



Cambridge City Council Planning

Date: Thursday, 4 June 2020

Time: 10.00 am

Venue: This is a virtual meeting and therefore there is no physical location for this meeting. [Click here to view the meeting.](#)

Contact: democratic.services@cambridge.gov.uk, tel:01223 457000

Agenda

- 1 Order of Agenda
The Planning Committee operates as a single committee meeting but is organised with a three part agenda and will be considered in the following order:
 - **Part One – Not required**
Major Planning Applications
 - **Part Two**
Minor/Other Planning Applications
Start time: 10am
 - **Part Three**
General and Enforcement Items
Start time: After Part 2
- 2 Apologies
- 3 Declarations of Interest
- 4 Minutes - To follow
- Part 2: Minor/Other Planning Applications**

5	18/1890/FUL - Family Centre, Malta Road	(Pages 7 - 32)
6	18/1796/FUL - 386 Milton Road	(Pages 33 - 46)
7	18/1803/FUL - 6 Sherbourne Close	(Pages 47 - 64)
- Part 3: General Item**
- 8 Dates for Planning Committee June, July, August

Planning Members: Smart (Chair), Baigent (Vice-Chair), Green, Lord, McQueen, Porrer, Thornburrow and Tunnacliffe

Alternates: Bird, Page-Croft and Price

Information for the public

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If members of the public wish to address the committee please contact Democratic Services by 12 noon two working days before the meeting.

For full information about committee meetings, committee reports, councillors and the democratic process:

- Website: <http://democracy.cambridge.gov.uk>
- Email: democratic.services@cambridge.gov.uk
- Phone: 01223 457000

Appendix 1 – Planning Policies and Guidance

(Updated January 2020)

1.0 Central Government Advice

1.1 National Planning Policy Framework (NPPF) February 2019 – 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 Planning Practice Guidance (NPPG)

The guidance complements the National Planning Policy Framework and provides advice on how to deliver its policies.

1.3 Circular 11/95 – The Use of Conditions in Planning Permissions (Appendix A only): Model conditions.

Planning Obligations

1.4 Community Infrastructure Levy (CIL) Regulations 2010 (as amended)

Paragraph 122 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.

The 2019 amendments to the regulations removed the previous restriction on pooling more than 5 planning obligations towards a single piece of infrastructure.

2.0 Development Plans

2.1 The Cambridgeshire and Peterborough Minerals and Waste Plan 2011

2.2 Cambridge Local Plan 2018

3.0 Supplementary Planning Documents

3.1 Sustainable Design and Construction 2020

3.2 Cambridge Flood and Water 2018

3.3 Affordable Housing 2008

3.4 Planning Obligations Strategy 2004

Development Frameworks and Briefs

3.5 The New Museums Site Development Framework (March 2016)

3.6 Ridgeons site Planning and Development Brief (July 2016)

3.7 Mitcham's Corner Development Framework (January 2017)

3.8 Mill Road Depot Planning and Development Brief (March 2017)

3.9 Land North of Cherry Hinton (February 2018)

3.10 Grafton Area of Major Change - Masterplan and Guidance (February 2018)

4.0 Use Classes

Class A1: Shops

Class A2: Financial & Professional Services

Class A3: Restaurants & Cafes

Class A4: Drinking Establishments

Class A5: Hot Food Take-away

Class B1: Business

Class B2: General Industrial

Class B8: Storage or Distribution

Class C1: Hotels

Class C2: Residential Institutions

Class C3: Dwellinghouses

Class C4: Small House in Multiple Occupation

Class D1: Non-Residential Institutions

Class D2: Assembly and Leisure

Sui Generis: A use on its own, for which any change of use will require planning permission

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PLANNING COMMITTEE

4th June 2020

Application Number	18/1890/FUL	Agenda Item	
Date Received	4th December 2018	Officer	Lewis Tomlinson
Target Date	29th January 2019		
Ward	Coleridge		
Site	Family Centre Malta Road Cambridge CB1 3LW		
Proposal	Erection of nine residential units comprising a terrace of 4 x three bedroom houses, 4 x two bedroom flats and 1 x one bedroom flat with access, car parking, and associated landscaping, following the demolition of the existing building on site, at Malta Road, Cambridge.		
Applicant	Mr David Bethell C/O Agent		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> - The design and scale of the proposed development would not have an adverse impact on the character of the surrounding area; - The proposed development would not have any significant adverse impact on the residential amenity of the neighbouring occupiers; - The proposed development would provide a high quality living environment for the future occupiers.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The site is located to the east of Malta Road, north of Sedley Court student accommodation/nursery and south of the rear gardens of properties fronting Marmora Road. There are a large

number of trees on the site. During the application, a group Tree Preservation Order was placed upon the site. The site is not in a conservation area. The site is not within the Controlled Parking Zone.

2.0 THE PROPOSAL

- 2.1 The proposal is for the demolition of the existing single storey building on the site and for the erection of 4 dwellinghouses and a block of 5 flats. This includes cycle parking, car parking and waste provision. In brief, the development includes:

Block of flats:

- 4 x 2 bed flats
- 1 x 1 bed flats

Dwellinghouses

- 4 x 3 bed houses

- 2.2 The proposal has been amended since submission to address concerns raised by officers.

3.0 SITE HISTORY

- 3.1 None relevant

4.0 PUBLICITY

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

5.0 POLICY

- 5.1 See Appendix 1 for full details of Central Government Guidance, Cambridge Local Plan 2018 policies, Supplementary Planning Documents and Material Considerations.

5.2 Relevant Development Plan policies

PLAN		POLICY NUMBER
Cambridge Plan 2018	Local	1, 3, 28, 29, 31, 32, 34, 35, 36, 41, 45, 50, 51, 55, 56, 57, 59, 61, 70, 71, 80, 81, 82, 85

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

Central Government Guidance	National Planning Policy Framework 2019 National Planning Policy Framework Circular 11/95 (Annex A)
Supplementary Planning Guidance	Sustainable Design and Construction (Jan 2020) Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012) Planning Obligation Strategy (March 2010)
Material Considerations	<u>City Wide Guidance</u> Cycle Parking Guide for New Residential Developments (2010)

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

6.1 No objection subject to a traffic management plan.

Ecology Officer

6.2 No objection subject to conditions regarding a bat licence and a biodiversity enhancement scheme.

Environmental Health Officer

- 6.3 Object on the grounds that there are habitable rooms and external amenity spaces in close proximity to the existing nursery. If officers are minded to grant approval, the following conditions are recommended: construction hours, collections during construction, construction demolition noise vibration piling, contaminated land, alternative ventilation scheme, electric vehicle charging points and low NOx boilers.

Tree Officer

- 6.4 There are no objections to the loss of T1, T9 and T10. The loss of T11 will have a significant impact on the value of the north boundary. Trees in the southeast corner of the site having been given the same value grading, B. This would suggest that their contribution to amenity is similar however the trees of value in this area are the two Birch that make up G1 and the single Birch trees, T4 and T5. The retentions proposed do not mitigate the loss of G2 and realistic retention of T4 is questionable. For the reasons above I do not support the application. Provided replacement planting could be accommodated however I do not believe that the negative impact of the development on trees alone is sufficient to justify a recommendation for refusal. However, the proposal will have a negative impact on arboricultural amenity and this should be recorded for consideration.
- 6.5 The above responses are a summary of the comments that have been received. Full details of the consultation responses can be inspected on the application file.

7.0 REPRESENTATIONS

- 7.1 The owners/occupiers of the following addresses have made objections:
- 37 Coleridge Road
 - 39 Coleridge Road
 - 2 Marmora Road
 - 14 Marmora Road
 - 70 Suez Road
 - 72 Suez Road

- 74 Suez Road
- 76 Suez Road

7.2 The representations can be summarised as follows:

- The noise from the development especially the terraces will have an adverse impact
- The potential noise has not been assessed correctly
- There will be water run-off into the Suez Road properties as the land on the site is higher.
- Out of keeping with character of surrounding two storey buildings with the exception of Sedley Court.
- Loss of light to gardens of Suez Road properties
- Loss of light to Coleridge properties
- Overlooking of gardens and rear elevations of Suez Road and Marmora Road properties
- Overdevelopment
- Removal of trees will reduce privacy for Suez Road properties
- Malta Road, and the surrounding roads, are over-parked and the development will not provide enough car parking.
- Road access is not adequate for the amount of traffic or for the construction stage
- Highway safety concerns due to the additional traffic generation
- A loss of biodiversity
- Disturbance during construction
- Repair fences onto access way for back of Marmora Road properties and the proposed dwellings

7.3 Councillor Lewis Herbert called in the application to committee for the following reasons:

- Doesn't accord with policy 52
- Loss of mature trees along common boundaries
- Proximity of three storey development to Marmora Road properties would have an overbearing impact and cause overlooking.
- Detailed sun shadow diagrams are required

- Plans are inaccurate

7.4 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, it is considered that the main issues are:

1. Principle of development
2. Context of site, design, external spaces, heritage
3. Residential amenity
4. Refuse arrangements
5. Highway safety
6. Car and cycle parking
7. Integrated water management and flood risk
8. Trees and ecology
9. Affordable housing
10. Third party representations

Principle of Development

8.2 The former use of the site was primarily as offices for County Council social services. Community facilities are protected by local planning policy and defined in the Local Plan as D1 and certain C2 uses (“non-residential institutions” and “residential institutions” respectively). However, due to the fact that families were invited to the centre to work with staff on a case-by-case basis, the applicant has stated that the most recent use of the site does not fall into the category of a community centre. Officers agree with this and it considered that the facility is not protected by Policy 73 of the Cambridge Local Plan. Notwithstanding the above, the applicant has confirmed that the social services centre is being relocated to an upgraded centre in Barnwell, where the County Council considers there to be a greater need. Therefore, there would be no net loss of the service provided by the former use of the site.

