



Cambridge City Council Planning

Date: Wednesday, 6 November 2024

Time: 10.00 am

Venue: Council Chamber, The Guildhall, Market Square, Cambridge, CB2 3QJ [access the building via Peashill entrance]

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

Agenda

- 1 Order of Agenda
The Planning Committee operates as a single committee meeting but is organised with a three-part agenda:

- **Part One**
Major Planning Applications
- **Part Two**
Minor/Other Planning Applications
- **Part Three**
General and Enforcement Items

There will be a forty-five minute lunch break some time between 12noon and 2pm. With possible short breaks between agenda items subject to the Chair's discretion.

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

- 2 Apologies
- 3 Declarations of Interest
- 4 Minutes (Pages 5 - 20)

Part 3: General and Enforcement Items

- 5 24/0413/TTPO Sturton Street
Report to follow

Part 1: Major Planning Applications

- 6 24/01588/FUL No.21 Hobson Street (Old Cinema Building)
Report to follow

Part 2: Minor/Other Planning Applications

- 7 24/02695/FUL Wilbury, Latham Road (Pages 21 - 46)
8 23/03579/FUL 35 Milton Road (Pages 47 - 82)
9 24/02574/FUL Land at 4 Cavendish Avenue (Pages 83 - 110)
10 24/02896/FUL 246 Coldhams Road (Pages 111 - 120)
11 24/00962/FUL Darwin Green 1 Parcel BDW5/6 Plots 312 and 313 (Pages 121 - 154)
12 24/03157/FUL 27 Hawkins Road (Pages 155 - 174)

Part 3: General and Enforcement Items

- 13 Appeals Information (Pages 175 - 178)

Planning Members: Smart (Chair), Baigent (Vice-Chair), Bennett, Dryden, Gilderdale, Lokhmotova, Porrer, Thornburrow and Todd-Jones

Alternates: Flaubert, Griffin, Howard, Nestor and Young

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- Website: <http://democracy.cambridge.gov.uk>
- Email: democratic.services@cambridge.gov.uk
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Those wishing to address the meeting will be able to do so virtually via Microsoft Teams, or by attending to speak in person. You must contact Democratic Services democratic.services@cambridge.gov.uk by 12 noon two working days before the meeting.

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PLANNING

24 July 2024

10.15 am - 7.20 pm

Present:

Planning Committee Members: Councillors Smart (Chair), Bennett, Lokhmotova, Thornburrow and Todd-Jones

Also present Councillors: Davey and Robertson

Officers:

Delivery Manager: Toby Williams

Principal Conservation Officer: Paul Robertshaw

Principal Planner: Kate Poyser

Principal Planner: Dean Scrivener

Principal Planner: Alice Young

Arboricultural Officer: Joanna Davies

Legal Adviser: Keith Barber

Committee Manager: James Goddard

Meeting Producer: Chris Connor

Other Officers Present:

Scientific Officer: Elizabeth Bruce

FOR THE INFORMATION OF THE COUNCIL**24/53/Plan Apologies**

Apologies were received from Councillor Baigent, Dryden, Gilderdale and Porrer.

24/54/Plan Declarations of Interest

| Name | Item | Interest |
|-----------------------|-------------|--|
| Councillor Bennett | 24/59/Plan | Personal: Application close to her Ward. Discretion unfettered. |
| Councillor Lokhmotova | 24/59/Plan | Personal and Prejudicial: Worked for the architect practice who submitted the application 10 |

| | | |
|------------------------|------------|--|
| | | years ago. Still knew people there socially. Withdrew from discussion and did not vote. |
| Councillor Thornburrow | 24/59/Plan | Personal: Application in Petersfield Ward. Discretion unfettered. |
| Councillor Lokhmotova | 24/60/Plan | Personal: Her engineering practice worked with the architect practice. She was not involved in the project so discretion unfettered. |
| Councillor Thornburrow | 24/60/Plan | Personal: Application in Petersfield Ward. Looked at area around Clarendon House due to a traffic issue, visited Shaftesbury Avenue not Clarendon Street. Discretion unfettered. |
| Councillor Bennett | 24/62/Plan | Personal: Application close to her Ward. Discretion unfettered. |
| Councillor Thornburrow | 24/62/Plan | Personal: Application in Petersfield Ward. Spoke on behalf of residents in an earlier iteration of this application, but today was a new application so would participate in committee today as not predetermined. |

24/55/Plan Minutes

The minutes of the meeting held on 11 June were approved as a correct record and signed by the Chair.

24/56/Plan Committee Recording

The Committee minutes list public speakers at Committee. Please view the recording of the meeting on [Cambridge City Council - YouTube](#) to see/hear more detail about statements from public speakers and Ward Councillors.

24/57/Plan 24/00622/FUL Westbrook Centre

The Committee received an application for full planning permission.

The application sought approval for demolition of existing buildings, retention and re-use of part of the undercroft parking structure, erection of employment floorspace (Class E(g)) and cafe (Class E(b)) and alterations to the site layout including revised car and cycle parking, new drainage, associated hard and soft landscaping with a play area, and associated accesses and infrastructure works.

The Principal Planner updated her report by referring to a typographical error in paragraph 9.94 of her report: Significant modal shift with a reduction of 98 **95** car parking spaces and an increase in 814 cycle parking spaces compared to the existing provision on site.

Five local residents addressed the Committee speaking in objection to the application.

A CamCycle Representative addressed the Committee speaking in objection to the application.

Olivia Frew from Reef (Applicant) addressed the Committee in support of the application.

Tim Price from Savills (Applicant's Agent) addressed the Committee in support of the application.

Councillor Thornburrow proposed an amendment to the Officer's recommendation that Condition 14 should require signage to say there was a community café on site.

This amendment was **carried unanimously**.

Councillor Smart proposed an amendment to the Officer's recommendation that residents should be informed in advance by the contractor about construction work / key moments of development.

This amendment was **carried unanimously**.

The Committee:

Unanimously resolved to grant the application for planning permission in accordance with the Officer recommendation, for the reasons set out in the Officer's report (with delegated authority to Officers to make minor amendments to the conditions as drafted), subject to:

- i. the prior completion of an Agreement under s106 of the Town and Country Planning Act 1990 [with delegated authority granted to Officers to negotiate, secure and complete such an Agreement on terms considered appropriate and necessary];
- ii. the planning conditions set out in the Officer's report and amendment sheet;
- iii. delegated authority to Officers, in consultation with the Chair, Vice Chair and Spokes, to amend the following conditions:
 - a. Condition 14 to explicitly require details to be submitted for signage for the community café and employing occupiers ;
 - b. Condition 33 Criteria C to specifically mention standard construction hours;
 - c. Condition 33 Criteria O to reference that the contractor should notify residents about significant development.

24/58/Plan 23/04191/REM Netherhall Farm

The Committee received a reserved matters application for approval of layout, scale, appearance and landscaping following outline planning permission 20/01972/OUT for the erection of 200 new residential dwellings with associated infrastructure works, including access (vehicular, pedestrian and cycle), drainage, public open space, and landscape and details required by conditions 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 20, 24, 28, 32 and 37 of the outline permission 20/01972/OUT. Environmental Impact Assessment was submitted with outline application 20/01972/OUT.

The Principal Planner updated her report by referring to two typographical errors in her report:

- i. 1.2 The officer report to the 24th April 2024 Planning Committee is attached as Appendix 1 and it sets out the material planning considerations for the proposed development. This officer report to the

~~3rd~~ **24th** July 2024 Planning Committee only considers the reasons for the deferral and is, in effect, an addendum to the earlier report.

- ii. 1.5 The applicant has submitted additional and revised information in response to the reasons for **deferral refusal**, which are considered below. Further consultations have been carried out with the Local Highway Authority and the District Council's Sustainability Officer. The applicant's letter giving a brief summary response to the reasons for the deferral and a list of revised drawings and documents is included in Appendix 2. An amended schedule of submitted drawings and documents is included in Appendix 3.

A Worts Causeway resident and another local resident addressed the Committee speaking in objection to the application. (Written statements read by Committee Manager).

Neil Farnsworth (Applicant's Agent) addressed the Committee in support of the application.

Councillor Thornburrow proposed an amendment to the Officer's recommendation to amend condition 4: Applicant to supply colour options for (currently black) cladding for consideration.

This amendment was **carried unanimously**.

Councillor Smart proposed an amendment to the Officer's recommendation requesting the Applicant to consider modern materials for an appropriate finish to avoid a 'barn-like' design.

This amendment was **carried unanimously**.

Councillor Bennett proposed an amendment to the Officer's recommendation requesting installation of planting or landscaping under/outside windows to stop people congregating there.

This amendment was **carried unanimously**.

The Committee:

Unanimously resolved to:

- i. approve reserved matters application reference 23/04191/REM subject to the planning conditions and informatives as set out in the Officer's report, with delegated authority to officers to carry through minor amendments to those conditions and informatives prior to the issuing of the planning permission;
- ii. approve the part discharge of the following outline planning conditions in so far as they relate to this reserved matters application site according to the recommendations for each condition set out in the table below:

| Condition | Recommendation |
|--|--------------------------|
| 5. Arboricultural Impact Assessment | approve |
| 6. Housing Mix | approve |
| 7. Residential Space Standards | approve |
| 8. Wheelchair User Dwellings (as amended) | approve |
| 9. Surface Water Management Strategy | approve |
| 10. Carbon reduction | approve |
| 11. Water efficiency | approve |
| 12. Sustainability Statement | approve |
| 13. Acoustic Design and Noise Insulation Scheme Report - Residential | approve |
| 14. Artificial Lighting | TBC |
| 15. Public Art Delivery Plan | Cannot yet be discharged |
| 20. Arboricultural Method Statement and Tree Protection Plan | approve |
| 24. Site-Wide Ecological Design Strategy (EDS) | approve |
| 28. Site-Wide Surface Water Drainage Scheme | approve |
| 32. Public Art Strategy | approve |
| 37. Travel Plan | approve |

- iii. delegated authority to Officers, in consultation with the Chair, Vice Chair and Spokes, to amend condition 4: Applicant to supply details of (currently black) cladding colour for consideration;
- iv. informatives included on the planning permission in respect of:
 - a. a request to consider modern materials for an appropriate finish;

- b. a request to install planting or landscaping under/outside windows.

24/59/Plan 23/03907/FUL ARU Campus, East Road

Councillor Lokhmotova withdrew from the meeting for this item and did not participate in the discussion or decision making.

The Committee received an application for full planning permission.

The application sought approval for demolition of Webb building, erection of new film and tv building, relocation of annexe building, alterations to Coslett and Ruskin buildings (to include new facades to Coslett, PV panels, air source heat pumps and plant) and external works.

James Rolfe (Applicant) addressed the Committee in support of the application.

Councillor Bennett proposed an amendment to the Officer's recommendation to include a railing on outside steps.

This amendment was **carried by 4 votes to 0**.

The Committee:

Resolved (by 4 votes to 0) to grant the application for planning permission in accordance with the Officer recommendation, for the reasons set out in the Officer's report, and subject to the conditions recommended by the Officer (with delegated authority to Officers to make minor amendments to the conditions as drafted) plus the condition amendment to include a railing on outside steps.

24/60/Plan 24/00889/FUL Clarendon House

The Committee received an application for full planning permission.

The application sought approval for partial demolition, alterations and extensions to Clarendon House, new ramped vehicular access, delivery bay, cycle access and parking, landscaped rear deck, hard and soft landscaping,

solar PVs, air source heat pumps, substation, utilities and other associated works.

The Principal Planner updated her report by referring to the amendment sheet (amendments to paragraph 7.2) and the following from her presentation to Committee:

- i. Greywater harvesting was mentioned in the report in error (paragraph 3.2, 10.76).
- ii. Paragraph 10.133 wrongly stated that the development would result in an adverse sunlight impact. It should read “would not result in an adverse sunlight impact”.
- iii. Paragraph 10.152 stated that “it appears that there is at least one rooflight also serving” no. 15 Clarendon Rd’s 2nd floor room, this has been corrected by the occupier, there is no rooflights serving this room, however, this did not change the outcome of the assessment.

Two local residents addressed the Committee speaking in objection to the application.

Jo Minto (Applicant’s Representative) addressed the Committee in support of the application.

Councillor Robertson (Cambridge City Councillor) addressed the Committee speaking in objection to the application and concluded by asking the Committee to refuse the application.

Councillor Bennett proposed an amendment to the Officer’s recommendation for Condition 31 Criteria O: Ensure there was sufficient neighbour consultation and liaison about construction activity and movement.

This amendment was **carried unanimously**.

Councillor Lokhmotova proposed an amendment to the Officer’s recommendation for Condition 15: Install privacy screen on external terraces.

This amendment was **carried unanimously**.

Councillor Thornburrow proposed amendments to the Officer’s recommendation:

- i. to amend the following conditions
 - a. Condition 15: Retain bollards that did not obstruct the delivery bay;

- b. Condition 35: Limit the use of the external terraces to 11am-7pm Mon-Fri only;
- ii. additional conditions:
 - a. time control of roof lights to minimise light spillage/pollution;
 - b. time control of waste collection from premises;
 - c. to require large scale plans and study of the second floor window projecting onto Clarendon Road through privacy glazing, fins and types of materials used to ensure privacy for occupiers opposite Clarendon Road.

The amendments were **carried unanimously**.

The Committee:

Resolved (by 4 votes to 0 with 1 abstention) to grant the application for planning permission in accordance with the Officer recommendation, for the reasons set out in the Officer's report (with delegated authority to Officers to make minor amendments to the conditions as drafted), subject to:

- i. the satisfactory completion of a Section 106 Agreement which includes the Heads of Terms as set out in the Officer's report with minor amendments to the Heads of Terms as set out delegated to officers;
- ii. the planning conditions set out in the Officer's report;
- iii. delegated authority to Officers, in consultation with the Chair, Vice Chair and Spokes, to amend the following conditions:
 - a. Condition 15 to retain bollards that did not obstruct the delivery bay;
 - b. Condition 15 to install privacy screen on external terraces;
 - c. Condition 35 to limit the use of the external terraces to 11am-7pm Mon-Fri only;
 - d. Condition 31 Criteria O to ensure there was sufficient neighbour consultation and liaison about construction activity and movement;
- iv. delegated authority to Officers, in consultation with the Chair, Vice Chair and Spokes, to draft and include the following additional conditions:
 - a. time control of roof lights to minimise light spillage/pollution;
 - b. time control of waste collection from premises;
 - c. large scale plans and study of the second floor window projecting onto Clarendon Road through privacy glazing, fins and types of materials used to ensure privacy for occupiers opposite Clarendon Road.

24/61/Plan 23/04431/FUL Mitchams Corner

Councillor Lokhmotova left the Committee before this item was considered and did not return.

Councillors **agreed by 4 votes to 0** to continue past the 6pm guillotine rather than adjourn the meeting.

The Committee received an application for full planning permission.

The application sought approval for demolition of existing building and mixed use redevelopment of the site comprising an apart-hotel (Use Class C1) with commercial unit(s) (Use Class E) at ground floor fronting Chesterton Road. Provision of landscaping, public realm enhancements, cycle and refuse/recycling storage.

The Principal Planner updated his report by referring to the amendment sheet (amendments to paragraph 8.77) .

A local resident addressed the Committee speaking in objection to the application. (Written statement read by Committee Manager).

Henry Courtier (Applicant's Agent) addressed the Committee in support of the application.

The Committee:

Resolved (by 4 votes to 0) to grant the application for planning permission in accordance with the Officer recommendation, for the reasons set out in the Officer's report, subject to the conditions recommended by the Officer (with delegated authority to Officers to make minor amendments to the conditions as drafted) and a S106 agreement, the precise contributions and its wording to be delegated to officers.

24/62/Plan 24/0413/TTPO Sturton Street

The Committee received an application to excavate a trench to sever roots of protected trees and install a root barrier to prevent future growth in the vicinity of 193 Sturton Street

A local resident addressed the Committee speaking in objection to the application. (Written statement read by Committee Manager).

A Friends of St Matthews Place Representative addressed the Committee speaking in objection to the application. (Written statement read by Committee Manager).

Councillor Robertson (Cambridge City Councillor) addressed the Committee requesting protection of the trees.

Councillor Davey (Cambridge City Councillor) addressed the Committee requesting protection of the trees.

Councillor Tong (Cambridge City Councillor) addressed the Committee requesting protection of the trees. (Written statement read by Committee Manager).

Councilor Thornburrow proposed and Councillor Smart seconded deferring the application to:

- i. Visit the property and check if damage such as cracking was getting worse (inside and out).
- ii. Explore if a thermal image could be made of tree roots.

The Committee:

Resolved (by 4 votes to 0) to defer the application.

24/63/Plan Appeals Information

The Committee noted the appeals list.

The meeting ended at 7.20 pm

CHAIR

PLANNING

19 September 2024
10.20 am - 2.40 pm

Present:

Planning Committee Members: Councillors Smart (Chair), Baigent (Vice-Chair), Bennett, Dryden, Thornburrow and Young

Also present Councillors: Ashton and McPherson

Officers:

Delivery Manager: Toby Williams

Environmental Quality & Growth Manager: Jo Dicks

Transport Assessment Manager, Cambridgeshire County Council: Jez Tuttle

Principal Planner: Cuma Ahmet

Legal Adviser: Keith Barber

Committee Manager: James Goddard

Meeting Producer: Claire Tunncliffe

Other Officers Present:

Strategic Delivery Manager: Alistair Wilson

Principal Environmental Health Officer: Ben Walther

Principal Sustainability Officer: Emma Davies

Principal Landscape Architect: Helen Sayers

Principal Urban Design Consultant: Elizabeth Moon

Technical Specialist, Environment Agency: Andy Salmon

Planning Specialist, Environment Agency: Barbara Moss-Taylor

Arboricultural Officer: Joanna Davies

Biodiversity Officer: Guy Belcher

Public Art Officer: Nadine Black

Scientific Officer: David Abiorwerth

FOR THE INFORMATION OF THE COUNCIL

24/87/Plan Apologies

Apologies were received from Councillor Gilderdale, Lokhmotova, Porrer (Councillor Young attended as her Alternate) and Todd-Jones.

24/88/Plan Declarations of Interest

| Name | Item | Interest |
|------------------------------|-------------|---|
| Councillor Baigent | All | Personal: Member of Cambridge Cycling Campaign. |
| Councillor Baigent | 24/89/Plan | Personal: Set up a committee in 2014 (for two years) to discuss the lakes. Was not pre-determined. |
| Councillor Bennett | 24/89/Plan | Personal: Knew some of the public speakers at today's meeting (Objectors) but discretion unfettered. |
| Councillors Dryden and Smart | 24/89/Plan | Personal: Had attended some meetings about the lakes. Discretion unfettered. |
| Councillor Thornburrow | 24/89/Plan | Personal: Had general discussion about the lakes with residents for some years. Was not pre-determined. |

24/89/Plan 23/04590/OUT Land South of Coldham's Lane

The Committee received an application for outline planning permission.

The application sought approval for hybrid planning application comprising as follows:

- Outline application for Parcel A for Offices (Use Class E(g)(i)), Research and Development (Use Class E(g)(ii)), ancillary retail & facilities (Use Classes E(a) and E(b)), car and cycle parking, landscape and public realm, infrastructure and associated works, all other matters reserved except for access;
- Detailed proposal for Parcel A Building 3 (Use Classes E(g)(i) (Offices), E(g)(ii) (Research and Development)), the Hub Building with associated car and cycle parking, employment space, and leisure uses (sui generis), and the Pavilion Building for community uses (Use Class E (a-f)); and
- Detailed proposal for landscape works and access to Parcel C.

The Principal Planner updated his report by referring to text updates on the Amendment Sheet.

