



Cambridge City Council Planning

Date: Wednesday, 4 August 2021

Time: 10.00 am

Venue: Committee Room 1 & 2, The Guildhall, Market Square, Cambridge, CB2 3QJ

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

Agenda

Timings are included for guidance only and cannot be guaranteed

1 Order of Agenda

The Planning Committee operates as a single committee meeting but is organised with a two part agenda and will be considered in the following order:

- **Part One**
Major Planning Applications
- **Part Two**
Minor/Other Planning Applications

There will be a thirty minute lunch break before part two of the agenda is considered. Further breaks may be required subject to the Chair's discretion.

If the meeting should last to 6.00pm, the Committee will vote as to whether or not the meeting will be adjourned.

2 Apologies

3 Declarations of Interest

4 Minutes

Part 1: Major Planning Applications

5 21/01271/S73 - 74-82 Akeman Street Cambridge -
10am

(Pages 7 - 38)

Part 2: Minor/Other Planning Applications

Agenda items 6 - 9 are only included on this agenda in the event that the applications are not considered at the Planning Committee on 29 July 2021. Timings may need to be adjusted should items 6-9 need to be considered at this meeting.

6	20/01229/FUL - 34 Barrow Road	(Pages 39 - 68)
7	21/00383/FUL - 5 Luard Close	(Pages 69 - 88)
8	21/00437/FUL - 31 Newnham Road	(Pages 89 - 102)
9	21/00434/HFUL - 167 Chesterton Road	(Pages 103 - 108)
10	20/04076/FUL - 36 Wilberforce Road - 10.30am	(Pages 109 - 130)
11	21/01125/HFUL - 8 Kelsey Crescent Cambridge - 11.15am	(Pages 131 - 140)
12	21/01342/HFUL - 14 Rathmore Road - 11.45am	(Pages 141 - 146)
13	20/03966/FUL - 1 Blackhall Road - 12.15pm	(Pages 147 - 166)

Planning Members: Smart (Chair), D. Baigent (Vice-Chair), Dryden, Flaubert, Gawthrop Wood, Porrer and Thornburrow

Alternates: Herbert, McQueen and Page-Croft

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

Public health and well-being for meeting arrangements

Whilst the situation with COVID-19 is on-going, the Council will be following the latest Government guidance in organising and holding its meetings.

We ask you to maintain social distancing at all times and maintain your face covering unless you are exempt or when speaking at the meeting. Hand sanitiser will be available on entry to the meeting.

If members of the public wish to address the committee please contact Democratic Services democratic.services@cambridge.gov.uk by 12 noon two working days before the meeting.

Appendix 1 – Planning Policies and Guidance

(Updated September 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

Use	Previous Use Class	New Use Class (Sept 2020)
Shops	A1	E
Financial and Professional Services	A2	E
Café and Restaurant	A3	E
Pub/drinking establishment	A4	Sui Generis
Take-away	A5	Sui Generis
Offices, Research, Light industry	B1	E
General Industry	B2	B2
Storage and Distribution	B8	B8
Hotels, Guest Houses	C1	C1
Residential Institutions	C2	C2
Gymnasiums	D2	E

Clinics, health centres	D1	E
Cinemas, concert halls, dance halls, bingo	D2	Sui Generis

PLANNING COMMITTEE

4th August 2021

Application Number	21/01271/S73	Agenda Item	
Date Received	19th March 2021	Officer	Ganesh Gnanamoorthy

Target Date	18th June 2021
Ward	Arbury
Site	74-82 Akeman Street Cambridge

Proposal S73 to vary condition 25 of ref: 19/0261/FUL (Erection of 3 no. retail units (2 x use class A1 and 1 x use class A5), 1no. Community Centre (use class D1) and provision of 14 no. dwellings (8 flats and 6 maisonettes) following demolition of existing commercial units and flats). This application seeks to change the condition from Prior to the first occupation/use of the development, details of equipment for the purpose of extraction and filtration of odours shall be submitted to and approved in writing by the Local Planning Authority. The approved extraction/filtration scheme shall be installed before the use hereby permitted is commenced and shall thereafter be retained as such. Reason: To protect the amenity of nearby properties. (Cambridge Local Plan 2018 policy 36) To Prior to the first use of the hot food takeaway unit, details of equipment for the purpose of extraction and filtration of odours shall be submitted to and approved in writing by the Local Planning Authority. The approved extraction/filtration scheme shall be installed before the use hereby permitted is commenced and shall thereafter be retained as such. Reason: To protect the amenity of nearby properties. (Cambridge Local Plan 2018 policy 36).

Applicant	Mr Alex Storey Gunpowder Mill Powdermill Lane Waltham Abbey EN9 1BN
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SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> - The proposed variation of condition would be acceptable with respect to impacts on neighbouring amenity and all other material planning considerations; - The proposal would not unacceptably alter the planning permission granted.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site is a broadly trapezoid shaped plot of land, located on the southern aspect of Akeman Street.
- 1.2 The site benefits from planning permission for “Erection of 3 no. retail units (2 x use class A1 and 1 x use class A5), 1no. Community Centre (use class D1) and provision of 14 no. dwellings (8 flats and 6 maisonettes) following demolition of existing commercial units and flats.”
- 1.3 Permission was granted on 11th October 2019, having been before the planning committee on 3rd July 2019. The development has been substantially completed and some of the residential units have now been occupied.
- 1.4 The site is not located within a designated conservation area and none of the properties are listed. The site is designated as a ‘Neighbourhood Centre’ as shown in the 2018 Local Plan policies map. There are two large category A trees to the front with other smaller, lower category trees in and around the site.

2.0 THE PROPOSAL

- 2.1 This application proposes to vary condition 25 of permission reference 19/0261/FUL. The condition on the decision notice reads as follows:
- 2.2 “Prior to the first occupation/use of the development, details of equipment for the purpose of extraction and filtration of odours

shall be submitted to and approved in writing by the Local Planning Authority. The approved extraction/filtration scheme shall be installed before the use hereby permitted is commenced and shall thereafter be retained as such.

Reason: To protect the amenity of nearby properties. (Cambridge Local Plan 2018 policy 36)”

2.3 The application seeks to change the trigger so that the details of the equipment for extraction and filtration of odours are to be provided prior to first use of the hot food takeaway unit, rather than the occupation of any part of the development. The proposed wording is as follows:

2.4 “Prior to the first use of the hot food takeaway unit, details of equipment for the purpose of extraction and filtration of odours shall be submitted to and approved in writing by the Local Planning Authority. The approved extraction/filtration scheme shall be installed before the use hereby permitted is commenced and shall thereafter be retained as such.

Reason: To protect the amenity of nearby properties. (Cambridge Local Plan 2018 policy 36)”

3.0 SITE HISTORY

3.1 Save for the original consent (19/0261/FUL), there is no directly relevant planning history on this site. The following application at 39 Akeman Street which has been granted temporary planning permission so as to allow the continuation of the existing community function which operates from this site whilst this development of the new community facility proposed by this application is constructed.

Reference	Description	Outcome
18/1859/FUL	Temporary change of use of 39 Akeman Street as a Community Centre Office for a period of 55 weeks involving the widening of a rear door and the installation of an access ramp.	Permission granted
19/0261/FUL	Erection of 3 no. retail units (2 x use class A1 and 1 x use class	Permission granted

A5), 1no. Community Centre (use class D1) and provision of 14 no. dwellings (8 flats and 6 maisonettes) following demolition of existing commercial units and flats).

19/0261/NMA1 Non-material amendment with respect to planning permission reference 19/0261/FUL (Erection of 3 no. retail units (2 x use class A1 and 1 x use class A5), 1no. Community Centre (use class D1) and provision of 14 no. dwellings (8 flats and 6 maisonettes) following demolition of existing commercial units and flats).) Permission granted

The amendments sought are the introduction of additional doors to the northern elevation of Block B, and the provision of a new external cycle store to Block B.

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, 33, 34 35, 36, 45, 50, 51, 52, 55, 56, 57, 59, 64, 70, 71, 72, 73, 80, 81, 82, 85

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

Central Government Guidance	National Planning Policy Framework National Planning Policy Framework – Planning Practice Guidance
Supplementary Planning Guidance	Sustainable Design and Construction Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document Planning Obligation Strategy
Material Considerations	<u>City Wide Guidance</u> Cycle Parking Guide for New Residential

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

6.1 No objection raised.

Urban Design Officer

6.2 No objection raised.

Landscape Officer

6.3 No objection raised.

Sustainability Officer

6.4 No comment received.

Drainage Officer

6.5 No objection raised.

Environmental Health Officer

- 6.6 No objection has been raised subject to the amended condition making clear that the hot food takeaway unit cannot be used until the relevant extract information has been provided and approved by the Local Planning Authority.

Local Lead Flood Authority

- 6.7 No objection raised.

Developer Contributions Monitoring Officer

- 6.8 No contribution sought.

Anglian Water

- 6.9 No comment.

Environment Agency

- 6.10 No comment.
- 6.11 No other consultation responses have been received.
- 6.12 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 Letters have been sent to local residents notifying them of the proposed development. In addition, a site notice has been erected and a press notice published. One representation has been received.
- 7.2 The representation has raised concerns over the change proposed and the likely financial impact this would have on any potential end user. The representation also suggests that the applicant is attempting to avoid their responsibilities.

8.0 ASSESSMENT

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

1. Principle of development
2. Context of site, design and external spaces
3. Residential amenity
4. Refuse arrangements
5. Highway safety
6. Car and cycle parking
7. Drainage
8. Trees and ecology
9. Energy and Sustainability
10. Affordable housing
11. S106 contributions

Principle of Development

8.2 The proposed amendment to condition 25 does not affect matters of principle. It is worthy of note that the principle of development was found to be acceptable in the original permission, and this has been implemented. No material considerations arise which suggest an alternative conclusions should be reached.

Context of site, design and external spaces

8.3 The proposal does not seek to alter the approved plans, and there are no changes to the physical manifestation of the buildings. As mentioned above, the buildings have been built – and are considered to be in accordance with the approved designs.

8.4 The Council's Urban Design Officer has been consulted on the proposal, and raises no objections.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.5 The proposal makes no changes to the built form of the development, which has now been constructed. There are not, therefore, any impacts from this proposal on sunlight/daylight receipt, overlooking or sense of enclosure.
- 8.6 The hot food takeaway unit is sited far enough away from existing residential properties so as to not have a detrimental impact on their amenity with regard to odours, although the proposed amendment to the condition will ensure that this information is secured prior to first use of the unit in question.

Amenity for occupiers of the application site

- 8.7 The amenity issues for occupiers of the new dwellings are the same as for wider existing residents, and the alteration of the condition in the manner proposed is considered adequate to protect the amenity of occupiers of the dwellings on the site.
- 8.8 The Council's Environmental Health Officer has been consulted on the proposal and has confirmed that there are no objections to the amendment to the wording of condition 25 as long as the amended wording makes clear that the extraction and filtration information must be approved by the Local Planning Authority prior to first use of the hot food takeaway unit.
- 8.9 With the above in mind, officers consider that with respect to amenity, the proposal is compliant with Cambridge Local Plan (2018) policy 50.

Refuse Arrangements

- 8.10 The proposed change to condition 25 has no impact on refuse arrangements.

Highway Safety

- 8.11 The proposal does not alter any highways arrangements, and will not lead to a change in numbers of comings and goings from the site.

8.12 The Highway Authority was consulted as part of the application and they have raised no objection.

Car and Cycle Parking

8.13 The proposal does not affect car or cycle parking provision.

Drainage

8.14 The proposal has no impact on drainage arrangements. The Council's Drainage Team and the Local Lead Flood Authority have both commented and raised no objection to the proposal.

Trees & Ecology

Trees

8.15 The proposal has no impact on trees.

Ecology

8.16 The proposed amendment to condition 25 has no material planning impact upon ecology.

Energy and Sustainability

8.17 The proposal has no sustainability impacts.

Affordable Housing

8.18 The proposal does not change the quantum of affordable housing provided, which has been secured by a S106 agreement.

S106 Contributions

8.19 The proposal makes no change to the S106 requirements. The existing S106 agreement relates not just to the original permission, but to any subsequent amendments, and so any new consent would also be covered by this agreement.

Third Party Representations

- 8.20 The cost of the provision of the filtration/extraction system to any end user has been raised as a concern by the representation received. The representation considers that this could make the uptake of the unit prohibitive.
- 8.21 This application is solely related to the change of the trigger, and not who has the financial burden for implementing the end extraction system. The financial implications are not a material planning consideration in this instance. Indeed, it is worthy of note that the precise nature of the operational undertakings of the end user could impact upon the level and location of extraction and filtration equipment required. Preventing occupation of the rest of the development would not be appropriate where there is no identifiable harm.
- 8.22 The representation infers that the applicant is trying to avoid their responsibilities by not complying with the condition as per the decision notice.
- 8.23 Officers consider that the requested change to the condition is an acceptable one. The change in trigger does not cause any harm, and as stated above it is not possible to have an extraction and filtration system that would fit the requirements of every potential end user.

9.0 CONCLUSION

- 9.1 The proposal seeks to change the trigger of condition 25 to allow for the occupation of all parts of the development with the exception of the hot food takeaway before the submission of extract and filtration details for the hot food takeaway.
- 9.2 The change in trigger is considered acceptable as it would not have an adverse impact on neighbouring amenity, or the amenity of occupiers of the development itself.
- 9.3 The proposal does not alter the assessment of any other material planning considerations as per the previous planning application (19/0261/FUL) which has now been completed.

10.0 RECOMMENDATION

APPROVE PLANNING PERMISSION subject to (1) the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of planning permission ref 19/0261/FUL.

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 conditions of planning permission 19/0261/FUL (as set out below) shall continue to apply to this permission.

Where conditions pertaining to 19/0261/FUL have been discharged, the development of 21/01271/S73 shall be carried out in accordance with the terms of discharge and those conditions shall be deemed to be discharged for this permission also.

Reason: To define the terms of the application.

4. 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).

5. Prior to the commencement of above ground works with the exception of demolition, samples (including on site panels of a minimum size of 1x1m) and a schedule of materials to be used in all external elevations, including all glasswork, of the buildings hereby approved shall be submitted to, and approved in writing by, the Local Planning Authority. The quality of finish and materials incorporated in any approved sample panel(s), which shall not be demolished prior to completion of development, shall be maintained throughout the development.

Reason: In the interests of the visual amenity and to ensure that the quality and colour of the detailing of the brickwork/stonework and jointing is acceptable and maintained throughout the development (Cambridge Local Plan 2018, Policies 52, 55 and 57).

6. Prior to the installation of the shopfronts for the commercial units, full details of the shopfronts, including signage zones, shall be submitted to and approved in writing by the local planning authority. Development shall be carried out, and retained, in accordance with the approved details.

Reason: To ensure that the appearance of the external surfaces is appropriate. (Cambridge Local Plan 2018 policies 55, 57 and 64).

7. Notwithstanding the plans hereby approved, all dwellings, with the exception of those on the upper floor of the southern block, shall be constructed to meet the requirements of Part M4(2) 'accessible and adaptable dwellings' of the building Regulations 2010 (as amended 2016). The four flats on the upper floor of the southern block shall be served by a platform lift.

Reason: To secure the provision of accessible housing (Cambridge Local Plan 2018, Policies 50 and 51).

8. No part of the development shall be occupied until further details of facilities for the secure parking of bicycles have been submitted to, and approved in writing by, the Local Planning Authority. The approved facility shall be provided in accordance with the approved details prior to the occupation of each dwelling.

Reason: To ensure appropriate provision for the secure storage

of bicycles and in the interest of residential amenity (Cambridge Local Plan 2018, Policies 35, 55, 56 and 82).

9. The approved energy strategy as set out in the Akeman Street Energy Statement (Create Consulting Engineers Limited, February 2019) shall be fully implemented prior to the first occupation of the development in line with relevant drawings that shall be submitted to and approved in writing by the local planning authority prior to first occupation. Any associated renewable and/or low carbon technologies shall thereafter be retained and remain fully operational in accordance with a maintenance programme, which shall be submitted to and agreed in writing by the local planning authority.

No review of this requirement on the basis of grid capacity issues can take place unless written evidence from the District Network Operator confirming the detail of grid capacity and its implications has been submitted to, and accepted in writing by, the local planning authority. Any subsequent amendment to the level of renewable/low carbon technologies provided on the site shall be in accordance with a revised scheme submitted to and approved in writing by, the local planning authority.

Reason: In the interests of reducing carbon dioxide emissions (Cambridge Local Plan 2018, Policy 28).

10. Within 6 months of the commencement of above ground works to the community facility, a BRE issued Design Stage Certificate shall be submitted to, and approved in writing by, the Local Planning Authority demonstrating that BREEAM 'very good' as a minimum will be met, with 3 credits for Wat 01 (water consumption). Where the interim certificate shows a shortfall in credits for BREEAM 'very good', a statement shall be submitted identifying how the shortfall will be addressed. In the event that such a rating is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development.

Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings (Cambridge Local Plan 2018 Policy 28).

11. Within 6 months of occupation of the community facility, a BRE issued post Construction Certificate shall be submitted to, and approved in writing by the Local Planning Authority, indicating that the approved BREEAM rating has been met. In the event that such a rating is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development.

Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings (Cambridge Local Plan 2018 Policy 28).

12. Prior to commencement of development with the exception of demolition, and in accordance with BS5837 2012, a phased tree protection methodology in the form of an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) shall be submitted to the local planning authority for its written approval, before any tree works are carried and before equipment, machinery or materials are brought onto the site for the purpose of development. In a logical sequence the AMS and TPP will consider all phases of construction in relation to the potential impact on trees and detail tree works, the specification and position of protection barriers and ground protection and all measures to be taken for the protection of any trees from damage during the course of any activity related to the development, including supervision, demolition, foundation design, storage of materials, ground works, installation of services, erection of scaffolding and landscaping.

Reason: To satisfy the Local Planning Authority that trees to be retained will be protected from damage 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 (Cambridge Local Plan 2018 Policy 71).

13. The approved tree protection methodology will be implemented throughout the development and the agreed means of protection shall be retained in situ until all equipment, and surplus materials have been removed from the affected part of 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 (Cambridge Local Plan 2018 Policy 71).

14. If any tree shown to be retained on the approved tree protection methodology is removed, uprooted, destroyed or dies within five years of project completion, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

Reason: To satisfy the Local Planning Authority that arboricultural amenity will be preserved in accordance with section 197 of the Town and Country Planning Act 1990 (Cambridge Local Plan 2018 Policy 71).

15. No development shall commence above ground level with the exception of demolition 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 scheme 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, details of the swales, bio-retention areas, permeable paving and green roofs;

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) Full details of the maintenance/adoption of the surface water drainage system;

h) 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 Policy 28).

16. Details for the long-term maintenance arrangements for the surface water drainage system (including all SuDS features) shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the buildings hereby permitted. The submitted details should identify runoff sub-catchments, SuDS components, control structures, flow routes and outfalls. In addition, the plan must clarify the access that is required to each surface water management component for maintenance purposes. The maintenance plan shall be carried out in full thereafter.

Reason: To ensure the satisfactory maintenance of drainage systems that are not publicly adopted, in accordance with the requirements of paragraphs 163 and 165 of the National Planning Policy Framework (Cambridge Local Plan 2018 Policy

28).

17. No development above ground, with the exception of demolition, shall commence until infiltration tests results have been provided in accordance with BRE365/CIRIA156 and a final surface water strategy based on the results of this testing has been agreed by the Local Planning Authority, in conjunction with the Local Lead Flood Authority.

Reason: To ensure a satisfactory method of surface water drainage and to prevent the increased risk of flooding to third parties, in accordance with the requirements of paragraphs 163 and 165 of the National Planning Policy Framework (Cambridge Local Plan 2018 Policy 28).

18. Hard and soft landscaping: 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 and these 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 (e.g. furniture, play equipment, refuse or other storage units, signs, lighting); proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines indicating lines, manholes, supports); 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.

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. Landscape maintenance and management plan: Prior to first occupation or the bringing into use of the development, hereby permitted, a landscape maintenance and management plan, including long term design objectives, management

responsibilities and maintenance schedules for all landscape areas shall be submitted to and approved by the local planning authority in writing. The landscape plan shall be carried out as approved. 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.

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).

20. Boundary treatment: 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, including provision for hedgehog movement. The boundary treatment shall be completed before the use hereby permitted is commenced and retained thereafter. Development shall be carried out in accordance with the approved details.

Reason: To ensure an appropriate boundary treatment is implemented. (Cambridge Local Plan 2018; Policies 55, 57 and 59).

21. Tree Pits: No development above ground level, other than demolition, shall take place until full details of all tree pits, including those in planters, hard paving and soft landscaped areas have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved.

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).

22. The proposed driveway and off-street car parking as shown on drawing number 0001 in Appendix D of the Transport Statement 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.

Reason: for the safe and effective operation of the highway (Cambridge Local Plan 2018 policy 81).