8.3 The site contains an existing building, it is classed as previously developed (brownfield) land. Policy 3 of the Cambridge Local

Plan (2018) states that the majority of new development should be focused in and around the existing urban area, making the most effective use of previously developed land, and enabling the maximum number of people to access services and facilities locally. The principle is therefore considered to be acceptable subject to the material planning considerations discussed below.

Context of site, design, external spaces and heritage

- 8.4 The site comprises a single storey building. The development would consist of 4 dwelling houses along the northern boundary. These would be three storeys in height which would be broken down into a two storey buff brick flat roof building with a smaller third storey element in zinc. The ridge height of the two storey element would be similar to the eaves height of the properties along Marmora Road. A three storey apartment block would be sited in the eastern section of the site. This would also have a similar design to the dwellinghouses, consisting of a two storey buff brick with third storey zinc element set in. To accommodate the lift in order to comply with policy 51, there is a lift overhang but this would be zinc which would soften its impact. Access would be from Malta Road with the dwellinghouses fronting the street within the development.
- 8.5 The site is surrounded by two storey residential properties and a 3/4 storey building at Sedley Taylor Court. While the design will vary from the surrounding residential properties, it will provide a transition from the Sedley Taylor Court 3/4 storey building adjacent. The proposed buildings have been designed to keep the overall height and massing down. The proposed materials and detailing on the dwellings and block of flats will also provide a high-quality finish.
- 8.6 The application is accompanied by a Heritage Assessment. This confirms that the site lies 50m to the south of the Mill Road Conservation Area. The Conservation Area appraisal (Cambridge City Council 2011) makes no specific mention of Malta Road in terms of contributing to or providing view towards the conservation area. Officers agree with the Heritage Assessment that the Conservation Area is not considered sensitive to change within the development site. No listed buildings or other heritage assets are affected by the proposal.

- 8.7 The form, height and layout of the proposed development is appropriate to the surrounding pattern of development and the character of the area and would not constitute overdevelopment. The proposal is compliant with Cambridge Local Plan (2018) policies 55, 56, 57 & 59.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.8 The site is surrounded by residential properties. To the north is Marmora Road, to the west is Coleridge Road, to the south is the Sedley Court student accommodation and to the east is Suez Road.

Properties on Marmora Road

- 8.9 Units 1 to 4 would be situated circa 19m to the rear (south) of the rear elevations of the properties on Marmora Road. The nearest built form to the common boundary would be single storey. The ridge height of the two storey element would be similar to the eaves height of the properties on Marmora Road and the third storey element would be sloped away from the properties on Marmora Road. There would also be gaps set between units 1 and 2, and units 2 and 3 which would help to break up the massing when viewed from the Marmora Road properties. The screen on the first floor terraces of units 1 to 3 would also be sloped away. There would be windows on the rear elevations of units 1 to 4, but these would serve landings/bathrooms. A condition is recommended to obscure glaze these windows. Taking the above points into account, units 1 to 4 have been designed carefully to minimise the impact upon the Marmora Road properties in terms of overlooking and overbearing. Given the siting of the proposed units to the south of the properties on Marmora Road, there would be a degree of overshadowing of the rear of the gardens. The applicant has submitted a shadow diagram with the application. It shows that during the spring and summer, the proposal would not have a significant impact in comparison to the existing building on the site. The existing building on the site and the surrounding buildings overshadow the majority of the gardens of the Marmora Road properties during the winter months. There would be a net increase of overshadowing from the proposed buildings but given the existing amount of

overshadowing, it is negligible and would not warrant a refusal of the application on these grounds.

Properties on Suez Road

- 8.10 The apartment block would be circa 35m away from the rear (west facing) elevations of the properties on Suez Road. The apartment block would be a two storey buff brick design with the third storey stepped in with a zinc finish. 35m is considered an acceptable distance in order to not have a significant overbearing impact upon these properties. No fenestration is proposed on the east facing elevation of the 2nd floor. There are kitchen windows proposed on the east facing elevation of the 1st floor. However, given the distance, overlooking would be limited to rear of the gardens. It is to be noted that there are a number of trees being retained on the section of the site. To protect the amenity of the properties on Suez Road, a condition is recommended requesting that the timber screening on the north facing elevation of the first floor balcony of unit 7 would also be placed on the east facing elevation of the same balcony and also the east facing elevation of the first floor balcony serving unit 8 would also be fitted with the same timber screening. There would be a small degree of overshadowing of the rear of the gardens which is demonstrated in the applicant's shadow diagram. It shows there would be some additional overshadowing of the very rear of the gardens of these properties. The impact is considered to be acceptable.

Sedley Court/ Properties on Coleridge Road

- 8.11 Sedley Court is student accommodation development located to the south of the site. Given its scale and close relationship with the site, there would be a degree of inter-visibility. This impact is not considered significant enough to warrant a refusal of the application. The rear elevations of the properties on Coleridge Road would be circa 35m away from unit 1. Given this distance, the proposal would not have an adverse impact upon these properties.
- 8.12 The potential impact on the residential amenity of the surrounding occupiers has been assessed in terms of overlooking, overbearing sense of enclosure and overshadowing. Neighbours have raised concern about the potential of noise from the new development. Given its

proposed residential use and its siting within an urban area, officers do not consider that it would warrant a refusal of the application.

Wider area

- 8.13 Neighbours have raised concerns regarding the impact of noise, dust and vibrations during the construction phase. The Environmental Health Team has recommended various construction related conditions in order to protect the residential amenity of occupiers of properties in the wider area during construction. The conditions are recommended accordingly. The impact of additional demand for car parking spaces on residential amenity are assessed in the 'car parking' section below. The proposal adequately respects the residential amenity of its neighbours and the constraints of the site and is compliant with Cambridge Local Plan (2018) policies 35, 55 and 56.

Amenity for future occupiers of the site

- 8.14 Policy 50 of the Cambridge Local Plan (2018) sets out internal residential space standards. All the proposed units exceed the standards. In this regard, the units would provide a high-quality internal living environment for the future occupants. The gross internal floor space measurements for units in this application are shown in the table below:

Houses

Unit /	Number of bedrooms	Number of bed spaces (persons)	Number of storeys	Policy Size requirement (ml)	Proposed size of unit	Difference in size
1	3	5	3	99	111	+12
2	3	5	3	99	111	+12
3	3	5	3	99	111	+12
4	3	5	3	99	111	+12

0

Flats

Unit	Number of bedrooms	Number of bed spaces (persons)	Number of storeys	Policy Size requirement (ml)	Proposed size of unit	Difference in size
5	2	3	1	61	62	+1
6	1	2	1	50	54	+4
7	2	3	1	61	62	+1
8	1	2	1	50	54	+4
9	2	4	1	70	78	+8

8.15 Policy 50 of Cambridge Local Plan (2018) states that all new residential units will be expected to have direct access to an area of private amenity space. All the proposed units will have direct access to an area of private amenity space. Units 1 to 3 would all have private courtyards on the ground floor and first floor terraces. Unit 4 would have a private courtyard and a garden. Units 5 & 6 within the apartment block are on the ground floor and benefit from acceptable size gardens. Units 7 and 8 would have a balcony serving each of them. Unit 8 would have a large roof terrace. It is also to be noted, that the proposal will also provide a shared amenity area for all the occupants of the flats to enjoy. The details of the landscaping can be secured through condition.

8.16 To ensure that adequate private amenity space is retained for units 1 to 4, it is recommended that permitted developments rights are removed for extensions and outbuildings. The proposal provides a high-quality living environment and an appropriate standard of residential amenity for future occupiers, it is compliant with Cambridge Local Plan (2018) policy 50.

Potential noise impacts

8.17 There is a nursery located south west of the site. The Environmental Health Team have objected to the application because they are concerned that the existing nursery will have a significant adverse impact upon the future occupiers of the development, and that the proposed mitigation is not acceptable. A nursery, similar to a school, is considered to be a use that is compatible with adjacent residential uses. It is not uncommon to see housing and schools side by side or in fact designed together. Opening hours of a nursery do not typically

fall outside of sociable hours. Likewise, the use of outdoor play areas would most likely fall within the hours of late morning, midday and early afternoon. Any future occupiers would be aware of the presence of the nursery and it is a case of buyer beware. The applicant has proposed an acoustic timber fence along the common boundary to provide a form of noise mitigation. The adjoining nursery has been consulted but has not raised any issue with the proposal. Taking all the above into account, officers consider that the proposed development is compatible with the nursery use, the proposal is considered acceptable in terms of noise impact.