Two local residents and a CamCycle Representative addressed the Committee speaking in objection to the application.

Artem Korolev (Applicant's Representative) addressed the Committee in support of the application.

Councillor Ashton (Cherry Hinton Ward Councillor) addressed the Committee speaking in support of the application. He said (as Chair of Cherry Hinton Resident's Association) that Cherry Hinton Resident's Association neither supported nor objected to the application.

Councillor McPherson (Cherry Hinton Ward Councillor) addressed the Committee raising objections from local residents. Councillor McPherson neither supported nor objected to the application.

Councillor Bennett proposed an amendment to the Officer's recommendation to revise condition 73 to ensure adequate cycle provision was provided in the event of laboratory uses changing to office uses.

This amendment was **carried unanimously**.

The Committee:

Unanimously resolved to grant the application for outline planning permission in accordance with the Officer recommendation, for the reasons set out in the Officer's report (with delegated authority to Officers to make minor amendments to the conditions as drafted), subject to:

- i. the planning conditions and informatives as set out within this officer report, with delegated authority to officers to carry through amendments to those conditions and informatives (including additional / revised conditions as appropriate and necessary) prior to the issuing of the planning permission;
- ii. delegated authority to Officers, in consultation with the Chair, Vice Chair and Spokes, to draft and include the revised condition 73 to ensure

- adequate cycle provision was provided in the event of laboratory use changing to office use;
- iii. the prior completion of a Section 106 agreement under the Town and Country Planning Act 1990, with delegated authority to officers to negotiate, settle and complete such an Agreement as referenced in the Heads of Terms within this report including any other planning obligations considered appropriate and necessary to make the development acceptable in planning terms; and
 - iv. a reasoned conclusion of the significant effects of the development on the environment and the carrying out of appropriate notification under regs. 29 and 30 in accordance with the Town and Country Planning (EIA) Regulations 2017, delegated to officers.
 - v. Notwithstanding the above recommendations, officers committed to bring the future Operational Management and Maintenance Plan for Burnside Lakes and Parcel B to a future planning committee meeting for decision by the Committee.

24/90/Plan Appeals Information

The Committee noted the appeals list.

The meeting ended at 2.40 pm

CHAIR

Agenda Item 7



| | |
|-------------------------------------|--|
| Planning Committee Date | 6 th November 2024 |
| Report to Lead Officer | Cambridge City Council Planning Committee Joint Director of Planning and Economic Development |
| Reference | 24/02695/FUL |
| Site | Wilbury Latham Road Cambridge CB2 7EG |
| Ward / Parish | Trumpington |
| Proposal | Demolition of existing dwelling and erection of a replacement self-build dwelling. |
| Applicant | SISI SONG and XIAOYONG LI |
| Presenting Officer | Dominic Bush |
| Reason Reported to Committee | Third party representations |
| Member Site Visit Date | N/A |
| Key Issues | 1. Design, Layout, Scale and Landscaping 2. Heritage 3. Trees |
| Recommendation | APPROVE subject to conditions |

1.0 Executive Summary

- 1.1 The application seeks planning permission for the demolition of the existing dwelling within the site and its replacement with a self-build property.
- 1.2 The application follows a previous pre-application at the site to discuss the proposed development. The proposed dwelling is two storey in height with a flat roof covering the entire built form. Whilst significantly larger than the existing dwelling within the application site that the proposal is to replace, it is considered that the dwelling is comparable in scale to the other neighbouring properties located along both Latham and Trumpington Road. The design of the proposed dwelling, whilst evidently modern in comparison to the majority of the surrounding context, is considered to successfully contrast with its setting and is therefore considered to be acceptable.
- 1.3 Officers recommend that the Planning Committee approve the application subject to conditions.

2.0 Site Description and Context

| | | | |
|---|-----|-------------------------|---|
| None-relevant | | Tree Preservation Order | X |
| Conservation Area | X | Local Nature Reserve | |
| Listed Building | Adj | Flood Zone 1 | X |
| Building of Local Interest | Adj | Green Belt | |
| Historic Park and Garden | | Protected Open Space | |
| Scheduled Ancient Monument | | Controlled Parking Zone | |
| Local Neighbourhood and District Centre | | Article 4 Direction | |

*X indicates relevance

- 2.1 The application site as existing comprises the currently disused residential dwelling of No.1a Latham Road. The existing property was constructed around 1930 as an extension to No.1 Latham Road. The site is located on the corner of the junction between Trumpington Road and Latham Road and is set within a densely wooded plot that contributes to the verdant character of Latham Road and the stretch of Trumpington Road to the south of the site. The area of trees to the east of the site are located within a large area of TPO that extends a significant distance to the south along the western side of Trumpington Road.
- 2.2 The site is within and close to the eastern boundary of the Southacre Conservation Area and is on the opposite side of Latham Road to the Grade II listed No.2 Latham road located to the north east of the site. No.1

Latham Road to which the existing building within the site adjoins is identified as a Building of Local Importance within the Southacre Conservation area appraisal, along with numbers 3, 5 and multiple others further along Latham Road.

2.3 The surrounding area is mostly residential in character with exceptions of some education buildings and the school outdoor space to the south east of the site. The entire site is located within Flood Zone 1 (low risk) and is not considered to be at risk of surface water flooding.

3.0 The Proposal

3.1 The existing currently disused dwelling within the application site is proposed to be demolished, this building, whilst adjoining the BLI of No.1 Latham Road is not considered itself to be of any heritage significance. The proposal is to replace this with a larger dwelling within the site that is more in keeping with the scale of the surrounding neighbouring properties. Despite being more modern in appearance than most of the surrounding context, the proposal attempts to contrast with the neighbouring properties within the context, including the conservation area. This application is proposing the demolition of an existing freestanding shed and installation of new bike store.

3.2 The proposed site layout includes the provision of car parking within an area of hardstanding to the front of the property, with cycle parking located within a purpose-built store to the side of the dwelling. The private garden for the dwelling would wrap around the southern and eastern sides of the property with enhanced planting along the eastern boundary with Trumpington Road.

4.0 Relevant Site History

| Reference | Description | Outcome |
|------------------|---|-----------------|
| 23/50415/PRELV3 | Demolish existing building and rebuild 7 bed detached dwelling. | PREAPP Amber |

5.0 Policy

5.1 **National**
National Planning Policy Framework 2023

National Planning Practice Guidance

National Design Guide 2021

Environment Act 2021

Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

Conservation of Habitats and Species Regulations 2017

Technical Housing Standards – Nationally Described Space Standard (2015)

ODPM Circular 06/2005 – Protected Species

Circular 11/95 (Conditions, Annex A)

5.2 **Cambridge Local Plan 2018**

Policy 1: The presumption in favour of sustainable development

Policy 3: Spatial strategy for the location of residential development

Policy 28: Sustainable design and construction, and water use

Policy 29: Renewable and low carbon energy generation

Policy 32: Flood risk

Policy 34: Light pollution control

Policy 36: Air quality, odour and dust

Policy 50: Residential space standards

Policy 55: Responding to context

Policy 56: Creating successful places

Policy 57: Designing new buildings

Policy 59: Designing landscape and the public realm

Policy 61: Conservation and enhancement of historic environment

Policy 62: Local heritage assets

Policy 70: Protection of priority species and habitats

Policy 71: Trees

Policy 80: Supporting sustainable access to development

Policy 81: Mitigating the transport impact of development

Policy 82: Parking management

5.3 **Neighbourhood Plan**

N/A

5.4 **Supplementary Planning Documents**

Biodiversity SPD – Adopted February 2022

Sustainable Design and Construction SPD – Adopted January 2020

Cambridgeshire Flood and Water SPD – Adopted November 2016

5.5 **Other Guidance**

Southacre conservation area

6.0 Consultations

6.1 County Highways Development Management – No Objection

6.2 Subject to a condition regarding:

- Hours of access for heavy construction vehicles

6.3 Conservation Officer – No Objection

6.4 Subject to conditions regarding:

- Window details
- Non-masonry walling systems
- Sample panels of facing materials

6.5 Sustainability Officer – No Objection

6.6 Subject to a condition regarding:

- Water efficiency and Carbon reduction

6.7 Ecology Officer – No Objection

6.8 Comments 02.09.2024

Further information is required regarding bat roost surveys

6.9 Comments 18.10.2024

Content with the information within the surveys, conditions are requested regarding:

- Bat works license
- Ecology enhancement
- Ecology sensitive lighting

6.10 Tree Officer – No Objection

6.11 No objection to the proposed development subject to conditions regarding:

- AMS & TPP
- Arboricultural site meeting
- Tree protection compliance
- Tree damage/ removal replacement

6.12 Environmental Health – No Objection

6.13 Subject to conditions regarding:

- Construction Hours
- Dust
- Piling

7.0 Third Party Representations

7.1 11 representations have been received.

7.2 Those in objection have raised the following issues:

- Character, appearance and scale
- Heritage impacts
- Impact on and loss of trees
- Landscaping and boundary treatment

7.3 Those in support have raised cited the following reasons:

- Supports the betterment of the site

8.0 Member Representations

The application has been called into planning committee by Cllr Hauk.

9.0 Local Interest Groups and Organisations / Petition

9.1 Cambridge Past Present and Future and the Southacre, Latham and Chaucer Residents Association have made representations objecting to the application on the following grounds:

- Character, appearance and scale
- Heritage impacts
- Sustainability of demolition & rebuild

9.2 The above representations are a summary of the comments that have been received. Full details of the representations are available on the Council's website.

10.0 Assessment

10.1 Principle of Development

10.2 Policy 3 of the Cambridge Local Plan 2018 states that the overall development strategy is to focus the majority of new residential development in and around the urban area of Cambridge, creating strong,

sustainable, cohesive and inclusive mixed-use communities. The policy is supportive in principle of new housing development that will contribute towards an identified housing need. The proposal would contribute to housing supply and thus would be compliant with policy 3.

- 10.3 The proposed development is for the one-for-one replacement of the existing dwelling within the site. Therefore, the principle of the use of the site for a single residential dwelling has already been established and is lawful. The proposal development is therefore acceptable in this regard.
- 10.4 The principle of the development is acceptable and in accordance with policy 3 of the Cambridge Local Plan 2018.

10.5 Design, Layout, Scale and Landscaping

- 10.6 Policies 55, 56, 57 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.
- 10.7 The application site as existing comprises the residential property of No.1A that is understood to have initially been an extension to No.1 Latham Road to which it is externally adjoining. Unlike the other dwellings along Latham Road, the existing building within the application site appears relatively small in comparison to the plot in which it sits. Indeed, the prevailing form of the surrounding area is of large, detached dwellings located within significantly sized plots, with large rear gardens in addition to space to the front of dwellings used for car parking, often with two accesses onto/ from Latham Road. The application site is located on the eastern end of the southern side of Latham Road and therefore with the exception of No.2 Latham Road to the north side of the road, is possibly the most visible of the Latham Road dwellings from Trumpington Road.
- 10.8 The proposed development involves the demolition of the existing dwelling and its replacement with a significantly larger dwelling that is detached from the adjacent No.1 Latham Road. Third party comments have been received that raise objection to the demolition of the existing building within the site. As will be discussed later in this report, policy does not allow for refusal due to sustainability impacts from the demolition, and there is no conservation objection to the demolition. As such the proposed demolition of the existing building is considered to be acceptable.
- 10.9 Officers acknowledge that multiple third-party comments have been received raising objection to the scale of the proposed development within the context of the site. As above, it is noted that the proposed dwelling is notably larger than the existing building within the site, however it is considered that, rather than the proposed dwelling, it is the small scale of the existing building that is the exception to the prevailing form of surrounding buildings. The proposed dwelling has a rectangular form

being wider than it is deep, in keeping with other dwellings along Latham Road. The proposed building measures approximately 25 metres in width and approximately 15 metres in depth. When assessing this footprint within the context in which it would be assessed, it is considered that it is comparable to a number of the dwellings along Latham Road, including, No.1 which is immediately adjacent to the west of the site. For this reason, officers do not consider that the footprint of the dwelling would appear significantly out of keeping with the surrounding context.

- 10.10 With regards to the height of the proposed dwelling, as highlighted by the indicative street elevations provided, the flat roof of the proposed dwelling is comparable to the set down element to the eastern side of No.1 and therefore significantly set down from the main ridge of the neighbouring property. As such, the height of the proposed dwelling is considered to be acceptable in this regard.
- 10.11 The design and form of the proposed dwelling is notably more modern than both the existing building within the site and a number of the other properties along Latham Road. This modern appearance of the proposed dwelling is considered to be a combination of the form of the building, in addition to the material pallet. The flat roof proposed differs from the predominant hipped roof found on a number of the other properties along Latham Road, there are however examples of other dwellings along Latham Road, namely No.16 that have flat roofs similar to the proposed dwelling within this application. The predominant proposed external materials to be used in the proposed dwelling are red bricks with grey timber cladding. Such use of red brickwork is not uncommon within the surrounding context, however, in combination with light coloured timber cladding contributes to the modern appearance. It is considered that, subject to a condition requiring samples of the materials to be provided for written approval, that the proposed design of the dwelling successfully contrasts with the surrounding neighbouring properties within the area.
- 10.12 The application site, owing to its location on the corner of Latham and Trumpington Road, is, on its eastern side, within the area of TPO trees that extends along the western side of Trumpington Road and contributes to the verdant appearance of the area. The location of the proposed dwelling, to the west of the site ensures that as far as possible, the impact on the mature trees to the east of the site is mitigated. A relatively detailed landscape proposal has been provided with the application, this shows a range of hard and soft landscaping along with elements such as a pergola, tree fort and raised walkway. Individually these elements do not raise significant concerns, however a landscaping condition will ensure that details of these elements are acceptable.
- 10.13 Policy 31 of the Local Plan requires any flat roofs within residential properties to be constructed as green or biodiverse roofs. It is noted that the plans provided show a significant area of the roofs of the dwelling proposed to be green, with the exception of the area of roof to house the

solar panels which would need access for maintenance. As such a condition to require this is not considered to be reasonable, as the green roof shown on the plans would be controlled via any approved plans condition. A condition will however be attached to ensure that the flat roof with access is not used as an area of amenity.

- 10.14 Overall, the proposed development is a high-quality design that would contribute positively to its surroundings and be appropriately landscaped. The proposal is compliant with Cambridge Local Plan (2018) policies 55, 56, 57 and 59.

10.15 Heritage Assets

- 10.16 The application falls within the Southacre Conservation Area. The application is within the setting of the Grade II listed No.2 Latham Road, as well as No.1 Latham Road which is a building of local interest.
- 10.17 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that a local authority shall have regard to the desirability of preserving features of special architectural or historic interest, and in particular, Listed Buildings. Section 72 provides that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.
- 10.18 Para. 205 of the NPPF set out that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation, and the more important the asset, the greater the weight should be. Any harm to, or loss of, the significance of a heritage asset should require clear and convincing justification.
- 10.19 Policy 61 of the Cambridge Local Plan (2018) requires development to preserve or enhance the significance of heritage assets, their setting and the wider townscape, including views into, within and out of the conservation area. Policy 62 seeks the retention of local heritage assets and where permission is required, proposals will be permitted where they retain the significance, appearance, character or setting of a local heritage asset.
- 10.20 No.1A is not connected internally to No.1, however there are noted to be joining bricks that are toothed together. No.1A takes some details from the design of No.1 which is identified within the Southacre Conservation Area as a building of local interest, however, is not considered to be of the same level of quality. As such it is not considered that the demolition of the existing building would harm the significance of No.1 Latham Road.
- 10.21 As noted by the council's conservation officer who has commented on the application, the Southacre conservation area as existing has a variety of architectural styles, including the modernist, 1933 flat roofed building of

No.16 Latham Road. Therefore, the approach taken within this application, to contrast to rather than compete with the Georgian and Queen Ann Revival styles of other houses along Latham Road, is considered to be acceptable.

- 10.22 The use of timber cladding, in addition to the red brick which ties in the development to the surrounding buildings, is considered to soften the impact of the proposal when viewed within the wooded site. As detailed within the above section, a condition regarding samples of facing materials is reasonable to ensure that they are of a high quality, suitable for this location, along with conditions regarding window details and non-masonry walling systems.
- 10.23 Conditions are also to be requested removing permitted development rights of through class A, B and E to ensure that the impact of the proposed development upon the surrounding heritage assets and conservation area is mitigated.
- 10.24 It is considered that the proposal, by virtue of its scale, massing and design, would not harm the character and appearance of the Conservation Area or the setting of the nearby non-designated heritage assets. The proposal would not give rise to any harmful impact on the identified heritage assets and is compliant with the provisions of the Planning (LBCA) Act 1990, the NPPF and Local Plan policies 60 and 61.

10.25 Trees

- 10.26 Policy 59 and 71 seeks to preserve, protect and enhance existing trees and hedges that have amenity value and contribute to the quality and character of the area and provide sufficient space for trees and other vegetation to mature. Para. 136 of the NPPF seeks for existing trees to be retained wherever possible.
- 10.27 The application is accompanied by a detailed tree survey and arboricultural impact assessment.
- 10.28 It is acknowledged that the application site is tightly constrained and sensitive with regards to trees, largely owing to the large area of TPO protected trees that run along the western side of Trumpington Road. As detailed within the arboricultural assessment, no trees are proposed to be removed to facilitate the proposal, there are works proposed to a number of trees, including crown lifting and roof pruning. However, in line with the comments from the Councils tree officer, the scope of the proposed works and the impact of this on the surrounding trees is acceptable. A number of conditions have been requested to mitigate this impact as far as possible, including detailed tree protection information to be submitted and a site meeting to discuss the method statement to be provided. These conditions are considered to be necessary to ensure that the development is acceptable in this regard.

10.29 Subject to conditions as appropriate, the proposal would accord with policies 59 and 71 of the Local Plan.

10.30 Carbon Reduction and Sustainable Design

10.31 The Council's Sustainable Design and Construction SPD (2020) sets out a framework for proposals to demonstrate they have been designed to minimise their carbon footprint, energy and water consumption and to ensure they are capable of responding to climate change.

10.32 Policy 28 states development should take the available opportunities to integrate the principles of sustainable design and construction into the design of proposals, including issues such as climate change adaptation, carbon reduction and water management. The same policy requires new residential developments to achieve as a minimum water efficiency to 110 litres pp per day and a 44% on site reduction of regulated carbon emissions.

10.33 Policy 29 supports proposals which involve the provision of renewable and / or low carbon generation provided adverse impacts on the environment have been minimised as far as possible.

10.34 The application is supported by predicted energy assessments that include initial SAP calculations. Meanwhile the proposed development of the site includes the improved building fabric beyond the requirements of building regulations, the use of locally sourced materials to reduce embodied carbon, an air source heat pump for heating and hot water, and a solar array on the roof of the building. A combination of the above is considered to result in a reduction of carbon emissions of 108%.

10.35 Comments from third parties are noted raising concerns with the sustainability impacts resulting from the demolition of the existing building and its rebuild, as opposed to retaining the existing building and extending. However, considering the above measures proposed to be incorporated into the proposed dwelling, officers are of the view that steps have been taken within the proposal to reduce carbon emissions. This, in combination with the condition of the existing building, as set out in the engineer's report provided, is considered sufficient detail to comply with Policy 28. The applicant's choice to demolish the existing building and rebuild is not considered to form a reason for refusal within any policy of the Cambridge Local Plan.

10.36 The application has been subject to formal consultation with the Council's Sustainability Officer who raises no objection to the proposal subject to conditions relating to carbon reduction technologies and water efficiency.