23. No construction works, other than demolition, shall commence on site until a traffic management plan (TMP) has been agreed in writing with the Planning Authority. The Highway Authority seeks that the requested TMP be a separate condition from any relating to the Construction Environment Management Plan, the two elements while linked deal with two very different environments and as such they should be addressed independently of each other. The principle areas of concern that should be addressed are:
- i. Movements and control of muck away lorries (all loading and unloading shall be undertaken off the adopted public highway)
 - ii. Contractor parking; provide details and quantum of the proposed car parking and methods of preventing on-street car parking.
 - iii. Movements and control of all deliveries (all loading and unloading shall be undertaken off the adopted public highway)
 - iv. Control of dust, mud and debris, in relationship to the operation of the adopted public highway.

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

24. The proposed driveway and off-street car parking as shown on drawing number 0001 in Appendix D of the Transport Statement shall be constructed using a bound material to prevent debris spreading onto the adopted public highway.

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

25. Prior to the commencement of works above ground level, a scheme for ecological enhancement including native planting, measures to allow dispersal of hedgehogs and in-built features for nesting birds and roosting bats shall be submitted to and agreed in writing by the Local Planning Authority. The measures shall be implemented in accordance with the agreed scheme.

Reason: To improve the bio-diversity contribution of the site (Cambridge Local Plan 2018 policy 69).

26. Prior to the first use of the hot food takeaway unit, details of equipment for the purpose of extraction and filtration of odours shall be submitted to and approved in writing by the Local Planning Authority. The approved extraction/filtration scheme shall be installed before the use hereby permitted is commenced and shall thereafter be retained as such.

Reason: To protect the amenity of nearby properties. (Cambridge Local Plan 2018 policy 36).

27. No construction 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)

28. There shall be no collections from or deliveries to the site during construction 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)

29. No development shall commence, with the exception of demolition, until a written report, regarding the 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)

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

Reason: To protect the amenity of nearby properties Cambridge Local Plan 2018 policy 36.

31. Prior to the commencement of the development (or phase of) or investigations required to assess the contamination of the site, with the exception of demolition, 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.

32. Prior to the commencement of the development (or phase of) with the exception of demolition and works agreed under condition 31 and in accordance with the approved investigation strategy agreed under clause (b) of condition 31, 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.

33. 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 32 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.

34. 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 clause (b) of condition 32 and implemented under condition 33 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.

35. 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.

36. 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 32 above. The approved remediation shall then be fully implemented under condition 33.

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.

37. Prior to the installation of any plant and equipment associated with the approved ground floor community centre and retail units and on a phased unit by unit basis / approach if necessary, a noise impact assessment of plant and equipment (including all mechanical and electrical services, combustion

appliances / flues, filtration systems / louvres and any plant rooms,) and details of a noise insulation scheme as appropriate, in order to minimise the level of noise emanating from the said plant and equipment operating cumulatively shall be submitted in writing for approval by the Local Planning Authority (LPA).

The noise insulation / mitigation scheme shall be in accordance with the principles, operational noise levels, mitigation measures and recommendations detailed in the submitted 'Akeman street, Cambridge - Noise Impact assessment (Ref: BD/JEB/P17-1291/10 - June 2019 produced by Create Consulting)'.

The scheme as approved shall be fully implemented before the use hereby permitted is commenced and shall be maintained and retained thereafter

Reason: To protect the amenity of properties from noise. (National Planning Policy Framework, Feb 2019 - paragraph 180 a) and b) and Cambridge Local Plan 2018 - Policy 35: Protection of human health and quality of life from noise and vibration)

38. Prior to any superstructure works commencing on site for the community centre hereby approved, a noise impact assessment of the community centre use on neighbouring premises (to include existing residential premises in the area and the proposed habitable rooms of the development itself) and a noise insulation scheme or other noise control measures as appropriate, in order to minimise the level of noise emanating from the community centre uses and associated internal and external spaces having regard to but not exhaustively the following:
- Nature / type of uses and events to be held;
 - Sound system setup with in-house fixed sound system incorporating noise limiting control / device set to the satisfaction of the Local Planning Authority;
 - Noise egress, airborne, structural and flanking sound via building structural elements;
 - Building fabric, glazing, openings and filtration systems acoustic performance;
 - Adequate alternative filtration should be provided to ensure external doors and windows remain closed.

- Premises entrances / exits and any associated external spaces and patron noise;
- There should be a cut-out device fitted to external entrance / exit doors, so that if they are opened, the electrical supply to amplified music and the in-house fixed sound system is terminated / ceased;

shall be submitted in writing for approval by the Local Planning Authority.

The noise insulation / mitigation scheme as approved shall be fully constructed and implemented before the community centre uses hereby permitted are commenced and shall be retained thereafter.

Reason: To protect the amenity of properties from noise. (National Planning Policy Framework, Feb 2019 - paragraph 180 a) and b) and Cambridge Local Plan 2018 - Policy 35: Protection of human health and quality of life from noise and vibration)

39. Before the community centre use hereby permitted is commenced a noise insulation scheme post construction completion, commissioning and testing report to include scheme sound performance testing and monitoring, shall be submitted to and approved in writing by the local planning authority.

The post construction completion, commissioning and testing report shall demonstrate compliance with the community centre use Noise Assessment / Insulation Scheme (as approved / required by condition 38 respectively - insert final numbering) and shall include airborne and structural acoustic / sound insulation and attenuation performance standard certification / reports for scheme elements, the consideration and checking of the standard and quality control of workmanship and detailing of the sound insulation scheme and any other noise control measures as approved. Full noise insulation scheme sound performance testing and monitoring including noise limiting control / limiter device level setting to the satisfaction of the LPA will be required.

Reason: To protect the amenity of properties from noise. (National Planning Policy Framework, Feb 2019 - paragraph

180 a) and b) and Cambridge Local Plan 2018 - Policy 35: Protection of human health and quality of life from noise and vibration)

40. The community centre (D1 use) use hereby approved shall not operate outside the hours of 08:00 - 22:00 Monday to Thursday, 08:00 - 23:00 Friday and Saturday and 09:00 - 20:00 on Sundays.

Reason: To protect the amenity of properties from noise. (National Planning Policy Framework, Feb 2019 - paragraph 180 a) and b) and Cambridge Local Plan 2018 - Policy 35: Protection of human health and quality of life from noise and vibration)

41. The external community centre garden shall not be used outside the hours of 08:00 - 20:00 Monday to Thursday, 08:00 - 20:00 Friday and Saturday and 09:00 - 20:00 on Sundays

Reason: To protect the amenity of properties from noise. (National Planning Policy Framework, Feb 2019 - paragraph 180 a) and b) and Cambridge Local Plan 2018 - Policy 35: Protection of human health and quality of life from noise and vibration)

42. In the event that amplification is used within the community centre for music and / or voice, all musical and sound generation equipment used within the community centre shall be connected to and played and channelled through an in-house limited amplification / fixed sound system. The use of any external third party independent amplification / sound systems is strictly prohibited.

Reason: To protect the amenity of properties from noise. (National Planning Policy Framework, Feb 2019 - paragraph 180 a) and b) and Cambridge Local Plan 2018 - Policy 35: Protection of human health and quality of life from noise and vibration)

43. The use of unamplified / acoustic musical equipment and independent amplification / sound systems that are not connected to and fully played and channelled through / controlled by the in-house limited amplification / fixed sound system is prohibited or not permitted within the community

centre.

Reason: To protect the amenity of properties from noise. (National Planning Policy Framework, Feb 2019 - paragraph 180 a) and b) and Cambridge Local Plan 2018 - Policy 35: Protection of human health and quality of life from noise and vibration)

44. With the exception of requirements for access and egress through main front doors of the community centre, all external doors and windows serving the community centre shall remain closed during the playing of amplified music / voice.

Reason: To protect the amenity of properties from noise. (National Planning Policy Framework, Feb 2019 - paragraph 180 a) and b) and Cambridge Local Plan 2018 - Policy 35: Protection of human health and quality of life from noise and vibration)

45. Amplified and unamplified music / amplified voice is prohibited in the external community centre garden at all times.

Reason: To protect the amenity of properties from noise. (National Planning Policy Framework, Feb 2019 - paragraph 180 a) and b) and Cambridge Local Plan 2018 - Policy 35: Protection of human health and quality of life from noise and vibration)

46. All service collections / dispatches from and deliveries to the approved development including refuse / recycling collections during the operational phase shall only be permitted between the hours of 07:00 to 23:00 Monday to Friday and 08:00 to 13:00 on Saturdays. Service collections / dispatches from and deliveries to the commercial units are not permitted at any time on Sundays or public holidays.

Reason: To protect the amenity of properties from noise. (National Planning Policy Framework, Feb 2019 - paragraph 180 a) and b) and Cambridge Local Plan 2018 - Policy 35: Protection of human health and quality of life from noise and vibration)

47. The A5 use hereby permitted, shall only be open to customers between the hours of 1200 and 2300 Monday to Saturday and 1200 and 2200 on Sundays and Bank Holidays.

Reason: To protect the amenity of properties from noise. (National Planning Policy Framework, Feb 2019 - paragraph 180 a) and b) and Cambridge Local Plan 2018 - Policy 35: Protection of human health and quality of life from noise and vibration)

48. There shall be no takeaway deliveries dispatched from the A5 use as permitted outside the following hours: 1200-2300 Monday to Saturday and 1200-2200 on Sundays and Bank Holidays.

Reason: To protect the amenity of properties from noise. (National Planning Policy Framework, Feb 2019 - paragraph 180 a) and b) and Cambridge Local Plan 2018 - Policy 35: Protection of human health and quality of life from noise and vibration)

49. The A1 use hereby permitted, shall only be open to customers between the hours of 0700 and 2300 Monday to Sunday and Bank Holidays.

Reason: To protect the amenity of properties from noise. (National Planning Policy Framework, Feb 2019 - paragraph 180 a) and b) and Cambridge Local Plan 2018 - Policy 35: Protection of human health and quality of life from noise and vibration)

50. The separating floor between the proposed Class D1, A5 and A1 uses (ground floor) and the residential units on the first floor above shall be constructed in accordance with the details outlined in Section 6.0 of the Acoustic Assessment produced by Create Consulting (Ref: BD/JEB/P17-1291/10) and dated June 2019.

Reason: To protect the amenity of adjoining residential properties.

Reason: To protect the amenity of adjoining properties from noise. (National Planning Policy Framework, Feb 2019 - paragraph 180 a) and b) and Cambridge Local Plan 2018 - Policy 35: Protection of human health and quality of life from

noise and vibration)

51. 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).

52. Prior to the installation of any electrical services, an electric vehicle charge point scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details, 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 of the Cambridge Local Plan (2018) Cambridge City Council's adopted Air Quality Action Plan (2018).

53. Prior to the installation of any external artificial lighting, an artificial lighting scheme shall be submitted to and approved in writing by the local planning authority. The scheme shall

include details of any external artificial lighting of the site and an external artificial lighting impact assessment with predicted lighting levels at proposed and existing residential properties shall be undertaken. External lighting on the development must meet the Obtrusive Light Limitations for Exterior Lighting Installations contained within the Institute of Lighting Professionals Guidance Notes for the Reduction of Obtrusive Light - GN01:2011 (or as superseded).

The approved lighting scheme shall be installed, maintained and operated in accordance with the approved details / measures.

Reason: To protect the amenity of nearby properties. (National Planning Policy Framework, Feb 2019 - paragraph 180 c) and Cambridge Local Plan 2018 - policies 34 and 59)

INFORMATIVES

1. It is required that any construction dust suppression measures / dust management plan should reference and have regard to various national and industry best practical technical guidance such as:
 - Guidance on the assessment of dust from demolition and construction, version 1.1 (IAQM, 2016)
 - Guidance on Monitoring in the Vicinity of Demolition and Construction Sites, version 1.1 (IAQM, 2018)
 - Control of dust and emissions during construction and demolition -supplementary planning guidance, (Greater London Authority, July 2014).
2. This permission is subject to a S106 agreement dated 04th October 2019.
3. This development involves work to the public highway that will require the approval of the County Council as Highway Authority. It is an OFFENCE to carry out any works within the public highway, which includes a public right of way, without the permission of the Highway Authority. Please note that it is the applicant's responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the

Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council.

4. No part of any structure may overhang or encroach under or upon the public highway unless licensed by the Highway Authority and no gate / door / ground floor window shall open outwards over the public highway.
5. Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, the cost of which must be borne by the applicant.

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Application Number	20/01229/FUL	Agenda Item	
Date Received	9th March 2020	Officer	Mary Collins
Target Date	4th May 2020		
Ward	Trumpington		
Site	34 Barrow Road Cambridge		
Proposal	Erection of a new residential dwelling following demolition of the existing dwelling on site.		
Applicant	Mr Giles Mumford 34, Barrow Road Cambridge		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> - The proposed development would preserve the appearance of the conservation 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 Barrow Road is distinguished by its low-density layout with 2-storey detached houses on a common building line. Most of the road was built in the 1930s in the Arts and Craft style with the use of materials and architectural form creating a unity of appearance.
- 1.2 No. 34 was the last house to be built in the road in 1955. Designed by Roberts and Clark it is in a very different architectural style from the rest of the pre-war houses. No. 34 is a two storey detached dwellinghouse characterised by its square flat roof design in buff brick with metal windows. A large single storey garage extension extends the house to the west, so the house fills the width of the plot. A large mature garden extends to the rear with a generous front garden
- 1.3 The application site falls within the Barrow Road Conservation Area and, as a result, trees on site are protected

THE PROPOSAL

- 2.1 Planning permission is sought for the demolition of the existing 1950s dwelling and erection of a replacement dwelling.
- 2.2 The proposed dwelling would be two storey with accommodation at second floor level within the roofspace. It would present two gables to the street. To the rear it would have two gables. To the side a catslide roof would incorporate a single garage.
- 2.3 The application is accompanied by the following supporting information:
1. Design Statement
 2. Drawings
- 2.4 During the course of the planning application, revised plans were received showing:
- The front porch has been restyled to a simple flat roofed canopy which is a feature in many houses in this style.
 - The front door has been reduced to a single door and a more detailed brick surround added to announce the entrance.
 - The three landing windows have been reduced to two which in conjunction with the reduced and restyled porch looks in proportion.
 - The ridge height and chimney heights have been reduced. The rear elevation has been remodelled at the first floor to reduce the amount of glazing and create a more traditional fenestration pattern which links to the style of the remainder of the house.

3.0 SITE HISTORY

Reference	Description	Outcome
C/88/0613	Erection of house (outline application).	Approved with conditions
C/88/0181	Outline application for the erection of a two storey dwelling house.	Approved with conditions

4.0 PUBLICITY

- 4.1 Advertisement: Yes
Adjoining Owners: 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 Local Plan 2018	1 3 28 31 32 35 36 50 51 55 56 57 59 61 70 71 81 82

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

Central Government Guidance	National Planning Policy Framework 2019 National Planning Policy Framework – Planning Practice Guidance March 2014 Circular 11/95 (Annex A) Barrow Road Conservation Area Appraisal (2016)
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6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Control)

6.1 As Barrow Road is a private street, no significant adverse effect upon the Public Highway should result from this proposal, should it gain benefit of Planning Permission.

Conservation

6.2 Barrow Road is distinguished by its low density layout with 2-storey detached houses on a common building line. Most of the road was built in the 1930s in the Arts and Craft style with the use of materials and architectural form creating a unity of appearance. No 34 was the last house to be built in the road in 1955. Designed by Roberts and Clark it is in a very different architectural style from the rest of the pre-war houses. The house is square with a flat roof built in buff brick with metal windows. A large single storey garage extension extends the house to the west, so the house fills the width of the plot. A large mature garden extends to the rear with a generous front garden. No 34 has been empty for many years

and is showing signs of neglect and whilst by a notable architect it does not have the architectural interest that the modernist No 26 Barrow Road has. This was built in 1932 and is of brick with a flat roof but has a style and variation of form which sets it apart. However, any application to remove the existing house needs to justify the loss of a neglected but re-usable house by David Roberts and give a considered judgement of its architectural merits when assessed against others of his work. The Design and Access Statement has assessed the house against Roberts' other work including two that have had approval for demolition and replacement. I think that it is the case that No 34 is not a particularly architecturally important work but being in the conservation area any demolition needs to be balanced against the quality of any replacement building and the potential for enhancement to the conservation area.

This section of the conservation area is unusual. For the majority of Barrow Road and on the opposite side of the road to No 34 there is a consistent building line. No 36 differs from this and was built on a corner plot at an angle. No 34 was built set back from the front elevation of No 36 and combined with the garden of No 32 there isn't a set building line to this section of the road.

The proposal is to demolish the existing house and build a large two storey house in an Arts and Crafts style. No 34 has a very long but quite narrow footprint and fills the whole width of the plot. The proposed house would allow more room either side of the boundary but does extend further into the rear garden. The proposal has a front gable which extends out in line with the front elevation of No 36. The conservation area appraisal for Barrow Road states that the majority of the houses are built in the Arts and Crafts manner with a unity of materials. Most have a porch or vestibule are asymmetrical and generally have a two-storey bay to one side with a hip or a gable above. Houses are built to a common building line with gardens to the front with a boundary of a low wall or hedge. Whilst there are a variety of materials they generally include, large red tiled roof with upswept eaves, red brick, render and hanging tiles. The initial proposals for the new house had a front elevation of the proposed house following the prevailing architectural treatment and materiality in the road with a large clay tiled roof with a strong eaves line, small timber mullioned windows, a red brick plinth, large chimneys and rendered walls. The rear of the house has a more modern treatment with large windows.

There were concerns with the initial design which included:

- The size and design of the porch. The large tiled roof and oak supports looked over dominant and too rustic for this type of house.
- The double front doors and lack of detailed surround.
- The three landing windows looked squeezed.
- The height of the chimneys.
- The rear elevation - the first floor bears no resemblance to the front elevation and the house does not read as a coherent whole.
- Height - Looking at its position in the road the proposed ridge height would stand out against the relatively diminutive No 36.

The plans have been revised and these concerns have been addressed. With these amendments I consider that the proposed house would sit well in the road and would preserve and enhance the character of the conservation area. The materials and details will be a key factor in creating a quality addition to the road, but these can be the subject of conditions. Taking the above into account, I consider that the amended proposals will preserve or enhance the character or appearance of the conservation area and will comply with Local Plan policies 55, 57 and 61

With reference to the NPPF and the effect on the significance of the heritage asset, paragraphs 190 and 193 would apply. The amended proposals will not harm the character and appearance of the conservation area.

- Recommended conditions:
 - Window details at 1:10
 - Sample panel of facing materials
 - Render and render colour
 - Roof details
 - Dormer details
 - Rooflights

Tree Officer

- 6.3 The development requires the loss of a number of trees that will impact on the contribution the site makes to amenity and character of the conservation area. However due to their poor condition, the trees shown to be removed are not considered suitable for TPO protection or sufficiently valuable as individuals to formally object to their removal. It will however be necessary to ensure that suitable replacement planting is accommodated in both front and back gardens and that retained trees are appropriately protected from construction activity. It is recommended that this be secured by condition.

Environmental Health

- 6.4 The development proposed is acceptable subject to the imposition of the conditions:
- construction hours
 - collection during construction
 - piling
 - dust condition
 - EV charging

Nature Conservation Projects Officer

- 6.5 Content with survey effort and support the Applied Ecology recommendation for a sensitive external lighting scheme and the provision of integrated bird and bat box provision.

The mature garden, along with neighbouring properties, provide a significant habitat resort for nesting birds and foraging bats, particular with the connectivity to the Hobson's Conduit corridor. If minded to approve, alongside the recommended tree condition would also request the following condition:

No development shall take place (including demolition, ground works, Vegetation clearance) until an ecological enhancement plan has been submitted to and approved in writing by the local planning authority. The plan shall include:

- The specification, number and location of bird and bat box provision.
- Details of boundary treatments to ensure hedgehog and amphibians can move between adjoining gardens.
- Areas of vegetation to be retained and enhanced for nesting birds and proposed new plantings
- Demonstrate that any proposed external lighting will not illuminate mature trees and boundary features likely to support foraging bats

Drainage

6.6 The proposals have not demonstrated that a suitable surface water drainage strategy can be delivered in accordance with local plan policies. Therefore, the following conditions are required if the information is not going to be submitted prior to determination.

- Surface Water Drainage
- Management and Maintenance for the surface water drainage system
- Foul Drainage

Landscape

6.7 It is considered that there are no material Landscape issues with this proposal

6.8 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 Councillor Summerbell has commented on this application and requests that it be referred to Committee due to concern regarding the impact on neighbours, particularly on privacy, as well as regarding the height of the proposed buildings.

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

Objection

- 2 Barrow Close

- 6 Barrow Road
- 8 Barrow Road
- 9 Barrow Road
- 10 Barrow Road
- 11 Barrow Road
- 12 Barrow Road
- 17 Barrow Road
- 18 Barrow Road
- 21 Barrow Road
- 22 Barrow Road
- 24 Barrow Road
- 25 Barrow Road
- 27 Barrow Road
- 31 Barrow Road
- 32 Barrow Road
- 36 Barrow Road
- 37 Barrow Road
- 39 Barrow Road
- 40 Barrow Road
- 41 Barrow Road
- 43 Barrow Road
- 45 Barrow Road
- 47 Barrow Road
- 55 Barrow Road
- 3 Manor Court, Pinehurst – owner of 39 Porson Road
- 79 Mawson Road
- 16 Porson Road
- 35 Porson Road
- 36 Porson Road
- 37 Porson Road
- 38 Porson Road
- 39 Porson Road
- Cambridge Past, Present & Future
- Carter Jonas on behalf of 39 Porson Road
- GSC Solicitors on behalf of 32 Barrow Road
- Jesus College
- Richard Buxton Solicitors on behalf of 36 Barrow Road
- Twentieth Century Society

Support

- 30 Barrow Road

7.3 The representations can be summarised as follows:

- The Twentieth Century Society considers the existing building makes a valuable contribution to the Conservation Area and that the loss of the building would detract from the character and appearance of the area.