Accessible homes

- 8.18 The development has been assessed for compliance with Policy 51 in relation to all the new units. The agent amended the internal layout of the block of flats to ensure the proposal complies with the requirements of Part M4 (2) of the Building Regulations. A condition is recommended to secure this requirement and comply with policy 51.

Refuse Arrangements

- 8.19 There is an existing access which would provide rear access to unit 1 to 4. Bins would be stored in the private courtyards for these properties. There would be a bin store located to the west of the apartment block which would serve units 5 to 9. The proposal is compliant in this respect with Cambridge Local Plan (2018) policy 57.

Highway Safety

- 8.20 Neighbours have raised concern about whether the access road is suitable for the additional dwellings and also about the additional traffic generation that will result from the development. The Highway Authority was consulted as part of the application and does not consider there would be any adverse impact upon highway safety. While officers acknowledge residents' concerns, the advice from the Highway Authority is accepted. Neighbours have also raised concerns about construction traffic. A traffic management plan condition is recommended which would address the logistics of construction. The proposal is compliant with Cambridge Local Plan (2018) policy 81.

Car and Cycle Parking

Car Parking

- 8.21 The site is outside the CPZ. Neighbours have raised concerns that there is no capacity in the surrounding streets and the proposal will increase demand for parking, adversely impacting their amenity. The definition of parking stress is contained within the supporting text of Policy 53 (Flat conversions) of the Cambridge Local Plan (2018). It states that parking stress is defined as occurring in those streets where surveys show that there is less than 10 per cent free notional parking capacity. The Cambridge On-Street Residential Parking Study November 2016 shows that Marmora Road is at 80% car parking at 5.30am, Malta Road is at 61% car parking at 5.30am and Suez Road is at 30% car parking at 5.30am. This means that there is not less than 10 per cent free parking capacity within these streets and subsequently no significant overnight car parking stress on these streets. It is also noted that many properties in the immediate surrounding streets have on-plot car parking.
- 8.22 Notwithstanding the above, the proposed development would include 7 car parking spaces. Malta Road is located in a very sustainable location off Mill Road and in walking/cycling distance to shops and Cambridge Train Station. This level of provision is acceptable particularly having regard to the identified available capacity in surrounding streets. Officers consider the proposal would not increase parking pressures on nearby streets to an unacceptable degree and would not therefore be detrimental to the amenity of nearby residents.

Cycle Parking

- 8.23 Cycle parking is provided within the garages for units 1 to 3, and for units 4 to 9 cycle parking is provided in two stores. The proposal is compliant with Cambridge Local Plan (2018) policy 82.

Integrated water management and flood risk

- 8.24 The application is accompanied by a Flood Risk Assessment and Drainage Strategy. This confirms that the site is within Flood Zone 1 and is at low risk of flooding from both river and surface water (high rainfall) events. The submission sets out

how the proposal, through a SUD's scheme, will not exacerbate the risk of flooding to surrounding properties. This is to be through the implementation of impermeable paving and cellular storage crates located underground prior to off-site discharge. The FRA sets out that the design of the scheme accords with green field run-off rates. Comments are being sought from the Drainage Officer and an update will be provided on the amendment sheet.

Trees & Ecology

Trees

- 8.25 There are a large number of trees on the site and surrounding the site. At the time of the submission of the application, there were no Tree Preservation Orders (TPO) on any trees on the site or on any of the trees surrounding the site. During the application, a group TPO was placed on site.
- 8.26 The proposal would result in 4 trees being removed from the northern boundary and 1 tree being removed from the southern boundary. The removal of these trees are to accommodate the proposed buildings on the site. The Tree Officer does not object to the loss of 3 (T1, T9 and T10) of the northern trees being removed. However, the Tree Officer has the view that the loss of T11, a yew tree, will have a significant impact on the value of the northern boundary and the loss of G2, a silver birch tree (on the southern boundary) could not be mitigated by additional planting. While the Tree Officer does not support the application, the Tree Officer states that the negative impact of the development on trees alone is not sufficient to justify a recommendation for refusal as long as replacement planting is provided. The application proposes the planting of 3 replacement trees (2 of these would be located on the southern boundary adjacent to the car parking for the apartment block and the other 1 tree would be on the north eastern boundary) which will be secured through a landscaping condition. In consideration of the above, the proposal would be in accordance with policy 71 of the Cambridge Local Plan 2018.

Ecology

- 8.27 While the proposal would result in a loss of wildlife habitat, the applicant has submitted a comprehensive ecology report. The

Ecology officer has been consulted as part of the application and raised no objections subject to a condition regarding a bat licence and a biodiversity enhancement scheme. The proposal would therefore be in accordance with Policy 70 of the Cambridge Local Plan (2018).

Affordable Housing

- 8.28 The proposed development is for a scheme of 9 units. Policy 45 of the Cambridge Local Plan (2018) states that affordable housing provision should be calculated on the basis that the thresholds are to be considered against the net increase in the number of units on the site. As the proposed net increase of units on the site would be below the threshold of 10 units, there is no policy basis to require affordable housing provision as part of this application. The proposal is compliant with policy 45 of the Cambridge Local Plan (2018).

Third Party Representations

- 8.29 The majority of third-party representations have been addressed in the preceding paragraphs. A neighbour has raised concerns about whether the rear garden fences for Marmora Road properties, which back onto the access way adjacent to the application site, would be repaired as part of the development. It would appear that the fences at the rear of the Marmora Road properties belong to each individual property and fall outside of the application site. The repairs would therefore be the responsibility of individual owners. Concerns have also been raised regarding the accuracy of plans. Officers have visited the site as part of the assessment process and consider that the plans are accurate.

9.0 CONCLUSION

- 9.1 The proposal is a high-quality design and would not result in an adverse impact upon neighbouring properties and would also provide an acceptable level of amenity for future occupiers. The proposal will provide an acceptable level of car parking that would not result in significant additional parking pressures on surrounding streets. While the proposal would result in a loss of two trees, three new trees are to be planted within the site and secured by condition.

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. Submission of Preliminary Contamination Assessment:

Prior to the commencement of the development (or phase of) or investigations required to assess the contamination of the site, the following information shall be submitted to and approved in writing by the local planning authority:

(a) Desk study to include:

- Detailed history of the site uses and surrounding area (including any use of radioactive materials)
- General environmental setting.
- Site investigation strategy based on the information identified in the desk study.

(b) A report setting set out what works/clearance of the site (if any) is required in order to effectively carry out site investigations.

Reason: To adequately categorise the site prior to the design of an appropriate investigation strategy in the interests of environmental and public safety in accordance with Cambridge Local Plan 2018 policy 33)

4. Submission of site investigation report and remediation strategy:

Prior to the commencement of the development (or phase of) with the exception of works agreed under condition 3 and in accordance with the approved investigation strategy agreed under clause (b) of condition 3, the following shall be submitted to and approved in writing by the local planning authority:

(a) A site investigation report detailing all works that have been undertaken to determine the nature and extent of any contamination, including the results of the soil, gas and/or water analysis and subsequent risk assessment to any receptors

(b) A proposed remediation strategy detailing the works required in order to render harmless the identified contamination given the proposed end use of the site and surrounding environment including any controlled waters. The strategy shall include a schedule of the proposed remedial works setting out a timetable for all remedial measures that will be implemented.

Reason: To ensure that any contamination of the site is identified and appropriate remediation measures agreed in the interest of environmental and public safety in accordance with Cambridge Local Plan 2018 policy 33)

5. Implementation of remediation.

Prior to the first occupation of the development (or each phase of the development where phased) the remediation strategy approved under clause (b) to condition 4 shall be fully implemented on site following the agreed schedule of works.

Reason: To ensure full mitigation through the agreed remediation measures in the interests of environmental and public safety in accordance with Cambridge Local Plan 2018 policy 33)

6. Completion report:

Prior to the first occupation of the development (or phase of) hereby approved the following shall be submitted to, and approved by the local planning authority.

(a) A completion report demonstrating that the approved remediation scheme as required by condition 4 and implemented under condition 5 has been undertaken and that the land has been remediated to a standard appropriate for the end use.

(b) Details of any post-remedial sampling and analysis (as defined in the approved material management plan) shall be included in the completion report along with all information concerning materials brought onto, used, and removed from the development. The information provided must demonstrate that the site has met the required clean-up criteria.

Thereafter, no works shall take place within the site such as to prejudice the effectiveness of the approved scheme of remediation.