10.37 The applicants have suitably addressed the issue of sustainability and renewable energy and the proposal is in accordance with Local Plan

policies 28 and 29 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

10.38 Biodiversity

- 10.39 The Environment Act 2021 and the Councils' Biodiversity SPD (2022) requires development proposals to deliver a net gain in biodiversity following a mitigation hierarchy which is focused on avoiding ecological harm over minimising, rectifying, reducing and then off-setting. This approach is embedded within the strategic objectives of the Local Plan and policy 70. Policy 70 states that proposals that harm or disturb populations and habitats should secure achievable mitigation and / or compensatory measures resulting in either no net loss or a net gain of priority habitat and local populations of priority species.
- 10.40 During the process of the application, information has been provided detailing ecological surveys of the site and the existing building. The emergence surveys show 3 individual bats of 3 species use the existing building. However, they are identified as individual day roosting bats rather than maternity roost and are all common widespread species. They are not considered therefore, in line with the comments from the councils' ecology officer, to pose a strict constraint on development.
- 10.41 Conditions requested include a requirement for either a development licence for bats, or confirmation from Natural England to be secured and provided prior to commencement of development. This condition along with others regarding ecological enhancement and lighting are considered reasonable and necessary to protect the identified bats and ecology within the site.
- 10.42 As the application is proposing a single self-build unit, in line with government advice, there is no requirement for biodiversity net gain to be provided. However, the provided information shows that enhancements can and are proposed within the application site. The proposed ecology enhancement condition will ensure where possible this is provided.
- 10.43 Taking the above into account, the proposal is compliant with 57, 69 and 70 of the Cambridge Local Plan (2018).

10.44 Water Management and Flood Risk

- 10.45 Policies 31 and 32 of the Local Plan require developments to have appropriate sustainable foul and surface water drainage systems and minimise flood risk. Paras. 159 – 169 of the NPPF are relevant.
- 10.46 The site is in Flood Zone 1 and is therefore considered at low risk of flooding.
- 10.47 No comment has been received from the council's drainage officer on this application. However, due to the scale of the proposal, in addition to the

low flood risk of the site, it is considered that this application is acceptable and flood risk can be controlled via the water efficiency condition.

10.48 The applicants have suitably addressed the issues of water management and flood risk, and subject to conditions the proposal is in accordance with Local Plan policies 31 and 32 and NPPF advice.

10.49 Highway Safety and Transport Impacts

10.50 Policy 80 supports developments where access via walking, cycling and public transport are prioritised and is accessible for all. Policy 81 states that developments will only be permitted where they do not have an unacceptable transport impact.

10.51 Para. 115 of the NPPF advises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

10.52 The proposed development looks to utilise the existing access into the site off Latham Road which is, due to its width a low-speed road that has minimal traffic movements. No alterations are proposed as part of this application to the existing access, other than the installation of a sliding gate to the 5m wide opening.

10.53 The application has been subject to formal consultation with Cambridgeshire County Council's Local Highways Authority and Transport Assessment Team, who raise no objection to the proposal subject to a condition regarding access times for heavy construction vehicles. Given the relatively constrained access along Latham Road, this is considered a reasonable condition to attach to any permission.

10.54 Subject to conditions, the proposal accords with the objectives of policy 80 and 81 of the Local Plan and is compliant with NPPF advice.

10.55 Cycle and Car Parking Provision

10.56 Cycle Parking

10.57 The Cambridge Local Plan (2018) supports development which encourages and prioritises sustainable transport, such as walking, cycling and public transport. Policy 82 of the Cambridge Local Plan (2018) requires new developments to comply with the cycle parking standards as set out within appendix L which for residential development states that one cycle space should be provided per bedroom for dwellings of up to 3 bedrooms. These spaces should be located in a purpose-built area at the front of each dwelling and be at least as convenient as car parking provision. To support the encourage sustainable transport, the provision for cargo and electric bikes should be provided on a proportionate basis.

- 10.58 The proposed site layout includes the provision of a standalone cycle store to the side of the proposed dwelling for which full detailed plans have been submitted during the process of the application. The plans show that there would be space for the parking of 6 cycles within the store proposed. Given that there are 7 bedrooms proposed within the dwelling, this level of cycle parking is acceptable. The landscaping plan provided shows the location of the cycle store to the side of the dwelling which is considered to be a convenient location especially when accessing from the side door within the building. This also allows the front of the site to remain clear from any other structures which follows the prevailing appearance of the dwellings along Latham Road.
- 10.59 Car parking
- 10.60 Policy 82 of the Cambridge Local Plan (2018) requires new developments to comply with, and not exceed, the maximum car parking standards as set out within appendix L. Outside of the Controlled Parking Zone the maximum standard is no more than 1.5 spaces per dwelling for up to 2 bedrooms and no less than a mean of 0.5 spaces per dwelling up to a maximum of 2 spaces per dwelling for 3 or more bedrooms. Inside the Controlled Parking Zone the maximum standard is no more than one space per dwelling for any dwelling size.
- 10.61 The provided landscape plan shows that there is sufficient space to the front of the dwelling for the car parking of two cars with space for the turning of these cars allowing them to leave in a forward gear. This level of car parking does not exceed the maximum of two spaces to be provided for dwellings of 3 or more bedrooms outside of a controlled parking zone.
- 10.62 The Greater Cambridge Sustainable Design and Construction SPD outlines the standards for EV charging at one slow charge point for each dwelling with allocated parking, one slow charge point for every two dwellings with communal parking (at least half of all non-allocated parking spaces) and passive provision for all the remaining car parking spaces to provide capability for increasing provision in the future. Given that details of this have not been provided at this stage, a condition will be attached to ensure that this EV charging is provided for at least 1 of the car parking spaces.
- 10.63 Subject to conditions, the proposal is considered to accord with policy 82 of the Local Plan and the Greater Cambridge Sustainable Design and Construction SPD.
- 10.64 Amenity**
- 10.65 Policy 35, 50, 52, 53 and 58 seek to preserve the amenity of neighbouring and / or future occupiers in terms of noise and disturbance, overshadowing, overlooking or overbearing and through providing high quality internal and external spaces.

- 10.66 Neighbouring Properties
- 10.67 Impact on No.1 Latham Road
- 10.68 The proposed development, by virtue of its location, within 5 metres of the eastern elevation of No.1 would result in a certain level of impact on the amenity of this neighbouring property, but for the reasons as set out below, this impact is considered to be minimal.
- 10.69 It is understood, having visited the application site, that there a 3no. ground floor windows within the eastern elevation of No.1 that would face onto the two-storey side elevation of the proposed dwelling. Whilst the proposed dwelling would break a vertical and horizontal 25-degree splay from these windows, it is noted that they serve the same ground floor room that is also served by the large, rear bay windows to the property. Therefore, the impact of the proposed development on the side windows would not have a significant impact on the room within the dwelling with regards to overbearing or loss of light. Meanwhile, owing to the height of the proposed window, it is not considered that the proposal would break a vertical 25-degree splay from the first-floor window within the eastern elevation of no.1.
- 10.70 There are two windows within the western elevation of the proposed dwelling, at first floor that would look onto the plot of No.1. One of these windows serves a hallway and the other an ensuite bathroom to a bedroom, therefore as shown on the elevations it is considered reasonable to condition these to be obscure glazed to ensure that they do not lead to any loss of privacy to neighbouring occupiers. In addition, there are two terraces proposed to the rear of the dwelling for use of the master suit and bedroom 5. Whilst these terraces are further set away from No.1, it is considered necessary to condition screening to the western side of the two balconies to ensure that they two would not lead to any overlooking.
- 10.71 Future Occupants
- 10.72 Policy 50 of the Cambridge Local Plan (2018) requires all new residential units to meet or exceed the Government’s Technical Housing Standards – Nationally Described Space Standards (2015).
- 10.73 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 | 7 | 14 | 2 | 132 | 600 | +468 |

- 10.74 Garden Size(s)

- 10.75 Policy 50 of Cambridge Local Plan (2018) states that all new residential units will be expected to have direct access to an area of private amenity space which should be of a shape, size and location to allow effective and practical use of the intended occupiers.
- 10.76 The provided information shows that a significant sized private garden is proposed to the side and rear of the proposed dwelling. This garden would provide ample private amenity space for future occupiers considering the number of bedrooms proposed within the dwelling.
- 10.77 Policy 51 requires all new residential units to be of a size, configuration and internal layout to enable Building Regulations requirement part M4(2) accessible. The Design and Access Statement submitted states the proposal would comply with these standards and therefore, Officers consider that the layout and configuration enables inclusive access and future proofing, a condition is requested to ensure compliance with M4(2).
- 10.78 Construction and Environmental Impacts
- 10.79 Policy 35 guards against developments leading to significant adverse impacts on health and quality of life from noise and disturbance. Noise and disturbance during construction would be minimized through conditions restricting construction hours and collection hours to protect the amenity of future occupiers. These conditions are considered reasonable and necessary to impose.
- 10.80 The Council's Environmental Health team have assessed the application and recommended that conditions are attached regarding, construction hours, dust and piling. Given the level of construction proposed, it is considered that these are reasonable and necessary to attach to any permission to ensure that neighbouring amenity is protected.
- 10.81 Summary
- 10.82 The proposal adequately respects the amenity of its neighbours and of future occupants and is considered that it is compliant with Cambridge Local Plan (2018) policies 35, 50, 51 and 57.

10.83 Planning Balance

- 10.84 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).
- 10.85 Whilst third party objections received regarding the scale and design of the proposed dwelling, the development would preserve the character and appearance of the surrounding area, through the high-quality replacement of the existing dwelling and the retention of sufficient garden land and

considerable numbers of trees within the site. The scheme provides for a high-quality living environment for future occupiers.

- 10.86 It is considered that the impact of the proposed development on the amenity of neighbouring properties would not be significant and is acceptable in this instance.
- 10.87 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the statutory requirements of section 66(1) and section 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for approval.

11.0 Recommendation

11.1 Approve subject to:

The planning conditions as set out below with minor amendments to the conditions as drafted delegated to officers.

- 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 the commencement of development hereby permitted, details of either, shall be provided to the local planning authority:
 - a) a development licence for bats issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 authorising the specified activity / development to go ahead;
 - b) Natural England's decision on whether to accept the registration of the site under a Registered Consultants Bat Mitigation Class Licence (BMCL) or Earned Recognition Licence; or
 - c) a statement in writing from Natural England to the effect that it does not consider that the specified activity / development will require a licence to proceed lawfully.

No development, including roof stripping or related activities shall commence until the Local Planning Authority has confirmed receipt of these details.

Reason: To ensure that before any development commences important specified species are fully protected. (Cambridge Local Plan 2018 policies 57, 59, 70 and 71).

- 4) 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.

- 5) No development shall commence until a scheme to minimise the spread of airborne dust from the site including subsequent dust monitoring during the period of demolition and construction, 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) 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 will be submitted 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) No development above ground level, other than demolition, shall commence until all details of hard and soft landscape works have been submitted to and approved in writing by the local planning authority. The works shall be fully carried out in accordance with the approved details prior to the occupation of the development, unless an alternative phasing scheme for implementation has otherwise been agreed in writing by the Local Planning Authority. The details shall include but not be limited to the pergola, tree fort and raised walkway.

If within a period of 5 years from the date of planting of any trees or shrubs, or 5 years from the commencement of development in respect of any retained trees and shrubs, they are removed, uprooted, destroyed, die or become seriously damaged or diseased, replacement trees and shrubs of the same size and species as originally planted shall be planted at the same place in the next available planting season, or in accordance with any variation agreed in writing by the Local Planning Authority.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscaping in accordance with the approved design (Cambridge Local Plan 2018; Policies 55, 57 and 59).

- 8) No development above ground level shall take place until an ecological enhancement scheme has been submitted to and approved in writing by the local planning authority. The scheme shall include details of bat and bird box installation, hedgehog provisions and other ecological enhancements. The approved scheme shall be fully implemented prior to first occupation or in accordance with a timescale agreed in writing by the local planning authority.

Reason: To conserve and enhance ecological interests in accordance with Cambridge Local Plan policies 57, 59 and 70 and the Greater Cambridge Planning Biodiversity Supplementary Planning Document (2022).

- 9) No development shall commence above slab level until details of the privacy screens to be fitted along the side western side of the western most first floor balcony has been submitted and approved in writing by the Local Planning Authority. The screens shall be solid and obscure and have a height of 1.7 metres above floor level to either end. The approved screens shall be fitted prior to the bringing into use of the balcony, and shall be maintained and retained in accordance with the agreed details thereafter.

Reason: To protect the amenity of occupiers of adjoining properties (Cambridge Local Plan 2018 policies 52, 55, and 58).

10) No non-masonry walling systems, cladding panels or other external screens shall be erected until details including structural members, infill panels, edge, junction and coping details, colours, surface finishes/textures and relationships to glazing and roofing 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 Building of Local Interest and the Conservation Area. (Cambridge Local Plan 2018, policies 61 and 62).

11) No proposed 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 works shall be carried out in accordance with the approved details.

Reason: To avoid harm to the special interest of the Building of Local Interest and the Conservation Area. (Cambridge Local Plan 2018, policies 61 and 62).

12) No brick or stonework above ground level shall commence until a sample panel has been prepared on site detailing the bond, mortar mix, design and pointing technique. The details shall be submitted to and approved in writing to the Local Planning Authority. The approved sample panel is to be retained on site for the duration of the works for comparative purposes, and works will take place only in accordance with approved details.

Reason: To avoid harm to the special interest of the Building of Local Interest and the Conservation Area. (Cambridge Local Plan 2018, policies 61 and 62).

13) 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 make provision for one active charge point for each flat. The active charge points should have a minimum power rating output of 3.5kW. The approved electric vehicle charge points shall be installed prior to first occupation of the relevant dwelling 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 2021) paragraphs 107, 112, 174 and 186, Policies 36 and 82 of the

Cambridge Local Plan (2018) and Cambridge City Council's adopted Air Quality Action Plan (2018)

- 14) Each residential unit ('unit') in the development hereby permitted shall be constructed as a self-build dwelling within the definition of self-build and custom build housing in the 2015 Act and shall comply with the following:
- i.) The first occupation of each unit in the development hereby permitted shall be by a person or persons who had a primary input into the design and layout of the unit and who intends to live in the unit for at least 3 years; and
 - ii.) The Council shall be notified of the persons who intend to take up first occupation of each unit in the development hereby permitted at least two months prior to first occupation

Reason: To ensure the development complies with the self-build and custom house building definition and help to meet the City's self-build requirements, in accordance with Paragraph 63 of the National Planning Policy Framework 2023.

- 15) No dwelling shall be occupied until a Carbon Reduction and Water Efficiency Statement, setting out how the proposals meet the requirement for all new dwelling units to achieve reductions as required by the 2021 edition of Part L of the Building Regulations has been submitted to and approved in writing by the local planning authority. The Statement shall demonstrate how this requirement will be met following the energy hierarchy of Be Lean, Be Clean and Be Green. Where on-site renewable, low carbon technologies and water efficiency measures are proposed, the Statement shall include:

- a) A schedule of proposed on-site renewable energy or low carbon technologies, their location and design;
- b) Details of any mitigation measures required to maintain amenity and prevent nuisance;
- c) Details of water efficiency measures to achieve a design standard of water use of no more than 110 litres/person/day.

The approved measures shall be fully implemented prior to the occupation of any approved dwelling(s) or in accordance with a phasing plan otherwise agreed in writing by the local planning authority.

Reason: In the interests of reducing carbon dioxide emissions does not give rise to unacceptable pollution and to make efficient use of water (Cambridge Local Plan 2018, Policies 28, 35 and 36 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

16) The development, hereby permitted, shall not be occupied until the proposed first floor windows in the western elevation of the development have, 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 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: To prevent overlooking of the adjoining properties (Cambridge Local Plan 2018 policies 55, 57/58).

17) No external lighting shall be installed unless an ecological lighting scheme has been first submitted to and approved in writing by the local planning authority. The lighting scheme shall be installed and maintained in accordance with the approved details.

Reason: To minimise the effects of light pollution on the surrounding area and conserve the nature of the city wildlife site (Cambridge Local Plan 2018 policies 34, 59, 69 and 70).

18) 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.

19) 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.

20) Any demolition, construction or delivery vehicles with a gross weight in excess of 3.5 tonnes shall only service the site between the hours of 09.30hrs -15.30hrs, Monday to Saturday.

Reason: in the interests of highway safety, in accordance with paragraph 115 of the National Planning Policy Framework.

21) No construction or demolition work shall be carried out and no plant or power operated machinery 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, , unless otherwise previously agreed in writing with the Local Planning Authority.

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

22) In the event of piling, no development shall commence until a method statement detailing the type of piling, mitigation measures and monitoring to protect local residents from noise and/or vibration has been submitted to and approved in writing by the Local Planning Authority. Potential noise and vibration levels at the nearest noise sensitive locations shall be assessed 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 statement.

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

23) The roof area of the dwelling with access hereby permitted shall not be used as a balcony, roof garden or similar amenity area unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf.

Reason: To safeguard the privacy of adjoining occupiers (Cambridge Local Plan 2018 policies 55, 57/58).

24) The bin and bike stores associated with the proposed development, including any planting associated with a green roof, shall be provided prior to first occupation in accordance with the approved plans and shall be retained thereafter. Any store with a flat or mono-pitch roof shall incorporate, unless otherwise agreed in writing by the local planning authority, a green roof planted / seeded with a predominant mix of

wildflowers which shall contain no more than a maximum of 25% sedum planted on a sub-base being no less than 80 millimetres thick.

Reason: To ensure appropriate provision for the secure storage of bicycles and refuse, to encourage biodiversity and slow surface water run-off (Cambridge Local Plan 2018 policies 31 and 82).

25) 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)

26) Notwithstanding the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that order with or without modification), the enlargement, improvement or other alteration of the dwellinghouse(s) shall not be allowed without the granting of specific planning permission.

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)

27) Notwithstanding the provisions of Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that order with or without modification), no new windows or dormer windows (other than those expressly authorised by this permission), shall be constructed without the granting of specific planning permission.

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)

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

Reason: To 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)

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Agenda Item 8



| | |
|-------------------------------------|---|
| Planning Committee Date | 6 November 2024 |
| Report to | Cambridge City Council Planning Committee |
| Lead Officer | Joint Director of Planning and Economic Development |
| Reference | 23/03579/FUL |
| Site | 35 Milton Road |
| Ward / Parish | West Chesterton |
| Proposal | Demolition of existing houses and mixed use redevelopment of 4 semi-detached dwellings and 7 flats with ground floor commercial space, together with access, landscape, parking and associated infrastructure. Resubmission of 22/04306/FUL |
| Applicant | The Whitfield Group |
| Presenting Officer | Phoebe Carter |
| Reason Reported to Committee | Third party representations |
| Member Site Visit Date | N/A |
| Key Issues | <ol style="list-style-type: none">1. Scale of development2. Neighbour Amenity Impact |
| Recommendation | APPROVE subject to conditions |

1.0 Executive Summary

- 1.1 The application seeks planning permission for demolition of existing houses and mixed use redevelopment of 4 semi-detached dwellings and 7 flats with ground floor commercial space, together with access, landscape, parking and associated infrastructure.
- 1.2 The application would make efficient use of a site on a developed corner plot which is located in a highly sustainable location. The scheme is considered to provide a high quality, sustainable development which would not have any significant adverse impact on residential amenity of the neighbouring occupiers.
- 1.3 Officers recommend that the Planning Committee approve subject to conditions.

