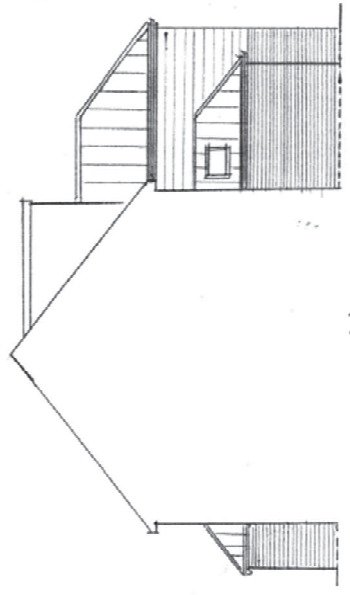
REAR ELEVATION

FRONT

PROPOSED ELEVATIONS



ROOF PLAN 1:100



SIDE (w)

Logo: M.L.R. DESIGNERS
M.L.R. DESIGNERS
28 Fenwick Close,
Cambridge
CB1 1JY
Tel: 01223 310000
Fax: 01223 310001
Email: info@mlrdesigners.com
www.mlrdesigners.com

Scale: 1:100
Drawing: RTD/5971/ D

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Application Number	14/1122/FUL	Agenda Item	
Date Received	16th July 2014	Officer	Natalie Westgate
Target Date	10th September 2014		
Ward	Queen Ediths		
Site	18 Worts Causeway Cambridge Cambridgeshire CB1 8RL		
Proposal Applicant	Two storey side and rear extension Mr James Stephen Gibbs-Sier 18 Worts Causeway Cambridge Cambridgeshire CB1 8RL		

SUMMARY	<p>The development does not accord with the Development Plan for the following reason:</p> <p style="padding-left: 40px;">1) The extension will cause a sense of enclosure to the neighbouring property of No.20 Wort's Causeway.</p>
RECOMMENDATION	REFUSAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 Two-storey semi-detached dwelling situated on the south eastern side of Wort's Causeway. The area is residential in character.
- 1.2 The site is not within a conservation area. There are no protected trees on the application site. The site falls outside the controlled parking zone.

2.0 THE PROPOSAL

- 2.1 The application seeks planning permission for a two storey side and rear extension.
- 2.2 The proposed two-storey side extension would bring the application dwelling nearer to the common boundary with No.20 Wort's Causeway by approx.0.24m at ground floor level and

approx.2.76m at first floor level. The proposed rear extension projects approx.1.46m further back than the rear of the existing garage.

2.3 I note there are discrepancies between the numerical dimensions shown on the submitted plans and dimensions measured from scale. I have used the measurements shown in numerical form on the plans within this report. I have raised this discrepancy with the applicant and I will report any response on the amendment sheet or at Committee.

2.4 The application is brought before Committee at the request of Councillor Pippas for the following reason:

- To assess the impact on residential amenity against adopted policy.

3.0 SITE HISTORY

Reference	Description	Outcome
13/1545/FUL	Erection of a two storey side and rear extension.	Withdrawal

4.0 PUBLICITY

4.1 Advertisement:	No
Adjoining Owners:	Yes
Site Notice Displayed:	No

5.0 POLICY

5.1 See Appendix 1 for full details of Central Government Guidance, Cambridge Local Plan 2006 policies, Supplementary Planning Documents and Material Considerations.

5.2 Relevant Development Plan policies

PLAN	POLICY NUMBER
Cambridge Local Plan 2006	3/4 3/7 3/11 3/14 4/4

5.3 Relevant Central Government Guidance, Supplementary Planning Documents and Material Considerations

Central Government Guidance	National Planning Policy Framework March 2012 National Planning Practice Guidance March 2014 Circular 11/95
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5.4 Status of Proposed Submission – Cambridge Local Plan

Planning applications should be determined in accordance with policies in the adopted Development Plan and advice set out in the NPPF. However, after consideration of adopted plans and the NPPF, policies in emerging plans can also be given some weight when determining applications. For Cambridge, therefore, the emerging revised Local Plan as published for consultation on 19 July 2013 can be taken into account, especially those policies where there are no or limited objections to it. However it is likely, in the vast majority of instances, that the adopted development plan and the NPPF will have considerably more weight than emerging policies in the revised Local Plan.

5.5 Supplementary Planning Documents

Cambridge City Council (May 2007) – Sustainable Design and Construction:

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

- 6.1 The application form states that there is no change in parking provision within the site, but provides no other details of existing or proposed provision.
- 6.2 The application removes an existing garage.
- 6.3 The applicant must show the dimensions for the proposed car parking spaces, which should be 2.5m x 5m with a 6m reversing space.