- Given the pressing urgency of climate change, disappointing to see the loss of embedded carbon of an existing building and the potential removal of larger trees. Trees take 20-30 years of growth before they begin to seriously sequester carbon, therefore saving those that we have should be a priority for the city. The character of the Conservation Area is partly determined by the large gardens and mature trees and their relationship to the houses and therefore concerned as to whether this application is to the detriment of that character – particularly as it is on the corner of a very visible junction.

Amenity

- Proposed ridge height (incorporating a disproportionate three-storey design). The proposed house would in fact be disproportionately higher than all of the other houses in the conservation area. The design is in direct breach of the Barrow Road Conservation Appraisal (2016). More generally, the total size of the house is completely disproportionate not only to adjacent dwellings but to all the others in the neighbourhood.
- The proposed south east gable extends well beyond the existing building line.
- the southern wing at 34 Barrow Road projects both forward beyond the current established building line, and well back into the garden, and there will be uncharacteristic public views of this sizeable building from Porson Road as well as from Barrow Road itself.
- The proposed ridge height is noticeably higher than the roof line of 36 Barrow Road.
- Overlooking/perception of overlooking of Nos. 32 & 36 Barrow Road
- The three-storey proposal is overbearing. This design is disproportionate to other houses in the conservation area. Number 43 Barrow Road opposite developed into the attic before the formation of the Barrow Road Conservation Area and has far less, more proportionate, attic floor space than the extensive 3rd storey floor space proposed by 34 Barrow Road
- The disproportionate size of the chimneys. Especially when compared to the chimney height of the chimneys at 36 Barrow Road.
- The breach in privacy for 39 & 37 Porson Road. The three-storey fenestration on the west elevation is expansive and will overlook, as well as overbear, on 39 & 37 Porson Road; especially when considering the trees which are proposed to be lost. Currently these trees act as a privacy screen for 39 & 37 Porson Road as well as for 36 Barrow Road. The trees along the 34/36 boundary are currently strategically placed to provide natural screening.
- Harmful impact upon the residential amenity of no.39 Porson Road. The proposed dwelling design presents two gable features on its rear (west facing) elevation. Both of these gable features are of a full three-storey height and include very large windows at both the first and second floor levels, the proposed floor plan indicates that these windows would serve three individual bedrooms and a 'play-room'.
- Due to the height and size of these windows, their spatial relationship with the rear garden of no.39 Porson Road, and the proposed removal of existing trees that presently intervene between the two plots, there will be

a significant overlooking of rear garden introduced by the proposals. In addition, there will be views afforded from the rear windows of the proposed dwelling into the rear windows of this property. The introduction of such significant overlooking (where presently there is none) will be to the detriment of the residential amenity of no.39 Porson Road.

Harm to the Character and Appearance of the Area

- The proposed replacement dwellinghouse is at odds with the key characteristics of the Conservation Area identified by the Appraisal. As such, the development proposals will not preserve or enhance the character and appearance of the Conservation Area.
- The proposed replacement dwellinghouse conveys a strong three storey scale on both its front and rear elevations. Fundamentally this is at odds with the common two storey scale of existing dwellings in the immediate vicinity of the site.
- The proposed building spans almost the entire site frontage. In this regard it is at odds with the neighbouring properties which exhibit a greater sense of space between the principal buildings and site boundaries.
- The form of the proposed house, which comprises of two large wings spanning front to back within the site, is at odds with the prevailing form of existing dwellings which were originally not built with large full height wings and largely do not exhibit such features. The consequential impact of this is that the proposed dwelling appears to be of significantly greater mass than the surrounding dwellings. This is harmful in design terms and conflicts with the principle characteristics of the Conservation Area identified within the Appraisal.
- The general proportions and massing of the proposed dwellinghouse are considerably larger in most respects than surrounding dwellings.
 - Although the existing dwelling occupies virtually the full width of the plot, it is of a modest depth, and the proposal fills not only the width but occupies a significant depth, “filling” the whole of the outlook from the garden of 32 Barrow Road.
 - The proposal has failed to acknowledge the limitations of the plot, and is over-ambitious in attempting to achieve too much accommodation, with a 326m² “footprint”
 - The contrived “H” form of development means that the proposal has an incongruous depth, failing to disguise its scale and massing, and causing significant harm to the character and appearance of the Conservation Area;
 - The accommodation in the loft is a family-home sized self-contained apartment of 146m², and achieving this has led to a design, with two gables to the frontage and an “H” form dominated by a very large roof, which causes harm in its own right.
 - The proposal will cause significant harm to 32 Barrow Road by reason of its domineering and overbearing appearance when viewed from both the rear facing rooms in their home and from the garden.
 - The proposal has three first floor windows on the elevation facing the garden to 32 Barrow Road, and although these could potentially be both fixed (or with limited opening) and obscure glazed, nonetheless

they will increase the perception of direct overlooking into my clients' private amenity area; those windows could either be omitted altogether, or replaced by high level non-opening obscure glazed rooflights or light tunnels.

- The proposal is too large in particular the depth is too great.

Trees

- Significant tree cover will be lost (including trees that currently screen 36 Barrow Road and 39 Porson Road). In addition to the loss of trees on the Site, the Root Protection Areas of at least four trees in adjacent garden, including a significant Norway Maple noted as being a "street feature", are compromised.
- It is proposed to remove a number of trees from the site in order to facilitate the development proposals. The trees, whilst not of high merit individually, are highly visible from Barrow Road and thus contribute to the visual amenity of the area. As such the removal of these trees will diminish the amount of mature vegetation that is visible from the road. This will be to the harm of one of the key characteristics of the Conservation Area identified within the Appraisal document

Amended plans

The following comments respond to the Applicant's amended plans, which now show some frosted glazing in the southern elevation of the proposed building.

- There are still intervisibility issues between the respective front bedrooms, and between the proposed dressing room and the front and back bedrooms at No. 36. It is also odd that the applicant has proposed frosted glass just on the lower panes, leaving the upper panes unfrosted. Those upper panes are at the same height as the frosted windows in the proposed first floor bathroom at No. 34 (which strongly suggests that there still likely to be views from those upper panes – otherwise, why bother frosting the bathroom windows?). In addition, the amendment does not address the loss of the sense of privacy within No. 36's house and garden, which was a characteristic specifically identified in the conservation area appraisal.
- Cosmetic frosting does not address the sense of enclosure and encroachment to No. 34, or the harm to the views of the treescape (another key characteristic of the Barrow Road conservation area) from Porson Road, or from Barrow Road itself (above the currently one storey garage). Equally, it does not address at all the harm to the sense of the individual houses sitting discretely within their plots (as opposed to their footprints 'lapping-up' against the plot boundaries). Hence, the development is still not sympathetic to the character of the area, or to the character of this particular part of Barrow Road, where the original concept is best preserved.
- However, aside from proposing an architectural language that echoes the visual style of the arts and crafts, the developer has failed to understand the fundamentals of the conservation area, i.e. houses of a

similar scale (particularly vis-à-vis their neighbours), with similar front and rear building lines, with adequate space to each side of the house to support the sense of discrete, private dwellings, and with generous mature gardens.

- Draw attention to the council's recent decision to refuse a similar proposal at 10 Chaucer Road (Application Reference 19/0511/FUL). Very similar issues were engaged at 10 Chaucer Road. The site was within a conservation area, the application proposed a two storey extension to the side of the Edwardian Arts and Crafts house (demolishing and replacing a single storey assemblage of garage buildings that had been extended over the years), the development site was very close to the boundary with the neighbours at 12 Chaucer Road (a further Arts and Crafts house), and the proposed building extended well back into an even larger garden plot. In that case, the council's planning committee decided that the bulk and the scale of the application, situated close to the boundary with 12 Chaucer Road "would result in an unneighbourly form of development, causing an unacceptable and overbearing impact ...and consequent loss of amenity to the occupiers of 12 Chaucer Road contrary to policies 55 and 58 of the Cambridge Local Plan (2018) ...". The committee also decided that the "bulk, scale and massing would have a harmful impact on the character and appearance
- Loss of trees on site and encroachment into Root Protection Areas of trees in adjacent garden would harm character of area.
- Incorrect information in submission regarding surrounding ridge heights
- Misleading architectural impression drawings

Support

Owner and occupant of a property that is adjacent to and shares a boundary with 34 Barrow Road. The original and revised plans are in keeping with the character of Barrow Road and preserves the character of large detached houses that hark back to the 'Arts and Crafts' movement. The footprint of the proposed house is in proportion to the plots that it is set in and will preserve the secluded nature of the back gardens that the plot is surrounded by. Many of the houses on Barrow Road have had extensions which have increased their footprints sizably and have loft conversions which effectively constitute a third floor. The elevation of the proposed house appears from the plans to be consistent with the roof line of other houses on Barrow Road and so the fact it has a third story should not in itself be grounds for complaint.

- 7.4 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.

8.0 ASSESSMENT

Principle of development

- 8.1 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires an authority to pay special attention to the 'desirability of preserving or enhancing the character or appearance' of a Conservation Area.
- 8.2 The existing dwelling is not listed nor is it a Building of Local Interest. It is a designated heritage asset through virtue of being within the conservation area.
- 8.3 Para. 197 of the NPPF states the effect of an application on the significance of a -designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
- 8.4 The principle of demolishing the existing building is acceptable in the opinion of Officers, subject to sound justification for the loss of the building and for its replacement preserving or enhancing the character and appearance of the Barrow Road Conservation Area.
- 8.5 An in principle objection has been received from the Twentieth Century Society and Officers note the Society considers the existing building makes a valuable contribution to the Conservation Area and that the loss of the building would detract from the character and appearance of the area
- 8.6 The existing house is neglected but is still re-usable. A considered judgement of its significance and its architectural merits when assessed against others of his work has been undertaken by the applicant and has been assessed by the Conservation Officer.
- 8.7 The Design and Access Statement assessed the house against Roberts' other work including two that have had approval for demolition and replacement. It is considered by Officers that No 34 is not a particularly architecturally important work but being in the conservation area any demolition needs to be balanced against the quality of any replacement building and the potential for enhancement to the conservation area.
- 8.8 With reference to the NPPF and the effect on the significance of the heritage asset, paragraphs 190 and 193 would apply.
- 8.9 With respect to the proposed replacement dwelling, the conservation area appraisal for Barrow Road states that the majority of the houses are built in the Arts and Crafts manner with a unity of materials. Most have a porch or vestibule are asymmetrical and generally have a two-storey bay to one side with a hip or a gable above. Houses are built to a common building line with gardens to the front with a boundary of a low wall or hedge. Whilst

there are a variety of materials they generally include, large red tiled roofs with upswept eaves, red brick, render and hanging tiles.

- 8.10 The proposed house would be set in from both side boundaries allowing more room and visual space to either side but does extend further into the rear garden. The proposal has a front gable which extends out in line with the front elevation of No 36.
- 8.11 It would be in an Arts and Crafts style with two gables to the front elevation and would take inspiration from its surrounding by using similar architectural treatment and materiality, the front elevation would respond positively to the prevailing Arts and Crafts character of Barrow Road, enhancing the character and appearance of the Conservation Area.
- 8.12 The proposed dwelling would have a clay tiled roof with a strong eaves line, small timber mullioned windows, a red brick plinth, large chimneys and rendered walls. By adopting a similar style, scale and massing to the surrounding dwellings, the proposal would successfully integrate into the street scene, not appearing dominant.
- 8.13 The applicant's agent has commented, in the letter accompanying the amended plans, that the ridge of the proposed dwelling has been reduced to match the ridge heights of Nos. 11 & 13 Barrow Road. A local resident has commented that this is factually incorrect, and has submitted a drawing showing the ridge heights of properties in Barrow Road which, if accurate, suggests that these properties are actually taller than the amended height of the proposed dwelling, and expressing concern that this will be used as justification for submitting a non-material amendment to increase the height of the proposed dwelling at a later date. Officers haven't verified the heights of 11 & 13. However, it is clear from this plan and Officers observations during the site visit that house heights vary all along Barrow Road, the highest being approximately 9.9 metres and the lowest around 7.6 metres. Whilst the ridge of the proposed dwelling at 9.01 metres line is higher than the adjacent dwelling at No 36, which is 8.13 metres, given the visual spacing between the two dwellings and the fact that only these two dwellings face onto this small stretch of Barrow Road, Officers do not consider the height of the building or its scale and form to be detrimental to the overall character of the conservation area. The 0.88 metre difference in height would not be detrimental. With regard to the concern raised about any potential future increase in height, the application must be determined as submitted. Should the applicant wish to increase the height at a later date, it is likely this would require a new application and couldn't be considered as a non-material amendment, and would therefore need to be considered on its merits as part of any such future application.
- 8.14 There is no strong building line along this east facing stretch of Barrow Road and the front gable is not considered to encroach into the important visual space between the street and the dwelling as this extends out in line with the front elevation of No 36 Barrow Road.

- 8.15 There would be limited views of the rear of the dwelling from public viewpoints within the conservation area and the rear would include the two pitched roof gabled design and other Arts and Craft details. Both sides of the proposed dwelling would be visible in the conservation area and the public realm. When viewed from Porson Road into the conservation area across the rear garden of 36 Barrow Road, Officers do not consider that the relatively modern rear would cause harm to the conservation area or wider composition of the area.
- 8.16 The proposed house would sit well in the road and would preserve and enhance the character of the conservation area. The materials and details will be a key factor in creating a quality addition to the road and these would be the subject of conditions.
- 8.17 It is acknowledged that demolition of the building would entail the loss of embodied energy, however the conditions will be attached to ensure that the new dwelling is building is energy and water efficient.
- 8.18 The balance of demolition and the significance of the existing dwelling and its contribution to the conservation area against the quality of any replacement building and the potential for enhancement to the conservation area is considered to be in favour of the latter.
- 8.19 The proposal is considered to enhance the character and appearance of the conservation area and is compliant with Cambridge Local Plan (2018) policy 61.
- 8.20 The proposal is compliant in design terms with Cambridge Local Plan (2018) policies 55, 56, 59.

Amenity of future occupiers

- 8.21 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.
- 8.22 The proposed dwelling would exceed the standards. In this regard, it would provide a high quality internal living environment for the future occupants.

Size of external amenity space:

- 8.23 The outdoor amenity space is to the south and west of the proposed dwelling. In the opinion of Officers, the proposal provides an adequate level of residential amenity for future occupiers and it is compliant with Cambridge Local Plan (2018) policies 50, 51 and 56.

Accessible homes

- 8.24 The development has been assessed for compliance with Policy 51 and complies with the requirements of Part M4 (2) of the Building Regulations, Accessible and Adaptable Homes. The dwelling should be able to provide level access in the approach to the dwelling.
- 8.25 In the opinion of officers, the proposal provides an adequate level of residential amenity for future occupiers and is compliant with Cambridge Local Plan (2018) policies 50, 51 and 56.

Residential Amenity

Impact on amenity of neighbouring occupiers

30 Barrow Road

- 8.26 This property is situated to the north of the application site and the principal elevation of this dwelling faces onto the main stretch of Barrow Road. The proposed dwelling would not be within line of sight from the rear elevation of this dwelling and as such it is considered would not have a detrimental impact on the amenities of the occupiers of this dwelling.

32 Barrow Road

- 8.27 This dwelling is situated to the north of the application site and the principal elevation of this dwelling faces onto the main stretch of Barrow Road.
- 8.28 Concerns have been raised by the occupier of this property regarding the domineering and overbearing appearance of the proposed dwelling when viewed from both the rear facing rooms and from their garden. There are three first floor windows on the elevation facing the garden and although these could potentially be both fixed (or with limited opening) and obscure glazed, nonetheless No.32 consider they will increase the perception of direct overlooking into private amenity area.
- 8.29 The proposed dwelling would be single storey in scale immediately next to the common boundary.
- 8.30 First floor windows are proposed in the northern elevation to serve ensuite, and other secondary non habitable rooms. As such it is not considered unreasonable for these windows to be obscurely glazed to prevent overlooking. Given the inset of the first floor rear western elevation from the common boundary and the single storey nature of the dwelling, a detrimental overshadowing impact of the rear garden of this property would not arise as a result of the proposed dwelling.

36 Barrow Road

- 8.31 This property is detached and is situated to the south of the application site.
- 8.32 Concerns have been raised regarding overlooking and overbearing impacts; intervisibility issues between the respective front bedrooms, and between the proposed dressing room and the front and back bedrooms of this property; and the loss of the sense of privacy within No. 36's house and garden, which was a characteristic specifically identified in the conservation area appraisal
- 8.33 Overlooking of the front garden of this property is not considered to be a material planning consideration as these views are already in the public realm. As regards to overlooking from side facing windows in the southern elevation, at first floor level there are windows serving bedrooms which also have windows facing rear and front, as well as an ensuite and dressing room.
- 8.34 A condition will be attached to ensure that all first floor side facing windows in the southern elevation are fitted with obscure glazing and that this is up to a height above internal floor level of 1.7 metres. This will ensure that there will not be a detrimental loss of privacy to occupiers of this property.

Overshadowing and Sunlight/Daylight impacts

- 8.35 The proposed development is unlikely to have an adverse impact in terms of overshadowing or sunlight/daylight impacts. The proposed dwelling would not fail both the vertical and horizontal 45-degree BRE test, and the windows at no. 36 on the side elevation are either bathroom windows or secondary windows serving habitable rooms. As such, Officers do not consider that the proposal would result in a significant or detrimental overshadowing impact to no. 36.

Enclosure and/or Overbearing impacts

- 8.36 The two storey southern wing of the proposed dwelling would project as far as the rear wall of the existing single storey element to this property. This proposed section would also be inset from the boundary. This section would be visible from the rear garden of this property, however given this relationship; the proposal is not considered to be overbearing to no. 36 Barrow Road.

43 Barrow Road

- 8.37 This property is on the opposite side of the road and to the east. Given the intervening distance of the roadway and verges, this property would not be detrimentally affected by the proposal.

37 Porson Road

- 8.38 This property adjoins the application site to the west.
- 8.39 Concerns have been raised by the occupier of this property regarding overlooking and overbearing impacts.
- 8.40 Given the distance between the rear of the proposed dwelling and the common boundary with this property of approximately 36 metres, Officers consider a detrimental loss of privacy through overlooking into the private amenity space would not occur as a result of the proposal.

39 Porson Road

- 8.41 This property adjoins the southern boundary of the application site and is sited to the south west.
- 8.42 Concerns have been raised by the occupier of this property regarding overlooking afforded between the application site and the property. Due to the height and size of these windows, their spatial relationship with the rear garden of no.39 Porson Road, and the proposed removal of existing trees that presently intervene between the two plots, No. 39 consider there will be a significant overlooking of their rear garden introduced by the proposals, and views afforded from the rear windows of the proposed dwelling into the rear windows of this property.
- 8.43 There is a distance of approximately 21 metres from the closest rear corner of the proposed dwelling with the nearest corner of this neighbouring dwelling. Given this distance and the orientation of the existing and proposed dwellings in relation to each other, with first floor windows with rear facing windows at an oblique angle, Officers consider that there would not be a detrimental loss of privacy through interlooking between windows.
- 8.44 Given the distance between the closest rear corner of the proposed dwelling with the nearest corner of this neighbouring garden of 16 metres, it is considered a detrimental loss of overlooking into private amenity space would not occur as a result of the proposal.
- 8.45 The proposal adequately respects the residential amenity of its neighbours and the constraints of the site and in this respect, it is considered compliant with Cambridge Local Plan (2018) policies 56 and 58.

Refuse arrangements

- 8.46 The refuse arrangements appear satisfactory and comply with the RECAP Waste Management and Design Guide 2012.

Highway safety

- 8.47 In the view of Officers, the development is unlikely to have an adverse effect on highway safety.
- 8.48 The proposal is compliant with Cambridge Local Plan (2018) policy 81.

Car and Cycle Parking

- 8.49 A single garage with parking for one car is attached to the dwelling and cycle storage for two cycles is provided.
- 8.50 The proposal is compliant with Cambridge Local Plan (2018) policy 82.

Trees

- 8.51 Barrow Road is a road of distinct character. The relationship between the buildings and their leafy setting is particularly important for the road's distinctive character.
- 8.52 The development requires the loss of number of trees that will impact on the contribution the site makes to the amenity and character of the conservation area.
- 8.53 However, the Council's Tree Officer has advised that due to the poor condition of trees shown to be removed, they are not considered suitable for TPO protection or sufficiently valuable as individuals to formally object to their removal.
- 8.54 Conditions are recommended to ensure that trees to be retained are protected during the construction period and to ensure that suitable replacement trees are planted to both front and back gardens to restore the tree cover.
- 8.55 The proposal is compliant with Cambridge Local Plan (2018) policy 71.