2.0 Site Description and Context

- 2.1 The application site is 35 and 37 Milton Road, two detached two storey dwellings which are set within long linear plots. Both dwellings are set back from the highway with an area to the front for parking. The private amenity space extends to the rear of both properties. The southwest boundary of No. 35 extends along Gilbert Road with a separate vehicular access from Gilbert Road.
- 2.2 The site, situated on the T-junction of Gilbert Road and Milton Road is within a predominantly residential neighbourhood. The site is bordered to the north west by residential dwellings and the private amenity space to the rear of the dwellings, to the northeast is a Bed & Breakfast, residential dwellings extend further along both roads. On the south eastern side of Milton Road there is a mixture of residential dwellings. To the south west, on the opposite junction of Gilbert Road, is The Fellow's House which is an apart hotel.
- 2.3 Mitcham's Corner, a District Centre with a wide range of shops and services is located approx. 150m to the southwest of the site. Milton Road, Gilbert Road and Mitcham's corner are served by a wide range of local and district bus services and a dedicated cycle route into the town centre which is approx. 1 mile away.

3.0 The Proposal

- 3.1 Demolition of existing houses and mixed use redevelopment of 4 semi-detached dwellings and 7 flats with ground floor commercial space, together with access, landscape, parking and associated infrastructure.
- 3.2 The site is located on the corner of Milton Road and Gilbert Road and comprises two detached dwellings which are set back from the street with parking to the front, accessed off Milton Road, with linear gardens to the rear extending along Gilbert Road. No. 35 Milton Road also has a garage

to the rear accessed off Gilbert Road. The site falls just outside the designated Mitcham's Corner Opportunity Area, which extends to the south western side of Gilbert Road.

- 3.3 The site forms a prominent plot within the frontage of Milton Road and Gilbert Road and is considered to be a 'gateway' into the designated area of Mitcham's Corner.
- 3.4 To the north, the site is adjacent to residential dwellings and associated gardens of the dwellings of Milton Road and Gilbert Road which extend to the north-east and north west respectably. On the south eastern side of Milton road lies pairs of semi-detached properties with detached dwellings interspersed between and an apartment block which recently has had approval (set out below) for a new building onsite as well as additional storeys added. Overall, the scale of development varies from 2 storey to 4 storey with a range of architectural design and materials. To the south west of the site, on the opposite side of Gilbert Road, is The Fellow's House Aparthotel, which comprises four stores in height and has a mix of materials containing brick, render and timber cladding. Additional tall buildings extend beyond The Fellow's House. As such, there is a mix of development, in scale, appearance and form around the junction and plots.
- 3.5 The site is not located within a designated Conservation Area and is located within a Controlled Parking Zone.
- 3.6 The application has been amended to address representations and further consultations have been carried out as appropriate.

4.0 Relevant Site History

| Reference | Description | Outcome |
|------------------|---|----------------|
| 22/04306/FUL | Demolition of existing houses and mixed use redevelopment of 4 semi-detached dwellings and 7 flats with ground floor commercial space, together with access, landscape, parking and associated infrastructure | Withdrawn |
| 17/1328/FUL | Conversion of existing dwellinghouse to form 2no 2bed flats, 2no 1 bed flats, following a two storey front and side, part two, part single storey rear extensions. Bike and bin storage to the rear. | Permitted |
| 17/0822/FUL | Conversion of existing dwelling house to form 3No 2bed flats and 1No 1 bed flat following a two storey front and side extensions and part two storey part single storey rear extension | Permitted |

Local Applications

The Fellows House, 33A Milton Road, Cambridge

| | | |
|-------------|--|-----------|
| 18/1519/S73 | Section 73 application to vary condition 2 (Approved Drawings) of permission ref 16/1966/S73 (amendment to 14/0052/FUL - proposed mixed use development consisting of a sui generis aparthotel (133 Units), 5no. class C3 residential townhouse units, class D2 Community space, underground car parking (80 spaces), and cycle parking (150 spaces)) to allow reduction in building height, increase in basement footprint, additional ventilation, revisions to cycle parking, amendments to fenestration and other minor amendments detailed in accompanying cover letter. | Permitted |
| 16/1966/S73 | Section 73 application to vary condition 2 of ref: 14/0052/FUL to replace the approved drawings with new drawings that are listed in the cover letter dated 8th November 2016. | Permitted |
| 14/0052/FUL | Proposed mix use development consisting of a sui generis aparthotel (133 Units), 5no. class C3 residential townhouse units, class D2 Community space, underground car parking (80 spaces), and cycle parking (150 spaces) | Permitted |

Mayfair Court

| | | |
|--------------|---|-----------|
| 23/02431/FUL | New residential block containing six flats along with access, car parking, associated landscaping and infrastructure following demolition of existing garage block and store. | Permitted |
|--------------|---|-----------|

| | | |
|----------------|--|-----------------------------|
| 24/02235/PRIOR | Construction of two additional floors to create 8 No. flats. | Prior Approval Not Required |
| 22/02658/PRIOR | Construction of two additional floors to create 4no. studios and 2no. 2-bed flats | Prior Approval Refused |
| 22/04570/PRIOR | Construction of two additional floors to create 6no flats (2no studio flats on the third floor and 2no 2bed units on the 4th floor). | Prior Approval Given |

5.0 Policy

5.1 National

National Planning Policy Framework 2023

National Planning Practice Guidance

National Design Guide 2021

Environment Act 2021

Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

Conservation of Habitats and Species Regulations 2017

Equalities Act 2010

Planning and Compulsory Purchase Act 2004

Local Transport Note 1/20 (LTN 1/20) Cycle Infrastructure Design

Technical Housing Standards – Nationally Described Space Standard (2015)

ODPM Circular 06/2005 – Protected Species

Circular 11/95 (Conditions, Annex A)

5.2 Cambridge Local Plan 2018

Policy 1: The presumption in favour of sustainable development

Policy 2: Spatial strategy for the location of employment development

Policy 3: Spatial strategy for the location of residential development

Policy 5: Sustainable transport and infrastructure

Policy 22: Mitcham's Corner Opportunity Area

Policy 28: Sustainable design and construction, and water use
Policy 29: Renewable and low carbon energy generation
Policy 31: Integrated water management and the water cycle
Policy 32: Flood risk
Policy 33: Contaminated land
Policy 34: Light pollution control
Policy 35: Human health and quality of life
Policy 36: Air quality, odour and dust
Policy 40: Development and expansion of business space
Policy 50: Residential space standards
Policy 51: Accessible homes
Policy 52: Protecting garden land and subdivision of dwelling plots
Policy 55: Responding to context
Policy 56: Creating successful places
Policy 57: Designing new buildings
Policy 59: Designing landscape and the public realm
Policy 64: Shopfronts, signage and shop security measures
Policy 70: Protection of priority species and habitats
Policy 71: Trees
Policy 80: Supporting sustainable access to development
Policy 81: Mitigating the transport impact of development

5.3 Supplementary Planning Documents

Biodiversity SPD – Adopted February 2022
Sustainable Design and Construction SPD – Adopted January 2020
Cambridgeshire Flood and Water SPD – Adopted November 2016
Landscape in New Developments SPD – Adopted March 2010
Mitcham’s Corner Development Framework SPD (2018)

6.0 Consultations

6.1 County Highways Development Management – No Objection

6.2 Following the provision of visibility splays the holding objection has been removed, and the effect of the proposed development upon the Public Highway should be mitigated subject to conditions regarding visibility splays, pedestrian visibility splays, falls and levels, bound materials, access width and existing dropped kerbs removed. And informative is recommended regarding works to the highway.

6.3 Lead Local Flood Authority – No Objection

6.4 Conditions recommended regarding surface water drainage and surface water drainage avoided during construction works. Additional informatives are recommended regarding infiltration, green roofs, pollution control and construction surface water maintenance.

6.5 Urban Design and Conservation Team – Further information

- 6.6 Overall, the design and layout of the proposal is acceptable. Still have concerns with the cycle store to the front of the dwelling and recommend a revised scheme in line with at Darwin Green with a spilt approach store to the front of dwelling. It would also be helpful for applicants to conform where they envisage on-street servicing of the proposed commercial unit.
- 6.7 With these changes Urban Design would be in a position to support the application. Conditions regarding materials details, sample panel and advertisement details are recommended.
- 6.8 Access Officer – No Objection**
- 6.9 The dwellings are designed to a good standard. Recommend a dwelling instead of retail unit in this location.
- 6.10 Senior Sustainability Officer – No Objection**
- 6.11 No objection, although more stringent water efficiency standards are sought. Conditions are recommended regarding Carbon reduction, BREEAM Design Stage, BREEAM Post Construction Certification and Water Efficiency. Informatives are recommended regarding Part O of the Building Regulations.
- 6.12 Landscape Officer – No Objection**
- 6.13 Landscape concerns has largely been addressed in the revised plan, and details regarding hard and soft landscaping and tree planting including larger species to the fronts of Units A, B and C can be achieved via condition. A further condition is recommended to ensure details of the Green Roof is secured.
- 6.14 It is recommended that the boundary between Unit A and Unit B parking/front gardens and the street should be demarcated by a low brick wall in keeping with the prevailing streetscape in the area.
- 6.15 Ecology Officer – No Objection**
- 6.16 No objection subject to a condition requesting proposed swift box provision numbers, specification and location be secured.
- 6.17 Environmental Health – No Objection**
- 6.18 The development is acceptable subject to conditions regarding noise assessment, construction/demolition hours, demolition / construction / delivery hours, construction/demolition noise/vibration and piling, dust, lighting and noise insulation. An informative is recommended regarding assessments being carried out in accordance with the Greater Cambridge Sustainable Design and Construction SPD.
- 6.19 Police Architectural Liaison Officer – No Objection**

6.20 Recommend details to be secured by condition including boundary, cycle parking, external lighting and waste storage.

6.21 Fire Authority – No Objection

6.22 No objection subject to a condition ensuring adequate provision be made for fire hydrants.

7.0 Third Party Representations

7.1 3 representations in objection have been received and a further 4 representations in objection have been received following the amendments.

7.2 Those in objection have raised the following issues:

- Principle of development
- Character, appearance and scale
- Density and overdevelopment
- Residential amenity impact (impacts on daylight, sunlight, privacy, noise and disturbance)
- Space standards/external amenity space
- Rental or for market sale
- Should be affordable housing
- Construction impacts
- Use of commercial unit
- Highway safety
- Car parking and parking stress
- Loss of biodiversity
- Impact on and loss of trees

7.3 The above representations are a summary of the comments that have been received. Full details of the representations are available on the Council's website.

8.0 Assessment

8.1 Principle of Development

8.2 Policy 3 of the Cambridge Local Plan 2018 states that the overall development strategy is to focus the majority of new residential development in and around the urban area of Cambridge, creating strong, sustainable, cohesive and inclusive mixed-use communities. The policy is supportive in principle of new housing development that will contribute towards an identified housing need. The proposal would contribute to housing supply and thus would be compliant with policy 3.

8.3 Policy 52 requires proposals for the subdivision of existing residential curtilages to be of a form, height and layout appropriate to the surrounding pattern of development and character of the area whilst retaining sufficient

garden space and balancing protecting the amenity and privacy of neighbours with creating high quality functional environments for future occupiers.

8.4 It is noted that the site falls outside of, albeit adjacent to, the Mitcham's Corner Opportunity Area. Policy 22 of the Local Plan of the policy aims to strive to achieve high quality design of new development, as well as redevelopment proposals, to enhance the public realm and provide a sense of place. There is also an emphasis on supporting less dependency on car ownership and providing infrastructure to support more sustainable modes of transport. Given the location of the site on the edge of the designated area, the vicinity of the site is considered to be a 'gateway' into Mitcham's Corner.

8.5 The principle of the development is acceptable and in accordance with policies 3 and 52.

8.6 Design, Layout, Scale and Landscaping

8.7 Policies 55, 56, 57, 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.

8.8 The proposal is to demolish the existing two dwellings on the site and replace it with 11 dwelling units, an increase in nine residential units, and a commercial building with a maximum height of 2.5 storeys.

8.9 Fronting Gilbert Road are two pairs of two and a half storey dwellings (Units A and B). These dwellings have been designed to reflect a modern appearance of the 1930's dwellings on Gilbert Road. The dwellings have been set back to retain the existing building line of the dwellings on the street which have driveways to the frontage. The ridge height of these dwellings, at 9.3 metres, is in keeping with the neighbouring dwellings on Gilbert Road adjacent to the development. It is considered that the appearance of the dwellings responds will to the character of the local area, with the architectural language reflecting traditional details of the neighbouring properties in regard to the arches and gables.

8.10 To the front of the dwelling is a shared car parking area providing one space per dwelling. To the front and side of the car parking area is proposed to be landscaped to help soften the frontage, and limit the views of the car parking area, which would help retain the green street character and provide a better outlook for properties along Gilbert Road. There is separate pedestrian access to the dwellings with cycle stores for each of the dwellings to the front. Officers note the comments submitted from Urban Design regarding the cycle stores and whether they should be removed for a split arrangement. However, it is not considered that the proposal would harm the character of the streetscene to warrant a refusal of the application in this case.

- 8.11 It is recommended that a condition is attached to any permission granted removing permitted development rights in regard to extensions, outbuildings, porches and dormers. Officers consider these necessary to ensure that the proposal would not give rise to any loss of amenity to future occupiers and neighbouring dwellings amenity.
- 8.12 Fronting Milton Road is a two and a half storey building with a single storey element. Part of the ground floor, on the corner of Milton Road and Gilbert Road, would be used as a commercial space. The remaining building would form seven units which would comprise:
- Ground Floor – 1x studio unit, 1x 1 bed 2 person unit
 - First Floor – 2x studio unit, 1x 1 bed 2 person unit
 - Second Floor – 2x studio unit
- 8.13 All of the dwellings within Unit C have private amenity space in the form of balconies/terraces.
- 8.14 The proposed building is extending to a maximum height of 10.1 metres, which is stepping up from the neighbouring dwellings on Milton Road and the dwellings proposed to front Gilbert Road. The step up in height on the corner is considered to be proportionate to the surrounding buildings and, as the building on the junction, is likely to be more prominent in this position. This would create a gradated step up to the junction from Units A and B, and the existing dwellings fronting Milton Road, to Unit C, a combination of residential and commercial units. Additionally, located on this corner plot the proposed building would be viewed in conjunction with The Fellow's House, a 4 storey building located on the opposite side of the junction to the southwest of the site. The proposal would be perceived as a transition between The Fellow's House, located within the Mitcham's Corner Opportunity Area, and the lower scale of residential properties on Milton Road and Gilbert Road respectively.
- 8.15 This building continues the design features seen on the semi-detached dwellings with arch features and gable ends. The proposed building is considered to read as a coherent development. Urban Design supports the design of the building and the material detailing as it helps break up the frontage when viewed from street level. Whilst the building steps forward of the neighbouring dwelling it would retain an area for landscaping and allow for the planting of trees on the frontage which will help soften the corner.
- 8.16 The commercial space on the ground floor would be classified as Class E and available to be used for a range of uses. The proposal is just outside of the Mitcham's Corner District Centre and is in an area with a high footfall. Officers consider that a small commercial unit, subject to restrictions set out below, would be acceptable within this location on a prominent junction. The commercial unit has a slightly different architectural design to the residential units, distinguishing the use of the unit and creating a step in scale to form a more prominent corner to the site which is considered acceptable.

- 8.17 No details of the signage has been provided for the commercial unit. An informative will be provided onto any permission granted to ensure that an Advertisement Planning Application is submitted so the LPA can ensure that the proposal is acceptable.
- 8.18 The Design and Access Statement has set out a material palette to consisting of red brick in response to the surrounding house material palette. A bronze coated metal cladding is proposed for detailing to create an interest and contrasting material and the proposed roofs are proposed in zinc. It is considered that the materials would be acceptable in design terms, but a materials condition is required to ensure the proposed materials would successfully integrate with the wider streetscene.
- 8.19 Unit C, within the open foyer, has an allocated area for post-boxes for the residential units within the building in accordance with the details set out within Policy 57 of the Cambridge Local Plan 2018.
- 8.20 The proposal provides a suitable dwelling size mix in accordance with Policy 45 of the Local Plan with the provision of smaller units and the larger dwellings. As the proposal is for the net increase in 9 residential units the proposed development would not trigger the requirement for affordable housing to be achieved and contributions sought.
- 8.21 It is noted that some clearance of trees has already occurred on site, however the site falls outside of the Conservation Area and the trees were not protected. In landscaping terms, whilst this is disappointing, it is considered that subject to adequate replacement planting is provided with adequate planting is provided of species that would reach sufficient size to help break up the roofline. Additional information has been provided regarding the proposed tree planting which shows an adequate level of planting. The proposed plans show that the flat roofs are proposed to be green, in accordance with Policy 31 of the Cambridge Local Plan.
- 8.22 To the frontage of Milton Road, some of the existing hedges are proposed to be retained to the frontage on Milton Road helping to create a better transition to the new development.
- 8.23 Conditions regarding Soft and hard landscaping, tree pits and green roofs are recommended to ensure that the planting size and amount is satisfactory.
- 8.24 It is recommended that a low brick wall is proposed to the frontage of Units A and B to keep with the prevailing character of the streetscape in Gilbert Road. The condition regarding Hard and Soft Landscaping includes details of boundary treatments and therefore this could be dealt with via a condition.
- 8.25 Overall, the proposed development is a high-quality design that would contribute positively to its surroundings and be appropriately landscaped.

The proposal is compliant with Cambridge Local Plan (2018) policies 31, 35, 46 55, 56, 57 and 59 and the NPPF.

8.26 Carbon Reduction and Sustainable Design

- 8.27 The Council's Sustainable Design and Construction SPD (2020) sets out a framework for proposals to demonstrate they have been designed to minimise their carbon footprint, energy and water consumption and to ensure they are capable of responding to climate change.
- 8.28 Policy 28 states development should take the available opportunities to integrate the principles of sustainable design and construction into the design of proposals, including issues such as climate change adaptation, carbon reduction and water management. The same policy requires new residential developments to achieve as a minimum water efficiency to 110 litres pp per day and a 44% on site reduction of regulated carbon emissions and for non-residential buildings to achieve full credits for Wat 01 of the BREEAM standard for water efficiency and the minimum requirement associated with BREEAM excellent for carbon emissions.
- 8.29 Policy 29 supports proposals which involve the provision of renewable and / or low carbon generation provided adverse impacts on the environment have been minimised as far as possible.
- 8.30 The application is supported by an Energy Strategy Statement by Perpetua in Perpetuum Ltd. The report sets out the approach being taken to sustainable design and construction is supported and has included a number of measures including:
- Carbon reduction of 30.4% over the Part L 2021 compliant baseline for residential units achieved through a combination of fabric and energy efficiency improvements and air source heat pumps.
 - Green roofs on flat roof elements
 - External shading provisions of arch details to balconies of the apartments, alongside deep window reveals. These should help solar gains.
 - Achievement of BREEAM excellent for the non-residential floorspace, with a current score of 75.30%
 - Achievement of water efficiency of 108.47l/p/d for the residential units.
- 8.31 The application has been subject to formal consultation with the Council's Sustainability Officer who raises no objection to the proposal subject to conditions relating to carbon reduction technologies and water efficiency for the residential and commercial units. Additionally, for the commercial units conditions are recommended to ensure achievement of BREEAM excellent. The combination of measures set out above would reduce the dwellings regulated CO2 emissions and enough compliance with Building Regulations Part L 2021. Additionally, the commercial unit would achieved BREEAM

excellent ensuring that the proposal is in accordance with Policy 28 of the Cambridge Local Plan 2018.