Reason: To demonstrate that the site is suitable for approved use in the interests of environmental and public safety in accordance with Cambridge Local Plan 2018 policy 33)

7. Material Management Plan:

Prior to importation or reuse of material for the development (or phase of) a Materials Management Plan (MMP) shall be submitted to and approved in writing by the Local Planning Authority. The MMP shall:

- a) Include details of the volumes and types of material proposed to be imported or reused on site
- b) Include details of the proposed source(s) of the imported or reused material
- c) Include details of the chemical testing for ALL material to be undertaken before placement onto the site.
- d) Include the results of the chemical testing which must show the material is suitable for use on the development
- e) Include confirmation of the chain of evidence to be kept during the materials movement, including material importation, reuse placement and removal from and to the development.

All works will be undertaken in accordance with the approved document.

Reason: To ensure that no unsuitable material is brought onto the site in the interest of environmental and public safety in accordance with Cambridge Local Plan 2018 policy 33)

8. Unexpected Contamination:

If unexpected contamination is encountered whilst undertaking the development which has not previously been identified, works shall immediately cease on site until the Local Planning Authority has been notified and the additional contamination has been fully assessed and remediation approved following steps (a) and (b) of condition 4 above. The approved remediation shall then be fully implemented under condition 5.

Reason: To ensure that any unexpected contamination is rendered harmless in the interests of environmental and public safety in accordance with Cambridge Local Plan 2018 policy 33)

9. No construction work or demolition work shall be carried out or plant operated other than between the following hours: 0800 hours and 1800 hours on Monday to Friday, 0800 hours and 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 2018 policy 35)

10. There shall be no collections from or deliveries to the site during the demolition and construction stages outside the hours of 0800 hours and 1800 hours on 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 2018 policy 35)

11. No development shall commence (including any pre-construction, demolition, enabling works or piling), until a written report, regarding the demolition / construction noise and vibration impact associated with this development, has been submitted to and approved in writing by the Local Planning Authority. The report shall be in accordance with the provisions of BS 5228:2009 Code of Practice for noise and vibration control on construction and open sites and include full details of any piling and mitigation measures to be taken to protect local residents from noise and or vibration. The development shall be carried out in accordance with the approved details only.

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 nearby properties (Cambridge Local Plan 2018 policy 35)

12. Prior to the commencement of development/construction, details of an alternative ventilation scheme for the habitable rooms to negate / replace the need to open windows, in order to protect future occupiers from external noise shall be submitted to and approved in writing by the local planning authority. The ventilation scheme shall achieve at least 2 air changes per hour. Full details are also required of the operating noise level of the alternative ventilation system.

The scheme shall be installed before the use hereby permitted is commenced and shall be fully retained thereafter.

Reason: To protect the amenity of future residents of properties (Cambridge Local Plan 2018 policy 35)

13. Electric Vehicle (EV) Charge Points - Residential Developments
Prior to the installation of any electrical services, an electric vehicle charge point scheme demonstrating that at least one operational active electric vehicle charge point will be installed to each allocated parking space for each of the proposed residential units, shall be submitted to and approved in writing by the Local Planning Authority.

The active electric vehicle charge point scheme as approved shall be fully installed prior to first occupation and maintained and retained thereafter.

Reason: In the interests of encouraging more sustainable modes and forms of transport and to reduce the impact of development on local air quality, in accordance with the National Planning Policy Framework (NPPF, 2019) paragraphs 105, 110, 170 and 181, Policy 36 - Air Quality, Odour and Dust of the Cambridge Local Plan (2018) and Cambridge City Council's adopted Air Quality Action Plan (2018).

14. LOW NOx - Low NOx boilers condition
Prior to the installation of any gas fired combustion appliances, technical details and information demonstrating the use of low Nitrogen Oxide (NOx) combustion boilers, i.e., individual gas fired boilers that meet a dry NOx emission rating of $\leq 540\text{mg/kWh}$, to minimise emissions from the development that may impact on air quality, shall be submitted to and approved in writing by the local planning authority. The details shall include a manufacturers Nitrogen Oxides (NOx) emission test certificate or other evidence to demonstrate that every boiler installed meets the emissions standard above.

The scheme details as approved shall be fully installed and operational before first occupation and shall be maintained and retained thereafter.

Reason: To protect local air quality and human health by ensuring that the production of air pollutants such as nitrogen dioxide and particulate matter are kept to a minimum during the lifetime of the development, to contribute toward National Air Quality Objectives and in accordance with the requirements of the National Planning Policy Framework (NPPF, 2019) paragraphs 170 and 181, policy 36 - Air Quality, Odour and Dust of the Cambridge Local Plan 2018 and Cambridge City Councils adopted Air Quality Action Plan (2018).

15. No demolition or construction works shall commence on site until a traffic management plan has been submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: in the interests of highway safety (Cambridge Local Plan 2018 Policy 81)

16. Demolition of the Family Centre shall not in any circumstances commence unless the local planning authority has been provided with either:
- a) a licence issued by Natural England pursuant to Regulation 53 of The Conservation of Habitats and Species Regulations 2010 authorizing the specified activity/development to go ahead; or
 - b) a statement in writing from Natural England to the effect that it does not consider that the specified activity/development will require a licence.

Reason: To ensure the protection and appropriate mitigation for the proposed loss of the identified Brown Long Eared Bat day roost within the Family Centre. (Local Plan Policy 70)

17. No development shall commence until a plan has been submitted to and approved in writing by the Local Authority detailing the proposed specification, number and locations of the hedgehog house, internal and / or external bird and bat boxes on the new buildings, retained trees and proposed pole (specifically proposed as bat roost mitigation). The installation shall be carried out and subsequently maintained in accordance with the approved plans.

Reason: to provide mitigation and ecological enhancements for protected species on the site. (Cambridge Local Plan 2018 policy 70)

18. No development above ground level, other than demolition, shall commence until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg furniture, play equipment, refuse or other storage units, signs, lighting); retained historic landscape features and proposals for restoration, where relevant. Soft Landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme.

All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing by the Local Planning Authority. The maintenance shall be carried out in accordance with the approved schedule. Any trees or plants that, within a period of five years after planting, are removed, die or become in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved, unless the Local Planning Authority gives its written consent to any variation.

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development. (Cambridge Local Plan 2018 policies 55, 57 and 59)

19. No development above ground level, other than demolition, shall commence until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatments to be erected. The boundary treatment shall be completed in accordance with the approved details prior to the first occupation or the bringing into use of the development (or other timetable agreed in writing by the Local Planning Authority) and retained as approved thereafter.

Reason: To ensure an appropriate boundary treatment is implemented in the interests of visual amenity and privacy (Cambridge Local Plan 2018 policies 55, 57 and 59)

20. Prior to the occupation of units 1, 2, 3 and 4, and notwithstanding the approved plans, the following windows shall be fitted with obscured glazing (meeting as a minimum Pilkington Standard level 3 in obscurity) and shall be non-opening unless the part of the window, door or opening is more than 1.7m above the finished floor level of the room in which it is installed. For the avoidance of doubt, these windows are:
- The first floor window serving the bathroom on the north facing elevation of units 1, 2, 3 and 4
 - The first floor window serving the landing on the north facing elevation of units 1, 2, 3 and 4
- The development shall be retained as such thereafter.

Reason: In the interests of residential amenity and for the amenity of future occupiers (Cambridge Local Plan 2018 policies 55 and 57)

21. Prior to the occupation of units 7 and 8 within the apartment block, the timber screen shown on the north facing elevation of unit 7's first floor balcony shall also be erected on the east facing elevation of units 7 and 8's first floor balconies. The development shall thereafter be retained and maintained.

Reason: In the interests of residential amenity (Cambridge Local Plan 2018 policies 55 and 58)

22. For the hereby approved dwellings (Units 1, 2, 3 and 4), notwithstanding the provisions of Schedule 2, Part 1, Classes A and E of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that order with or without modification): the enlargement, improvement or other alteration of the dwellinghouses, including insertion of new windows; and the provision within the curtilage of the dwellinghouses of any building or enclosure, swimming or other pool, shall not be allowed without the granting of specific planning permission.

Reason: To ensure sufficient amenity space is retained for future occupiers of the dwelling (Cambridge Local Plan 2018 policies 50 and 57)

23. The approved tree protection methodology shown within the submitted Arboricultural Impact Assessment AGB Environmental dated 25th April 2019 will be implemented throughout the development and the agreed means of protection shall be retained on site until all equipment, and surplus materials have been removed from the site. Nothing shall be stored or placed in any area protected in accordance with approved tree protection plans, and the ground levels within those areas shall not be altered nor shall any excavation be made without the prior written approval of the local planning authority. If any tree shown to be retained is damaged, remedial works as may be specified in writing by the local planning authority will be carried out.

Reason: To satisfy the Local Planning Authority that trees to be retained will not be damaged during any construction activity, including demolition, in order to preserve arboricultural amenity in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71: Trees.

24. Notwithstanding the approved plans, the dwellings, hereby permitted, shall be constructed to meet the requirements of Part M4(2) 'accessible and adaptable dwellings' of the Building Regulations 2010 (as amended 2016).