Biodiversity

- 8.56 The mature garden, along with neighbouring properties, provide a significant habitat resort for nesting birds and foraging bats, particular with the connectivity to the Hobson's Conduit corridor.
- 8.57 A bat survey has been carried out and a condition is recommended to ensure a biodiversity net gain of 10% is achieved at the application site.
- 8.58 In the opinion of officers, the proposal is compliant with Cambridge Local Plan (2018) policies 69 and 70.

9.0 CONCLUSION

- 9.1 The proposed development would preserve the appearance of the conservation 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

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. Prior to commencement and in accordance with BS5837 2012, a phased tree protection methodology in the form of an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) shall be submitted to the local planning authority for its written approval, before any tree works are carried and before equipment, machinery or materials are brought onto the site for the purpose of development (including demolition). In a logical sequence the AMS and TPP will consider all phases of construction in relation to the potential impact on trees and detail tree works, the specification and position of protection barriers and ground protection and all measures to be taken for the protection of any trees from damage during the course of

any activity related to the development, including supervision, demolition, foundation design, storage of materials, ground works, installation of services, erection of scaffolding and landscaping.

Reason: To satisfy the Local Planning Authority that trees to be retained will be protected from damage 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.

4. Prior to the commencement of site clearance a pre-commencement site meeting shall be held and attended by the site manager and the arboricultural consultant to discuss details of the approved AMS. A record of this meeting shall be provided to the Council for approval.

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.

5. The approved tree protection methodology 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

6. If any tree shown to be retained on the approved tree protection methodology is removed, uprooted, destroyed or dies within five years of project completion, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

Reason: To satisfy the Local Planning Authority that arboricultural amenity will be preserved in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71: Trees.

7. No development shall take place (including demolition, ground works, vegetation clearance) until an ecological enhancement plan has been submitted to and approved in writing by the local planning authority. The scheme must include details as to how a 10% net gain in biodiversity has been accomplished.

The specification, number and location of bird and bat box provision

Details of boundary treatments to ensure hedgehog and amphibians can move between adjoining gardens.

Areas of vegetation to be retained and enhanced for nesting birds and proposed new plantings

Demonstrate that any proposed external lighting will not illuminate mature trees and boundary features likely to support foraging bats.

The approved scheme shall be fully implemented within an agreed timescale unless otherwise agreed in writing

Reason - To maintain, enhance, restore or add to biodiversity in accordance with Policy 70 of the Cambridge Local Plan 2018.

8. 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 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 scheme shall also 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 and all SuDS features;
- 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) Temporary storage facilities if the development is to be phased;
- h) A timetable for implementation if the development is to be phased;
- i) 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;
- j) Full details of the maintenance/adoption of the surface water drainage system;
- k) Measures taken to prevent pollution of the receiving groundwater and/or surface water
- l) Formal agreement from a third party if discharging into their system is proposed, including confirmation (and evidence where appropriate) that sufficient capacity is available.

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.

9. Details for the long-term maintenance arrangements for the

surface water drainage system (including all SuDS features) to be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the buildings hereby permitted. The

submitted details should identify runoff sub-catchments, SuDS components, control structures, flow routes and outfalls. In addition, the plan must clarify the access that is required to each surface water management component for maintenance purposes. The maintenance plan shall be carried out in full thereafter.

To ensure the satisfactory maintenance of drainage systems that are not publically adopted, in accordance with the requirements of paragraphs 163 and 165 of the National Planning Policy Framework.

10. 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 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

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

Reason: To protect the amenity of nearby properties Cambridge Local Plan 2018 policy 36.

12. 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)

13. 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)

14. In the event of the foundations for the proposed development requiring piling, prior to the development taking place, other than demolition, the applicant shall provide the local authority with a report / method statement for approval detailing the type of piling and mitigation measures to be taken to protect local residents from noise and/or vibration. Potential noise and vibration levels at the nearest noise sensitive locations shall be predicted in accordance with the provisions of BS 5228-1&2:2009 Code of Practice for noise and vibration control on construction and open sites. Development shall be carried out in accordance with the approved details.

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

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

15. Prior to the installation of any electrical services, information to demonstrate that at least one dedicated active electric vehicle charge point will be designed and installed on site in accordance with BS EN 61851 or as superseded with a minimum power rating output of 7kW, shall be submitted to and approved in writing by the Local Planning Authority.

The active electric vehicle charge point 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).

16. No new windows shall be constructed in the existing building, nor existing windows altered until drawings at a scale of 1:10 of details of new or altered sills, lintels, jambs, transoms, and mullions have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To avoid harm to the special interest of the Conservation Area. (Cambridge Local Plan 2018, policy 61)

17. Before starting any brick or stone work, a sample panel of the facing materials to be used shall be erected on site to establish the detail of bonding, coursing and colour, type of jointing shall be agreed in writing with the Local Planning Authority. The quality of finish and materials incorporated in any approved sample panel(s), which shall not be demolished prior to completion of development, shall be maintained throughout the development.

Reason: In the interests of the visual amenity of the Conservation Area and to ensure that the quality and colour of the detailing of the brickwork/stonework and jointing is acceptable and maintained throughout the development. (Cambridge Local Plan 2018 policies 57 and 61)

18. Prior to the application of any external render and any self- or applied-colour, full details of the type and finish of render/colour shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be undertaken in accordance with the agreed details unless the Local Planning Authority agrees to any variation in writing.

Reason: To avoid harm to the special interest of the Conservation Area. (Cambridge Local Plan 2018, policy 61)

19. No roofs shall be constructed until full details of the type and source of roof covering materials and the ridge, eaves and hip details, if appropriate, have been submitted to the Local Planning Authority as samples and approved in writing. Roofs shall thereafter be constructed only in accordance with the approved details.

Reason: To avoid harm to the special interest of the Conservation Area. (Cambridge Local Plan 2018, policy 61)

20. No dormers shall be constructed until full details, at a scale of 1:10, showing the construction, materials, rainwater disposal and joinery of the dormers, including their cheeks, gables, glazing bars and mouldings, have been submitted to and approved in writing by the Local Planning Authority. Dormers shall thereafter be constructed only in accordance with the approved details.

Reason: To avoid harm to the special interest of the Conservation Area. (Cambridge Local Plan 2018, policy 61)

21. No rooflights shall be installed until full details of rooflights have been submitted to and approved in writing by the Local Planning Authority. Rooflights which stand proud of the plane of the roof are unlikely to be approved. Rooflights shall thereafter be installed only in accordance with the approved details.

Reason: To avoid harm to the special interest of the Conservation Area. (Cambridge Local Plan 2018 policy 61)

22. No development above ground level, other than demolition, shall commence until details of a hard and soft landscaping scheme have been submitted to and approved in writing by the Local Planning Authority. These details shall include:

a) proposed finished levels or contours; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. Street furniture, artwork, play equipment, refuse or other storage units, signs, lighting, CCTV installations and water features); proposed (these need to be coordinated with the landscape plans prior to being installed) and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines indicating lines, manholes, supports); retained historic landscape features and proposals for restoration, where relevant;

b) 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;

c) boundary treatments indicating the type, positions, design, and materials of boundary treatments to be erected.

d) a landscape maintenance and management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas.

All hard and soft landscape works shall be carried out and maintained 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 with the Local Planning Authority. If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place as soon as is reasonably practicable, unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity. (Cambridge Local Plan 2018 policies 55, 57, 59 and 69).

23. Prior to first occupation for the use hereby permitted, carbon reduction measures shall be implemented in accordance with a Carbon Reduction Statement which shall be submitted to and approved in writing by the local planning authority prior to implementation. This shall demonstrate that all new residential units shall achieve reductions in CO₂ emissions of 19% below the Target Emission Rate of the 2013 edition of Part L of the Building Regulations, and shall include the following details:
- A) Levels of carbon reduction achieved at each stage of the energy hierarchy;
 - B) A summary table showing the percentage improvement in Dwelling Emission Rate over the Target Emission Rate for each proposed unit;
- Where on-site renewable or low carbon technologies are proposed, the statement shall also include:
- C) A schedule of proposed on-site renewable energy technologies, their location, design, and a maintenance programme; and

D) Details of any mitigation measures required to maintain amenity and prevent nuisance.

No review of this requirement on the basis of grid capacity issues can take place unless written evidence from the District Network Operator confirming the detail of grid capacity and its implications has been submitted to, and accepted in writing by, the local planning authority. Any subsequent amendment to the level of renewable/low carbon technologies provided on the site shall be in accordance with a revised scheme submitted to and approved in writing by, the local planning authority.

Reason: In the interests of reducing carbon dioxide emissions and to ensure that development does not give rise to unacceptable pollution (Cambridge Local Plan 2018, Policies 28, 35 and 36).

24. Prior to the occupation of the dwelling, a water efficiency specification, based on the Water Efficiency Calculator Methodology or the Fitting Approach sets out in Part G of the Building Regulations 2010 (2015 edition) shall be submitted to the local planning authority. This shall demonstrate that all dwellings are able to achieve a design standard of water use of no more than 110 litres/person/day and that the development shall be carried out in accordance with the agreed details.

Reason: To ensure that the development makes efficient use of water and promotes the principles of sustainable construction (Cambridge Local Plan 2018 Policy 28).

25. 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)

26. Prior to the occupation of the development, hereby permitted, the first floor side facing windows in the south and north elevations shall be fixed shut and obscure glazed, to a minimum level of obscurity to conform to Pilkington Glass level 3 or equivalent, to a minimum height of 1.7 metres above internal floor level. The glazing shall thereafter be retained in perpetuity.

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

INFORMATIVES

1. It is required that a dust management plan should reference and have regard to various national and industry best practical technical guidance such as:
 - o Guidance on the assessment of dust from demolition and construction, version 1.1 (IAQM, 2016)
 - o Guidance on Monitoring in the Vicinity of Demolition and Construction Sites, version 1.1 (IAQM, 2018)

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Application Number	21/00383/FUL	Agenda Item	
Date Received	28th January 2021	Officer	Mary Collins
Target Date	22nd April 2021		
Ward	Queen Ediths		
Site	5 Luard Close Cambridge		
Proposal	Demolition of existing house and garage and erection of 5-bedroom house with integral garage and new crossover with dropped kerb.		
Applicant	Mr Les Whitfield 5 Luard Close Cambridge		

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 southern side of Luard Close and is currently occupied by a detached dwelling which is set back from the road frontage behind a garden and benefits from a large garden to the rear. To the rear of the property are the school grounds of The Perse Upper School.
- 1.2 Opposite the application site are the rear gardens to properties in Luard Road.

The land at Luard Close was occupied by the buildings associated with Trinity Farm until the late 1930s and remained undeveloped until the 7 detached properties on Luard Close were constructed in the early 1960's.

2.0 THE PROPOSAL

- 2.1 Planning permission is sought for the demolition of the existing house and garage and erection of 5-bedroom house with integral garage and new crossover with dropped kerb.
- 2.2 The principal elevation of the replacement dwelling would have twin two storey gables with one having a two story bay window, with the other having a smaller bay at first floor with an integral garage below. The central section of the proposed dwelling would have a hipped roof, with a central hipped roof section. The entrance to the house is under a porch roof with a gallery space over and feature window.
- 2.3 The rear elevation would also have twin gables as well as a double height glazed section. To the rear roof slope is a dormer window. Also, to the rear is a single storey, flat roofed family room. To the sides of the proposed dwelling are flat roofed single storey elements.
- 2.4 The new dwelling would have a Spanish slate roof, grey/ black aluminium windows and areas of cladding, hardwood doors, and a brick finish in Terca Smeed Dean London Stock.
- 2.5 Most existing hedging and trees are to be retained on the site, with only two small trees removed to allow for the new crossover on the left of the plot.
- 2.6 Bin and recycling storage areas are included to the utility side of the house adjacent to the rear patio area. Bikes would also be stored there.
- 2.7 The application is accompanied by the following supporting information:
 1. Design Statement
 2. Drawings

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 33 35 36 50 51 55 56 57 59 81 82

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

Central Government Guidance	National Planning Policy Framework 2019 National Planning Practice Guidance 2019 Circular 11/95 – The Use of Conditions in Planning Permissions (Annex A) Technical housing standards – nationally described space standard – published by Department of Communities and Local Government March 2015 (material consideration) Cambridge City Council (May 2007) – Sustainable Design and Construction
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	<p>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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CONSULTATIONS

Cambridgeshire County Council (Highways Development Control)

6.1 No objection subject to conditions:

- No demolition or construction works shall commence on site until a traffic management plan has been agreed in writing with the Planning Authority.
- Pedestrian visibility splays
- Driveway falls and levels
- Driveway bound material

Environmental Health

6.2 In the interests of amenity, recommend the standard construction/demolition hours condition. The piling condition is recommended in the event the ground works require piling. An unexpected contamination condition is also recommended.

Sustainable Drainage Engineer

6.3 The proposals have not indicated a surface water drainage strategy however, as this is a minor development and there are no surface water flood risk issues, it would be acceptable to obtain this information by way of a condition.

Landscape

6.4 This proposal seeks demolition of an existing house and garage and erection of a 5-bedroom house with integral garage and new crossover with dropped kerb.

Whilst in principle, we have no objection to the principle of redevelopment, the lack of information regarding the existing trees and landscape to be retained and any proposed mitigation landscape is a key omission from the application. It would be advisable to ensure that the tree officer is consulted, and any recommended tree and hedge protection requirements are put in place prior to any development occurring on site.

Would also recommend that the double entry access is reviewed in favour of retaining the existing trees and hedges. Parking areas could be carefully included using no-dig paving treatments to prevent any impact on the trees. In general, a tree survey of the trees would be helpful in assessing the value these trees have and their expected lifespan.

In addition, a very large tree is located in the rear garden which we feel must be retained unless it is a tree in dire health and in danger of falling. It is not included in the plans and this is of concern. The city has a tree canopy policy to which this tree makes a major contribution.

A tree survey of relevant trees and hedges and a Tree Protection Plan is needed to make a full assessment of the impact of the new house.

Tree Officer

6.5 Agree with Landscape Officer that the trees and hedge to the front of the house make a positive contribution to the character of the area. However, because of the history of pruning, age and condition of the trees they would unlikely be considered a reasonable constraint to development. Also recommend the layout be revised to allow the retention of the hedge but have insufficient grounds for a formal objection to the required removals provided replacement planting can be accommodated. This will be more easily achieved with the retention of the hedge.

6.6 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

4 Luard Close
12 Luard Road

Support

3 Luard Close
6 Luard Close

7.2 The representations can be summarised as follows:

Supportive of demolition and rebuilding. However, the proposed ridge height of the roof is too high; this should not be any higher than the neighbouring two houses

4 Luard Close - The new build is of much larger proportions and in particular concerned that the much increased height and depth of the proposed design extending at the back beyond our window lines on that side of our house and our house perimeter significantly reduces the amount of sunlight we will receive into our house in the morning. The design of our house was to maximise the amount of light we would be able to receive - in particular our kitchen and master bedroom both of which would be affected by the new design.

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

Principle

8.1 The replacement dwelling is acceptable in principle and in accordance with policies 1 and 3 of the Cambridge Local Plan 2018.

Context of site, design and external spaces

- 8.2 The properties in Luard Close are all individually designed and unique, however they share similar characteristics, in terms of scale, mass, orientation, number of storeys, ridge and eaves height and plot size and this gives a cohesiveness to the cluster of houses.
- 8.3 The ridge heights to all houses on the road is quite varied, adding to the mixed visual appearance of the area. There is no fixed ridge to ridge height relationship. The ridge height of the proposed house ridge would be 9.1m which is the same as the new house currently under construction at no. 3. Its steeply pitched roof and twin fronted design echoes this approach that has already been recently granted planning permission.
- 8.4 The proposed dwelling would be deeper, wider and higher than the dwelling it is proposed to replace and would have a larger scale compared to existing properties to either side of it. Although the ridge of the proposed dwelling is higher than its neighbours to either side, the eaves are in line and this provides a degree of continuity along the street.
- 8.5 The ridge line is in line with the apex of the proposed gables to the front and rear. The amount of front roof slope is in proportion with the gables and the design reads as a cohesive whole. The proposed dwelling is considered to be in proportion with the size of dwellings to either side. The design of the proposed dwelling picks up on other features seen on properties in the close such as double height projections to the front.
- 8.6 There is also adequate visual spacing retained to either side of the proposed dwelling to enable the dwelling to assimilate into its surroundings and Officers consider the proposed scale and appearance of the proposed dwelling respects the context of its surroundings and would not be visually prominent or out of keeping with the appearance of the street scene.
- 8.7 The single storey flat roofed sections of the dwelling are to be a Green or Brown Roof and this will be secured via condition.
- 8.8 In the opinion of Officers the proposal is compliant with Cambridge Local Plan (2018) policies 55, 56, 57 and 59.

Amenity for future occupiers of the site

8.9 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.

8.10 The proposed dwelling would exceed the standards. In this regard, it would provide a high-quality internal living environment for the future occupants in Officers opinion. The gross internal floor space measurements for the dwelling in this application is shown in the table below:

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	3	6			452	

and all the space standards for a house this size as required by Policy 50 of the Cambridge Local Plan 2018 have been met and exceeded.

8.11 The rear garden is large and in the opinion of Officers the proposal maintains an adequate level of residential amenity for future occupiers and consider that it is compliant with Cambridge Local Plan (2018) policies 50, 51 and 56.

Accessible homes

8.12As this is a new build, compliance with policy 51 and the requirements of Part M4 (2) of the Building Regulations is required.

8.13In the opinion of officers, the proposal provides a high-quality and accessible living environment and an appropriate standard of residential amenity for future occupiers, and in this respect it is compliant with Cambridge Local Plan (2018) policies 50, 51 and 57.

Residential Amenity

Impact on amenity of neighbouring occupiers

4 Luard Close

8.14 This property is situated to the east of the application site. This property has first floor side facing windows to a bathroom and a master bedroom. It also has a rear facing bedroom window close to the boundary. The proposed dwelling would be closer to the common boundary and would extend further into the rear garden. The proposed dwelling would project approximately 6 metres beyond the neighbour's rear facing bedroom window. The proposal would fail the BRE 45 degree rule on the horizontal but would meet the 45 degree test on the vertical plane. The bedroom with the side facing window also has a window to the rear elevation providing light into this room. As such it is considered that a detrimental loss of light would not occur as a result of the proposal

8.15 With respect to loss of privacy, side facing windows at first floor to the proposed dwelling would be obscurely glazed with only fan lights opening. The velux rooflight to the attic staircase is only to give light to this circulation area of the house, and the velux to the ensuite to bedroom 2 is for the same purpose. A condition will be attached to ensure that side facing windows are obscurely glazed and that no further windows are inserted without approval.

6 Luard Close

8.16 The proposed dwelling is set in from the common boundary with this property and this property itself is inset from the common boundary. It would not be detrimentally affected by the proposed dwelling

Perse School

8.17 Given the depth of the rear garden and the intervening distance to the boundary with the school grounds beyond, overlooking from first floor windows would not be detrimental.

8.18 In the opinion of Officers, the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and consider that it is compliant with Cambridge Local Plan (2018) policies 55, 57 and 35.

Highway Safety

8.19 Subject to conditions, the Highways Authority does not consider that there would be any adverse impact upon highway safety. The proposal would therefore be compliant with policy 81 of the Cambridge Local Plan 2018.

Car and Cycle Parking

- 8.20 Two car parking spaces are proposed on the application site and these would meet standards laid out in Appendix L of the Cambridge Local Plan 2018.
- 8.21 Officers are satisfied that there is space at the application site for a secure and covered cycle store for five cycles and will require elevational details by condition.
- 8.22 The proposal is compliant with Cambridge Local Plan (2018) policy 82.

Integrated water management and flood risk

- 8.23 Officers are satisfied that an acceptable surface water drainage scheme could be secured through condition. Policy 31 of the Cambridge Local Plan 2018 requires all flat roofs to be Green or Brown to assist in reducing surface water run-off from buildings. A condition will be attached requiring a Green Roof.
- 8.24 Subject to this, it is considered the proposal is compliant with Cambridge Local Plan 2018 policies 31 and 32.

Trees and biodiversity

- 8.25 In response to comments raised by the Landscape Officer, the applicant has confirmed that the large tree shown in the rear garden on aerial views, was removed in January 2021. Permission was granted for this on 9 December 2020 Ref 20/2040/TTPO. An Acer platanoides, approximately 4 metres high was planted as a replacement. A landscaping scheme is required as well as a scheme of biodiversity enhancement. It is possible that this tree could be relocated as part of the landscaping scheme.
- 8.26 Subject to this, it is considered the proposal is compliant with Cambridge Local Plan 2018 policies 69, 70 and 71.

Carbon reduction and sustainable design

- 8.27 Conditions are recommended to secure carbon reduction and water conservation measures in accordance with Cambridge Local Plan 2018 policies 28 and 31) and the Greater Cambridge Sustainable

Design and Construction SPD 2020.