- 8.32 It is noted that whilst the number of units which benefit from either dual aspect or cross ventilation has been increased from the previously withdrawn application, there is still one single aspect unit (flat 1 – ground floor) which would not meet the definition of cross ventilation as set out within Part O of the Building Control Regulations. An informative is therefore recommended to ensure the development complies with Part O and Part F of the Building Control Regulations, to ensure the building adopts a design to minimise overheating.
- 8.33 In response to the water scarcity issues that the Cambridge Water revised draft Water Resources Management Plan, September 2023, is seeking to respond to, it is recommended that an informative is added to any permission granted to encourage applicants to achieve a design standard of water use of no more than 100 l/p/d.
- 8.34 The applicants have suitably addressed the issue of sustainability and renewable energy and the proposal is in accordance is compliant with Local Plan policies 28 and 29 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

8.35 Biodiversity

- 8.36 The Councils' Biodiversity SPD (2022) requires development proposals to deliver a net gain in biodiversity following a mitigation hierarchy which is focused on avoiding ecological harm over minimising, rectifying, reducing and then off-setting. This approach is embedded within the strategic objectives of the Local Plan and policy 70. Policy 70 states that proposals that harm or disturb populations and habitats should secure achievable mitigation and / or compensatory measures resulting in either no net loss or a net gain of priority habitat and local populations of priority species.
- 8.37 The application has been subject to formal consultation with the Council's Ecology Officer, who raises no objection to the proposal and recommends several conditions requesting proposed swift box provision numbers, specification and location to be secured via condition. It is noted that the application was submitted prior this type of development being subject to the Environment Act 2021 and statutory BNG provisions and therefore a statutory 10% Net Gain on site is not required in this instance.
- 8.38 In consultation with the Council's Ecology Officer, subject to an appropriate condition, officers are satisfied that the proposed development would not result in adverse harm to protected habitats, protected species or priority species and achieve a biodiversity enhancement. Taking the above into account, the proposal is compliant with 57 and 70 of the Cambridge Local Plan (2018).

8.39 Water Management and Flood Risk

- 8.40 Policies 31 and 32 of the Local Plan require developments to have appropriate sustainable foul and surface water drainage systems and minimise flood risk. Paras. 159 – 169 of the NPPF are relevant.
- 8.41 The site is in Flood Zone 1 and is therefore considered at medium risk of surface water flooding.
- 8.42 The applicants have submitted a Drainage Strategy, updated Microdrainage Calculations, Drainage Plan and maintenance plan. The documents submitted demonstrate that surface water from the proposed development can be managed through the use of green roofs, permeable paving and an attenuation tank, restricting surface water discharge to 0.8l/s. Water quality has been addressed when assessed against the Simple Index Approach outlined in the CIRIA SuDS Manual.
- 8.43 Based on these the Lead Local Flood Authority has advised that they have no objections in principle to the proposed development subject to conditions regarding surface water drainage and surface water run off from the construction phase. Additional informatives are suggested regarding infiltration, green roofs, pollution control and construction surface water maintenance. The conditions and informatives suggested are considered reasonable and necessary to ensure to mitigate harmful impacts in regard to surface water drainage.
- 8.44 The applicants have suitably addressed the issues of water management and flood risk, and subject to conditions the proposal is in accordance with Local Plan policies 31 and 32 and NPPF advice.

8.45 Highway Safety and Transport Impacts

- 8.46 Policy 80 supports developments where access via walking, cycling and public transport are prioritised and is accessible for all. Policy 81 states that developments will only be permitted where they do not have an unacceptable transport impact.
- 8.47 Para. 115 of the NPPF advises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 8.48 Currently there is access to number 35 Milton Road from both Milton Road (to the front driveway of the property) and off Gilbert Road (to a detached garage located within the rear garden) and No. 37 Milton Road has dropped kerb access to the front driveway off Milton Road. The application proposes a single dropped kerb access off Gilbert Road for the four dwelling houses. No access is now proposed fronting Milton Road as none of the flat units have off-street parking. Visibility splays have been shown on the proposed site plan to ensure that there is adequate visibility for vehicles exiting the site.

- 8.49 The application is supported by a Transport Assessment and has been subject to formal consultation with Cambridgeshire County Council's Local Highways Authority, who following the submission of the visibility splays, have raised no objection to the proposal subject to conditions regarding visibility splays, pedestrian visibility splays, falls and levels, bound material, access width and the blocking up of the existing accesses. An informative is recommended to ensure that any works to public highway are sought from the Highways Authority. Given the location of the site on the corner of the development it is considered reasonable and necessary to ensure a Traffic Management Plan is submitted to the Local Highways Authority.
- 8.50 Officers note that comments have been made regarding impact on highway safety due to the proposed access being located within close proximity to the T-Junction with Gilbert Road and Milton Road. There are currently two accesses close to the junction on Milton Road which are proposed to be closed off as part of the application and there is an existing dropped kerb access onto Gilbert Road serving the garage of 35 Milton Road which also has a gated access. Officers consider the removal of the two access in close proximity to Milton Road would be an improvement on the existing situation. Whilst it is accepted that the existing garage, accessed off Gilbert Road, appears to have minimal use for vehicular access at the current time it could be used at any point in the future. The garage, due to the gates, would require a car to park over the pedestrian footpath to enable the gates to be opened, there is no turning space for vehicles would be required to exit in reverse and has no pedestrian visibility splays with a fence of approx. 1.8metres preventing safe access on the Public Highway.
- 8.51 The proposal would introduce a new access, approx. 10metres closer to the T-junction than the existing access on Gilbert Road, for a more intensive use (four car parking spaces). However, the proposal would allow for achievable visibility splays and size of the access would allow two cars to pass each other off the street and enable cars to exit in a forward motion. Given the above it is not considered that the proposal would impact the safe functioning of the public highway.
- 8.52 These conditions are considered reasonable and necessary to ensure the safe and effective operation of the adopted highway and should be imposed upon any consent granted.
- 8.53 Subject to conditions, the proposal accords with the objectives of policy 80 and 81 of the Local Plan and is compliant with NPPF advice.

8.54 Cycle and Car Parking Provision

8.55 Cycle Parking

- 8.56 The Cambridge Local Plan (2018) supports development which encourages and prioritises sustainable transport, such as walking, cycling and public transport. Policy 82 of the Cambridge Local Plan (2018) requires new

- developments to comply with the cycle parking standards as set out within appendix L which for residential development states that one cycle space should be provided per bedroom for dwellings of up to 3 bedrooms. These spaces should be located in a purpose-built area at the front of each dwelling and be at least as convenient as car parking provision. To support the encourage sustainable transport, the provision for cargo and electric bikes should be provided on a proportionate basis.
- 8.57 Cycle parking accommodates covered secure cycle parking to the front of each dwelling. Each cycle store would provide a minimum of 4 cycle spaces in accordance with the Cycle Parking Guide for New Residential Dwelling 2010 and Appendix L of the Local Plan.
- 8.58 The flats all have a private, secure, covered cycle parking accessed off Milton Road which has sufficient space for 10 cycles, over the recommended figure set out within Appendix L of the Local Plan 2018. Additionally, there are a further three Sheffield stands for visitor parking to the front of the entrance.
- 8.59 The commercial unit has 8 cycle parking spaces to the front of the unit. Appendix L sets out that 2 spaces should be provided for every 5 members of staff and 1 visitor space per 50sq metres of floorspace. The café unit is 63sq metres and therefore 2 cycle spaces should be provided. Given that the parking is directly to the front of the unit, it would be in an area which is subject to natural surveillance on the corner. The overprovision of spaces in this location is supported as there is a shortfall of spaces within the vicinity.
- 8.60 Overall, the provision of cycle parking is in accordance with policy.
- 8.61 Car parking
- 8.62 Policy 82 of the Cambridge Local Plan (2018) requires new developments to comply with, and not exceed, the maximum car parking standards as set out within appendix L. Outside of the Controlled Parking Zone the maximum standard is no more than 1.5 spaces per dwelling for up to 2 bedrooms and no less than a mean of 0.5 spaces per dwelling up to a maximum of 2 spaces per dwelling for 3 or more bedrooms. Inside the Controlled Parking Zone the maximum standard is no more than one space per dwelling for any dwelling size. Car-free and car-capped development is supported provided the site is within an easily walkable and cyclable distance to a District Centre or the City Centre, has high public transport accessibility and the car-free status can be realistically enforced by planning obligations and/or on-street controls.
- 8.63 Each dwelling house, 4 bedroom, is served by a single off-street car parking space. The provision of a single car parking space per dwelling is in accordance with the Figure 11, Appendix L of the Local Plan.

- 8.64 The seven flat units would be a car-capped development. These units are a maximum of 1 bed 2 person units. Gilbert Road has no on street parking and the surrounding streets fall within different Controlled Parking Zones. There would therefore be no on street parking for surrounding properties and the proposed units would not be eligible for parking permits. Officers consider that the site is a suitable location for a car-free development for these smaller units as the closest district centre, Mitchams Corner District Centre, is located 120m to the south. There are other Local and Neighbourhood centres within 500 metres of the site. Additionally, it is also noted that the site is in close proximity to public transport links as Milton Road, Gilbert Road and Mitcham's Corner are all served by different local and district bus routes. The closest bus stops are within 100m (Gilbert Road) and 150m (Milton Road). There is also a newly dedicated cycle path on Milton Road. Overall, it is considered the site is located within a sustainable location near to the city centre and a district centre. Officers consider that for units of this size it is a suitable site for a car free development.
- 8.65 Officers acknowledge concerns raised over parking pressures on already busy roads within Cambridge as a result of the new development. However, the lack of on-site parking spaces for the flats is acceptable given the scheme is located within a sustainable location, near to the city centre and a district centre.
- 8.66 Subject to conditions, the proposal is considered to accord with policy 82 of the Local Plan and the Greater Cambridge Sustainable Design and Construction SPD.
- 8.67 Amenity**
- 8.68 Policy 35, 50, 52, 53 and 58 seek to preserve the amenity of neighbouring and / or future occupiers in terms of noise and disturbance, overshadowing, overlooking or overbearing and through providing high quality internal and external spaces.
- 8.69 Neighbouring Properties
- 8.70 Impact on No. 2 Gilbert Road
- 8.71 No. 2 Gilbert Road is to the north west of the site and the rear boundaries of No's 35 and 37 Milton Road formed the side boundary of the property. It is a detached property with projection front and rear gables at two storey with a single storey rear extension. It is noted that the proposed site plan does not show in full the single storey side and rear extension which has been built out however, having visited the property it is not considered that this would impact the Officer Assessment.
- 8.72 The proposed two and a half storey dwellings are set back 1.5 back from the front elevation of No. 2 Gilbert Road and the closest proposed dwelling is set 1.5 metres off the boundary. The rear elevation of the proposed

- dwelling projects 3.1 metres from the two storey rear elevation of No. 2. No.2 is also set off the boundary by approx. 1.2 metres. The window in the first floor rear extension would not intersect the 45 degree line and it is therefore considered that the proposal would lead to any significant loss of light or overbearing impact on that window.
- 8.73 The single storey side and rear extension has velux windows in both roofslopes and also has a floor to ceiling window in the rear elevation of the extension. The single storey extension would project approximately 5.5metres beyond the rear elevation of the proposed dwelling. Whilst there might be a slight loss of light with the first velux window, which would finish approximately in-line with the rear elevation of the proposed dwelling, the room has multiple other windows and therefore is not considered to be significantly harmful as to warrant a refusal of the application in this instance.
- 8.74 In terms of overlooking, the new rear facing windows would introduce new windows in close proximity to the boundary of No. 2 which previously wasn't developed. However, it is not considered that the new rear facing windows would significantly impact on the privacy of the occupation of the neighbouring dwelling as they would face down the garden, much like the existing windows in No. 4 Gilbert Road which is standard within city developments. It is not considered that the level of overlooking would significantly impact on the privacy of the property to the extent it would harm the residential amenity. Additionally, given the single storey rear extension extending significantly beyond the rear elevation of the property it would prevent views of the area of the garden most used for sitting out and amenity directly adjacent to the dwelling.
- 8.75 Windows are proposed on the side elevation of the dwellings. At ground floor this would provide a secondary window to the kitchen and a window is proposed to serve a bathroom. These windows are noted on the plan as obscure glazed and therefore no overlooking is considered to arise. No section has been provided so a condition can be attached to ensure the velux windows are 1.7m from floor level to prevent overlooking.
- 8.76 Overall, where the proposal might lead to a loss of light in one velux window it is not considered that the proposal would lead to a harmful loss of privacy, light or overbearing impact on this property.
- 8.77 No 39 Milton Road.
- 8.78 No. 39 Milton Road is a semi-detached property set to the northeast of the site. It is currently used as a bed and breakfast (use class C1).
- 8.79 The block of flats fronting Milton Road are set 5 metres from the side elevation of No. 39 and do not project beyond the rear elevation of the property. Given the above it is not considered that the proposal would not give rise to any loss of light or overbearing impact on this property. All windows above ground floor to this development are obscure glazed or

have windows above 1.7metres above floor level. It is therefore considered, subject to a condition, that these windows would not give rise to any harmful level of overlooking.

- 8.80 The proposed dwelling houses rear boundaries would adjoin the side boundary of No. 39 Milton Road which has a single storey rear extension and outbuilding close to the south west boundary. The dwellings are set 11 metres from the rear boundary of the property. The proposed depth of the garden is sufficient to not lead to a harmful level of overlooking, subject to conditions regarding boundary treatments. Additionally, it is not considered that the proposal would lead to a harmful level of overbearing impact.
- 8.81 A shadow study has been provided to support the application. It is not considered that the proposal would given rise to any significant level of harm to the rear amenity area, or dwelling, of No. 39 Milton Road.

Other Neighbour Impacts

- 8.82 The Fellow's House and 70 – 80 Milton Road are located on the opposite side of the streets. Given the separation of the highway it is not considered that the proposal would lead to the occupants experiencing an unreasonable loss of light, outlook or loss of privacy due to the position of the site.
- 8.83 Future Occupants
- 8.84 Policy 50 of the Cambridge Local Plan (2018) requires all new residential units to meet or exceed the Government's Technical Housing Standards – Nationally Described Space Standards (2015).
- 8.85 All the units provided would meet or exceed the nationally described internal space standards. The internal floor areas of the property are set out on the proposed site plan and within the Design and Access Statement, as required by Policy 50 of the Cambridge Local Plan 2018.
- 8.86 Garden Size(s)
- 8.87 Policy 50 of Cambridge Local Plan (2018) states that all new residential units will be expected to have direct access to an area of private amenity space which should be of a shape, size and location to allow effective and practical use of the intended occupiers.
- 8.88 Each of the units also has access to a private amenity area, in the form of a balcony or terrace area of a minimum of 5sq metres. The terraces have been designed to ensure that these would not directly overlook private amenity space of other dwellings. The dwelling houses provide a linear garden to the rear of approx. 84sq metres which is considered to be of a sufficient space to accommodate a table for sitting out, along with a place to dry clothes and provide play area for children.

- 8.89 Policy 51 requires all new residential units to be of a size, configuration and internal layout to enable Building Regulations requirement part M4(2) accessible and adaptable dwellings.
- 8.90 The development would provide a lift access to the flat units and would generally cater for all users. The Access Officer has reviewed the application and is support of the units provided. A condition shall be imposed to ensure the development complies with the regulations under M4(2) Building Regulations, in accordance with Policy 52 of the Cambridge Local Plan 2018. The Design and Access Statement submitted states the proposal would comply with these standards and therefore, Officers consider that the layout and configuration enables inclusive access and future proofing.
- 8.91 Construction and Environmental Impacts
- 8.92 Policy 35 guards against developments leading to significant adverse impacts on health and quality of life from noise and disturbance. Noise and disturbance during construction would be minimized through conditions restricting demolition, dust, construction hours, piling/vibration impact and collection hours to protect the amenity of future occupiers. These conditions are considered reasonable and necessary to impose.
- 8.93 It is noted that comments have been received from third parties regarding noise impact from the Air Source Heat Pumps (ASHP). The ASHP's are proposed in the rear garden on the dwellings within enclosures and are positioned on the roof of the flat units. An Acoustic Design and Strategy report has been submitted in support of the application which has been reviewed by the Council's Environmental Health team. Conditions are recommended regarding plant and noise assessment and a further noise insulation compliance condition has been recommended to ensure that the insulation scheme and mitigation requirements set out in the report shall be fully implemented, maintained and not altered to ensure that the amenity of the neighbouring properties is not harmed.
- 8.94 A condition has been recommended for an alternative ventilation scheme for the habitable rooms on the Milton Road and Gilbert Road facades to negate/replace the need to open windows, in order to negate/replace the need to open windows, in order to protect future occupiers from external traffic noise. Given the siting on the junction of these roads this is considered reasonable and necessary in this instance.
- 8.95 Commercial Unit
- 8.96 The proposed commercial unit is located fronting Milton Road and is proposed to fall under Use Class E. Given the wide use available within the use class, and design and layout of the proposed site in close proximity to residential uses it is considered reasonable and necessary to restrict the use of the premise to exclude Use Class E(d) Indoor Sport, recreation or fitness and Use Class E(f) Creche, day nursery or day centre.

8.97 No Odour Filtration Units/Extraction mechanism is proposed as part of the overall design of the commercial unit. Therefore, to protect the amenity of the neighbouring properties, a condition would be attached to any permission granted prohibiting cooking on site for the commercial uses approved.

8.98 Additionally, to protect the amenity of the neighbouring properties, conditions are recommended regarding the hours of opening and operational collection and delivery hours.

8.99 To minimise the effects of light pollution on the surrounding area, and immediate properties, a condition is recommended to ensure details are submitted regarding external lighting and the extent and levels of illumination over the site and on adjacent land and nearest light sensitive receptors.

8.100 Subject to the recommended conditions, the proposal is considered to be in accordance with Policies 34 and 35 of the Cambridge Local Plan 2018.

8.101 Summary

8.102 The proposal adequately respects the amenity of its neighbours and of future occupants and is considered that it is compliant with Cambridge Local Plan (2018) policies 35, 50, 51, 52, 53, 57 and 58#.

8.103 Third Party Representations

8.104 The remaining third-party representations not addressed in the preceding paragraphs are summarised and responded to in the table below:

| Third Party Comment | Officer Response |
|-----------------------|--|
| Rental or Market Sale | Officers cannot control whether the site is going to be marketed for rental or market sale. This is not a material planning consideration. |
| Affordable Housing | The number of units provided as part of the scheme is under the requirement for the provision of affordable homes. Officers therefore are not in a position to ensure the supply of affordable housing as part of the scheme in accordance with Policy |

8.105 Other Matters

8.106 Bins

8.107 Policy 57 requires refuse and recycling to be successfully integrated into proposals.

- 8.108 The waste refuse stores for the commercial unit and flats are set to the rear of the Unit C, accessed directly from Gilbert Road. The waste storage areas are separated to ensure that the commercial and residential waste stores are independent. The areas are considered sufficient for the allocation of 7 units and the commercial unit.
- 8.109 The dwellings have bin stores set within the rear gardens of the properties which would accommodate 2no. 240l bins. The access routes to the public highway have gates which are shown on the plans to be 1m in width which is considered sufficient.
- 8.110 The proposed layouts conforms to the guidance within the RECAP Waste Management Plan and, subject to a condition to ensure that they are secured prior to occupation, the proposal accords with Policy 57 of the Cambridge Local Plan 2018.

8.111 Planning Balance

- 8.112 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).
- 8.113 Summary of harm
- 8.114 In terms of harm, officers acknowledge that the proposed development would involve a significant increase in the density of development on existing garden land and the addition of taller and more visible buildings which would have an impact from short distances on Gilbert Road and Milton Road. However, the site is not in a Conservation Area, close to any listed building, and the proposals are considered to be in keeping with the scale of building on the junction and providing a step down towards the residential developments. The design is supported.
- 8.115 Officers acknowledge that the proposal would involve the loss of existing vegetation and biodiversity on the site. Whilst some weight should be given to the loss of the existing vegetation and biodiversity the proposal has submitted a landscaping scheme, and conditions are in place to ensure that additional trees and green roofs are planted.
- 8.116 Summary of benefits
- 8.117 Officers consider that the proposed development would make efficient use of a site in an urban area and on a key corner which is located in a highly sustainable location. The scheme is considered acceptable in terms of its impact on character, neighbouring properties and in terms of future occupants' amenity
- 8.118 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the views of statutory consultees and wider

stakeholders, as well as all other material planning considerations, the proposed development is recommended for approval

9.0 Recommendation

9.1 Approve subject to:

-The planning conditions as set out below with minor amendments to the conditions as drafted delegated to officers.