Reason: To secure the provision of accessible housing (Cambridge Local Plan 2018 policy 51)

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Application Number	18/1796/FUL	Agenda Item	
Date Received	6th December 2018	Officer	Mary Collins
Target Date	31st January 2019		
Ward	Kings Hedges		
Site	386 Milton Road		
Proposal	Change of use to large scale HMO (sui generis), including detached annexe.		
Applicant	Mr Danny Hazel Jubilee House, Chesterton Road		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> - The proposed development would respect the character and appearance of the surrounding area. - The proposed development would not have any significant adverse impact on the amenity of surrounding occupiers. - The proposed development would provide living accommodation and a good level of indoor and outdoor amenity for future occupiers.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site is situated on the south eastern side of Milton Road.
- 1.2 It comprises a semi-detached dwelling and a detached annexe building which is located to the south of No.386 Milton Road.
- 1.3 The one-bedroom Annexe is a single storey building with a pitched roof. It measures 6.725m in width and 9.655m in

length. It has a pitched roof and measures 2.6m at eaves and 4.6m to the ridge. It is located adjacent to the boundary with No.384 Milton Road. It is constructed from yellow/brown bricks on the walls and tiles on the roof.

2.0 THE PROPOSAL

2.1 Planning permission is sought for the change of use to large scale HMO (Sui Generis), including use of the detached annexe.

2.2 The existing building has 5 bedrooms and is already in use under permitted development as a HMO. Permission is sought for the retention of the existing annexe building and its use as part of an HMO alongside the existing dwelling.

2.3 It is proposed that the large HMO would be for 9 people

2.4 The application is accompanied by the following supporting information:

1. Design Statement
2. Drawings

3.0 SITE HISTORY

Reference	Description	Outcome
C/89/0840	Erection of one detached dwelling.	Refused 21.1.1990
C/92/0027	Outline application for the erection of a bungalow.	Refused 24.2.1992
16/0798/FUL	Single storey detached one-bedroom dwelling (retrospective)	Refused 23.06.2016

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 2018 policies, Supplementary Planning Documents and Material Considerations.

5.2 Relevant Development Plan policies

PLAN		POLICY NUMBER
Cambridge Local Plan 2018		1 3 28
		35 36
		48 50 55 56 57
		81 82

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

Central Government Guidance	<p>National Planning Policy Framework 2019</p> <p>National Planning Practice Guidance 2014</p> <p>Circular 11/95 – The Use of Conditions in Planning Permissions (Annex A)</p> <p>Technical housing standards – nationally described space standard – published by Department of Communities and Local Government March 2015 (material consideration)</p> <p>Greater Cambridge Planning (2020) – Sustainable Design and Construction</p> <p>Cycle Parking Guide for New Residential Developments (2010)</p>
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6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Control)

- 6.1 No significant adverse effect upon the Public Highway should result from this proposal, should it gain benefit of Planning Permission.

Environmental Health

- 6.2 The main house is currently licensed to be an HMO for a maximum of 6 persons in 6 households. Under the licensing provisions of the Housing Act 2004, there is enough kitchen amenity for a maximum of 8 persons. Should planning permission be granted, and prior to the 7th tenant moving in, the licence holder will need to apply for a variation of the HMO licence. Details can be found on our website <https://www.cambridge.gov.uk/licensing-of-houses-in-multiple-occupation>
- 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:
- 384 Milton Road, Cambridge - Milton Road Residents association
 - 309 Milton Road, Cambridge
 - Camcycle- The Bike Depot, 140 Cowley Road
- 7.2 The representations can be summarised as follows:

The proposed HMO does not provide sufficient cycle parking for its occupants.

The position of the window in the Annex overlooks the upstairs bedrooms at 384 Milton Road causing lack of privacy to both houses and occupants. 386 Milton Road is already an extensive property with significant extensions built (and HMO). The Annex

is out of character with the existing house (386), (too far back in the garden) and with other housing in the area.

The owner and agent appear to be ignoring the fact that the annex does not have planning permission and are applying to have the building to be used as part of the HMO.

The annexe can be accessed via an unmade road accessible from the allotments off Kendal Way. It is down the far end of the garden and looks as if it was used as a brick shed or workshop.

Objection on behalf of Milton Road Residents association

The latest block plan and site plan of the application is incorrect. It does not show the recently completed back extension at 384 which is now closer to the Annex at 386 by 4.5m. The extension at 384 and planned patio will bring the living quarters of both properties in very close proximity, specifically Unit 8.1 (bedroom/living) of 386 Annex. This will lead to lack of privacy for occupants of both properties.

386 Milton Road is already an extensive property and the proposed development increases occupancy to 9 persons in 9 units, assuming single occupancy.

The Environmental Health comments state that according to "licensing provisions of the Housing Act 2004, there is enough kitchen amenity for a maximum of 8 persons." The increase in occupancy is beyond the maximum kitchen amenity available in Main House of 386.

With such significant increase in occupancy, there is the obvious increase in foot flow and noise impacting residents of neighbouring properties

- 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

Background

- 8.1 The existing outbuilding is detached and has been used as a separate dwelling. It does not have the benefit of planning permission. It is within 2 metres of the boundary and is more than 2.5 metres in height, so planning permission is required for this outbuilding under householder permitted development criteria.
- 8.2 A retrospective application to retain the building as a dwelling was refused in June 2016 for the following reasons (summarised):
- Poor level of amenity for occupiers due to bedroom window being sited next to access to No.386 and to inter-looking between this window and No.384 Milton Road.
 - A fence that would be required to create a private area for the building would create a poor level of light and outlook to the building.
 - A separate dwelling in this location is out of keeping with the character of the area.
 - Parking for the building removes the ability for vehicles associated with the main house to turn on site, thereby compromising highway safety.
- 8.3 An enforcement notice was served 18/00014/ENFNOT for the unauthorised change of use of the single storey outbuilding at the land as a separate self-contained unit of accommodation (the Annexe). An appeal against the notice was dismissed on 20.08.2018. In dismissing the appeal, the Inspector came to the following conclusions:
- The separation between the bedroom window and first floor bedroom window at No.384 is too far to harm the privacies of either set of occupants.
 - The movement of people associated with No.386 so close to the bedroom window would be detrimental to the privacy of occupants of the annexe.
 - Obscure glazing this room would not provide occupants with satisfactory living accommodation as there are no other windows in this room.

- A high fence required to provide privacy to the occupants would result in a severe reduction in light and impact on outlook.
 - A separate dwelling in such a location is uncharacteristic of the area.
 - Parking arrangements are satisfactory and there is sufficient space for vehicles to turn, so the development would not give rise to highway safety harm.
- 8.4 This planning application as originally submitted showed the layout of the existing detached annexe and indicated it had been used as a totally self-contained planning unit with kitchen, bathroom facilities, separate bedroom and living/dining room. In terms of its use as part of a HMO, it was considered that the occupier(s) of this building would be able to live independently from the main dwelling without the need to share any of the facilities of the main dwelling and therefore could not be considered as part of the wider HMO proposed at the application site.
- 8.5 Revised plans were received showing the layout of the annexe revised to provide two separate bedrooms for single occupancy and the red line of the application site amended to include the main dwelling.

Principle of Development

- 8.6 Policy 48 of the Cambridge Local Plan: Housing in multiple occupation states that proposals for large houses in multiple occupation (*sui generis*) as defined by the Government's Circular 08/2010 and its successor documents will be supported, where the proposal:
- a. does not create an over-concentration of such a use in the local area, or cause harm to residential amenity or the surrounding area;
 - b. the building or site (including any outbuildings) is suitable for use as housing in multiple occupation, with provision made, for example, for appropriate refuse and recycling storage, cycle and car parking and drying areas; and
 - c. will be accessible to sustainable modes of transport, shops and other local services.

Appropriate management arrangements should be put in place in order to monitor and minimise antisocial behaviour and adverse impact on local residents. A condition to this effect may be applied to any planning consent.

- 8.7 It is also important to ensure that HMOs provide a standard of accommodation equivalent to that enjoyed by other residents and that the amount of activity generated by the proposed level of occupation does not detract from the amenities of neighbouring occupiers. Policy 51: Accessible Homes and Policy 50: Residential Space Standards will therefore be aspired to for proposals of change of use to HMOs and should also be applied to the provision of new HMOs. The application of the space standards will help to determine the number of occupiers that a property can reasonably accommodate as a HMO. This not only ensures reasonable living conditions for occupiers but will also ensure that the intensification of such activity associated with any HMO is proportionate to the size of the property.
- 8.8 Revised plans were received showing that the existing dwelling would be for 7 persons over three floors. There would a kitchen/living/communal area and kitchen facilities being shared.
- 8.9 The revised layout of the existing detached annexe indicates that the occupants of the two, one person bedrooms, would need to depend on the main dwelling for cooking facilities etc. The annexe would have a functional relationship with the main dwelling.