Arboricultural Officer

6.4 There are no formal objections to the tree's removal as this will have no material impact on public amenity. The tree team would however welcome a replacement 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 No.20 Wort's Causeway have made representations:

7.2 The representations can be summarised as follows:

- Object to building a two-storey extension up to the common boundary to No.20 Wort's Causeway
- Object to the height and length of the extension
- Concern of 'canyon' being created between the two properties if both properties were being built close to the common boundary. This would spoil the aspect of both properties from the road, side of the house and back garden
- The extension would cause loss of light to two main habitable rooms; living room and kitchen
- The stairwell window would be blighted
- No objection if the proposed development was amended so the wall was set back to increase the gap.

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 response and representation received and from my inspection of the site and the surroundings, I consider that the main issues are:

1. Context of site, design and external spaces
2. Residential amenity
3. Third party representations

Context of site, design and external spaces

- 8.2 The proposed two-storey side extension would be visible in the street, but in my opinion, it would have limited impact on the streetscene given that there is a similar two-storey side extension on the opposite side of the semi-detached pair and the property is set far back from the street. In my opinion, there would not be a terracing effect or 'canyon' created because the property is situated towards the end of the street and there are adequate gaps between other dwellings within the locality. The proposed windows on the front and rear elevations are in keeping with the other windows on the property. The proposed materials will be appropriate for the dwelling. There will remain adequate space for car parking in front of the property.
- 8.3 There will be loss of trees within the rear garden but these are not significant species and there is no objection of their loss from the Arboricultural Officer.
- 8.4 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11, 3/14.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.5 The proposed extensions would be situated to the west of the neighbouring property at No.20 Wort's Causeway. The proposed extensions are set on the common boundary with the neighbouring property of No.20 Wort's Causeway. The proposed two-storey side extension would bring the house nearer to the common boundary with the neighbouring property of No.20 Wort's Causeway by approx.0.24m at ground floor level and approx.2.76m at first floor level. The proposed rear extension projects approx.1.46m further back than the rear of the existing garage. There are proposed ground floor and first floor windows on the front and rear elevations but given the existing windows, I do not consider that the proposed windows would have any significant impact on the privacy of occupiers of No.20. The submitted shadow study illustrates the proposed extension will not cause significant additional loss of light to the neighbouring property.

- 8.6 However, in my view, the length and height of the side and rear extensions, positioned so close to the common boundary with No.20 Wort's Causeway would be very visually dominant, and would give rise to an unacceptable sense of enclosure for the occupiers of that property. The sense of enclosure would be particularly significant within the side of the garden and views from the living room side window and large stairwell window (which is an important window within the neighbouring property allowing light into the centre of the house).
- 8.7 The proposed front windows are set off the common boundary with the neighbouring property at No.16 Wort's Causeway by 6.2m, so therefore there will no loss of privacy to this neighbour. The proposed rear extension would be situated to the east of the neighbouring property at No.16 Wort's Causeway. The proposed rear extension would be set off the common boundary by approx.3.45m. The proposed rear extension will be 2.4m in depth. Given the rear extension is set off the common boundary and the dense landscaping boundary treatment, then I do not consider there to be any issues of enclosure, overshadowing, or loss of light with respect to No.16.
- 8.8 In my opinion the proposal does not adequately respect the residential amenity of neighbouring occupiers at No.20, and I consider that it is not compliant with Cambridge Local Plan (2006) policies 3/4, 3/7 and 3/14.

Third Party Representations

- 8.9 I have covered the main issues above. The application can only be determined with the scheme set out within the submission.

9.0 CONCLUSION

- 9.1 This scheme will have an overbearing visual impact on occupiers of No.20 Wort's Causeway, creating an unacceptable sense of enclosure which would be harmful to the amenities of neighbours at No.20 Wort's Causeway. REFUSAL is recommended.

10.0 RECOMMENDATION

REFUSE, for the following reason:

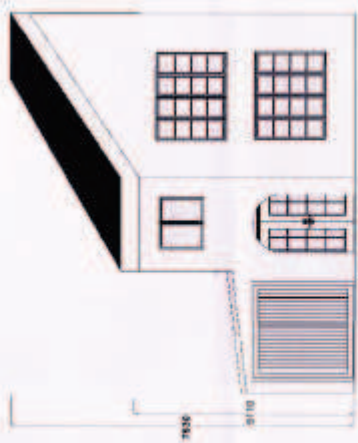
1. The proposed side and rear extension, by virtue of its length, its height, its proximity to the common boundary with No.20 Wort's Causeway and its position in relation to that property, would have an overbearing visual impact on occupiers of that property, creating an unacceptable sense of enclosure. In so doing the development fails to respect the site context and constraints. The development is therefore contrary to policies 3/4 and 3/14 of the Cambridge Local Plan 2006 and to advice provided in the National Planning Policy Framework (2012) and National Planning Practice Guidance (2014).