Refuse Arrangements

8.28 The proposal is compliant in this respect with Cambridge Local Plan (2018) policy 57.

9.0 CONCLUSION

The proposed development would respect the character and appearance of the surrounding area and would not have an adverse impact upon the area, neighbouring properties or the future occupants of the development.

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 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)

4. 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)

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

Reason: To protect the amenity of nearby properties Cambridge Local Plan 2018 policy 36.

6. In the event of the foundations for the proposed development requiring piling, prior to the development taking place, other than demolition, the applicant shall provide the local authority with a report / method statement for approval detailing the type of piling and mitigation measures to be taken to protect local residents from noise and/or vibration. Potential noise and vibration levels at the nearest noise sensitive locations shall be predicted in accordance with the provisions of BS 5228-1&2:2009 Code of Practice for noise and vibration control on construction and open sites. Development shall be carried out in accordance with the approved details.

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

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

7. If previously unidentified contamination is encountered whilst undertaking the development, works shall immediately cease on site until the Local Planning Authority has been notified and the additional contamination has been fully assessed and an appropriate remediation and validation/reporting scheme agreed with the Local Planning Authority. Remedial actions

shall then be implemented in line with the agreed remediation scheme and a validation report will be provided to the LPA for consideration.

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.

8. 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 scheme 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, details of all SuDS features;
- 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) Full details of the maintenance/adoption of the surface water drainage system;
- h) 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 policy 31)

9. Details for the long term maintenance arrangements for the surface water drainage system (including all SuDS features) to be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the buildings hereby permitted. The submitted details should identify runoff sub-catchments, SuDS components, control structures, flow routes and outfalls. In addition, the plan must clarify the access that is required to each surface water management component for maintenance purposes. The maintenance plan shall be carried out in full thereafter.

Reason: To ensure the satisfactory maintenance of drainage systems that are not publically adopted, in accordance with the requirements of paragraphs 163 and 165 of the National Planning Policy Framework. (Cambridge Local Plan 2018 policy 31)

10. 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)

11. 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))

12. Full details of facilities for the covered, secure parking of bicycles and of bin storage shall be submitted to and approved by the local planning authority in writing. The approved facilities shall be provided in accordance with the approved details before use of the development commences and thereafter

permanently retained.

Reason: To ensure satisfactory provision for the secure storage of bicycles and bins. (Cambridge Local Plan 2018 policies 57 and 82)

13. The proposed drive shall be constructed using a bound material to prevent debris spreading onto the adopted public highway.

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

14. The proposed drive way 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.

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

15. Prior to the occupation of the development, hereby permitted, the windows to the first floor side elevations shall be obscure glazed to a minimum level of obscurity to conform to Pilkington Glass level 3 or equivalent and shall have restrictors to ensure that the windows cannot be opened more than 45 degrees beyond the plane of the adjacent wall. The glazing shall thereafter be retained in accordance with the approved details. No other windows shall be inserted without the express granting of planning permission.

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

16. 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; refuse or other storage units

Soft Landscape works shall include replacement planting to the front boundary, 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)

17. Prior to the occupation of the first dwelling, a water efficiency specification for each dwelling type, based on the Water Efficiency Calculator Methodology or the Fitting Approach sets out in Part G of the Building Regulations 2010 (2015 edition) shall be submitted to the local planning authority. This shall demonstrate that all dwellings are able to achieve a design standard of water use of no more than 110 litres/person/day and that the development shall be carried out in accordance with the agreed details.

Reason: To ensure that the development makes efficient use of water and promotes the principles of sustainable construction (Cambridge Local Plan 2018 Policy 28).

18. Prior to first occupation for the use hereby permitted, carbon reduction measures shall be implemented in accordance with a Carbon Reduction Statement which shall be submitted to and approved in writing by the local planning authority prior to implementation. This shall demonstrate that all new residential units shall achieve reductions in CO₂ emissions of 19% below the Target Emission Rate of the 2013 edition of Part L of the

Building Regulations, and shall include the following details:

A) Levels of carbon reduction achieved at each stage of the energy hierarchy;

B) A summary table showing the percentage improvement in Dwelling Emission Rate over the Target Emission Rate for each proposed unit;

Where on-site renewable or low carbon technologies are proposed, the statement shall also include:

C) A schedule of proposed on-site renewable energy technologies, their location, design, and a maintenance programme; and

D) Details of any mitigation measures required to maintain amenity and prevent nuisance.

No review of this requirement on the basis of grid capacity issues can take place unless written evidence from the District Network Operator confirming the detail of grid capacity and its implications has been submitted to, and accepted in writing by, the local planning authority. Any subsequent amendment to the level of renewable/low carbon technologies provided on the site shall be in accordance with a revised scheme submitted to and approved in writing by, the local planning authority.

Reason: In the interests of reducing carbon dioxide emissions and to ensure that development does not give rise to unacceptable pollution (Cambridge Local Plan 2018, Policies 28, 35 and 36).

19. The flat roof(s) hereby approved shall be a Green Roof or Brown Roof in perpetuity unless otherwise agreed in writing by the Local Planning Authority. A Green Roof shall be designed to be partially or completely covered with plants in accordance with the Cambridge Local Plan 2018 glossary definition, a Brown Roof shall be constructed with a substrate which would be allowed to self-vegetate.

Reason: To ensure that the development integrates the principles of sustainable design and construction and contributes to water management and adaptation to climate change (Cambridge Local Plan 2018 policies 28 and 31)

20. No development shall take place (including demolition, ground works, vegetation clearance) until an ecological enhancement plan has been submitted to and approved in writing by the local planning authority. The plan shall include: No development shall

take place (including demolition, ground works, vegetation clearance) until an ecological enhancement plan has been submitted to and approved in writing by the local planning authority. The plan shall include:

The specification, number and location of bird and bat box provision.

Details of boundary treatments to ensure hedgehog and amphibians can move between adjoining gardens.

Areas of vegetation to be retained and enhanced for nesting birds and proposed new plantings.

Demonstrate that any proposed external lighting will not illuminate mature trees and boundary features likely to support foraging bats.

The approved scheme shall be fully implemented within an agreed timescale unless otherwise agreed in writing

Reason - To maintain, enhance, restore or add to biodiversity in accordance with Policy 70 of the Cambridge Local Plan 2018.

21. 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.

The principle areas of concern that should be addressed are:

i) Movement and control of muck away vehicles (all loading and unloading should be undertaken where possible off the adopted public highway)

ii) Contractor parking, with all such parking to be within the curtilage of the site where possible

iii) Movements and control of all deliveries (all loading and unloading should be undertaken off the adopted public highway where possible.)

iv) Control of dust, mud and debris, and the means to prevent mud or debris being deposited onto the adopted public highway.

The development shall be carried out in accordance with the approved details.

Reason: To ensure that before development commences, highway safety will be maintained during the course of

development. (Cambridge Local Plan 2018 Policy 81).

22. Two pedestrian visibility splays of 2m x 2m shall be provided each side of the new vehicular access measured from and along the highway boundary. Such splays shall be within the red line of the site and shall thereafter be maintained free from obstruction exceeding 0.6m above the level of the adopted public highway for the lifetime of the development.

Reason: In the interests of highway safety.

INFORMATIVES

1. 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 (Luard Close is adopted public highway), and that a separate permission must be sought from the Highway Authority for such works.
2. Cambridge City Council recommends the use of low NOx boilers i.e. appliances that meet a dry NOx emission rating of 40mg/kWh, to minimise emissions from the development that may impact on air quality.
3. If a construction dust assessment or suppression management plan is required reference and regard shall be given to various national and industry best practical technical guidance such as:
 - o Cambridge Sustainable Design and Construction Supplementary Planning Document, (Adopted January 2020) <https://www.cambridge.gov.uk/greater-cambridge-sustainable-design-and-construction-spd>
 - o Guidance on the assessment of dust from demolition and construction, version 1.1 (IAQM, 2016)
 - o Guidance on Monitoring in the Vicinity of Demolition and Construction Sites, version 1.1 (IAQM, 2018)
 - o Control of dust and emissions during construction and demolition -supplementary planning guidance, (Greater London Authority, July 2014).

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Application Number	21/00437/FUL	Agenda Item	
Date Received	2nd February 2021	Officer	Mary Collins
Target Date	30th March 2021		
Ward	Newnham		
Site	31 Newnham Road		
Proposal	Change of use of the ground floor of the replacement building approved under planning permission ref. 18/1807/FUL for business use as an office (Class E)		
Applicant	n/a c/o Agent Cambridge CB1 2GA		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> - The proposed development would not have any significant adverse impact on the amenity of surrounding occupiers. - The proposal would not harm the vitality and viability of the Local Centre
RECOMMENDATION	APPROVAL

1.1 SITE DESCRIPTION/AREA CONTEXT

1.2 The application site is located on a bend on Newnham Road along the south eastern side of the street. The Mill Pond lies to the north. It borders No. 2 and 3 Anderson Court which are located to the south and to the west lies Nos. 35 and 37 Newnham Road which are occupied by restaurants known as Sala Thong and Rice Boat. An access road lies to the east and beyond that is Newnham Mill which is a Grade II Listed Building.

1.3 The site is located within the Newnham Croft Conservation Area and is adjacent to West Cambridge Conservation Area. Newnham Road is a Local centre. It is within Flood Zones 2 and 3. The site falls within the controlled parking zone.

2.0 THE PROPOSAL

2.1 Planning permission is sought for change of use of the ground floor of the replacement building approved under planning permission ref. 18/1807/FUL for business use as an office. (Class E)

2.2 Planning permission 18/1807/FUL includes the provision of small A1 (retail)/A3 (Restaurant/Café) use at ground floor. The floor area of the consented ground floor unit is 113sq.m. Four cycle parking spaces are approved to serve the ground floor unit.

2.3 The development proposals seek permission to use the ground floor unit for an office use (previously use class B1a, now use class E). No external alterations or other works of operational development are required to facilitate office use and therefore no such works are proposed within this application.

2.4 The development proposals seek additional flexibility for the use of the ground floor commercial unit of a consented building at 31 Newnham Road for Class E use.

2.5 The application is accompanied by the following supporting information:

Drawings

3.0 SITE HISTORY

Reference	Description	Outcome
C/77/0307	Demolition of existing buildings. (listed building application)	Refused
C/77/0359	Extension to Public House Yard and car park	Approved
C/81/0039	Alterations and extensions to existing Public House	Approved

C/00/0215 Demolition of existing shed at rear and Approved replacement with longer storage shed.

18/1807/FU Erection of new building comprising of a Approved
L single A1 or A3 (in the alternative) unit at ground floor and seven self-contained flats above.

4.0 PUBLICITY

4.1 Advertisement: Yes
Adjoining Owners: 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 Local Plan	1, 3, 6

2018	28, 29, 31, 32, 33, 34, 35, 36 50, 51, 55, 56, 57 61, 62, 69, 70, 71, 72 80, 81, 82, 85
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5.3 Relevant Central Government Guidance, Supplementary Planning Documents and Material Considerations

Central Government Guidance	National Planning Policy Framework February 2019 National Planning Policy Framework – Planning Practice Guidance March 2014 Circular 11/95 (Annex A)
Supplementary	Cambridgeshire and Peterborough Flood

<p>Planning Guidance</p>	<p>and Water Biodiversity Checklist for Land Use Planners in Cambridgeshire and Peterborough (2001). Cambridge and Milton Surface Water Management Plan (2011) Cambridge and South Cambridgeshire Level 1 Strategic Flood Risk Assessment (2010) Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Cambridge Historic Core Conservation Area Appraisal (2015) Newnham Croft Conservation Area Appraisal (2013) West Cambridge Conservation Area Appraisal (2011)</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

Conservation team

6.2 It is considered that there are no material Conservation issues with this proposal.

Drainage

6.3 No comments as the proposal is for a change of use.

Environmental Health

- 6.4 No objections to the use of the ground floor as “business use as an office” It is our understanding that E(c)(i) and E(g)(i) “financial services” and “offices to carry out any operational or administrative function” would include “office business use” as described in the previous A2 and B1 uses.

However, if the entire use class E is required at the application site, environmental health have significant concerns for local amenity and quality of life of receptors, especially those located in the flats above the development site.

From an environmental health perspective if class E is permitted, there are considerable factors specifically noise and odour that have the potential to harm local amenity and quality of life of surrounding receptors due to the array of permitted uses under class E that would not require further planning consent if permitted.

The main uses within the class E category with the greatest potential for impact on the surrounding environment from an environmental health perspective are likely to be the “sale of food and drink” (former A3 use), “indoor sport, recreation and fitness” (elements of D2 use) and “creche, day nursery or day centre” (elements of D1 use).

- 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 Councillor Matthews has commented on this application. In such a critical location for the city and Newnham, that’s also a defined Neighbourhood Centre (in the Local Plan), it should be something for the community like a cafe, restaurant, or any number of the uses suited to a Neighbourhood Centre. IT told that (before being elected) assurances were given (when the original application was granted 18/1807/FUL) that the new building ground floor would be something for the community i.e. not an office. As we come out of lockdown, such a key location should see no issues in finding demand for a more appropriate use.

In the event that this change of use is granted - is it possible to limit it to a few months at a time - where the permission is continuously reviewed - and all the while a more suitable tenant is sought?

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

South Newnham Neighbourhood Forum

- 7.3 The representations can be summarised as follows:

South Newnham Neighbourhood Forum writes to object to this application for a change-of use to or to include "Use Class B1(a) Offices other than A2" as it is contrary to Policy 72 of the Cambridge Local Plan.

During the consultations for the original application (18/1807/FUL), it was explained to the Forum that the ground floor of the replacement building was to be let as a retail or restaurant unit and act as a keynote space in the scheme for this high-profile site.

The impression was given that a use such as coffee shop combined with say a deli would increase the variety and quality of footfall in this corner of Newnham.

On the local plan policies map the area is identified as a local neighbourhood centre, equivalent to the centre of Newnham Croft, running from the Shell Garage up to the Granta public house.

One objective of policy 72 in the Local Plan is to provide protection for Neighbourhood centres from being hollowed out either by conversion into residential or basic office uses.

Table 8.1 of the policy makes it clear that at ground floor, B1 Business Uses are not allowed or are against policy.

The agent, Carter Jonas for the applicant cites the Covid Pandemic as a reason for non-marketability of the unit. This argument should be discounted because as is widely known, due to the vaccination programme, we are likely to be successfully back on-track by summer and this type of setting should be fully lettable.

Even during the pandemic, a new coffee shop / deli (Meadows) has been trading steadily and successfully in the adjacent Newnham Croft area.

The agent's suggestion that the approved use is established then converting over to office use under Class E will be easily achievable, seems unreasonable and against the context under which the first application was approved. This should be resisted as far as practical for the health of this neighbourhood centre.

- 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

Principle of development

- 8.1 The application site is situated in the Newnham Road Local Centre as defined by Policy 6 of the Cambridge Local Plan 2018.
- 8.2 Planning permission has been granted for the erection of a new building comprising a single A1 or A3 (in the alternative) unit at ground floor and seven self-contained flats above.
- 8.3 Permission is sought to amend the use of the ground floor for business use as an office. In this instance as the building has not been completed and the use of the ground floor has not been implemented, the application cannot technically be described as a change of use. However, the assessment of the issues is considered to be similar.
- 8.4 Policy 72 of the Cambridge Local Plan 2018 states:

Within the boundary of district, local and neighbourhood centres, as defined on the Policies Map, new A1 (shop) uses will be permitted if they are in proportion to the scale and function of the centre.

Proposals for other centre uses, as defined in Table 8.1 within this policy will be permitted provided:

- a. they complement the retail function and maintain or add to the vitality, viability and diversity of the centre;*
- b. provision is made for an active frontage, such as a window display, which is in keeping with the character of the shopping area;*

and

c. they would not give rise to a detrimental effect, individually or cumulatively, on the character or amenity of the area through smell, litter, noise or traffic problems.

Changes of use from A1 to another centre use (as set out in Table 8.1) will be permitted where the development would satisfy the above criteria and additionally:

d. in district centres – the number of properties in A1 use would not fall below 55 per cent (measured as a proportion of the total number of units within the ‘A’ use classes in the district centre.

8.5 The business (B1 office) use proposed at ground floor level is not considered an appropriate use on the ground floor in a Local Centre (Table 8.1 of the Local Plan) and is contrary to policy 72.

8.6 However, a key material consideration is the recent amendment to the Use Classes Order 1987, which introduced a new Class E.

8.7 The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020, Schedule 2, PART A Class E. Commercial, Business and Service allow use, or part use, for all or any of the following purposes—

(a) for the display or retail sale of goods, other than hot food, principally to visiting members of the public,

(b) for the sale of food and drink principally to visiting members of the public where consumption of that food and drink is mostly undertaken on the premises,

(c) for the provision of the following kinds of services principally to visiting members of the public—

(i) financial services,

(ii) professional services (other than health or medical services),
or

(iii) any other services which it is appropriate to provide in a commercial, business or service locality,

(d) for indoor sport, recreation or fitness, not involving motorised vehicles or firearms, principally to visiting members of the public,

(e) for the provision of medical or health services, principally to visiting members of the public, except the use of premises attached to the residence of the consultant or practitioner,

(f) for a creche, day nursery or day centre, not including a residential use, principally to visiting members of the public,
(g) for—
(i) an office to carry out any operational or administrative functions,
(ii) the research and development of products or processes, or
(iii) any industrial process,
being a use, which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.

- 8.8 It is considered that it is the case that at such time as the consented use of the ground floor unit is implemented, it could subsequently be used for an office use within the scope of use class E as E(c)(i) and E(g)(i) “financial services” and “offices to carry out any operational or administrative function” would include “office business use” as described in the previous A2 and B1 uses, without the need for express permission from the local planning authority.
- 8.9 This application for planning permission seeks to establish the ability to use the unit for an office purpose ahead of time. It is considered that given the change of use would be acceptable under permitted development if the use of the ground floor had been implemented, that there is no planning reason for not allowing this change of use, even though the proposed change of use is contrary to Policy 72 of the local plan.
- 8.10 The proposal would in effect still allow for the flexible use of A1 and A3 at ground floor level as these uses would be interchangeable with the office use under Class E.
- 8.11 Given there could be unrestricted use of the ground floor as Class E under the fallback position, it is considered that there are some uses in this class which would require additional assessment in terms of impact on amenity of the adjacent residential occupiers. Each very different use with varying complex environmental impacts contained within class E must be adequately controlled to protect local amenity and quality of life.
- 8.12 The main uses within the class E category with the greatest potential for impact on the surrounding environment from an environmental health perspective are likely to be the “sale of

food and drink” (former A3 use), “indoor sport, recreation and fitness” (elements of D2 use) and “creche, day nursery or day centre” (elements of D1 use).

- 8.13 This is because with these uses odour filtration / extraction and noise insulation / mitigation scheme are often required for E(b) development and a noise insulation / mitigation scheme required for E(d) use in order to minimise the airborne / impact noise emanating from the premises.
- 8.14 Although the applicant could have operated an unrestricted former D1 (current E class) use under their fallback position, they would be content to accept conditions listed below and to ensure the impacts of any future uses under E(b) and E(d) are mitigated
- 8.15 The use of the premises for purposes falling under Class E(b) (sale of food and drink on the premises) shall not commence until a scheme detailing plant, equipment or machinery for the purposes of extraction, filtration and abatement of odours has been submitted to and approved in writing by the local planning authority. The approved scheme shall be installed before the use is commenced and shall be retained as such thereafter.
- 8.16 The use of the premises for purposes falling under Class E(b) (sale of food and drink on the premises) shall not commence until a noise insulation / mitigation scheme in order to minimise the airborne / impact noise emanating from the premises is submitted in writing for approval by the Local Planning Authority. The scheme as approved shall be fully implemented before the use is commenced and shall be retained as such thereafter.
- 8.17 The use of the premises for purposes falling under Class E(d) (indoor sport and recreation) shall not commence until a noise insulation / mitigation scheme in order to minimise the airborne / impact noise emanating from the premises is submitted in writing for approval by the Local Planning Authority. The scheme as approved shall be fully implemented before the use is commenced and shall be retained as such thereafter.
- 8.18 Officers consider the proposal is compliant with Cambridge Local Plan (2018) policies 35 and 36.

Context of site, design and external spaces Impact on the Conservation Areas and nearby Listed Buildings

- 8.19 No external changes are proposed to the ground floor layout or elevations. As a result, the development is not considered result in material harm to the character and appearance of the Conservation Area or the settings of adjacent Listed Buildings.
- 8.20 Officers consider the proposal is compliant with Cambridge Local Plan (2018) policies 55, 56, 57, 59 and 61.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.21 The residential flats at first floor would not be detrimentally impacted by the proposed use of the ground floor for business use. However, given the unrestricted change of use to other uses within Class E at ground floor level, Officers consider conditions should be attached requiring further details to be agreed if uses under E(b) and E(d) are proposed in the future.
- 8.22 Officers consider the proposal provides an adequate level of residential amenity for future occupiers and Officers consider that it is compliant with Cambridge Local Plan (2018) policies 35 and 36.