Character of the Area

- 8.10 As noted in Paragraphs 8.2 and 8.3, a planning application for the outbuilding and its use as a dwelling was refused partly on character grounds, and the Inspector's conclusions relating to the enforcement appeal also found the development harmful for the same reason. The Inspector concluded that, in particular, due the garden area and plot subdivision, the property had the appearance of a self-contained dwelling rather than ancillary outbuilding, and stated it was uncharacteristic of the road for dwellings to be located in such a position so close to another dwelling and behind the rear building line.

- 8.11 Although the form and design of the building have not altered since the above decisions, it is now proposed to be occupied in association with the main building, which therefore removes any requirement for a separate garden. This is considered to overcome the character concerns associated with the use of the building separately to the main house.

Residential Amenity

Amenity of future occupiers

- 8.12 The gross internal floor space measurements for the dwelling and annexe are shown in the table below:

In terms of room sizes, in order to provide one bedspace, a single bedroom must have a floor area of at least 7.5m² and be at least 2.15m wide. All of the bedrooms meet this standard apart from bedroom 6. Many of the rooms also have some living space in addition.

Bedroom	Number of bed spaces (persons)	Policy Size requirement (m²)	Proposed size of unit
1	1	7.5	13
2	1	7.5	11
3	1	7.5	20
4	1	7.5	13
5	1	7.5	16
6	1	7.5	7
7	1	7.5	14
Annexe	1	7.5	9
Bedroom 1	1	7.5	8
Annexe			
Bedroom 2			

Size of external amenity space:

- 8.13 Officers are of the opinion the proposal provides an adequate level of residential amenity for future occupiers and consider that in this respect it is compliant with Cambridge Local Plan (2018) policy 50.

- 8.14 The annexe building can be considered as part of the HMO as its two occupants would share the cooking facilities with the main house. Environmental Health Officers are satisfied that the distance of 7.5 metres from this to the main dwelling would be acceptable.
- 8.15 The increase in the number of occupants of the HMO by three over the fall-back position of six allowed by permitted development and the current licence is not considered to have a detrimental impact on the surrounding area. There is a good level of both external and internal amenity space.
- 8.16 As noted in Paragraph 8.2, an application to retain and use the building as a separate dwelling was refused for a number of reasons, two of which related to the poor level of amenity future occupants would suffer. Given that it is now proposed to use the building in association with the main building, there wouldn't be a requirement to create separate private amenity/garden spaces, thereby removing the harm a boundary fence would create. A bedroom window would still front the access route leading to the rear of No.386 Milton Road, past which residents of the HMO at No.386 Milton Road would walk to access the rear of the property. It is considered that a condition requiring this window to be obscurely glazed and fixed shut (up to height of 1.7m) would mitigate this impact. In considering the enforcement appeal, the Inspector raised concern that an obscure window would provide a poor level of amenity for future occupants. In the current application, however, the room is proposed to be larger and the floor plans indicate that an additional opening would be provided on the garden side elevation [Note: Officers have noted that an elevation drawing showing this change is missing and this has therefore been requested]. The addition of this opening is considered to address the harm identified in the enforcement notice, and a condition requiring the insertion of this opening would need to be added to any consent.
- 8.17 The HMO is in close proximity to local shops and sustainable transport links. There are other HMOs in the vicinity of Milton Road.
- 8.18 In the opinion of Officers, the proposal is compliant with Cambridge Local Plan (2018) policies 48.

Impact on amenity of neighbouring occupiers

- 8.19 As noted in Paragraph 8.3, whilst the previous application for the dwelling was refused due to the poor relationship between the property and No.384, the Inspector in considering the enforcement notice appeal did not consider this to be significantly harmful.
- 8.20 In the opinion of Officers, the development is therefore considered to have an acceptable impact on No.384 and to be compliant with Cambridge Local Plan (2018) policies 55, 57 and 35.

Cycle Parking

- 8.21 The location of cycle parking has been indicatively shown to the side of the main dwelling. Covered and secure parking for 9 cycles would be required, one space for each bedroom. Details will be secured by condition.
- 8.22 Subject to compliance with the condition requiring provision of cycle storage, in the opinion of Officers, the proposal is compliant with Cambridge Local Plan (2018) policy 82.

Highway Safety

- 8.23 The previous application to retain and use the building as a dwelling was partly refused on highway safety grounds but, given the amount of space to the front of the property, the Inspector considered there to be no highway safety implications of the development.

9.0 CONCLUSION

- 9.1 In the opinion of Officers, the proposed retention of the annexe building and its use as part of a HMO with the main dwelling is acceptable and would not have an adverse impact upon the area, the neighbouring properties or the surrounding area.

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 91 of the Town and Country Planning Act 1990 (as amended by 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 internal works to the detached outbuilding shall be carried out in accordance with the approved plans and shall be retained as two, one-person bedspaces and in accordance with the approved details thereafter.

The outbuilding hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the associated HMO and it shall at no time be independently occupied or let.

Reason: To avoid harm to the character of the area, to protect the amenity of neighbouring occupiers and to avoid the creation of a separate planning unit (Cambridge Local Plan 2018, policies 35, 55, 52, and 57).

4. Prior to the bringing into use of the outbuilding as an annexe to the HMO, the following works shall be carried out:

- a) The window identified as having obscured glass on the approved plans shall be fixed shut and obscure glazed to a minimum level of obscurity to conform to Pilkington Glass level 3 or equivalent to a height of 1.7 metres above internal floor level; and
- b) A new opening shall be inserted in the side elevation in accordance with the details shown within the approved plans.

Both openings shall thereafter be retained in accordance with the approved details.

Reason: In the interests of the amenities of future occupiers of the building (Cambridge Local Plan 2018 policies 55 and 57).

5. Prior to commencement of the use, full details of facilities for the covered, secure parking of bicycles and bin store for use in connection with the development shall be submitted to and approved in writing by the Local Planning Authority. The facilities shall be provided in accordance with the approved details before the development is occupied and shall be retained in accordance with the approved details thereafter.

Reason: To ensure appropriate provision for the secure storage of bicycles and bins. (Cambridge Local Plan 2018 policies 82 and 56)

6. The property, No. 386 Milton Road including the detached annexe shall be occupied by no more than 9 no. people at any one time.

Reason: A more intensive use would need to be reassessed in interests of the amenity of occupiers and neighbouring properties. (Cambridge Local Plan 2018 policies 48 and 56).

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

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

Further information may be found here:

<https://www.cambridge.gov.uk/housing-health-and-safety-rating-system>

Cambridge City Council recommends the use of low NO_x boilers i.e. appliances that meet a dry NO_x emission rating of 40mg/kWh, to minimise emissions from the development that may impact on air quality.

Reason: To protect local air quality and human health by ensuring that the production of air pollutants such as nitrogen dioxide and particulate matter are kept to a minimum during the lifetime of the development, to contribute toward National Air Quality Objectives in accordance with the National Planning Policy Framework (NPPF), Policy 36 of the Cambridge Local Plan 2018 and in accordance with Cambridge City Councils adopted Air Quality Action Plan (2018)

PLANNING COMMITTEE

4th June 2020

Application Number	18/1803/FUL	Agenda Item	
Date Received	29th November 2018	Officer	Mary Collins
Target Date	24th January 2019		
Ward	East Chesterton		
Site	6 Sherbourne Close		
Proposal	First floor extension to existing bungalow to create 2no flats and a duplex dwelling with associated parking.		
Applicant	Mr & Mrs Burtenshaw 5 Hall End Milton		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> - The proposed development would respect the character and appearance of the surrounding area. - The proposed development would not have any significant adverse impact on the amenity of surrounding occupiers. - The proposed development would provide accessible living accommodation and a good level of indoor and outdoor amenity for future occupiers.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site is situated on the north eastern side of Sherbourne Close and comprises a detached bungalow with a small conservatory to the rear. It is set back from the street

behind a front garden and benefits from a large garden to the rear.

- 1.2 The existing bungalow has a roof with mono-pitched sections to the front and rear section connected by a lower linking section.
- 1.3 To one side is a detached dwelling and to the other a detached bungalow in Sherbourne Close. Adjoining the site to the rear are residential properties which front Green End Road.
- 1.4 Sherbourne Close is characterised by a mixture of dwelling types and sizes of a similar age.

2.0 THE PROPOSAL

- 2.1 Planning permission is sought for a first floor extension to the existing bungalow to create 2 no flats and a duplex dwelling with associated parking.
- 2.2 Three parking spaces and a disabled parking space are to be provided to the frontage as well as outdoor amenity space for the future occupiers. To the sedge of the frontage, refuse bins will be sited.
- 2.3 To the side of the building, close to the entrance, three covered cycle storage areas are proposed, each capable of storing two bicycles.
- 2.4 The existing building would be raised in height to form a first floor. The existing roof form would be retained with mono-pitched sections to the front and rear section connected by a lower linking section.
- 2.5 The two flats would be provided in the front section of the building with the duplex property occupying the rear section.
- 2.6 During the course of the application, the following revisions were made:
 - Reduction in number of units proposed from 4 flats to 2 flats and a duplex family unit to rear with direct access to rear private amenity space.

- Provision of private amenity space for all future occupiers including addition of balcony to first floor flat.