10.0 Planning 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 Surface Water Drainage

No laying of services, creation of hard surfaces or erection of a building shall commence until a detailed design of the surface water drainage of the site has been submitted to and approved in writing by the Local Planning Authority. Those elements of the surface water drainage system not adopted by a statutory undertaker shall thereafter be maintained and managed in accordance with the approved management and maintenance plan. The scheme shall be based upon the principles within the agreed

o Drainage Strategy, MTC Engineering, Ref: 2889 - FRA & DS, Rev: A, Dated: June 2022

o Updated microdrainage calculations, Dated: 17 July 2023

o Drainage Plan, MTC Engineering, Ref: 2889-04, Rev: C, Dated: 29th February 2024

o Maintenance Plan, MTC Engineering, Ref: 2889 - SuDS Maintenance Plan, Rev: C
o Letter to LLFA, MTC Engineering, Ref: MJB/2889, Dated 14th May 2024

shall also include:

- a) Full calculations detailing the existing surface water 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 an assessment of system performance;
- c) Detailed drawings of the entire proposed surface water drainage system, attenuation and flow control measures, including levels, gradients, dimensions and pipe reference numbers, designed to accord with the CIRIA C753 SuDS Manual (or any equivalent guidance that may supersede or replace it);
- d) Full detail on SuDS proposals (including location, type, size, depths, side slopes and cross sections);
- e) Site Investigation and test results to confirm infiltration rates;
- f) 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;
- g) Demonstration that the surface water drainage of the site is in accordance with DEFRA non-statutory technical standards for sustainable drainage systems;
- h) Full details of the maintenance/adoption of the surface water drainage system;
- i) Permissions to connect to a receiving watercourse or sewer;
- j) Measures taken to prevent pollution of the receiving groundwater and/or surface water

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 and to ensure that the principles of sustainable drainage can be incorporated into the development, noting that initial preparatory and/or construction works may compromise the ability to mitigate harmful impacts.

4 Surface Water during Construction

No development, including preparatory works, shall commence until details of measures indicating how additional surface water run-off from the site will be avoided during the construction works have been submitted to and approved in writing by the Local Planning Authority. The applicant may be required to provide collection, balancing and/or settlement systems for these flows. The approved measures and systems shall be brought into operation before any works to create buildings or hard surfaces commence.

Reason: To ensure surface water is managed appropriately during the construction phase of the development, so as not to increase the flood risk to adjacent land/properties or occupied properties within the development itself; recognising that initial works to prepare the site could bring about unacceptable impacts.

5 Traffic Management Plan

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 principal 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).

6 Noise Attenuation

No development (including demolition, enabling works or piling shall commence until a demolition/construction noise and vibration impact assessment associated with the development, has been submitted to and approved in writing by the local planning authority. The assessment shall be in accordance with the provisions of BS 5228:2009 Code of Practice for noise and vibration on construction and open sites and include details of any piling and mitigation/monitoring measures to be taken to protect local residents from noise or vibration. The development shall be carried out in accordance with the approved measures.

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

7 Dust

No development shall commence until a scheme to minimise the spread of airborne dust from the site including subsequent dust monitoring during the period of demolition and construction, 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).

8 Tree Pits

No development 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. All proposed underground services will be coordinated with the proposed tree planting and the tree planting shall take location priority.

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).

9 Carbon Reduction

No dwelling shall be occupied until the approved carbon reduction strategy for that dwelling as set out in Briary Energy September 2023 has been implemented in full. Any associated renewable and / or low carbon technologies shall thereafter be retained and remain fully operational in accordance with the approved details.

Water efficiency measures for the scheme shall be implemented in accordance with the optional requirement as set out in Part G of the Building Regulations, which requires all dwellings to achieve a design standards of water use of no more than 110 litres/person/day.

Reason: In the interests of reducing carbon dioxide emissions and to make efficient use of water (Cambridge Local Plan 2018, Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

10 BREEAM Design Stage Certification

Within 12 months of commencement of development, a BRE issued Design Stage Certificate shall be submitted to, and approved in writing by, the Local Planning Authority demonstrating that BREEAM 'excellent' as a minimum will be met, with maximum credits for Wat 01 (water consumption). Where the Design Stage certificate shows a shortfall in credits for BREEAM 'excellent', a statement shall also be submitted identifying how the shortfall will be addressed. If 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 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

11 BREEAM Post Construction

Within 12 months following first occupation, 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. If 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 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

12 Water Efficiency (Residential Compliance)

Water efficiency measures for the scheme shall be implemented in accordance with the optional requirement as set out in Part G of the Building Regulations, which requires all dwellings to achieve a design standards 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).

13 Commercial Water Efficiency

The non-residential element of the development hereby approved shall not be used or occupied until a water efficiency specification, based on the BREEAM Wat01 water efficiency calculator, has been submitted to and approved in writing by the local planning authority. The specification shall demonstrate achievement of 5 credits for water efficiency (Wat01).

Reason: To ensure that development makes efficient use of water in accordance with policy 28 of the Cambridge Local Plan 2018 and the Greater Cambridge Sustainable Design and Construction SPD.

14 Nest Boxes

No development above ground level shall commence until a scheme for the provision of nest boxes has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of box numbers, their specification and location. No building shall be occupied until the nest boxes have been provided for that building in accordance with the approved scheme.

Reason: To conserve and enhance ecological interests. (Cambridge Local Plan 2018 policies 57, 59 and 70).

15 Bin and Bike Compliance

The bin and bike stores associated with the proposed development, including any planting associated with a green roof, shall be provided prior to first occupation in accordance with the approved plans and shall be retained thereafter. Any store with a flat or mono-pitch roof shall incorporate, unless otherwise agreed in writing by the local planning authority, a green roof planted / seeded with a predominant mix of wildflowers which shall contain no more than a maximum of 25% sedum planted on a sub-base being no less than 80 millimetres thick.

Reason: To ensure appropriate provision for the secure storage of bicycles and refuse, to encourage biodiversity and slow surface water run-off (Cambridge Local Plan 2018 policies 31 and 82).

16 Visibility Splays

The development, hereby permitted, shall not be occupied or brought into use, until visibility splays have been provided each side of the vehicular access in full accordance with the details indicated on the submitted plan No. 23-23-200 Rev C. The splays shall thereafter be maintained free from any obstruction exceeding 0.6m above the level of the adjacent highway carriageway.

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

17 Pedestrian Visibility Splays

The development, hereby permitted, shall not be occupied or brought into use, until a 2.0 x 2.0 metres pedestrian visibility splays shown on the drawings shall be kept clear of all planting, fencing, walls and the like exceeding 600mm high. The splays shall thereafter be maintained free from any obstruction exceeding 0.6m above the level of the adjacent highway carriageway.

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

18 Car Parking

The development, hereby permitted, shall not be occupied or brought into use until the car parking for the residential dwelling houses has been laid out within the site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall thereafter be implemented and retained as such.

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

19 Access Width

The vehicular access on Gilbert Road shall be a minimum width of five [5] metres, for a minimum distance of five [5] metres measured from the near edge of the highway carriageway and retained as such.

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

20 Closure of accesses

Prior to the first occupation of the development the existing dropped kerbs (garage accesses) along the frontage of the site shall be raised to a full height kerb (except at the proposed access point) and the footway shall be reinstated in accordance with a scheme to be agreed with the Local Planning Authority in consultation with the Highway Authority.

Reason: In the interests of highway safety.

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

21 Plant, machinery or equipment noise assessment

No operational plant, machinery or equipment shall be installed until a noise assessment and any noise insulation/mitigation as required has been submitted to and approved in writing by the local planning authority. Any required noise insulation/mitigation shall be carried out as approved and retained as such.

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

22 External Lighting

No external lighting shall be provided or installed until an artificial lighting impact assessment and mitigation scheme if required has been submitted to and approved in writing by the local planning authority. The assessment shall include the following:

a. the method of lighting (including luminaire type / profiles, mounting location / height, aiming angles / orientation, angle of glare, operational controls, horizontal / vertical isolux contour light levels and calculated glare levels to receptors)

b. the extent/levels of illumination over the site and on adjacent land and predicted lighting levels at the nearest light sensitive receptors All artificial lighting must meet the Obtrusive Light Limitations for Exterior

Lighting Installations contained within the Institute of Lighting Professionals Guidance Notices for the Reduction of Obtrusive Light - GN01/20 (or as superseded).

Where required, the mitigation scheme shall be carried out as approved and retained as such.

Reason: To minimise the effects of light pollution on the surrounding area (Cambridge Local Plan 2018 policy 34)

23 Material Details

No development shall take place above ground level, other than demolition, until details 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 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)).

24 Material Sample Panel

No brickwork above ground level shall be laid until a sample panel of external materials has been prepared on site detailing the choice of brick, bond, coursing, special brick patterning, mortar mix, design and pointing technique. The details shall be submitted to and approved in writing by the Local Planning Authority. The approved sample panel is to be retained on site for the duration of the works for comparative purposes, and works will take place only in accordance with approved details.

Reason: To ensure the external appearance of the development does not detract from the character and appearance of the area.in accordance with (Cambridge Local Plan 2018 policies 55 and 57).

25 Hard and Soft Landscaping

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

- a) proposed finished levels or contours; car parking layouts, other vehicle and pedestrian access and circulation areas;
- b) hard surfacing materials;
- c) Street furniture and artifacts (including refuse and cycle storage);
- d) planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of

plants, species, plant sizes and proposed numbers/densities where appropriate;

- e) boundary treatments indicating the type, positions, design, and materials of boundary treatments to be erected (including gaps for hedgehogs);
- f) an implementation programme.

The development shall be fully carried out in accordance with the approved details. If within a period of 5 years from the date of planting of any trees or shrubs, or 5 years from the commencement of development in respect of any retained trees and shrubs, they are removed, uprooted, destroyed, die or become seriously damaged or diseased, replacement trees and shrubs of the same size and species as originally planted shall be planted at the same place in the next available planting season, or in accordance with any variation agreed in writing by the Local Planning Authority.

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

26 Green Roofs

No development above ground level, other than demolition, shall commence until details of the biodiverse roof(s) have been submitted to and approved in writing by the Local Planning Authority.

Details shall include the following:

- a) means of access for maintenance,
- b) plans and sections showing the make-up of the sub-base to be used,
- c) The proposed seed mix and any other features for biodiversity (such as log piles)

The biodiverse (green) roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency.

All works shall be carried out and maintained thereafter in accordance with the approved details.

Reason: To ensure the development provides the maximum possible provision towards water management and the creation of habitats and valuable areas for biodiversity. (Cambridge Local Plan 2018; Policy 31).

27 Obscure Glazed Windows

The development, hereby permitted, shall not be occupied until the proposed first and second floor windows in the Northwest [rear] elevation of Unit C [flat units] the development have, 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 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: To prevent overlooking of the adjoining properties (Cambridge Local Plan 2018 policies 55, 57).

28 Permitted Development

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no enlargement, improvement or other alteration of the dwellinghouses, additions or alterations to the roofs, buildings or enclosures incidental to the enjoyment of the dwellinghouses falling within Classes A, B, C, D and E shall be constructed.

Reason: To protect and preserve the character and appearance of the area and to protect the amenity and living conditions of neighbouring occupiers in accordance with Policy HQ/1 of the South Cambridgeshire District Council Local Plan (2018).

29 No development above ground level shall commence until a scheme for the provision and location of fire hydrants to serve the development to a standard recommended by the Cambridgeshire Fire and Rescue Service has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved scheme has been implemented.

Reason: To ensure an adequate water supply is available for emergency use.

30 Driveway Drainage and Materials

The driveway hereby approved shall be constructed so that its falls and levels are such that no private water from the site drains across or onto the adopted public highway and uses a bound material to prevent debris spreading onto the adopted public highway. Once constructed the driveway shall be retained as such.

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

31 Noise Construction Hours

No construction or demolition work shall be carried out and no plant or power operated machinery 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, , unless otherwise previously agreed in writing with the Local Planning Authority.

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

32 Demolition and Construction Hours

There should 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 unless otherwise previously agreed in writing with the Local Planning Authority.

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

33 Construction and Demolition Hours

There should 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 unless otherwise previously agreed in writing with the Local Planning Authority.

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

34 Noise Insulation Compliance

The noise insulation scheme and mitigation requirements (residential and commercial) as stated within the Cahill Design Consultants "RIBA Stage 2 Acoustic Design & Strategy report" dated 22nd June 2022 - Revision 1.2 shall be fully implemented, maintained and not altered.

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

35 Alternative ventilation scheme

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

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

Reason: To protect amenity/human health (Cambridge Local Plan 2018 policy 35 and 36).

36 Class E (d, f) restriction

The premises shall not be used for E(d) Indoor sport, recreation or fitness (not involving motorised vehicles or firearms) or E(f) Creche, day nursery or day centre (not including a residential use).

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

37 Hours of Opening (GF Use Class E)

The Class E use shall not open outside of the hours of 07:00 and 23:00hrs.

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

38 Operational Collection and Delivery Hours

Collections from and deliveries to the ground floor commercial uses shall not be made outside the hours 0700-2100 Monday-Saturday and 0900-1700 on Sundays and Bank/Public Holidays.

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

39 Use Class E(b) Use - Odour Filtration / Extraction

Cooking on site is prohibited for the commercial uses hereby approved.

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

40 M4(2) dwellings

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 Part O and F of Building Regulations

In line with the transitional arrangements set out in the relevant approved documents, the Council expects the development hereby approved to meet the requirements of Parts O and F of Building Regulations. Where meeting these requirements results in any changes to the design of the proposals hereby approved, these amendments shall be submitted and approved by way of formal application to the local planning authority.

2 Infiltration

Infiltration rates should be worked out in accordance with BRE 365/CIRIA 156. If infiltration methods are likely to be ineffective then discharge into a watercourse/surface water sewer may be appropriate; however soakage testing will be required at a later stage to clarify this.

3 Green Roofs

All green roofs should be designed, constructed and maintained in line with the CIRIA SuDS Manual (C753) and the Green Roof Code (GRO).

4 Pollution Control

Surface water and groundwater bodies are highly vulnerable to pollution and the impact of construction activities. It is essential that the risk of pollution (particularly during the construction phase) is considered and mitigated appropriately. It is important to remember that flow within the watercourse is likely to vary by season and it could be dry at certain times throughout the year. Dry watercourses should not be overlooked as these watercourses may flow or even flood following heavy rainfall.

5 Construction Surface Water Maintenance

Prior to final handover of the development, the developer must ensure that appropriate remediation of all surface water drainage infrastructure has taken place, particularly where the permanent drainage infrastructure has been installed early in the construction phase. This may include but is not limited to jetting of all pipes, silt removal and reinstating bed levels. Developers should also ensure that watercourses have been appropriately maintained and remediated, with any obstructions to flows (such as debris, litter and fallen trees) removed, ensuring the condition of the watercourse is better than initially found. This is irrespective of the proposed method of surface water disposal, particularly if an ordinary watercourse is riparian owned.

6 Highways Licence for Works

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.

7 SPD informative

To satisfy and discharge Environmental Health conditions relating to artificial lighting, contaminated land, noise / sound, air quality and odours / fumes, any assessment and mitigation shall be in accordance with the scope, methodologies and requirements of relevant sections of the Greater Cambridge Sustainable Design and Construction SPD, (Adopted January 2020) <https://www.cambridge.gov.uk/greater-cambridge-sustainable-design-and-construction-spd> and in particular section 3.6 - Pollution and the following associated appendices:

- o 6: Requirements for Specific Lighting Schemes
- o 7: The Development of Potentially Contaminated Sites in Cambridge and South Cambridgeshire: A Developers Guide
- o 8: Further technical guidance related to noise pollution

8 Advertisement Consent

An Advertisement Consent is required to be submitted to the Local Planning Authority for permission for any advertisement on the commercial unit in accordance with The Town and County Planning (Control of Advertisements)(England)Regulation 2007. Further information can be found at: <https://assets.publishing.service.gov.uk/media/5a755a88e5274a3cb2869c26/326679.pdf>

9 Demolition Notice

Before the existing property is demolished, a Demolition Notice will be required from the Building Control section of the council's planning department establishing the way in which the property will be dismantled, including any asbestos present, the removal of waste, minimisation of dust, capping of drains and establishing hours of working operation.

Agenda Item 9



| | |
|-------------------------------------|--|
| Planning Committee Date | 12 November 2024 |
| Report to | Cambridge City Council Planning Committee |
| Lead Officer | Joint Director of Planning and Economic Development |
| Reference | 24/02574/FUL |
| Site | 4 Cavendish Avenue, Cambridge, Cambridgeshire, CB1 7US |
| Ward / Parish | Queen Edith's |
| Proposal | Erection of 1 No. dwelling following demolition of existing triple garage block together with new vehicular access and parking to serve existing dwelling. |
| Applicant | Mrs L.J. Bradford |
| Presenting Officer | Sumaya Nakamya |
| Reason Reported to Committee | Third party representations planning grounds that are contrary to the officer recommendation that cannot be resolved by planning condition. |
| Member Site Visit Date | N/A |
| Key Issues | <ol style="list-style-type: none">1. Principle of development2. Context of site, design and external spaces3. Trees and Landscape4. Biodiversity5. Highway safety6. Residential Amenity |
| Recommendation | APPROVE subject to conditions |

1.0 Executive Summary

- 1.1 The application seeks full planning permission for the erection of a dwelling following the demolition of an existing triple garage block and new vehicular access from the highway to serve existing dwelling.
- 1.2 The principle of erecting a dwelling in the rear garden of no.4 Cavendish Avenue would comply with relevant Local Plan policies, noting that consent for a similar development was granted in 2017 but not implemented.
- 1.3 A previous application submitted planning reference 23/02622/FUL for the erection of a dwelling following the demolition of an existing triple garage block, new vehicular access from the highway to serve existing dwelling. The application was refused on the 22 January 2024 by the Planning Committee. The reasons for refusal summarised as being a cramped backland development, lack of meaningful garden space and impacting the character and appearance of the area. Additionally, the development would introduce alien material in the area, the scale and height of the dwelling would result in an incongruous design that would be harmful to the character and appearance of the area. Also, due to the scale of the dwelling and the location of the roof lights this will cause overspill of light to the surrounding plots and further exacerbates the incongruous appearance of the dwelling in this context.
- 1.4 In this application, the increase of the size of the front garden and the reduction of the dwelling have allowed a larger front garden space that is considered to overcome the first reason for refusal of application reference 23/02622/FUL. Accordingly, the application has been reviewed by the Council's Tree Officer who has raised no objection subject to conditions.
- 1.5 With regards to the second reason for refusal, the design has been altered and the dwelling will be built with Cambridge weathered brickwork. Further, the proposal would be single storey in height consistent with backland development in the area. Additionally, the proposed dwelling has a reduced footprint.
- 1.6 The design and layout of the proposed dwelling, which is of a single storey contemporary design, is considered compatible with its location, noting similar 'backland' development in the immediate area. Additional and replacement planting can be accommodated within the site and a net gain in biodiversity, alongside ecological enhancements, can also be provided and secured by condition. Other relevant technical details relating to drainage, sustainability measures and highway safety have been found acceptable and to accord with relevant Local Plan policies, similarly secured by condition.
- 1.7 Secure cycle parking is provided towards the front of the proposed dwelling while an electric vehicle charging point is also provided.