9.0 CONCLUSION

- 9.1 The proposed development would not have any significant adverse impact on the amenity of surrounding occupiers. The proposal would not harm the vitality and viability of the Local Centre

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. All servicing and delivery to or collections shall not be made outside the hours of 0700-2300hrs on Monday to Friday, 0800-1300hrs on Saturday or at any time on Sundays or public holidays.

Reason: To protect residential amenities and to comply with policy 35 of the Local Plan 2018.

4. The use of the premises for purposes falling under Class E(b) (sale of food and drink on the premises) shall not commence until a scheme detailing plant, equipment or machinery for the purposes of extraction, filtration and abatement of odours has been submitted to and approved in writing by the local planning authority. The approved scheme shall be installed before the use is commenced and shall be retained as such thereafter.

Reason: To protect residential amenities and to comply with policy 36 of the Local Plan 2018.

5. The use of the premises for purposes falling under Class E(b) (sale of food and drink on the premises) shall not commence until a noise insulation / mitigation scheme in order to minimise the airborne / impact noise emanating from the premises is submitted in writing for approval by the Local Planning Authority. The scheme as approved shall be fully implemented before the use is commenced and shall be retained as such thereafter.

Reason: To protect residential amenities and to comply with policy 35 of the Local Plan 2018.

6. The use of the premises for purposes falling under Class E(d)

(indoor sport and recreation) shall not commence until a noise insulation / mitigation scheme in order to minimise the airborne / impact noise emanating from the premises is submitted in writing for approval by the Local Planning Authority. The scheme as approved shall be fully implemented before the use is commenced and shall be retained as such thereafter.

Reason: To protect residential amenities and to comply with policy 35 of the Local Plan 2018.

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Application Number	21/00434/HFUL	Agenda Item	
Date Received	2nd February 2021	Officer	Phoebe Carter
Target Date	30th March 2021		
Ward	West Chesterton		
Site	167 Chesterton Road		
Proposal	Ground floor and first floor rear extensions		
Applicant	William Beavitt and Rebecca French 167 Chesterton Road		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> <input type="checkbox"/> The proposed development would not have any adverse impact on the residential amenity of the adjoining neighbours or the character of the area.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 167 Chesterton Road is a terraced property located on the northern side of Chesterton road, near the junction with Milton Road. It is set back from the road by the front garden. Springfield Court is located to the rear. There is rear access to the site via Springfield Road. The property has been extended to the rear.

1.2 The site does not fall within a Conservation Area, there are no listed buildings in the vicinity and the site is not located within a controlled parking zone.

2.0 THE PROPOSAL

2.1 The application is seeking permission for ground floor and first floor rear extensions. The extension would be attached to the rear existing single storey and two storey elements.

2.2 The application is coming to Planning Committee because the applicant is a Council employee.

3.0 SITE HISTORY

Reference	Description	Outcome
13/0909/FUL	Loft extension	Permitted

4.0 PUBLICITY

4.1 Advertisement:	No
Adjoining Owners:	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 Local Plan 2018	1 55 56 58

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

Central Government Guidance	National Planning Policy Framework July 2018 National Planning Policy Framework – Planning Practice Guidance from 3 March 2014 onwards Circular 11/95 (Annex A)
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6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

6.1 No comment on behalf of the Highway Authority.

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:

- 163 and 165 Chesterton Road (Springfield Court)

7.2 The representations can be summarised as follows:

- Concerns regarding possible erection of scaffolding, parking of vehicles and delivery of materials (construction impacts)

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

Context of site, design and external spaces

8.1 The proposal is to extend the existing two storey rear extension by approximately 3.77m and to extend the existing single storey extension. This would result in a total rear extension length of 8m. The property is mainly constructed in brick. The proposal would use brick to match the existing building. In addition, the main dwelling has a pitched roof, although the existing two storey rear extension has a flat roof. The proposed extension would extend this rear element and change the roof form from flat to pitched, which would be more sympathetic to the existing building and the surrounding area.

- 8.2 The existing extension as a mixture of different rear extensions in varying forms. The proposal would result in a neater cumulative rear extension and overall would be more sympathetic to the existing building. Furthermore, the proposal is not considered to dominate the existing building and would remain a subservient addition to the dwelling.

Residential Amenity

Impact on amenity of neighbouring occupiers

169 Chesterton Road

- 8.3 The proposed two-storey element would be set back approximately 1.5m from the common boundary with 167 Chesterton Road. Whilst there may be some overbearing impact to the rear west window of no. 167, due to the separation distance and the presence of the existing two storey extension, it is not considered that the proposal would increase this overbearing impact to a significant degree.

Springfield Court

- 8.4 The proposal would be adjacent to the common boundary with Springfield Court. From an external site visit and internet research, it is assumed that the windows on the east elevation of Springfield Court serve non-habitable rooms. Therefore, it is not considered that the proposal would have a negative impact on the occupants of Springfield Court in terms of overlooking, overshadowing or overbearing.
- 8.5 In the opinion of officers, the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and is considered that it is compliant with Cambridge Local Plan (2018) policies 35, 55 and 56.

Highway Safety

- 8.6 The Highways Officer has raised no objection to the application. Due to the location of the proposals to the rear of the property, it is not considered that the proposal would have an adverse impact to highway safety.

- 8.7 The proposal is compliant with Cambridge Local Plan (2018) policy 81.

Third Party Representations

- 8.8 Representations have been made in respect of covenants and private rights of access. A planning permission would not override these. They are civil matters between different landowners and not a material planning consideration.

9.0 CONCLUSION

- 9.1 The proposal is acceptable in terms of the impact to the existing property and the surrounding area. Whilst there may be some impact to residential amenity in terms of overbearing resulting from the proposal, these impacts are not considered to be significant enough to merit a refusal of the application. Construction related impacts will be temporary and whilst the existing street is narrow, any such impacts will be temporary in nature.

10.0 RECOMMENDATION

APPROVE subject to completion of the s106 Agreement and the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with the requirements of Section 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.

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Application Number	20/04076/FUL	Agenda Item	
Date Received	2nd October 2020	Officer	Aaron Coe
Target Date	27th November 2020		
Ward	Newnham		
Site	36 Wilberforce Road		
Proposal	Demolition of the existing dwelling, garage and outbuildings and erection of a new replacement dwelling with indoor swimming pool		
Applicant	Mr Kristian Segerstarale 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 conservation area. - The proposed development respects the residential amenity of the neighbouring properties. - The proposed development would provide a high quality living environment for the future occupiers.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 No 36 Wilberforce Road is a two storey detached property with a large rear garden which consists of a series of single storey outbuildings which run along the Northern boundary of the site with number 34. The property is located on the western side of Wilberforce Road and is a corner plot situated directly adjacent to the Emmanuel College Sports Grounds. The site is within the West Cambridge Conservation Area.

2.0 THE PROPOSAL

2.1 The application proposes the demolition of the existing property and erection of a replacement two storey detached dwelling with an integral garage, a basement and accommodation in the roof space.

2.2 In terms of materials the proposal involves a red multi stock brick and hand-made red clay plain tiles.

2.3 During the course of the application the scheme has been amended in an attempt to address the Conservation officer comments:

- Reduced the size of the dormers on the east and south elevations
- Amended soldier course details for the lintels and submissions of the proposed lintel detailing.

2.4 In addition to the application form and plans, the application is accompanied by the following supporting information:

- Design & Access Statement
- Heritage Statement
- Arboricultural Impact Assessment
- Ecological Appraisal and Full Reptile survey
- Sustainability report
- Drainage strategy

3.0 SITE HISTORY

3.1 No relevant site history.

4.0 PUBLICITY

4.1 Advertisement:	Yes
Adjoining Owners:	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 Local Plan 2018	1, 3 31, 34, 35, 36 50, 51, 52, 55, 56, 57, 59 61, 67 70, 71 81, 82

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

Central Government Guidance	National Planning Policy Framework February 2019 National Planning Policy Framework – Planning Practice Guidance March 2014 Circular 11/95 (Annex A)
Supplementary Planning Guidance	Greater Cambridge Sustainable Design and Construction (Jan 2020)
Area Guidelines	West Cambridge Conservation Area

6.0 CONSULTATIONS

6.1 **Cambridge City Council Conservation Officer**

As Submitted

Scale

It remains the view of the historic environment team that the significantly increased footprint of the proposed building, when compared to the existing house, would lead to some harm to the conservation area, especially when seen from a southern approach up Wilberforce Road.

Materials

The decision to move from slate to tiles for the roof, and to use red bricks, modified by a bagging treatment with slurry, is welcomed. These are choices which would help to preserve a role for the proposed building as part of a coherent group of buildings, and mitigate against the harm done to the conservation area by the demolition of the existing house.

Roof details

The hipped roof form now proposed responds well to the prevailing roof profile in the locality, and would help to mitigate against the harm caused by the demolition of the existing building. Location of the proposed dormers are acceptable but concerned by the scale and form require amendments. The east and south facing dormers should be reduced in size.

Architectural detailing

The fenestration pattern now proposed is much more coherent than the pre-application scheme, and this is welcomed. The careful consideration given to detailing of the window apertures is also welcomed. The soldier course detailing proposed for lintels would be much more convincing if it extended horizontally beyond the edges of the openings.

Summary

The loss of the existing house would alter the character of the conservation area in a way which would cause harm. The sustainability gains have not been convincingly shown to outweigh its loss. The proposed replacement building is of a considerably more appropriate design than the house proposed at pre-application stage, and if minor changes were made to dormer design and lintel detailing, it would be able to assume some of the existing building's role in the group of nearby buildings, which would be positive. Its large footprint, however, remains a negative element in the design. The character and quality of the proposed building does not fully compensate for

the loss of the existing house, and the proposal would be contrary to policy 61 of the Cambridge Local Plan 2018, and paragraphs 193 and 196 of the NPPF.

As Amended

Scale

Remain concerned by the significantly increased footprint of the proposed building.

Roof profile

The revised dormer design, with lower roof heights, and less aggregation on the south side, is welcome. It would give a better-balanced profile to the roofs when seen from south and east, and would read more harmoniously against the character of the existing houses on the west side of the street.

Architectural detailing

The revised soldier course above windows better emulates a functional lintel and is more convincing. This is welcome.

Summary

It remains the case that the loss of the existing building would cause harm to the conservation area. The proposed replacement building is of a considerably more appropriate design than the house proposed at pre-application stage, and the changes now made to dormer design and lintel detailing improve the design further, and would enable a new house to assume some of the existing building's role in the group of nearby buildings, which would be positive. The large footprint proposed, however, remains a negative element in the design. The character and quality of the proposed building still does not fully compensate for the loss of the existing house. The proposal does not wholly satisfy policy 61 of the Cambridge Local Plan 2018, or paragraphs 193 and 196 of the NPPF, although it now comes much closer to doing so. The residual harm would be at the lower end of the 'less-than-substantial' range, and might be classed as 'minor'.

Cambridgeshire County Council (Highways Development Management)

6.2 Acceptable subject to a contractors parking plan condition.

Drainage Officer

- 6.3 Acceptable subject to a condition which secures a surface water drainage scheme to be completed in accordance with the submitted drainage report (Document ref. MO/20/0328).

Environmental Health

- 6.4 No objection subject to the inclusion of conditions regarding construction hours, collection during construction, piling and dust.

Cambridge City Council Nature Conservation Officer

- 6.5 No comments received.

Sustainability Officer

- 6.6 Acceptable subject to conditions securing a carbon reduction statement and water efficiency details.

Landscape Architect

- 6.7 Disappointing that the Beech hedge is proposed to be removed along the frontage. Conditions required for a soft landscaping plan and boundary treatment details.

Streets and Open Spaces (Tree Officer)

- 6.8 Do not support the loss of the Beech hedge. Acceptable subject to conditions securing an Arboricultural Method Statement and Tree protection plan, a pre commencement site meeting and a replacement tree planting condition.
- 6.9 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 object to the application:

- 10 Adams Road

- 11 Clarkson Road
- 19 Clarkson Road
- 7 Wilberforce Road
- 9 Wilberforce Road
- 30 Wilberforce Road
- 34 Wilberforce Road

7.2 The objections can be summarised as follows:

- o The existing house fits in with the group of 5 neighbouring properties.
- o The existing façade that faces south over Emmanuel College Playing Fields is a prominent visual and distinct feature of the streetscape in Wilberforce Road.
- o The proposed replacement is out of keeping with surrounding properties because of its size.
- o Concerned by the sustainability of the proposals.
- o Concerned by the additional mass proposed.
- o Dormer windows are too large.
- o Whilst the objective to create a more energy efficient house is understood, improving and extending the existing property is a more appropriate option or moving to a larger house elsewhere.
- o Concerned by noise and construction impacts during construction.
- o Concerned by the addition of a second entrance to the driveway.
- o Concerned that the proposals fail to meet the requirements of national and local planning policies in respect of the impact on the conservation area.

7.3 The owners/occupiers of the following address has made a representation in support of the application:

- 5 Wilberforce Road

The representation can be summarised as follows:

- Nothing aesthetically wrong with the existing dwelling but could be replaced by something more attractive.
- There is already a mix character within this part of the conservation area and all properties are very different from each other.
- Acknowledge the proposal is larger than the existing dwelling but the plot is large enough to sustain the proposed increase in

footprint (with most of the additional space being below ground which minimises the impact visually).

- 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 the inspection of the site and the surroundings, the main issues are:

1. Principle of development
2. Context of site, design and external spaces and impact on the Conservation Area.
3. Residential amenity
4. Surface water drainage and flood risk
5. Ecology
6. Refuse and cycle storage
7. Highway safety
8. Third party representations

Principle of Development

- 8.2 This application relates to the erection of a replacement dwelling which is compliant in principle with Policies 1 and 3 of the Cambridge Local Plan 2018.

Context of site, design, external spaces and impact on the Conservation Area

- 8.3 The application proposes a replacement dwelling which would occupy a larger footprint than the existing dwelling. In terms of height the building is proposed to remain at approximately 8.5m to the ridge. As existing the dwelling is positioned centrally within the plot with a number of outbuildings scattered along the northern boundary. The proposal intends to fill the majority of the width of the plot with the living accommodation measuring approximately 18m in width and 17.5m in depth. An indoor swimming pool is proposed at the rear within a single storey element with a green roof.

- 8.4 In terms of the scale of the development proposed whilst it is acknowledged the replacement dwelling intends to significantly increase the footprint and size of the existing dwelling it should be noted that Wilberforce Road and Clarkson Road are characterised by large detached properties within substantial plots with a number of dwellings being recently replaced or extended significantly over time. The total width of the application site is 25m along the frontage with the existing dwelling sitting at approximately 9.5m in width, as such subject to an assessment of the detailed design, impact on neighbour amenity and the conservation area, the site is considered to be capable of being occupied by a much larger dwelling in terms of width. The proposed dwelling would have a width of 18m and remain set off the southern boundary by 5m and set off the northern boundary by 2m. In terms of depth the site is over 80m with the existing dwelling stretching along the southern boundary at a depth of approximately 15.5m whilst the proposed depth would be 18m at two storeys along the north and south with a single storey element along the northern boundary for an additional 13m which will be occupied by the indoor swimming pool. The scale and massing of the new dwelling when looking westwards from Wilberforce Road is considered to be appropriate, with the new dwelling being of the same height as the existing dwelling and a gap is retained to the north which preserves part of the existing view. A key view of the site is from the south across the protected open space at Emmanuel College Sports Ground. The proposed dwelling has replicated existing elements and features of the existing dwelling at a similar scale along this boundary. The carefully designed elevation is considered to successfully preserve the view of the dwelling from the public realm.
- 8.5 In respect of the site layout the proposal intends to maintain the existing building line with No.34 Wilberforce Road to the north and the dwelling would be set back approximately 10 metres from the public highway. The existing access onto the site would be retained and utilised as part of the development, with a further opening proposed to the south, to provide a turning circle within the site so that vehicles may enter and leave the site in a forward gear. Vehicle parking is provided in the proposed integral garage, with space for two cars, and cycle storage provision is also made in the garage.

Impact on the Conservation Area

- 8.6 In terms of impact on the Conservation Area, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local authorities to pay special attention to the desirability of preserving or enhancing the character and appearance of Conservation Area. Paragraph 189 of the NPPF states: 'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. [...] As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.' The statutory objective of preserving the character or appearance of an area is achieved either by a positive contribution to preservation or through development which leaves character or appearance unharmed sufficiently for it to be considered that the character is preserved.
- 8.7 The existing dwelling at No.36 has not been identified as making a positive contribution to the West Cambridge Conservation Area. The City Council conservation team comments advise that the loss of the existing building and replacement with a much larger dwelling would not wholly satisfy the local or national planning policy requirements with the level of harm being at the lower end of the 'less-than-substantial' range or 'minor'. However, given that the conservation officer has indicated the materiality, the architectural detailing and roof form proposed are welcomed the matter that requires assessment is the increase in footprint of the dwelling which as set out above officers consider the site to be capable of accommodating a dwelling of this size without having adverse impact on the conservation area.
- 8.8 Overall, following the changes made to the scheme at pre application stage and during the course of the application it is considered that the proposed new dwelling will preserve features of the West Cambridge Conservation Area and will enhance it through a high quality new building. The development is considered to be in accordance with Cambridge Local Plan (2018) policies 52, 55, 56, 57 and 61.

Residential Amenity

Impact on amenity of neighbouring occupiers

8.9 The site is adjoined by No.34 Wilberforce Road to the north.

Impact on No.34 Wilberforce Road :

Overbearing and Overshadowing impact:

The proposed development involves a two storey element along the north elevation which would project 4 metres beyond the rear elevation of No.34 Wilberforce Road. This two storey element would be set off the common boundary by 2 metres and there would be a 5 metre separation between No.34 and the new dwelling. An additional two storey element is proposed further to the rear which would be set off the common boundary by 5 metres. The two storey element of the proposed dwelling does not encroach beyond a line taken at 45 degrees from the centre of the nearest first floor windows on the rear elevation of the neighbouring property and shadow diagrams have been submitted to demonstrate the proposals will not have an adverse impact on No.34 in terms of overshadowing. The single storey element proposed at the rear which will provide an indoor swimming pool is proposed to have a height of 3m to the eaves and be set away from the common boundary by 2 metres. It is acknowledged that the this element of the proposal has a large depth (approx. 13m), however, given the modest height of this element and the fact that it will be set away from the common boundary by 2 metres and replacing existing single storey outbuildings that are of a similar height along this boundary, it is not considered to have a harmful impact on the amenity of the existing or future occupants of No.34 Wilberforce Road.

Overlooking and loss of privacy

8.10 In relation to overlooking and loss of privacy, the proposal involves four upper floor windows on the north elevation facing No.34 Wilberforce Road. A dormer window is proposed to serve bedroom 3 within the roofspace of the proposed new dwelling and this window would have views towards the rear garden space of No. 34, however, the window would be situated approximately 23 metres from the common boundary and given

the suburban character of the area an element of mutual overlooking into the rear garden spaces is considered acceptable at this distance. As such the proposals are not considered to have an adverse impact on the amenity of the neighbouring property. The three first floor windows proposed would serve two bathrooms and a dressing room; it is considered necessary to impose an obscure glazing condition on each of these windows to protect the amenity of neighbouring properties and future occupants of the proposed dwelling.

8.11 Overall, the proposal is considered to respect the amenity of neighbouring properties and is in accordance with Cambridge Local Plan 2018 policies 55 and 57.

Amenity for future occupiers of the site

8.12 The dwelling would clearly comply with the space standards set out within Policy 50 of the Local Plan, whilst the Design and Access Statement confirms it would meet the requirements of Part M4(2) of the Building Regulations, thereby complying with Local Plan Policy 51. This can be secured by condition. The gross internal floor space measurements for the unit in this application is shown in the table below:

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	5	10	2	128	706	+312

8.13 The Environmental Health Officer has recommended a number of conditions. Officers consider that all conditions designed to protect the amenities of neighbours are reasonable.

8.14 The proposal provides an acceptable living environment and an appropriate standard of residential amenity for future occupiers in accordance with Cambridge Local Plan (2018) policies 50 and 51.

Surface water drainage and flood risk

8.15 The Drainage Officer has not raised any objections to the application and considers that the development is acceptable

subject to a condition which secures a surface water drainage scheme in accordance with the drainage strategy report that has been submitted with the application.

Ecology

- 8.16 Conditions are recommended to secure ecological enhancements as part of the development. Subject to this condition the proposals are considered to comply with Cambridge Local Plan 2018 policy 70.

Highway Safety

- 8.17 The Highway Authority has been consulted as part of the application and is satisfied there would not be any adverse impact upon highway safety subject to a condition which secures details of the construction vehicle parking arrangement. Subject to the imposition of this condition the proposal is considered to be compliant with Cambridge Local Plan (2018) policy 81.

Car Parking and Cycle Parking

- 8.18 The proposed dwelling would have two off-street car parking spaces within the integral garage. Adequate cycle parking is proposed within the garage space. The proposal is considered to be compliant with Cambridge Local Plan (2018) policies 82.

Refuse arrangements

- 8.19 The proposal includes space for bin storage to the rear of the integral garage and a side passage access arrangement is proposed along the northern boundary to provide adequate facilities for manoeuvring receptacles on bin collection days. The proposal is considered to be compliant with Cambridge Local Plan 2018 policy 57.