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18, Wort's Causeway, Cambridge. CB1 8RL A1.
Existing property



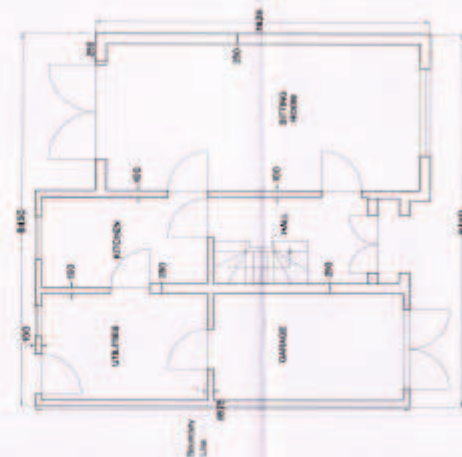
1 Front Elevation



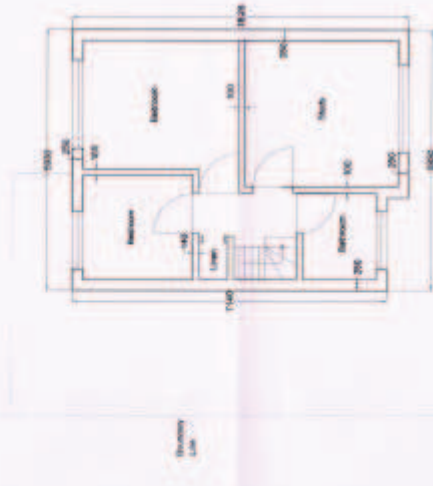
2 Rear Elevation



3 West Elevation



4 Ground Floor Plan



5 First Floor Plan

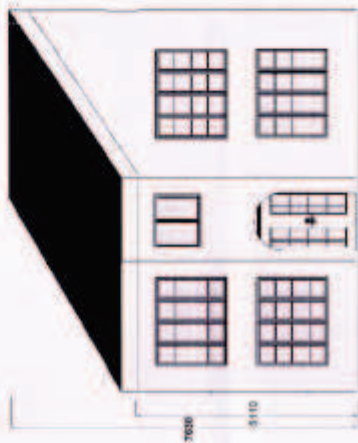


Drawn by	Markus H. Chen
Checked by	Paul Engineering Milling
Scale	1:75
Date	14/10/2013
Client	James Stephen Gibson-Slar

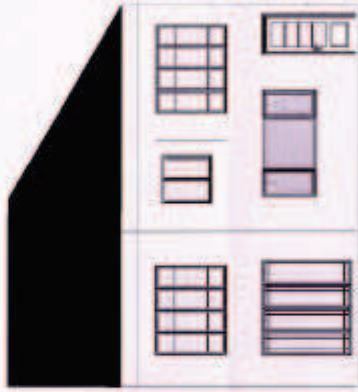
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18, Wort's Causeway, Cambridge. CB1 8RL B1.

Proposed development



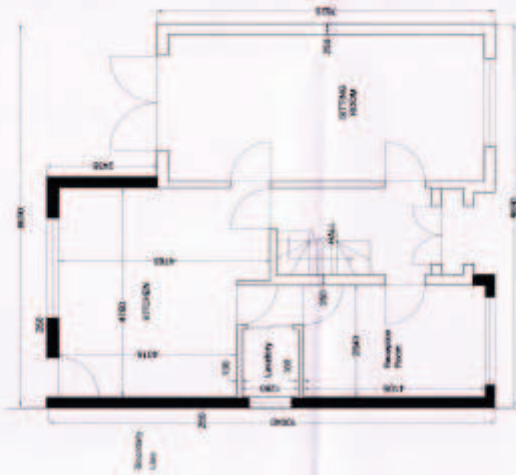
1 Front Elevation



2 Rear Elevation



3 West Elevation



4 Ground Floor Plan



5 First Floor Plan



Drawn By:	James Stapanian
Checked By:	James Stapanian
Date:	11/20/2013
Client:	James Stapanian Global-Site

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