- 1.8 The proposed dwelling, through its design and siting, is considered to respect the amenities of existing residential properties adjacent to the site, while also affording a reasonable level of amenity to any future occupiers of the dwelling.
- 1.9 Officers recommend that the Planning Committee approve the proposed development subject to conditions outlined in the report.

2.0 Site Description and Context

| | | | |
|---|--|-------------------------|---|
| None-relevant | | Tree Preservation Order | x |
| Conservation Area | | Local Nature Reserve | |
| Listed Building | | Flood Zone 1 | x |
| Building of Local Interest | | Green Belt | |
| Historic Park and Garden | | Protected Open Space | |
| Scheduled Ancient Monument | | Controlled Parking Zone | x |
| Local Neighbourhood and District Centre | | Article 4 Direction | |

- 2.1 The application site is located rear garden of no.4 Cavendish Avenue and comprises a redundant triple garage within the private garden space. The area is heavily vegetated with trees and shrubs.
- 2.2 The proposed development would be accessed via the existing vehicular access serving no.4 Cavendish Avenue and run along the eastern boundary of the site. A new access will be provided on the west to serve no.4 Cavendish Avenue. The site is located within a residential area and backs onto the rear gardens of properties fronting Hills Avenue.
- 2.3 The site is location within Flood Zone 1 (low risk) and falls within the controlled parking zone. The site is not located in a Conservation Area or near to any listed buildings, or buildings of local interest. There is a tree in the front garden of the site that has a Tree Preservation Order.

3.0 The Proposal

- 3.1 The application seeks permission for the erection of 1 No. dwelling following demolition of existing triple garage block together with new vehicular access and parking to serve existing dwelling.
- 3.2 The site forms part of the existing residential curtilage of no.4 Cavendish Avenue and comprises a redundant triple garage and private garden space. The garage is in poor condition and the proposed development would represent visual enhancement to the area, providing a single storey

detached dwelling of contemporary design, access via the existing vehicular access to the site.

3.3 At the front of the site, a new vehicular access would be provided to the existing dwelling of no.4 Cavendish Avenue and see a modest amount of associated work undertaken to the frontage of the site.

3.4 A similar proposal was brought to Planning Committee on 10 January 2024. The application was refused. The application seeks to address the following reasons for refusal:

1. The proposed development, due to its cramped backland nature, lack of meaningful garden space for future occupiers and the extensive loss of trees and vegetation, would have an adverse impact on the character and appearance of the area due to the deterioration of the established verdant character of the area and would have a harmful impact on biodiversity. As such the proposal is contrary to Paragraph 180(d) of the National Planning Policy Framework (2023) and Cambridge Local Plan (2018) Policies 52, 55, 56, 57 and 59.
2. The proposed dwelling is to be clad in dark weatherboarding, which is not a material that is reflective of the surrounding properties. The introduction of this alien material when combined with the scale and height of the dwelling in the plot would result in an incongruous design that would be harmful to the character and appearance of the area. Due to the scale of the dwelling and the location of the roof lights this will cause overspill of light to the surrounding plots, which would be at the end of gardens, which further exacerbates the incongruous appearance of the dwelling in this context. As such the proposal is contrary to Cambridge Local Plan (2018) Policies 34, 52 and 57.

4.0 Relevant Site History

| Reference | Description | Outcome |
|---------------|--|-------------------------|
| 23/02622/FUL | Erection of dwelling following demolition of existing triple garage block, new vehicular access from the highway to serve existing dwelling. | Refused |
| 16/2041/FUL - | Erection of dwelling following demolition of existing triple garage block. New vehicular access from highway to serve existing dwelling | Approve (28 April 2017) |

5.0 Policy

- 5.1 **National**
National Planning Policy Framework 2023
National Planning Practice Guidance

National Design Guide 2021
Environment Act 2021
Equalities Act 2010
Technical Housing Standards – Nationally Described Space Standard (2015)
ODPM Circular 06/2005 – Protected Species
Circular 11/95 (Conditions, Annex A)

5.2 Cambridge Local Plan 2018

Policy 1: The presumption in favour of sustainable development
Policy 2: Spatial strategy for the location of employment development
Policy 3: Spatial strategy for the location of residential development
Policy 28: Sustainable design and construction, and water use
Policy 29: Renewable and low carbon energy generation
Policy 31: Integrated water management and the water cycle
Policy 32: Flood risk
Policy 33: Contaminated land
Policy 35: Human health and quality of life
Policy 36: Air quality, odour and dust
Policy 50: Residential space standards
Policy 51: Accessible homes
Policy 52: Protecting garden land and subdivision of dwelling plots
Policy 55: Responding to context
Policy 56: Creating successful places
Policy 57: Designing new buildings
Policy 59: Designing landscape and the public realm
Policy 71: Trees
Policy 80: Supporting sustainable access to development
Policy 81: Mitigating the transport impact of development
Policy 82: Parking management

5.3 Neighbourhood Plan

N/A

5.4 Supplementary Planning Documents

Biodiversity SPD – Adopted February 2022
Sustainable Design and Construction SPD – Adopted January 2020
Cambridgeshire Flood and Water SPD – Adopted November 2016
Trees and Development Sites SPD – Adopted January 2009

5.5 Other Guidance

Biodiversity Checklist for Land Use Planners in Cambridgeshire and Peterborough (2001)
Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste
Cambridgeshire Design Guide For Streets and Public Realm (2007)

6.0 Consultations

6.1 Ecology Officer – No Objection

6.2 Recommend conditions for ecological compliance and biodiversity net gain.

6.3 They appeared to have taken on board the suggested biodiverse green roof, which has increased their BNG, but it remains below the 10% BNG requirement (-0.43%). Given the restricted plot size they have exhausted onsite option and therefore will need to demonstrate they have purchased sufficient BNG credits from a local offsite provider.

6.4 County Highways Development Management - No Objection

6.5 Recommend conditions for a pedestrian visibility splay, access falls, levels and materials, and County Council construction specification along with an informative relating to works to or within the public highway.

6.6 Tree Officer – No Objection

6.7 Recommended conditions for an Arboricultural Method Statement and Tree Protection Plan, tree protection implementation, replacement planting and establishment.

6.8 Environmental Health – No Objection

6.9 Recommended conditions for construction hours and piling information should this be used in the development. A condition for noise impact assessment and any noise insulation/mitigation scheme for the ASHP.

6.10 Sustainable Drainage Officer – No comments received

7.0 Third Party Representations

7.1 Five representations have been received; three submitted as neutral and two as objections.

7.2 Those in objection have raised the following issues:

- The close proximity of the parking would increase noise and air pollution
- Development is inappropriate to the surrounding pattern of the area.
- Building is too big for the site; design is out of keeping
- Insufficient garden space for the new and existing dwelling.
- Proximity to shared boundary and impact on amenity (loss of privacy, encroachment, massing effect on visual amenity).

- Impact on biodiversity within the site.
- Impact on neighbouring trees of No. 1 Hill Avenue

- 7.3 Those in neutral have raised cited the following reasons:
- Adequate provision for surface water drainage should be made.
 - Noise from the proposed ASHP impacting on local amenity
 - Impact on privacy as a result of the removal of tree (T7, T8 and T9) and the reduction of G3.
 - Seeks precautions mandate the demolition and disposal of asbestos.
 - Unsatisfactory location of the dwelling would be hemmed-in and shadowed by neighbouring trees/buildings.

- 7.4 The above representations are a summary of the comments that have been received. Full details of the representations are available on the Council's website.

8.0 Assessment

8.1 Planning Background

- 8.2 In May 2017, planning permission was granted on the site for the erection of dwelling following demolition of existing triple garage block and new vehicular access from highway to serve existing dwelling following a resolution to grant permission by the Council's Planning Committee (ref.16/2041/FUL).

- 8.3 The 2017 permission was granted under the previous Cambridge Local Plan (2004) and lapsed in April 2017.

- 8.4 In July 2023, a similar planning application was refused on site for the erection of 1 No. dwelling following demolition of existing triple garage block together with new vehicular access and parking to serve existing dwelling. The application (23/02622/FUL) was refused by the Council's Planning Committee in January 2024.

- 8.5 Although the previously approved application in 2017 was granted, the refused 2024 application was determined under the adopted Local Plan 2018. The proposed development is considered against the Policies of the current Plan. Nonetheless, officers have had regard to relevant planning history for the site.

8.6 Principle of Development

- 8.7 Policy 3 of the Cambridge Local Plan 2018 states that the overall development strategy is to focus the majority of new residential development in and around the urban area of Cambridge, creating strong, sustainable, cohesive and inclusive mixed-use communities. The policy is supportive in principle of new housing development that will contribute

towards an identified housing need. The proposal would contribute to housing supply and thus would be compliant with policy 3.

- 8.8 The proposal would contribute to housing supply and would therefore comply with Policy 3 of the Local Plan.
- 8.9 Policy 52 requires proposals for the subdivision of existing residential curtilages to be of a form, height and layout appropriate to the surrounding pattern of development and character of the area whilst retaining sufficient garden space and balancing protecting the amenity and privacy of neighbours with creating high quality functional environments for future occupiers.
- 8.10 The application proposes the erection of dwelling following demolition of an existing triple garage block, along with a new vehicular access from the highway to serve existing dwelling (no.4 Cavendish Avenue).
- 8.11 Although matters of design and amenity are considered in more detail below, the proposal aligns with the aims and objectives of Policy 52 of the Local Plan.
- 8.12 Overall, there is no in principle objection to the proposed development, subject to all other material planning considerations. The principle of development aligns with the aims and objectives of Policy 52.
- 8.13 Design, Layout, Scale and Landscaping**
- 8.14 Policies 55, 56, 57 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.
- 8.15 The application site is located to the south of Cavendish Avenue, an established residential area. The properties in the area generally comprise two storey dwellings finished with facing brickwork and tiled roofs, with some examples of single storey structures in and around the area. The properties typically form a linear pattern of development adjacent to the public highway, but there are several examples of 'backland' plots in the immediate area, namely nos.6a and 12a Cavendish Avenue to the east of the site and nos. 3 and 17b Hills Avenue to the south and east.
- 8.16 The site forms part of the existing residential curtilage of no.4 Cavendish Avenue and comprises a redundant triple garage and private garden space. The existing garage is a simple flat roof brick garage block with a corrugated roof and being to the rear of no.4 is not visible from the public realm. The garages are in poor condition and, notwithstanding its siting, offers no significant contribution to the site; its removal would represent a betterment to the visual amenity of the area.

- 8.17 The application is a resubmission of a refused application ref: 23/02622/FUL. It proposes the erection of a detached single storey dwelling following the demolition of the existing garage block. In response to the first reason for refusal of the previous application. The footprint of the proposed dwelling is reduced from approximately 164.60 square metres to 158 square metres. Therefore, the proposed layout incorporates a larger private amenity space and private courtyard for the future occupiers of the dwelling, two car parking spaces with maneuvering space, a bike store towards the front of the property for three bicycles and a bin store.
- 8.18 The proposed dwelling, by virtue of its location and scale, would not be visible from the public highway and would have a limited impact on the visual amenity and character of the area. Given its scale and location, the proposed dwelling is considered compatible with the character of the area and compatible with the pattern of development in the surrounding area.
- 8.19 The proposed dwelling would be of a contemporary design comprising materials including Cambridge weathered brickwork, green roof, grey timber/aluminum windows and external doors. The proposed external material palette is considered acceptable and would add to the varied architectural vernacular of the area and can be secured by condition. The choice of external materials would also overcome the second of refusal under application ref: 23/02622/FUL. (Condition 25 – Materials)
- 8.20 Details of boundary treatments can be secured by condition to ensure the development is compatible with the character and visual amenity of the area. (Condition 11 – Boundary Treatments)
- 8.21 Overall, officers are satisfied that the site can accommodate the proposed development while respecting the character and appearance of the area. However, to ensure the proposed dwelling does not become overly dominant or cramped in appearance, officers consider it reasonable and necessary to remove permitted development rights under Classes A and E. (Condition 27 – PD Class A and Condition 28 – PD Class E)
- 8.22 Overall, the proposed development is a high-quality design that would contribute positively to its surroundings and be appropriately landscaped. The proposal is compliant with Cambridge Local Plan (2018) policies 52, 55, 56, 57 and 59 and the NPPF.

Trees

- 8.23 Policy 59 and 71 seeks to preserve, protect and enhance existing trees and hedges that have amenity value and contribute to the quality and character of the area and provide sufficient space for trees and other vegetation to mature. Para. 136 of the NPPF seeks for existing trees to be retained wherever possible.

- 8.24 The application is supported by an Arboricultural Impact Assessment (Ligna Consultancy, June 2024) and Tree Protection Plan (Ligna Consultancy, June 2024).
- 8.25 The Assessment set out that 13 individual trees and two groups of trees would need to be removed to accommodate the proposed development. All the trees indicated for removal have been identified as Category C trees (trees of a low quality, small size or incapability to be protected within the legal framework) along with the removal of three hedges/shrubs. Pruning is also proposed on four Category C trees (T5, T12, T19 and T18). The Assessment recommended that at least four new trees should be included within the landscaping scheme to mitigate against the proposed removals.
- 8.26 Most of the trees identified for removal are in the rear garden of the existing dwelling, along with the three hedges/shrubs also identified for removal. Two Category C (T16 and T17) within the frontage of the site have been identified for removal.
- 8.27 The application has been subject to formal consultation with the Council's Trees Officer, who raises no objection to the proposal, subject to conditions.
- 8.28 The loss of trees and hedges/shrubs to the rear of the property would have no material impact on visual amenity of the area from the public realm and their removal is considered acceptable in this instance, noting that these could be removed without the need for any formal consent. However, the trees to the front of the site play an important role in the verdant character of Cavendish Avenue.
- 8.29 Although no formal objection was raised by the Council's Trees Officer, concerns with respect to the loss of trees to the rear of the property would have a similar impact on the verdant character with limited scope for replacement planting. Officers have taken note of the Tree Officers concerns that the proposal would see the loss of some trees to the rear of the site and hedges and shrubs, which would have a negative impact on the verdant character of the rear garden environment. However, Officers consider that this impact is not considered to be sufficient to warrant a refusal of the application on arboricultural grounds. Furthermore, officers consider that the impact could be mitigated through replacement planting, with sufficient space available for further planting, to maintain the verdant character of Cavendish Avenue.
- 8.30 Subject to conditions as appropriate, the proposal would accord with policies 59 and 71 of the Local Plan. (Condition 3- AMS and TPP, Condition 4- Tree Protection Methodology, Condition 5- Tree Works and Condition 6 – Replacement Planting).
- 8.31 Biodiversity**

- 8.32 The Environment Act 2021 and the Councils' Biodiversity SPD (2022) requires development proposals to deliver a net gain in biodiversity following a mitigation hierarchy which is focused on avoiding ecological harm over minimising, rectifying, reducing and then off-setting. This approach is embedded within the strategic objectives of the Local Plan and policy 70. Policy 70 states that proposals that harm or disturb populations and habitats should secure achievable mitigation and / or compensatory measures resulting in either no net loss or a net gain of priority habitat and local populations of priority species.
- 8.33 The site consists of a domestic garden with outbuildings, grasslands, trees, and introduced shrub. The site sits within the Impact Risk Zone of a nearby statutory protected site; however, the application does not meet the criteria that would require a consultation with Natural England. There are no non-statutory protected sites in the vicinity that are likely to be impacted by the application.
- 8.34 The application is supported by a Preliminary Ecological Appraisal (Denny Ecology, June 2024) and a Biodiversity Net Gain Plan (Denny Ecology, September 2024).
- 8.35 The Appraisal details that the site is of low ecological value with there being no evidence of bat presence or schedule 1 bird species, reptiles, hedgehogs, and badgers. The Appraisal did not find any evidence that a protected species licence would be required prior to works commencing but recommends non-licensable reasonable avoidance measures to remove any residual risk of harm to priority and protected species. The Appraisal also notes that should the ecological mitigation and enhancement proposed be implemented, the development is likely to result in a net gain in biodiversity on the site.
- 8.36 The Net Gain Plan sets out that the calculated change in biodiversity value as a result of the development proposal's net gain plan is a net loss of 0.43% for habitat units, and a net gain for hedgerow units of 20.61%. Therefore, the scheme would result in an acceptable net gain for on-site hedgerows but would require off-site compensatory offsetting.
- 8.37 The application has been subject to formal consultation with the Council's Ecology Officer, who raises no objection to the proposal and recommends several conditions to ensure the protection of species and the estimated biodiversity net gain is delivered.
- 8.38 In consultation with the Council's Ecology Officer, subject to an appropriate condition, officers are satisfied that the proposed development would not result in adverse harm to protected habitats, protected species or priority species and achieve a biodiversity net gain. Taking the above into account, the proposal is compliant with 57, 69 and 70 of the Cambridge Local Plan (2018). (Condition 7- BNG AND Condition 10- Ecological Enhancement)

8.39 Water Management and Flood Risk

- 8.40 Policies 31 and 32 of the Local Plan require developments to have appropriate sustainable foul and surface water drainage systems and minimise flood risk. Paras. 159 – 169 of the NPPF are relevant.
- 8.41 The site is in Flood Zone 1 and is therefore considered at low risk of flooding.
- 8.42 The application has been subject to formal consultation Council's Sustainable Drainage Engineer. Comments from the Council's Sustainable Drainage Engineer weren't received however, conditions to secure a scheme of surface water and foul water drainage will be attached. The recommended conditions reasonable and necessary as part of any consent, to ensure a satisfactory method of drainage and to prevent an increased risk of flooding (Condition 8 – Surface Water Drainage, Condition 9 – Foul Water Drainage).
- 8.43 Subject to the recommended conditions, the proposal would comply with Policies 31 and 32 of the Local Plan.

8.44 Highway Safety and Transport Impacts

- 8.45 Policy 80 supports developments where access via walking, cycling and public transport are prioritised and is accessible for all. Policy 81 states that developments will only be permitted where they do not have an unacceptable transport impact.
- 8.46 Para. 115 of the NPPF advises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 8.47 The application is proposing to utilize the existing access to the site to provide vehicular access to the proposed dwelling. This is acceptable and not considered to result in harm to highway safety.
- 8.48 The application also proposes the creation of a new vehicle access to the existing property of no.4 Cavendish Avenue, providing direct access to the public highway. The proposed layout plan shows a new access central to the driveway of no.4 with two designated parking spaces and an area to manoeuvre cars off the public highway.
- 8.49 The application has been subject to formal consultation with the Local Highways Authority, who raise no objection to the proposal subject to conditions for pedestrian visibility splays, access falls, levels and materials, and County Council construction specification along with an informative relating to works to or within the public highway.
- 8.50 Officers consider the recommended conditions reasonable and necessary as part of any consent to ensure the proposal does not result in harm to

highway safety (Condition 19 – Pedestrian Splays, Condition 20 – Driveway Construction, Condition 21 – Driveway Construction (bond materials), Condition 22-Construction Specification).

8.51 Subject to conditions, the proposal accords with the objectives of Policies 80 and 81 of the Local Plan and is compliant with NPPF advice.

8.52 Cycle and Car Parking Provision

8.53 Cycle Parking

8.54 Policy 82 of the Cambridge Local Plan (2018) requires new developments to provide at least the cycle parking levels in Appendix L.

8.55 Appendix L of the Cambridge Local Plan sets out that cycle parking should accord with the Council's Cycle Parking Guide for New Residential Developments (para. L.24) and should be located in a purpose-built area at the front of the house and be at least as convenient as the car parking provided. For residential dwellings a minimum standard of 1 space per bedroom up to 3-bedroom dwellings.