Trees and Landscaping

- 8.20 The City Council's tree and landscape officers have assessed the application. Both have recommended that the beech hedge within the frontage is retained, the applicant is agreeable to this and a soft landscaping condition which requires these details prior to any works above ground level has been recommended

to secure this. Other conditions which secure details of the boundary treatments, an Arboricultural Method Statement and Tree protection plan, a pre commencement site meeting and a replacement tree planting condition are recommended. Subject to these conditions the proposals are considered to be in accordance with Cambridge City Local Plan 2018 policies 59 and 71.

Sustainability

8.21 In terms of sustainability benefits the existing property is very poor in terms of environmental performance and whilst it is acknowledged that sustainability wise there will be impacts through the demolition process, overall it is considered the future benefits of a replacing an existing building with a more sustainable and energy efficient property on site outweighs the cons associated with the demolition. The sustainability officer has reviewed the proposals and considered them to be acceptable subject to conditions securing a carbon reduction statement and water efficiency measures. Subject to conditions the development is considered to be in accordance with Cambridge Local Plan 2018 policy 28.

Third party representations

8.22 A number of the third party representations have been addressed in the above section of the report. However, other comments are addressed below:

Representation	Response
Negative impact on the conservation area	Addressed at paragraphs 8.3-8.8
Light and Noise pollution during construction.	The application has been assessed by City Council Environmental health in terms of light and noise impacts and is considered acceptable subject to conditions.
Impact on Trees	The City Council Tree Officer has assessed the application and supporting documents and the development is considered acceptable subject to tree

	conditions.
Overlooking, Overbearing, loss of privacy issues.	Addressed at paragraph 8.9-8.11

9.0 CONCLUSION

- 9.1 The proposed development would not have an adverse impact upon the character of the area, the amenity of neighbouring properties or upon trees of amenity value.

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 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.

The principle areas of concern that should be addressed are:

- i) Movement and control of muck away vehicles (all loading and unloading should be undertaken where possible off the adopted public highway)
- ii) Contractor parking, with all such parking to be within the curtilage of the site where possible
- iii) Movements and control of all deliveries (all loading and unloading should be undertaken off the adopted public highway)

where possible.)

iv) Control of dust, mud and debris, and the means to prevent mud or debris being deposited onto the adopted public highway.

The development shall be carried out in accordance with the approved details.

Reason: To ensure that before development commences, highway safety will be maintained during the course of development. (Cambridge Local Plan 2018 Policy 81).

4. No building hereby permitted shall be occupied until the surface water drainage scheme for the site has been completed in accordance with Drainage Strategy Report for proposed new replacement house at 36 Wilberforce Road, Cambridge (Document ref. MO/20/0328 dated 4th September 2020). The surface water drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan for the lifetime of the development.

Reason: To ensure the satisfactory maintenance of drainage systems that are not publicly adopted, in accordance with the requirements of paragraphs 163 and 165 of the National Planning Policy Framework.

5. Prior to commencement and in accordance with BS5837 2012, a phased tree protection methodology in the form of an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) shall be submitted to the local planning authority for its written approval, before any tree works are carried and before equipment, machinery or materials are brought onto the site for the purpose of development (including demolition). In a logical sequence the AMS and TPP will consider all phases of construction in relation to the potential impact on trees and detail tree works, the specification and position of protection barriers and ground protection and all measures to be taken for the protection of any trees from damage during the course of any activity related to the development, including supervision, demolition, foundation design, storage of materials, ground works, installation of services, erection of scaffolding and landscaping.

Reason: To satisfy the Local Planning Authority that trees to be retained will be protected from damage 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.

6. Prior to the commencement of site clearance a pre-commencement site meeting shall be held and attended by the site manager and the arboricultural consultant to discuss details of the approved AMS. A record of this meeting shall be provided to the Council for approval.

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.

7. The approved tree protection methodology 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.

8. If any tree shown to be retained on the approved tree protection methodology is removed, uprooted, destroyed or dies within five years of project completion, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by

the local planning authority.

Reason: To satisfy the Local Planning Authority that arboricultural amenity will be preserved in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71: Trees.

9. No development above ground level, other than demolition, shall commence until details of a hard and soft landscaping scheme have been submitted to and approved in writing by the Local Planning Authority. These details shall include:

a) proposed finished levels or contours; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. Street furniture, artwork, play equipment, refuse or other storage units, signs, lighting, CCTV installations and water features); proposed (these need to be coordinated with the landscape plans prior to being installed) and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines indicating lines, manholes, supports); retained historic landscape features and proposals for restoration, where relevant;

b) 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;

If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place as soon as is reasonably practicable, unless the Local Planning Authority gives its written consent to any variation.

c) boundary treatments indicating the type, positions, design, and materials of boundary treatments to be erected.

d) a landscape maintenance and management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas.

Reason: To ensure the development is satisfactorily assimilated

into the area and enhances biodiversity. (Cambridge Local Plan 2018 policies 55, 57, 59 and 69).

10. The development, hereby permitted, shall not be used or occupied until, carbon reduction measures have been implemented in accordance with a Carbon Reduction Statement which shall be submitted to and approved in writing by the local planning authority prior to implementation. This shall demonstrate that all new residential units shall achieve reductions in CO₂ emissions of 19% below the Target Emission Rate of the 2013 edition of Part L of the Building Regulations, and shall include the following details:
 - a) Levels of carbon reduction achieved at each stage of the energy hierarchy;
 - b) A summary table showing the percentage improvement in Dwelling Emission Rate over the Target Emission Rate for each proposed unit; Where on-site renewable or low carbon technologies are proposed, the statement shall also include:
 - c) A schedule of proposed on-site renewable energy technologies, their location, design, and a maintenance programme;
 - d) In relation to potential installation of ground source heat pumps, a layout plan for any ground works required for heat pump installation showing the location of works in relation to haul routes, trees and tree root protection zones to comply with BS 5837:2012 : Trees in relation to design, demolition and construction.
 - e) Details of any mitigation measures required to maintain amenity and prevent nuisance.

Where grid capacity issues subsequently arise, written evidence from the District Network Operator confirming the detail of grid capacity and a revised Carbon Reduction Statement shall be submitted to and approved in writing by the local planning authority. The revised Carbon Reduction Statement shall be implemented and thereafter maintained in accordance with the approved details.

Reason: In the interests of reducing carbon dioxide emissions and to ensure that development does not give rise to unacceptable pollution (Cambridge Local Plan 2018, Policies 28, 35 and 36).

11. Water efficiency standards shall be carried out in accordance

with the water efficiency specification set out in Table 3 of the Sustainability Statement (KJ Tait, Revision P01), which sets out the measures to be implemented to achieve a design standard of water use of no more than 110 litres/person/day.

Reason: To ensure that the development makes efficient use of water and promotes the principles of sustainable construction (Cambridge Local Plan 2018 Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

12. Prior to the occupation of the development a plan shall be submitted to and approved in writing by the Local Authority detailing the proposed specification, number and locations of internal and / or external bird and bat boxes on the new buildings, hedgehog boundary access features and proposed native planting. The installation shall be carried out and subsequently maintained thereafter in accordance with the approved plans.

Reason: to provide ecological enhancements for protected species on the site. In accordance with Cambridge Local Plan policy 70.

13. 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)

14. 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)

15. In the event of the foundations for the proposed development requiring piling, prior to the development taking place, other than demolition, the applicant shall provide the local authority

with a report / method statement for approval detailing the type of piling and mitigation measures to be taken to protect local residents from noise and/or vibration. Potential noise and vibration levels at the nearest noise sensitive locations shall be predicted in accordance with the provisions of BS 5228-1&2:2009 Code of Practice for noise and vibration control on construction and open sites. Development shall be carried out in accordance with the approved details.

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

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

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

Reason: To protect the amenity of nearby properties Cambridge Local Plan 2018 policy 36.

17. 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 and 61.)

18. Prior to the occupation of the development, the three first floor windows on the north elevation serving bathrooms and a dressing room shall be obscure glazed to a minimum level of obscurity to conform to Pilkington Glass level 3 or equivalent and shall have restrictors to ensure that the windows cannot be opened more than 45 degrees beyond the plane of the adjacent

wall. The glazing shall thereafter be retained in accordance with the approved details.

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

19. Notwithstanding the approved plans, the dwelling 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)

INFORMATIVES

1. Please note that 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, a separate permission must be sought from the Highway Authority for such works.

Application Number	21/01125/HFUL	Agenda Item	
Date Received	10th March 2021	Officer	Phoebe Carter
Target Date	5th May 2021		
Ward	Cherry Hinton		
Site	8 Kelsey Crescent Cambridge		
Proposal	Retrospective application for the erection of an ancillary annex.		
Applicant	Mr And Mrs Ostani 8 Kelsey Crescent Cambridge		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <p style="padding-left: 40px;">The design is acceptable and the impacts on residential amenity are acceptable notwithstanding the application is retrospective and a strong objection has been received in respect of the proposal.</p>
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 No. 8 Kelsey Crescent is a two-storey, end of terrace property on the south eastern side of Kelsey Crescent. The built form of the area is predominantly residential. Two pairs of semi-detached properties on Windermere Close face the side gable of the host property.

2.0 THE PROPOSAL

- 2.1 The proposed application is seeking retrospective planning permission for a single storey ancillary annexe in the rear garden.
- 2.2 The annexe is 5 metres long by 6.5 metres in width. It fills the entire width of the garden. The height of the outbuilding is approximately 3 metres with a velux window marginally above the roof level. A veranda is to the front of the annexe extending 1 metre from the front elevation. The proposed annexe is intended to be used by family members and is proposed in materials that matched the previous garage. It includes a white plastic trim fascia board along the eaves.
- 2.3 The car port element has been removed and does not form part of the application.

3.0 SITE HISTORY

An annexe has planning permission (19/0838/FUL decided on 30.08.2019). The works have been completed and the annexe has the following difference:

- The overall height is 0.1 metres higher than that approved;
- A high level obscure glazed window is proposed in the south west side elevation;
- The annexe demolished the garage instead of extending;
- The addition of a 1 metre veranda / overhang off the front elevation;
- Removal of one window from the rear elevation; and
- Removal of the car port

Reference	Description	Outcome
19/0838/FUL	Conversion and extension of garage to habitable space and erection of carport.	Permitted

4.0 PUBLICITY

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

5.0 POLICY

5.1 National Planning Policy Framework 2019

National Planning Practice Guidance

Cambridge Local Plan 2018

55 (context), 56 (successful places), 57 (new buildings), 58 (extensions)

82 (parking)

Appendix L: Car and cycle parking

Sustainable Design and Construction SPD 2020

Cambridgeshire Flood and Water SPD

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

- 6.1 The Highway Authority requests that the application be refused in its present format as no details of the proposed carport have been provided. The above may be overcome if the applicant provides a dimensioned plan showing the proposed car port. *(Officer note, the car port does not form part of the application)*
- 6.2 The above responses are a summary of the comments that have been received. Full details of the consultation responses can be inspected on the application file.

7.0 REPRESENTATIONS

7.1 Cllr Ashton has called the application into Planning Committee regarding and in relation to the retrospective nature of the proposal and the concerns raised by the nearby residents of no. 4 Windermere Close.

The owners/occupiers of the following address have made a representation:

- 4 Windermere Close

7.2 The representation can be summarised as follows:

- Contravention to granted permission, application is retrospective and complete
- Demolition and rebuild instead of extension of garage
- Larger than existing garages, resembles a petrol filling station, out of context
- Overbearing, towering above existing garages
- Overhang excessive
- Materials, plastic fascia depth 48cm out of context, should be grey, causes glare, dazzle, temporary blindness and photokeratitis (painful, temporary eye condition caused by exposure to ultraviolet rays).
- Tree removed during build, incorrect application form submission
- Loss of biodiversity, removal of hedging and shrubs in the garden
- Use of building, it is in fact a separate dwelling, with a separate front door
- Plans dated 2019 and should have been submitted as part of original application. The changes to the plans were planned prior to construction.

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 representation received the main issues are as follows:

1. Principle of development
2. Context of site, design and external spaces
3. Residential amenity
4. Other matters

Principle of Development

8.2 19/0838/FUL, which is of an identical footprint to the proposed, is extant and this carries weight within the application assessment. The principle of the development was assessed under this application and was considered acceptable and in accordance with the Local Plan Policies 55, 56 and 58. Considerable focus in the third-party representation falls upon the retrospective nature of the application and the applicant's original intentions. The fact that the application is retrospective is not sufficient cause to refuse the application; members of the Planning Committee are advised to assess the application as submitted for consideration on its own merits. The applicant's intentions and the third-party representations in this regard are of no material bearing to the assessment of the proposal. The works as carried out have been entirely at the applicant's own risk and if the application is refused, officers would ask for authority to serve an enforcement notice to seek the regularisation of the planning infringement.

Context of site, design and external spaces

Response to context

8.3 The revised design of the proposed outbuilding are considered to be in scale and character with the existing dwelling and its surroundings and do not significantly change the impact of the annex upon its surroundings. The overall volume and floor area are very similar to the extant planning consent. Whilst the original garage has been demolished, instead of extended, the materials used are a similar red brick to the surrounding garages and the roof has been felted. It is considered that the materials

are in keeping with the surrounding rear garages and dwellings and it does not harm the character or appearance of the street-scene. The annex roof has been altered to create a veranda, approximately 1 metre in depth. Whilst this is visible, from the third party's garden and house and from the pathway, it is not visually harmful, despite the representation to the contrary. The white plastic fascia panel is not noticeably out of keeping; it is a commonly occurring form of fascia used on domestic buildings. The car port, previously approved under 19/0838/FUL, has been removed from the plans.

- 8.4 The proposal's impact on the character and appearance of the existing property, street scene and surrounding area is in compliance with policies 55, 56 and 57 of the Cambridge Local Plan 2018.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.5 The revised design is not considered to adversely affect the amenities of the neighbours. The overall height has marginally increased (0.1 metre) and it is not considered to significantly increase the visual impact of the proposal. It is not overbearing either to the property or rear garden area of the objector's property, which is separated by a pathway in-between. Whilst the proposal does introduce a window on the side elevation this is a high-level window to a shower room which is obscure glazed and consequently it is not considered to increase overlooking. No loss of privacy arises. Officers are mindful of the objection from No. 4 Windermere Close, however, in Officers' view the revised scheme and differences between that proposed and that approved do not amount in substance to a significant difference or significant harm. To refuse planning permission would be a difficult task to defend on appeal.
- 8.6 The addition of a verandah, due to the siting of the garages to the rear of the properties on Kelsey Crescent and the relationship to the rear amenity space of the properties on Windermere Road, is

considered not to overshadow or overbear the surrounding residential amenity spaces.

- 8.7 The proposal is not for a separate dwelling and must be determined as an ancillary proposal; it would be unreasonable of the Planning Committee to treat the application differently. A condition is proposed to be attached to any consent to restrict the use of the annex to ancillary to the main dwelling to ensure that it would not result in a separate dwelling.
- 8.8 Lastly, the objection raises issues of glare, dazzle, temporary blindness and photokeratitis associated with the white plastic fascia panel. The objector's property and garden has been visited. Officer's do not share the concerns raised in this regard. Whilst the plastic fascia is visible from the objector's garden, this form of building material is commonplace and any glare is likely only to be temporary depending on the level and angle of sunshine, reducing in time with weathering.
- 8.9 In the opinion of officers, the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and is considered that it is compliant with Cambridge Local Plan (2018) policies 35, 55 and 57 .

Highways

- 8.10 The Local Highways Authority have been consulted on the planning application. The comments have recommended that the application is refused due to lack of information provided on the car port. The proposed car port has been removed from the application, confirmed by the agent, and therefore the highways comments are not relevant. The Local Highways Officer has therefore raised no concerns regarding the proposal. Subsequently, the proposal would comply with Policy 81 of the Cambridge Local Plan (2018).

Third Party Representations

- 8.11 The majority of the third-party comments have been addressed in the preceding paragraphs. Neighbours have raised concerns regarding the removal of a tree which was not included on the

original application (2019). Whilst Officers are unsure of the location of the tree in question the site does not fall within a Conservation Area and there are no Tree Preservation Orders on site and therefore the tree had no protection under planning and could be removed without notification. It therefore has little bearing on this assessment. The Council does not seek to exercise control over the layout and planting of domestic gardens. Removal of shrubs and plants prior to the project, as also raised by the objector is noted, but again has little bearing on this recommendation.

8.12 Concerns have been made regarding the use of the building. A condition was added to the original application, and will also be added to any permission granted, regarding the use of the annex ancillary to the dwelling. The floorplans submitted have not been amended regarding the internal layout and Officers are satisfied that the condition will limit the use and ensure that it remains functionally connected to the dwelling.

8.13 The other aspects of the comment have been discussed within the assessment of the application.

9.0 CONCLUSION

9.1 The development in terms of the annex has not been built to the extant planning permission. The fact that the proposal is retrospective should not be held against the applicants in the determination of the proposal. It is evident that the extant permission is similar (in terms of impact and appearance) and it forms a strong fall-back position for approving the scheme. The design is acceptable and the impacts on residential amenity are acceptable notwithstanding the extant permission fall back.

10.0 RECOMMENDATION

APPROVE subject to the following conditions:

1. 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.

2. The outbuilding hereby permitted, at the dwellinghouse known as 8 Kelsey Crescent, shall not be occupied at any time other than for purposes ancillary to the residential use of the dwellinghouse and it shall at no time be independently occupied or let, used to accommodate bed-and-breakfast guests or other short-term visitors paying rent or fees.

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).

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Application Number	21/01342/HFUL	Agenda Item	
Date Received	24th March 2021	Officer	John McAteer
Target Date	19th May 2021		
Ward	Queen Ediths		
Site	14 Rathmore Road		
Proposal	Single storey garage extension to create space for a workshop, the addition of 2 No. roof lights to the existing garage roof and minor amendments to the south elevation of the existing garage.		
Applicant	Ms Susan Smith 14 Rathmore Road		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <p>The proposal respects the character and appearance of the existing property, street scene and local area.</p> <p>The proposal does not adversely impact the residential amenity of neighbouring properties</p> <p>The proposal would not have a detrimental impact on Highway safety.</p>
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application relates to a two storey terraced property located on the south side of Rathmore Road.

- 1.2 The application property shares side boundaries with 12 and 16 Rathmore Road to the west and east respectively. To the rear lie garages which are under the ownership of the applicant, beyond which lies the boundaries of 23 and 31 Hartington Grove.

2.0 THE PROPOSAL

2.1 The proposal seeks permission for a single storey garage extension to create space for a workshop, the addition of 2 No. roof lights to the existing garage roof and minor amendments to the south elevation of the existing garage.

2.2 The application is accompanied by the following supporting information:

1. Drawings
2. Application Form

2.3 The application is being referred to Committee as the applicant is a member of staff.

3.0 SITE HISTORY

3.1 None relevant

4.0 PUBLICITY

4.1 Advertisement:	No
Adjoining Owners:	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	55, 56, 58, 59, 82

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

Central Government Guidance	National Planning Policy Framework 2019 National Planning Policy Framework – Planning Practice Guidance from 3 March 2014 onwards
Material Considerations	<u>City Wide Guidance</u> Greater Cambridge Sustainable Design and Construction SPD (2020)

6.0 CONSULTATIONS

Local Highways Authority

6.1 No comment on behalf of the highway Authority.

7.0 REPRESENTATIONS

7.1 No third party representations received.

8.0 ASSESSMENT

8.1 From the consultation responses and representations received the main issues are as follows:

1. Principle of development
2. Context of site, design and external spaces
3. Residential amenity
4. Highway safety

Principle of Development

8.2 Policies 55, 56, 58 and 59 seek to ensure that development responds appropriately to its context, is of a high quality, reflects or successfully contrasts with existing building forms and materials and includes appropriate landscaping and boundary treatment.

8.3 The proposed development is for a garage extension, rooflights and alterations to the south elevation of the existing garage. The extension would be a modest timber-clad pitched roof single-storey addition that would extend northwards into the

garden to the rear of the garage and is intended to create space for a workshop. Two roof lights are proposed to be added to the existing garage roof. The proposed revisions to the south elevation of the garage consist of replacing the existing garage doors with sliding/folding doors and a new access door.

- 8.4 It is considered that the proposed development would be minor in scale and would not harm the visual amenity of the existing dwelling or garage. The proposed pitched roof extension would expand the size of the garage, but it is considered that the garden of 14 Rathmore Road has the depth to support the development. Pitched roofs can be seen on the garages of No. 12 and No. 16 Rathmore Road, which demonstrates that there is precedence for such a design in the area.
- 8.5 The proposed garage would use vertical softwood cladding, which is considered to be a visually appropriate material for a garage in the area. It is therefore considered that the proposal is compliant with Local Plan policies 55, 56, 58 and 59.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.6 Policy 58 permits extensions and / or alterations to existing buildings provided they do not unacceptably overlook, overshadow or visually dominate neighbouring properties.
- 8.7 No objections have been received from neighbouring occupiers, and a site visit has been undertaken. The rear garage of No. 12 Rathmore Road is set back from the back of the terrace gardens and this siting would ensure that the garage extension would not impact the amenity of that garden. The proposed extension is set away from the boundary of No. 16 Rathmore Road and it is considered that this would ensure that the proposal would not negatively impact that garden's amenity.
- 8.8 The proposal is therefore compliant with Local Plan policy 58.