2.7 The application is accompanied by the following supporting information:

1. Design Statement
2. Drawings
3. Shadow Study

3.0 SITE HISTORY

None

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 2018 policies, Supplementary Planning Documents and Material Considerations.

5.2 Relevant Development Plan policies

PLAN	POLICY NUMBER
Cambridge Local Plan 2018	1 3 28 31 32 35 36 50 51 52 53 55 56 58 59 81 82

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

Central Government	National Planning Policy Framework 2019 National Planning Practice Guidance
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Guidance	<p>2014</p> <p>Circular 11/95 – The Use of Conditions in Planning Permissions (Annex A)</p> <p>Technical housing standards – nationally described space standard – published by Department of Communities and Local Government March 2015 (material consideration)</p> <p>Greater Cambridge Planning (2020) – Sustainable Design and Construction Biodiversity Checklist for Land Use Planners in Cambridgeshire and Peterborough (March 2001).</p> <p>Cambridge and South Cambridgeshire Strategic Flood Risk Assessment (November 2010)</p> <p>Strategic Flood Risk Assessment (2005)</p> <p>Cambridge and Milton Surface Water Management Plan (2011)</p> <p>Cycle Parking Guide for New Residential Developments (2010)</p>
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6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Control)

6.1 Recommend conditions are attached to any permission that the Planning Authority is minded to issue requiring:

- A traffic management plan
- Proposed car parking spaces to be constructed so that their falls and levels are such that no private water from the site drains across or onto the adopted public highway.
- Car parking be constructed using a bound material to prevent debris spreading onto the adopted public highway.

Environmental Health

6.2 Environmental Health have no objections subject to the following conditions being attached if approval is given:

- construction hours
- collection during construction

Sustainable Drainage Engineer

- 6.3 The proposals have not demonstrated a suitable surface water and foul water drainage provision for the proposed development. Therefore conditions requiring the submission and agreement of surface and foul water drainage details are required.
- 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:

Objection

- 3 Sherbourne Close
- 4 Sherbourne Close
- 8 Sherbourne Close
- 10 and 12 Sherbourne Close

- 7.2 The representations can be summarised as follows:

4 Sherbourne Close

- Detrimental to the security and enjoyment of outdoor space particularly with a very small wall between the bungalows. This should be heightened by the applicant prior to commencement of any proposed/approved works.
- Overlooking from the south east elevation into the back windows and by the rear elevation into the rear outdoor space. This would lose privacy and a reduction of light and overshadowing.
- Increase in traffic and parking problems.
- Detrimental to the area and set a precedence for any future such like developments.

- Detrimental to quiet enjoyment of living space due to extra occupation of potential flats as we live at the end of the bungalow nearest the proposed works.

8 Sherbourne Close

- Overbearing. The current bungalow extends out further than other houses on the Close; raising the height of this will block out the light to patio and all we will be able to see is a big wall.
- Loss of natural light to east facing upstairs window in particular is vital in terms of light, as there is no window on the landing.
- Loss of privacy through interlooking between side facing windows. Currently minimised by the height difference but concerned about privacy if another storey is added.
- Parking provision proposed is not adequate for the development.
- Out of character for the road and this application could set a precedent for future development.
- ☐ Paving over the front garden and loss of shrubs and other vegetation from the front of bungalow will have a negative impact on both the wildlife and character and setting of the area

7.3 The above representations are a summary of the comments that have been received. Full details of the representations can be inspected on the application file.

8.0 ASSESSMENT

8.1 From the consultation responses and representations received and from my inspection of the site and the surroundings, I consider that the main issues are:

1. Principle of development
2. Context of site, design and external spaces
3. Residential amenity
4. Refuse arrangements
5. Cycle and car parking
6. Third party representations

Principle of Development

- 8.2 The principle of development is acceptable and in accordance with the Cambridge Local Plan 2018 policies 1 and 3 as the proposal represents an additional two housing units.
- 8.3 Local Plan Policy 53 supports the conversion of an existing single family dwelling house into self-contained flats providing:
- o the proposed development (the original building including acceptable extensions) has an internal gross floor area of at least 120sqm and proposed room sizes meet minimum room sizes under policy 50;
 - o the ground floor includes a family unit (two bedrooms plus) with garden access;
 - o it would not have a negative impact on the amenity or character of the area or on highway safety in streets already experiencing parking stress;
 - o it would result in a good standard of amenity for its occupiers and is designed to avoid cumulative and negative impacts on neighbouring residential properties; and the proposal
 - o It includes appropriate refuse, recycling and cycle storage to serve the development.
- 8.4 These issues are considered in further detail below.

Context of site, design and external spaces

- 8.5 There is a variety of house sizes in the surrounding area and the extension of the bungalow upwards to attain two storey proportions would not be out of keeping with the surrounding pattern and forms of development. The adjacent property at 8 Sherbourne Close is a detached two storey dwelling.
- 8.6 The proposed scale and appearance of the extended dwelling would respect its context and the massing has been broken up and the height has been reduced to a minimum through the retention of the lower linking middle section of the dwelling. The proposal is not considered to have a negative impact on the amenity or character of the area.
- 8.7 In the opinion of Officers, the proposal is compliant with Cambridge Local Plan (2018) policies 53, 55, 56 and 57.

Residential Amenity

Amenity for future occupiers of the site

Internal residential space standards

- 8.8 Policy 50 relates to residential space standards and states that new residential units will be permitted where their gross internal floor areas meet or exceed the residential space standards set out in the Government's Technical housing standards – nationally described space standard (2015) or successor document. These standards apply to new builds although the supporting text to the policy makes it clear that the standards should be achieved for conversion schemes if possible.
- 8.9 The gross internal floor space measurements for the units in this application are shown in the table below. All the units exceed the space standards and provide a good quality of internal amenity and accord with policies 50 and 53.

Unit	Number of bedrooms	Number of bed spaces (persons)	Number of storeys	Policy Size requirement (m ²)	Proposed size of unit	Difference in size
1	1	2	1	50	53	3
2	1	2	1	50	56	6
3	2	4	2	79	85	6

Outdoor amenity space

The duplex to the rear which provides family accommodation (Flat 3) would have direct access to a rear garden. The rear garden has been split to provide private space for the duplex flat and a communal garden behind (serving Flats 1 & 2) which is separated by a 1.8m close boarded fence along the boundary with No.4 Sherbourne Close to create privacy between the two properties.

- 8.10 The outdoor amenity area to the duplex dwelling rear garden is private and separated from the communal garden area to the rear by fencing which would protect the ground floor windows of the flats from loss of privacy

- 8.11 The proposal includes the provision of family sized dwellings with access to a rear garden at ground floor level and this is considered to be in accordance with Cambridge Local Plan (2018) Policy 53 (Flat conversions). Beyond the private gardens are communal gardens which would be accessed by and available to all. The first floor flat also has access to its own balcony.
- 8.12 The parking areas are in very close proximity to all the windows to the ground floor flat at 01. This includes the ground floor bedroom to Flat 01. This property is likely to experience some disturbance from cars. A planting buffer zone has been provided between the parking and façade. The allocation of the parking spaces could be arranged to ensure that the impact on this occupier is minimised, for example the parking space for this flat could be directly in front of the bedroom.

Accessibility for future occupiers

- 8.13 Policy 51 requires that in order to create accessible homes all housing development should be of a size, configuration and internal layout to enable Building Regulations requirement M4 (2) 'accessible and adaptable dwellings' to be met.
- 8.14 There is one flat in the extended roofspace which is not served by lift access. However, this is within the converted and extended part of the building and does not therefore fall within the scope of policy 51 which does not apply to conversions/extensions.
- 8.15 In the opinion of officers, the proposal provides a high-quality living environment and an appropriate standard of residential amenity for future occupiers, and it is considered in this respect it is compliant with Cambridge Local Plan (2018) policies 50 and 53.

Residential Amenity

Impact on amenity of neighbouring occupiers

8 Sherbourne Close

- 8.16 This property is a detached two storey dwelling which is situated to the north west. It has an upstairs window, serving a

landing, a downstairs window and a door on the gable facing the application site.

The proposed first floor would be over the existing ground floor footprint of the bungalow and this currently extends beyond the rear elevation of this property. Although the proposal would present a higher flanking wall to the boundary, given this section of the extended building would be inset from the boundary, it is considered that it would not have an undue overbearing impact on the boundary with this property.

With regard to impacts through overshadowing, BRE Guidance recommends that for it to appear adequately sunlit throughout the year, at least half of a garden or amenity area should receive at least two hours of sunlight on 21 March. If as a result of new development an existing garden or amenity area does not meet the above and the area which can receive two hours of sun on 21 March is less than 0.8 times its former value, then the loss of sunlight is likely to be noticeable. If a detailed calculation cannot be carried out, it is recommended that the centre of the area should receive at least two hours of sunlight on 21 March.

In this instance, the shadowing of the patio to the rear of the property, would occur in the evening with the patio area being in shadow at 6pm in June.