Highway Safety

- 8.9 The Local Highway Authority has been consulted as part of the application and is satisfied there would not be any adverse

impact upon highway safety. The proposal is therefore compliant with Policy 81 of the Cambridge Local Plan (2018).

9.0 CONCLUSION

- 9.1 Having considered the proposed development against the applicable national and local planning policies and having taken all relevant material into account, it is recommended that planning permission should be granted in this instance.

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.

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Application Number	20/03966/FUL	Agenda Item	
Date Received	24th September 2020	Officer	Luke Waddington
Target Date	23rd November 2020		
Ward	Arbury		
Site	1 Blackhall Road		
Proposal	Change of use from one dwelling to three flats, single storey rear extension and internal alterations.		
Applicant	Mrs Celine Chen 1 Blackhall 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 a 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 comprises of a detached single storey dwelling on a corner plot where Blackhall Road meets Histon Road. The application site is accessed via Blackhall Road, and has a small front garden, with parking to the side of the dwelling. There is a rear garden which contains a TPO Cherry Tree Close to the Histon Road Boundary. The site is not in the conservation area or in the controlled parking zone.

2.0 THE PROPOSAL

- 2.1 It is proposed to extend the dwelling to the rear and change its use from a single dwelling to three flats.
- 2.2 The application has been amended to remove one of the four flats originally proposed from the scheme and to alter internal and external layouts.

3.0 SITE HISTORY

Reference	Description	Outcome
11/0745/FUL	Single storey side extension to bungalow.	Approved

4.0 PUBLICITY

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

5.0 POLICY

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

- 5.2 Relevant Development Plan policies

PLAN	POLICY NUMBER
Cambridge Local Plan 2018	1 3 28 29 31 32 35 36 50 51, 52, 53 55 56 57 58 66 71 80 81 82 84

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

Central Government Guidance	<p>National Planning Policy Framework July 2018</p> <p>National Planning Policy Framework – Planning Practice Guidance from 3 March 2014 onwards</p> <p>Circular 11/95 (Annex A)</p> <p>Technical housing standards – nationally described space standard – published by Department of Communities and Local Government March 2015 (material consideration)</p>
SPD	Sustainable Design and Construction (2020)
Material Considerations	<p><u>City Wide Guidance</u></p> <p>Air Quality in Cambridge – Developers Guide (2008)</p> <p>Arboricultural Strategy (2004)</p> <p>Cambridge City Council Draft Air Quality Action Plan 2018-2023</p> <p>Cycle Parking Guide for New Residential Developments (2010)</p>

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

- 6.1 No objections subject to conditions relating to retaining the north-eastern boundary free of obstruction above 0.6m, the levels of the access driveway and materials of the driveway.

Environmental Health

- 6.2 No objections subject to conditions limiting construction hours and requiring provision of EV Charging points.

Head of Streets and Open Spaces (Tree Team)

- 6.3 The proposal, as presented, would have no material impact on the arboricultural contribution the site makes to amenity. However, as space is limited, without careful consideration of trees to be retained construction activity could be damaging. I confirm that there is no formal objection to the proposal subject to conditions. Conditions are required for the submission of an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP).

Head of Streets and Open Spaces (Landscape Team)

- 6.4 **Comments on original application:** The application does not have enough information to make an informed review. The access drive and parking bays are not delineated and therefore it's not possible to see if the parking arrangement can function. The storage units for bins and bikes need to be sized to house 3 wheelie bins plus the number of bikes required for each apartment. Reference should be taken from the Cycle Guide to New Residential Properties for required numbers per unit.

Please provide more detail including scaled drawings of at least 1:100 of the site plan including tree removals/retentions and permeable driveways materials. Bike and bin stores should be separated in line with the Guidance document. Equally, bins should be capable of being removed from storage and taken to the bin collection point without the need to move other bins or bikes out of the way first. Please demonstrate the functionality of the stores. Consideration of at least one large growing tree should be taken to comply with Tree policies regarding tree canopy cover for the future.

Head of Streets and Open Spaces (Sustainable Drainage Officer)

- 6.5 The proposals have not indicated a surface water drainage strategy however, as this is a minor development and there are no surface water flood risk issues, it would be acceptable to

obtain this information by way of a condition requiring submission of a drainage strategy and maintenance details.

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 Cllr Todd-Jones (Arbury)

“I appreciate that the deadline for comments has passed and no doubt you are making a delegated determination but I would have requested that this go to Planning Committee were you minded to approve.

My planning concerns would have centred round overdevelopment of the site (Cambridge Local Plan 2018 Policy 58: Altering and extending existing buildings); loss of garden land / amenity (CLP 2018 Policy 52: Protecting garden land); and living space standards (CLP 2018 Policy 50: Residential space standards) – I believe that some of the flats in the proposal fall below the national space standards.”

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

2 Blackhall Road, 11, 13, 15, 17, 26 and 28 Brierly Walk,

7.3 The representations can be summarised as follows:

- Cramped development
- Design and scale is not in keeping with character of the area
- Frontage dominated by parking
- Some units are below space standards
- Overlooking to 3 Brierly Walk
- Potential harm to boundary trees
- No opportunity to increase biodiversity
- Significant increase to traffic movements
- Adverse impact on highway safety
- Noise and disturbance will increase
- Insufficient parking for number of units increasing on-road parking

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 the main issues are as follows:

1. Principle of development
2. Context of site, design and external spaces (and impact on heritage assets)
3. Carbon reduction and sustainable design
4. Water management and flood risk
5. Residential amenity
6. Refuse arrangements
7. Highway safety
8. Car and cycle parking

Principle of Development

8.2 Policy 53 of the Cambridge Local plan states that Proposals to convert a single family dwelling house or a non-residential building into self-contained flats will be permitted where:

- a. the proposed development (the original building including acceptable extensions and roof conversions) has an internal gross floor area of at least 120 sq m (excluding stairwells, balconies, external open porches, conservatories and areas with a floor to ceiling height of less than 1.5m), and proposed room sizes meet minimum room sizes (see Policy 50);
- b. the ground or lower ground floor includes a family unit (two bedroom plus) with garden access;
- c. the proposal, in terms of the number of units and scale of associated extensions, would not have a negative impact on the amenity or character of the area or on highway safety in streets already experiencing parking stress;
- d. the proposal 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
- e. the proposal includes appropriate refuse, recycling and cycle storage to serve the development.

- 8.3 The proposed development has an internal gross floor area of over 120 sqm and the rooms comply with the minimum room sizes in Policy 50. The development includes a family unit with garden access. For reasons which are expanded on within this report, the proposed development is not considered to result in a negative impact on the character of the area or neighbourhood amenity and would comply with parts c, d, and e of Policy 53.
- 8.4 The principle of the development is acceptable and in accordance with policy 53.

Context of site, design and external spaces

Response to context

- 8.5 The proposed development comprises of a single storey rear extension. The extension is of a large footprint in relation to the existing dwelling. However, the design of the extension reflects that of the existing dwelling is visually separated from the existing dwelling by its lower roof ridge, and would retain sufficient usable garden areas around the building. Due to the proposed extension's single-story height and the presence of strong planting on the boundary with Histon Road, it is considered that the proposed extension would not be overly prominent within public views and would not significantly harm the character of the area.
- 8.6 The proposed development includes a parking area to the front of the dwelling in an area that is currently a lawn. While this would reduce the greenery at the site and introduce vehicle parking in front of the dwelling, it is noted that paving/hard standing on front gardens is permitted development provided that the materials used in the surface are permeable. The proposed development would retain some greenery at the front of the site to soften the impact of the parking area, and there are also dwellings on Blackhall Road close to the application site (including the adjacent dwelling at no.3) that have paved over their front gardens.
- 8.7 It is considered that a condition requiring details of placement of hard and soft landscaping features should be added to any consent granted, to ensure appropriate landscaping features in the interests of visual amenity.

- 8.8 The proposal is compliant with Cambridge Local Plan (2018) policies 53 55, 56, 57 and 58.

Integrated water management and flood risk

- 8.9 Following consultation with the drainage officer, it is considered that conditions requiring the submission of a detailed foul and surface water drainage scheme should be attached to any consent granted, to ensure that the applicants have suitably addressed the issues of water management and flood risk. Subject to these conditions the proposal is in accordance with Cambridge Local Plan (2018) policies 31 and 32.

Air quality, noise

- 8.10 With regard to noise and distribute no objections have been raised by the Environmental Health Officer, subject to a condition limiting construction and delivery hours, which will be imposed on any consent granted in the interests of residential amenity
- 8.11 In the interests of air quality and in accordance with policy, a condition will be attached to require that EV charging points are installed at the proposed parking spaces.
- 8.12 Subject to the recommended conditions, the applicants have suitably addressed the issues of air quality and noise, and the proposal is in accordance with Cambridge Local Plan (2018) policies 34, 35, 36.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.13 The proposed extension is set between 3.6m and 3.3m from the adjoining boundary with number 3 Blackhall Road. It would have an eaves height of approximately 2.2m and a ridge height of approximately 4.3 metres, with a pitched roof sloping way from the shared boundary. Given the low eaves height, overall single storey height and separation distance, it is not considered that the proposed development would result in a significant overbearing or overshadowing impact on the adjacent dwellings.

8.14 The proposed development would include Ground floor windows face towards 3 Blackhall Road and the rear of dwellings on Brierly Walk, but given these are ground floor windows, and due to existing boundary treatment and separation distances this is not considered to result in significant overlooking impacts.

8.15 In the opinion of officers, the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and is considered that it is compliant with Cambridge Local Plan (2018) policies 35, 55 and 56.

Amenity for future occupiers of the site

8.16 The gross internal floor space measurements for units in this application are shown in the table below:

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	1	1	39	49	+10
2	3	4	1	74	94	+20
3	2	3	1	61	66	+5

8.17 In terms of external amenity space Unit 1 would have 23m², Unit 2 would have 70m², and Unit 3 would have 100m² (approximately). These external amenity spaces are considered to be appropriate to the size and number of bedrooms within each unit and would provide adequate space for outdoor sitting circulation play and hanging of washing. As can be seen in the above table, the proposed units meet and exceed the requirements of the internal floor space standards within Policy 50.

8.18 A condition would be attached to ensure the en-suite bathroom window to flat 2 is obscure glazed and fixed shut to mitigate overlooking the garden of flat 1.

8.19 In the opinion of officers, the proposal provides a high-quality living environment and an appropriate standard of residential amenity for future occupiers, and in this respect, it is compliant with Cambridge Local Plan (2018) policies 50 and 53.

Trees and Biodiversity

- 8.20 The Council's Streets and Open Spaces Team have commented that the proposed development is acceptable in principle, however an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) is required, by condition, to ensure that the proposed development does not adversely impact upon the trees within and adjacent to the site, including the TPO Cherry Tree within the rear garden of 1 Blackhall Road.
- 8.21 The proposed development will result on the loss of areas of lawn within the site and a small tree within the front garden. Although the site is small, it is considered that there is scope for a modest net gain in biodiversity through the addition of further boundary planting and features such as bird and bat boxes and hedgehog gaps. As stated by the Landscape Officer it is considered that there is room within the site for at least on additional tree within the site. As such a scheme for biodiversity enhancements would be required by condition.
- 8.22 Subject to these conditions, the proposed development would comply with Polices 57 and 71 of the Cambridge Local Plan 2018.

Refuse Arrangements

- 8.23 The proposed development demonstrates that adequate separate storage for waste bins for each of the flats can be provided within the site.
- 8.24 The proposal is compliant in this respect with Cambridge Local Plan (2018) policy 57.

Highway Safety

- 8.25 No objections have been received from the Local Highway Authority (LHA) on the grounds of Highway safety. The LHA has requested conditions in relation to the falls, levels and materials of the access. The LHA has also requested a condition to ensure that north eastern boundary of the property (facing Blackhall Road and adjacent to the proposed car parking spaces) is kept free from obstruction exceeding 0.6m above the level of the public highway to enable a driver exiting the site to

see an approaching pedestrian. These conditions would be added to any consent that is granted in the interests of highway safety.

- 8.26 The proposal is compliant with Cambridge Local Plan (2018) policy 81.

Car and Cycle Parking

- 8.27 The proposed development would provide 2 car parking spaces at the front of the site. Appendix L of Policy 82 states that outside the controlled parking zone, dwellings of up to 2 bedrooms should have no more than a mean of 1.5 spaces each, and dwellings of 3 bedrooms and above should have no less than a mean of 0.5 spaces per dwelling. As units 1 and 3 are 2 bedrooms or less, and the standard for these units is a maximum rather than a minimum, the proposed development complies with the car parking standards of Policy 82.

- 8.28 Furthermore the application site is located close to Histon Road, a major route into Cambridge with regular bus services and dedicated cycle lanes currently under construction. Given the size of the units and the nearby access to public and sustainable transport routes, it is considered that the occupants would not necessarily depend on private ownership to meet their transport needs and would be likely to use alternative modes of transport.

- 8.29 As such the proposed car parking provision is considered acceptable in this instance.

- 8.30 The proposed cycle parking for units 1 and 2 are considered sufficient for 1 cycle per bedroom, when assessed against the minimum internal dimensions for cycle stores within the Council's Cycle Parking Guide for New Residential Developments (2010).

- 8.31 The proposed cycle store for unit 3 is not of sufficient size to accommodate 2 cycles when assessed against these standards, which require a store with an internal area of 1.4x2m. However there would be ample room within the amenity space of unit 3 to accommodate a cycle store of the required dimensions. Details of the siting and design of this store would be required by condition.

8.32 No elevations have been provided for any of cycle stores and so this information would also be required by condition to ensure the stores are of appropriate size and design.

8.33 Subject to these conditions the proposal is compliant with Cambridge Local Plan (2018) policy 82.

9.0 CONCLUSION

9.1 Having regard to applicable national and local planning policies, and having taken all relevant material considerations into account, it is considered that planning permission should be granted in this instance.

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 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)

4. No permanent connection to the electricity distribution network shall be established until a dedicated electric vehicle charge point scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate that one active electric vehicle charge point per parking space will be designed and installed with a minimum power rating output of 7kW per charge point to serve the approved allocated on-plot parking spaces for the proposed residential units. The approved scheme shall be fully installed before the development is occupied and retained as such.

Reason: In the interests of encouraging more sustainable modes and forms of transport and to reduce the impact of development on local air quality (Cambridge Local Plan 2018 policies 36 and 82 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

5. The north eastern boundary of the property (facing Blackhall Road and adjacent to the proposed car parking spaces) shall be maintained free from obstruction exceeding 0.6m above the level of the adopted public highway to enable a driver exiting the site to see an approaching pedestrian.

Reason: In the interests of highway safety.

6. The car parking spaces shall 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. Please note that the use of permeable paving does not give the Highway Authority sufficient comfort that in future years water will not drain onto or across the adopted public highway and physical measures to prevent the same must be provided.

Reason: for the safe and effective operation of the highway

7. The proposed car parking spaces shall be constructed using a bound material to prevent debris spreading onto the adopted public highway.

Reason: in the interests of highway safety

8. Prior to commencement of development and in accordance with BS5837 2012, full tree constraints information, phased tree protection methodology in the form of an Arboricultural Method

Statement (AMS) and Tree Protection Plan (TPP) shall be submitted to the local planning authority for its written approval, before any tree works are carried and before equipment, machinery or materials are brought onto the site for the purpose of development (including demolition). In a logical sequence the AMS and TPP will consider all phases of construction in relation to the potential impact on trees and detail tree works, the specification and position of protection barriers and ground protection and all measures to be taken for the protection of any trees from damage during the course of any activity related to the development, including supervision, demolition, foundation design, storage of materials, ground works, installation of services, erection of scaffolding and landscaping.

Reason: To satisfy the Local Planning Authority that trees to be retained will be protected from damage 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.

9. The approved tree protection methodology 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.

10. If any tree shown to be retained on the approved tree protection methodology is removed, uprooted, destroyed or dies within five years of project completion, another tree shall be planted at the same place and that tree shall be of such size and species, and

shall be planted at such time, as may be specified in writing by the local planning authority.

Reason: To satisfy the Local Planning Authority that arboricultural amenity will be preserved in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71: Trees.

11. 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 scheme 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; x Planning Consultation Response (Planning Applications) Rev A

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, details of all SuDS features;

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) Full details of the maintenance/adoption of the surface water drainage system;

h) 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 in accordance with Cambridge Local Plan (2018) policies 31 and 32

12. Details for the long term maintenance arrangements for the surface water drainage system (including all SuDS features) shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development hereby permitted. The submitted details should identify runoff sub-catchments, SuDS components, control structures, flow routes and outfalls. In addition, the plan must clarify the access that is required to each surface water management component for maintenance purposes. The maintenance plan shall be carried out in full thereafter.

Reason: To ensure the satisfactory maintenance of drainage systems that are not publicly adopted, in accordance with the requirements of paragraphs 163 and 165 of the National Planning Policy Framework

13. The finished ground floor levels of the extension hereby approved are to be set no lower than 150 mm above existing ground level.

Reason: To reduce the risk of flooding to the proposed development and future occupants.

14. 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 including provision for gaps in fencing for hedgehogs; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. 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.

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).

15. No development above ground level, other than demolition, shall commence until a biodiversity enhancement scheme has been submitted to and approved in writing by the Local Authority detailing the proposed specification, number and locations of internal and / or external bird and / or bat boxes on the new buildings and any other measures to demonstrate that there will be a net biodiversity gain on the site. The installation of the boxes and biodiversity enhancements as agreed shall be carried out prior to the occupation of the development and subsequently maintained in accordance with the approved scheme for the lifetime of the development.

Reason: To provide ecological enhancements for protected species on the site (Cambridge Local Plan 2018 policies 59 and 69, NPPF 2019 para.170). 26.

16. The development, hereby permitted, shall not be occupied or the use commenced, until details of facilities for the covered, secure parking of cycles for use in connection with the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include the means of enclosure, materials, type and layout. The facilities shall be provided in accordance with the approved details and shall be retained as such.

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

17. The development, hereby permitted, shall not be occupied until the proposed ground floor window in the en-suite bathroom serving unit 2 has, apart from any top hung vent, been fitted with obscured glazing (meeting as a minimum Pilkington Standard level 3 or equivalent in obscurity and shall be fixed shut or have restrictors to ensure that the window cannot be opened more than 45 degrees beyond the plane of the adjacent wall. The glazing shall thereafter be retained in accordance with

the approved details.

Reason: To prevent overlooking of the adjoining properties (Cambridge Local Plan 2018 policies 53, 55 and 57).

18. No development above slab level shall commence until a Carbon Reduction Statement has been submitted to and approved in writing by the local planning. This shall demonstrate that all new residential units shall achieve reductions in CO2 emissions of 19% below the Target Emission Rate of the 2013 edition of Part L of the Building Regulations, and shall include the following details

a. Levels of carbon reduction achieved at each stage of the energy hierarchy; and

b. A summary table showing the percentage improvement in Dwelling Emission Rate over the Target Emission Rate for each proposed unit.

Where on-site renewable or low carbon technologies are proposed, the Statement shall also include

c. A schedule of proposed on-site renewable energy technologies, their location, design and a maintenance schedule; and

d. Details of any mitigation measures required to maintain amenity and prevent nuisance

There shall be no occupation of the development until the carbon reduction measures have been implemented in accordance with the approved details.

Where grid capacity issues subsequently arise, written evidence from the District Network Operator confirming the detail of grid capacity and a revised Carbon Reduction Statement shall be submitted to and approved in writing by the local planning authority. The revised Carbon Reduction Statement shall be implemented and thereafter maintained in accordance with the approved details.

Reason: In the interests of reducing carbon dioxide emissions and to ensure that development does not give rise to

unacceptable pollution (Cambridge Local Plan 2018, Policies 28, 35 and 36 and Greater Cambridge Sustainable Design and Construction SPD 2020).

19. No dwelling(s) shall be occupied until a water efficiency specification for each dwelling type, based on the Water Efficiency Calculator Methodology or the Fitting Approach set out in Part G of the Building Regulations 2010 (2015 edition) has been submitted to and approved in writing by the local planning authority. This shall demonstrate that all dwellings are able to achieve a design standard of water use of no more than 110 litres/person/day and the development shall be carried out in accordance with the agreed details.

Reason: To ensure that the development makes efficient use of water and promotes the principles of sustainable construction (Cambridge Local Plan 2018 Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

20. Notwithstanding the approved plans, the building 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)

INFORMATIVES

1. Informatives
 - Cambridge City Council recommends the use of low NOx boilers i.e. appliances that meet a dry NOx emission rating of 40mg/kWh, to minimise emissions from the development that may impact on air quality.
 - 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 a separate permission must be sought from the Highway Authority for such works.
2. Fire Service vehicle access should be provided in accordance with Approved Document B Volume 1 of the Building

Regulations. There should be vehicle access for a pump appliance to within 45m of all points within the dwelling-house in accordance with paragraph 11.2 of Approved Document B Volume 1. Where the proposed new dwelling cannot meet access requirements for fire appliances, compensatory features should be provided.