In terms of privacy, the only side facing windows proposed at first floor level are to the first floor lobby and above the stairwell. These are in a recessed area of the proposed extended building and as such views into the private rear garden would be restricted by brick walls. There is the potential for some interlooking into the adjacent landing window to the property at 8 Sherborne Close. Given this window serves the stairwell to the first floor flat, this window should be conditioned to be fitted with obscure glass.

This property is not considered to be detrimentally affected by a loss of light, privacy or by undue enclosure or overbearing impact.

4 Sherbourne Close

- 8.17 This is a bungalow which is situated to the south east of the application site.

The rear elevation of this property spans most of the south eastern boundary of the application site. Along this elevation are high level windows to a hallway and at the far end of this elevation is a glazed door facing across the rear garden.

The window is not considered to serve a habitable room and as such the proposal would not warrant refusal on grounds of loss of light.

This neighbour has raised the issue of loss of privacy and boundary fencing is proposed along a section of the common boundary with this property and Officers consider this will address these issues.

As regards overlooking into the rear garden , given the inset of the proposal from the boundary and its set back from this neighbouring rear garden, Officers consider a detrimental loss of privacy through overlooking would not occur as a result of the proposal.

This property is not considered to be detrimentally affected by a loss of light, privacy or by undue enclosure or overbearing impact.

- 8.18 In the opinion of Officers, subject to conditions, the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and it is compliant with Cambridge Local Plan (2018) policies 35, 53, 55 and 58.

Refuse Arrangements

- 8.19 The refuse arrangements are conveniently located to the front of the building and in close proximity to the kerbside and are acceptable.
- 8.20 In the opinion of Officers, the proposal is compliant with Cambridge Local Plan (2018) policies 53 and 56 in relation to refuse provision.

Cycle and Car parking

- 8.21 Concern has been raised regarding the impact of the application on levels of on-street parking. The car parking standards are a maximum and require two spaces per dwelling. 4 parking

spaces have been provided for the 3 units with a single car parking space for each of the smaller flats, and 2 parking spaces for the duplex flat.

- 8.22 Parking stress is defined as occurring in those streets where surveys show that there is less than 10 per cent free notional parking capacity.
- 8.23 Policy 53 requires a parking survey to establish whether there is parking stress in the surrounding streets and for the impact of the development on this to be assessed. It states that the survey would include the area where residents of the proposed development may want to park which generally covers an area of 200m (or a 2 minute walk) around a site. The survey should be undertaken when the highest number of residents are at home, generally late at night during the week. A snapshot survey between the hours of 0030-0530 should be undertaken on two separate weekday nights (ie. Monday, Tuesday, Wednesday or Thursday).
- 8.24 A parking stress survey has been undertaken and the results submitted. These demonstrate that on the two weekdays, at 12:30 at night, there was more than 10 percent of parking capacity available. Officers therefore are of the view that the development would not lead to parking stress in the surrounding streets. A neighbour has raised concern that the parking stress study, which took place in May 2019, predates work that took place on Green End Road and should be re-done. The study refers to these works, stating that a scheme to introduce off-carriageway cycle tracks along Green End Road was in progress during the survey period and did not affect the available on-street parking usage at the time. Officers do not therefore consider an updated survey is necessary. Given each proposed unit would have a parking space, and the proposed occupancy level of the building, it is considered that the parking provision is acceptable and would not give rise to parking stress.
- 8.25 Cycle parking would be provided alongside the boundary and in close proximity to the entrance to the house and flats. Each property would have its own covered cycle storage, each capable of storing two bicycles and this meets cycle parking standards of one cycle space per bedroom.

8.26 In the opinion of officers, the proposal is compliant with Cambridge Local Plan (2018) policies 53, 81 and 82.

9.0 CONCLUSION

9.1 In the opinion of Officers, the proposed development would not have a negative impact on the amenity or character of the area, upon the residential amenities of adjacent neighbours, or on highway safety.

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 91 of the Town and Country Planning Act 1990 (as amended by 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 hereby permitted shall be commenced until a surface water drainage scheme for the site, based on sustainable drainage principles and in accordance with Cambridge City Council local plan policies, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is occupied. The details submitted shall include:

a) Details of the existing surface water drainage arrangements including runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events;

- b) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change) , inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with a schematic of how the system has been represented within the hydraulic model;
- c) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers;
- d) A plan of the drained site area and which part of the proposed drainage system these will drain to;
- e) Full details of the proposed attenuation and flow control measures;
- f) Site Investigation and test results to confirm infiltration rates;
- g) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;
- h) Full details of the maintenance of the surface water drainage system;
- i) Measures taken to prevent pollution of the receiving groundwater and/or surface water

The drainage scheme must adhere to the hierarchy of drainage options as outlined in the NPPF PPG

Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site resulting from the proposed development (Cambridge Local Plan 2018 policies 31 and 32)

4. No building hereby permitted shall be occupied until foul water drainage works have been implemented in accordance with details that have been submitted to and approved in writing by the local planning authority.

Reason: To ensure appropriate drainage. (Cambridge Local Plan 2018 policies 31 and 32)

5. No demolition or construction works shall commence on site until a traffic management plan has been submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: in the interests of highway safety (Cambridge Local Plan 2018 Policy 81)

6. No development shall take place above ground level, other than demolition, until samples of the external materials to be used in the construction of the development have been submitted to and approved in writing by the Local Planning Authority. Development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure that the external appearance of the development does not detract from the character and appearance of the area. (Cambridge Local Plan 2018 policies 55, 57 (for new buildings) and/or 58 (for extensions))

7. No construction work or demolition work shall be carried out or plant operated other than between the following hours: 0800 hours and 1800 hours on Monday to Friday, 0800 hours and 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 2018 policy 35)

8. There shall be no collections from or deliveries to the site during the demolition and construction stages outside the hours of 0800 hours and 1800 hours on 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 2018 policy 35)

9. The driveway hereby approved shall be constructed using a bound material for the first 6m from the back of the adopted public highway, to prevent debris spreading onto the adopted public highway. Once constructed the driveway shall thereafter be retained as such.

Reason: In the interests of highway safety. (Cambridge Local Plan 2018 policy 81)

10. The driveway hereby approved shall be constructed so that its falls and levels are such that no private water from the site drains across or onto the adopted public highway. Once constructed the driveway shall thereafter be retained as such.

Reason: To prevent surface water discharging to the highway, in the interests of highway safety (Cambridge Local Plan 2018 policy 81).

11. Prior to the occupation of the development, hereby permitted, the curtilage(s) of the approved dwelling(s) shall be fully laid out and finished in accordance with the approved plans. The curtilage(s) shall remain as such thereafter.

Reason: To ensure an appropriate level of amenity for future occupiers and to avoid the property being built and occupied without its garden land (Cambridge Local Plan 2018 policies 50, 52, 55 and 56)

12. Notwithstanding the provisions of Schedule 2, Part 1, Classes A and B of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that order with or without modification), the enlargement, improvement or other alteration of the dwellinghouse to the rear section of the building, including alterations to its roof shall not be allowed without the granting of specific planning permission.

Reason: To protect the amenity of occupiers of adjoining properties (Cambridge Local Plan 2018 policies 52, 55, and 57).

13. Notwithstanding the provisions of Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that order with or without modification), the provision within the curtilage of the dwellinghouse(s) of any building or enclosure, swimming or other pool shall not be allowed without the granting of specific planning permission.

Reason: To protect the amenity of the occupiers of adjoining properties (Cambridge Local Plan 2018 policies 52, 55, and 57).

14. Prior to the occupation of the development, hereby permitted, the first floor side window to the landing shall be obscure glazed to a minimum level of obscurity to conform to Pilkington Glass level 3 or equivalent and shall be non-opening under 1.7 metres from internal floor level. The glazing shall thereafter be retained in accordance with the approved details.

No further windows or openings shall be inserted at first floor level in the side elevations of the development without the granting of specific planning permission.

Reason: To protect the amenity of occupiers of adjoining properties (Cambridge Local Plan 2018 policies 52, 55 and 57).

15. Prior to first occupation of the development, hereby permitted, or commencement of the use, full details of facilities for the covered, secure parking of bicycles for use in connection with the development shall be submitted to and approved in writing by the Local Planning Authority. The facilities shall be provided in accordance with the approved details before the development is occupied or the use commences and shall be retained in accordance with the approved details thereafter.

Reason: To ensure appropriate provision for the secure storage of bicycles. (Cambridge Local Plan 2018 policy 82)

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

Cambridge City Council recommends the use of low NO_x boilers i.e. appliances that meet a dry NO_x emission rating of 40mg/kWh, to minimise emissions from the development that may impact on air quality.

Reason: To protect local air quality and human health by ensuring that the production of air pollutants such as nitrogen dioxide and particulate matter are kept to a minimum during the lifetime of the development, to contribute toward National Air Quality Objectives in accordance with the National Planning Policy Framework (NPPF), Policy 36 of the Cambridge Local Plan 2018 and in accordance with Cambridge City Councils adopted Air Quality Action Plan (2018)