8.56 Paragraph 9.32 of the Cambridge Local Plan states that the provision of good, high quality and easily accessible cycle parking is important to encourage cycling and reduce the theft of bikes. Like car parking, cycle parking should be 'designed in' to developments from an early stage.

8.57 The proposed layout provides secure cycle storage to the front/side of the new 3-bed dwelling and space for the storage of three bicycles. The siting of the cycle store is considered acceptable in the layout of the development and its relationship to the access to the site and to provide sufficient spaces, in accordance with the recommended minimum standards.

8.58 The provision of cycle parking prior to occupation of the new dwelling can be secured by condition (Condition 15 – Cycle Parking).

8.59 Car parking

8.60 Policy 82 of the Cambridge Local Plan (2018) requires new developments to comply with, and not exceed, the maximum car parking standards as set out within Appendix L. Outside of the Controlled Parking Zone the maximum standard is no more than 1.5 spaces per dwelling for up to 2 bedrooms and no less than a mean of 0.5 spaces per dwelling up to a maximum of 2 spaces per dwelling for 3 or more bedrooms.

8.61 The proposed car parking provision for the new dwelling would see two designated spaces provided, one of which would be equipped with an electric vehicle charging point. The charging point can be secured by condition (Condition 14 – EV Charging).

- 8.62 The development would also see alterations made to the existing access and car parking arrangements for no.4 Cavendish Avenue. As noted above, two parking spaces would be provided within a parking area/driveway that also provides space for vehicles to manoeuvre clear of the public highway, which is supported.
- 8.63 Subject to conditions, the proposal is considered to accord with policy 82 of the Local Plan and the Greater Cambridge Sustainable Design and Construction SPD.

8.64 Amenity

- 8.65 Policy 35, 50, 52, 53 and 58 seek to preserve the amenity of neighbouring and / or future occupiers in terms of noise and disturbance, overshadowing, overlooking or overbearing and through providing high quality internal and external spaces.
- 8.66 The neighbouring properties with the greatest potential for impact from the proposed dwelling are nos.4, 4A and 6Cavendish Avenue to the north, no.6A Cavendish Avenue and no.3 Hills Avenue to the east, no.1 Hills Avenue to the south and no.237 Hills Road to the west. properties of nos. 4A, 6, 6a Cavendish Avenue and Nos. 1, The Coach House and 3 Hills Avenue would be most affected by the proposed development.
- 8.67 The proposed dwelling is sited approximately 24 metres from the two storey rear elevation of nos. 4, 4A and 6 Cavendish Avenue to the north. Given the single storey design and degree of separation, the proposed dwelling is not considered to result in harm to the amenities of existing properties to the north by way of a significant loss of light, loss of privacy or overbearing impact.
- 8.68 The vehicular access to the proposed dwelling would run between nos.4 and 6 Cavendish Avenue. Given the existing access arrangements and low number of vehicular movements likely to arise from the use of the proposed dwelling, the proposal is not considered to result in a significant amount of noise and disturbance to these neighbouring properties.
- 8.69 No. 6A Cavendish Avenue is located approximately 15 metres north-east of the site. Given the relative siting of the two properties no significant harm is considered to arise.
- 8.70 No. 3 Hills Avenue is located to the east of the proposed dwelling, which would be built hard to the shared boundary, set approximately 5 metres from the eastern elevation of the development at the closest point between built forms. The height of the proposed dwelling at the shared boundary would be approximately 3.1 metres with a flat roof design.
- 8.71 Given the relatively low-profile of the proposed dwelling, the proposal is not considered to result in harm to the amenities of no.3 Hills Avenue by way of a significant loss of light, loss of privacy or overbearing impact.

- 8.72 To the south of the site is no.1 Hills Avenue, set between 10 and 15 metres from the proposed dwelling given the form of the existing dwelling. Again, the proposed dwelling would be built close to the shared boundary to the south, with a height of approximately 3.1 metres.
- 8.73 Given the relatively low-profile of the proposed dwelling, the proposal is not considered to result in harm to the amenities of no. 1 Hills Avenue by way of a significant loss of light, loss of privacy or overbearing impact.
- 8.74 To the west of the site is no.237 Hills Road, approximately 13.5 metres from the western elevation of the proposed dwelling, which would be built hard to the boundary. The height would be approximately 3.1 metres overall.
- 8.75 Given the single storey form of the proposed dwelling and its siting relative to no.1 Hills Avenue, the proposal is not considered to result in harm to the amenities of no. 1 Hills Avenue by way of a significant loss of light, loss of privacy or overbearing impact.
- 8.76 Given the relatively confined nature of the site and proximity to existing properties, officers consider it reasonable and necessary to impose conditions to remove permitted development rights for extensions, and outbuildings, to protect the amenities of neighbouring properties for further impact that does not form part of this proposal (Condition 27 – PD Class A and Condition 28 – PD Class E).
- 8.77 Future Occupants
- 8.78 Policy 50 of the Cambridge Local Plan (2018) requires all new residential units to meet or exceed the Government’s Technical Housing Standards – Nationally Described Space Standards (2015).
- 8.79 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 | 3 | 5 | 1 | 86 | 112 | +26 |

- 8.80 Garden Size(s)
- 8.81 Policy 50 of Cambridge Local Plan (2018) states that all new residential units will be expected to have direct access to an area of private amenity space which should be of a shape, size and location to allow effective and practical use of the intended occupiers.
- 8.82 The private amenity space for the proposed dwelling is approximately 89.09 square metres split into two areas: a private garden to the front of

the dwelling and a private courtyard to the rear. This provision is considered acceptable.

- 8.83 Policy 51 requires all new residential units to be of a size, configuration and internal layout to enable Building Regulations requirement part M4(2) accessible and adaptable dwellings to be met with 5% of affordable housing in developments of 20 or more self-contained affordable homes meeting Building Regulations requirement part M4(3) wheelchair user dwellings.
- 8.84 Para. 5.0 of the Design and Access Statement submitted states the proposal would comply with these standards (M4(2)). To ensure compliance with Policy 51, a condition is recommended as part of any consent that the dwellings are constructed to meet the requirements of Part M4(2) 'accessible and adaptable dwellings'. (Condition 26 – Part M4(2)).
- 8.85 Construction and Environmental Impacts
- 8.86 Policy 35 guards against developments leading to significant adverse impacts on health and quality of life from noise and disturbance. Noise and disturbance during construction would be minimized through conditions restricting construction hours and collection hours to protect the amenity of future occupiers. These conditions are considered reasonable and necessary to impose.
- 8.87 The Council's Environmental Health team have assessed the application and recommended standard conditions restricting construction hours and piling (if required). Officers consider these conditions are reasonable and necessary. (Condition 23 – Hours of Work, Condition 24 – Piling).
- 8.88 The application proposes to install an air source heat pump, the comments raised by third parties are noted.
- 8.89 The submitted Design, Access and Sustainability Statement sets out that an air source heat pump (ASHP) will be installed to provide sustainable solutions. The Site Plan and elevation plan were provided to show the position of the ASHP. The ASHP would be located adjacent to the eastern elevation of the proposed boarder fence, near to the proposed car parking.
- 8.90 The proposed location is considered acceptable, but officers consider it reasonable and necessary to impose a plant noise insulation condition as part of any consent to protect the amenity of nearby properties. (Condition 17 – Plant Noise Insulation)
- 8.91 The proposal adequately respects the amenity of its neighbours and of future occupants and is considered that it is compliant with Cambridge Local Plan (2018) policies 35 and 51.
- 8.92 Third Party Representations**

8.93 The remaining third-party representations not addressed in the preceding paragraphs are summarised and responded to in the table below:

| Third Party Comment | Officer Response |
|---|---|
| Seeks precautions mandate the demolition and disposal of asbestos | The local planning authority has no jurisdiction in checking or enforcing removal and disposal of asbestos onsite. This is not a material planning consideration. |
| Light overspill from proposed roof lights | Given the scale and location of the rooflights of the development, the potential adverse effects of light pollution would be limited. |

8.94 Planning Conditions

- 8.95 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).
- 8.96 The principle of erecting a dwelling in the rear garden of no.4 Cavendish Avenue, is acceptable and complies with Local Plan policies. This is further demonstrated through the planning history for the site.
- 8.97 The design and layout of the proposed development is in keeping with the overall character and appearance of the area, with details of external materials secured by planning condition. Additional and replacement planting can be accommodated within the site and is to be secured by condition, including to the front of the site to ensure the development maintains the verdant character of Cavendish Avenue.
- 8.98 A net gain in biodiversity and enhancements can be secured by conditions, alongside other relevant technical details relating to sustainability measures and highway safety.
- 8.99 Secure cycle parking is provided towards the front of the proposed dwelling while an electric vehicle charging point is also provided.
- 8.100 The proposed dwelling, through its design and siting, is considered to respect the amenities of existing residential properties adjacent to the site, while also affording a reasonable level of amenity to any future occupiers of the dwelling.

8.101 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for approval

9.0 Recommendation

9.1 **Approve** subject to:

-The planning conditions as set out below with minor amendments to the conditions as drafted delegated to officers.

10.0 Planning Conditions

1. Time Limit

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. Approved Plans

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

Plans to be listed:

1231-PL-01B (Location Plan)

1231-PL-03 Rev H (As Proposed Site Plan)

1231-PL-04B (As Proposed Floor Plan and Elevations)

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. Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP)

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. Tree protection methodology (Implementation)

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.

5. Tree Works

No works to any trees shall be carried out until the LPA has received and approved in writing the full details of replacement planting. Details are to include number of replacements, species, size, location and approximate date of planting. (Cambridge Local Plan 2018 Policy 71).

Reason: To require replacement trees to be approved, planted and subsequently protected, to ensure continuity of tree cover in the interest of visual amenity.

6. Replacement Planting (Implementation)

Trees will be planted in accordance with the approved planting proposal. If, within a period of 5 years from the date of planting, replacement trees are removed, uprooted, destroyed or die another tree of the same size and species shall be planted at the same place, or in accordance with any variation for which the Local Planning Authority gives its written consent.

Reason: To require replacement trees to be approved, planted and

subsequently protected, to ensure continuity of tree cover in the interest of visual amenity. (Cambridge Local Plan 2018 Policy 71).

7. Biodiversity Net Gain

No development shall commence, apart from below ground works and demolition, until a Biodiversity Net Gain (BNG) Plan has been submitted to and approved in writing by the local planning authority. The BNG Plan shall target how a net gain in biodiversity will be achieved through a combination of on-site and / or off-site mitigation. The BNG Plan shall include:

- i. A hierarchical approach to BNG focussing first on maximising on-site BNG, second delivering off-site BNG at a site(s) of strategic biodiversity importance, and third delivering off-site BNG locally to the application site;
- ii. Full details of the respective on and off-site BNG requirements and proposals resulting from the loss of habitats on the development site utilising the latest appropriate DEFRA metric;
- iii. Identification of the existing habitats and their condition on-site and within receptor site(s);
- iv. Habitat enhancement and creation proposals on the application site and /or receptor site(s) utilising the latest appropriate DEFRA metric;
- v. An implementation, management and monitoring plan (including identified responsible bodies) for a period of 30 years for on and off-site proposals as appropriate.

The BNG Plan shall be implemented in full and subsequently managed and monitored in accordance with the approved details. Monitoring data as appropriate to criterion v) shall be submitted to the local planning authority in accordance with the latest DEFRA guidance and the approved monitoring period / intervals.

Reason: To provide ecological enhancements in accordance with the NPPF 2021 para 174, Cambridge Local Plan 2018 policies 59 and 69 and the Greater Cambridge Shared Planning Biodiversity SPD 2022.

8. Surface Water

No development above ground level, other than demolition, shall commence until a surface water drainage scheme for the site, based on sustainable drainage principles, has been submitted to and approved in writing by the local planning authority.

The scheme shall include:

- i. 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;
- ii. 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;
- iii. Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers, details of all SuDS features;
 - iv. A plan of the drained site area and which part of the proposed drainage system these will drain to;
 - v. Full details of the proposed attenuation and flow control measures;
 - vi. Site Investigation and test results to confirm infiltration rates;
 - vii. Full details of the maintenance/adoption of the surface water drainage system;
 - viii. Measures taken to prevent pollution of the receiving groundwater and/or surface water;
 - ix. Formal agreement from a third party if discharging into their system is proposed, including confirmation that sufficient capacity is available.

The scheme shall subsequently be implemented in accordance with the approved details prior to the occupation of any part of the development or in accordance with the implementation programme agreed in writing with the Local Planning Authority.

Reason: To ensure appropriate surface water drainage and to prevent the increased risk of flooding. (Cambridge Local Plan 2018 policies 31 and 32).

9 Foul Water

No development above ground level shall commence until a scheme for the provision and implementation of foul water drainage 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 prior to the occupation of any part of the development or in accordance with an implementation programme agreed in writing with the Local Planning Authority.

Reason: To reduce the risk of pollution to the water environment and to ensure a satisfactory method of foul water drainage (Cambridge Local Plan 2018, policies 32 and 33).

10 Ecological Enhancement

Pre-occupancy No development above ground level shall take place until an ecological enhancement scheme has been submitted to and approved in writing by the local planning authority. The scheme shall include details of bat and bird box installation, hedgehog provisions and other ecological enhancements. The approved scheme shall be fully implemented prior to first occupation or in accordance with a timescale agreed in writing by the local planning authority.

Reason: To conserve and enhance ecological interests. (Cambridge Local Plan 2018 policy 57).

11 Boundary Treatments

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 (including gaps for hedgehogs) to be erected. The boundary treatment for each dwelling shall be completed before that/the dwelling is occupied in accordance with the approved details and retained as approved thereafter.

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

12 Renewables

No dwelling shall be occupied until a Carbon Reduction Statement has been submitted to and approved in writing by the local planning authority. The Statement shall include SAP calculations which demonstrate that all dwelling units will achieve carbon reductions as required by the 2021 edition of Part L of the Building Regulations. Where on-site renewable or low carbon technologies are proposed, the Statement shall include:

- a) A schedule of proposed on-site renewable energy or low carbon technologies, their location and design; and
- b) Details of any mitigation measures required to maintain amenity and prevent nuisance.

The proposed renewable or low carbon energy technologies and associated mitigation shall be fully implemented in accordance with the measures set out in the Statement prior to the occupation of any approved dwelling(s).

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 the Greater Cambridge Sustainable Design and Construction SPD 2020).

13 Water Consumption

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).

14 EV Charging

The electric vehicle charging point and associated infrastructure as detailed in and as shown on drawing number 1231-PL-03 REV H (As Proposed Site Plan) shall be fully installed and operational before final occupation of the residential units and shall be 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 (2023) paragraphs 107, 112, 174 and 186, Policies 36 and 82 of the Cambridge Local Plan (2018) and Cambridge City Council's adopted Air Quality Action Plan (2018).

15 Cycle Parking

The development shall not be occupied, until the covered, secure parking of cycles for use in connection with the development have been installed on site as detailed in and as shown on drawing numbers 1231-PL-03 REV H (As Proposed Site Plan) and 1231-PL-04B (As Proposed Floor Plan and Elevations).

Any green roof shall be planted / seeded with a predominant mix of wildflowers which shall contain no more than a maximum of 25% sedum planted on a sub-base being no less than 80 millimetres thick. The cycle stores and green roof shall be retained as such.

Reason: To ensure appropriate provision for the secure storage of bicycles, to encourage biodiversity and slow surface water run-off (Cambridge Local Plan 2018 policies 31 and 82).

16 Green Roof

Notwithstanding the approved plans, the flat roof of the development, hereby approved, shall be a green biodiverse roof(s) as detailed in and as shown on drawing numbers 1231-PL-03 REV H (As Proposed Site Plan) and 1231-PL-04B (As Proposed Floor Plan and Elevations). The green biodiverse roof(s) shall be constructed and used in accordance with the details outlined below:

- a) Planted / seeded with a predominant mix of wildflowers which shall contain no more than a maximum of 25% sedum planted on a sub-base being no less than 80 millimetres thick.
- b) With suitable access for maintenance.
- c) Not used as an amenity or sitting out space and only used for essential maintenance, repair or escape in case of emergency.

The green biodiverse roof(s) shall be implemented in full prior to the use of the extension and shall be maintained in accordance with the Green Roof Organisation's (GRO) Green Roof Code (2021) or successor documents, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the development provides the maximum possible provision towards water management and the creation of habitats and valuable areas for biodiversity (Cambridge Local Plan 2018, policy 31). The Green Roof Code is available online via: greenrooforganisation.org

17 Plant noise insulation

Prior to the installation of any Air Source Heat Pump (ASHP) a noise impact assessment and any noise insulation/mitigation scheme as required for the ASHP shall be submitted to and approved in writing by the local planning authority. Any required noise insulation/mitigation shall be carried out as approved and retained as such.

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

18 Ecology Compliance

All ecological measures and/or works shall be carried out in accordance with the details contained in Preliminary Ecological Appraisal (Denny Ecology, June 2023) as already submitted with the planning application and agreed in principle with the Local Planning Authority prior to determination.

Reason: To conserve and enhance ecological interests. (Cambridge Local Plan 2018 policy 57).

19 Pedestrian Splays

Two pedestrian visibility splays of 2 metres x 2 metres, as shown on drawing number PL-03 Rev H, shall be maintained free from obstruction exceeding 0.6 metres above the level of the adopted public highway for the lifetime of the development.

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

20 Driveway Construction

The driveway, hereby approved, shall be constructed so that its falls and levels are such that no private water from the site drains across or onto the adopted public highway and uses a bound material for the first five metres to prevent debris spreading onto the adopted public highway. Once constructed the driveway shall be retained as such.

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

21 Driveway Construction (bound material)

The driveway, hereby approved, shall be constructed using a bound material, for the first five metres from the boundary of the adopted public highway into the site, to prevent debris spreading onto the adopted public highway.

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

22 Access Construction

The new vehicular access, where it crosses the public highway, shall be laid out and constructed in accordance with the Cambridgeshire County Council construction specification.

Reason: In the interests of highway safety and to ensure satisfactory access into the site. (Cambridge Local Plan 2018 policy 81).

23 Hours of Works

No construction or demolition work shall be carried out and no plant or power operated machinery 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, unless otherwise previously agreed in writing with the Local Planning Authority.

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

24 Piling

In the event of piling, no development shall commence until a method statement detailing the type of piling, mitigation measures and monitoring to protect local residents from noise and/or vibration has been submitted to and approved in writing by the Local Planning Authority. Potential noise and vibration levels at the nearest noise sensitive locations shall be assessed 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 statement.

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

25 Materials

The materials to be used in the external construction of the development, hereby permitted, shall follow the specifications in accordance with the details specified within the application form and approved plans unless otherwise agreed in writing by the Local Planning Authority.

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).

26 Part M4(2)

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)

27 Permitted Development: Class A

Notwithstanding the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that order with or without modification), the enlargement, improvement or other alteration of the dwelling house(s) shall not be allowed without the granting of specific planning permission.

Reason: In the interests of protecting the character of the area and residential amenity (Cambridge Local Plan 2018 policies 52, 55, and 57).

28 Permitted Development: Class E

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

Reason: In the interests of protecting the character of the area and residential amenity (Cambridge Local Plan 2018 policies 52, 55, and 57).

11.0 Informatives

1 Highways

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

2 Air Source Heat Pumps

The granting of permission and or any permitted development rights for any Air Source Heat Pump (ASHP) does not indemnify any action that may be required under the Environmental Protection Act 1990 for statutory noise nuisance. Should substantiated noise complaints be received in the future regarding the operation and running of an air source heat pump and it is considered a statutory noise nuisance at neighbouring premises a noise abatement notice will be served. It is likely that noise insulation/attenuation measures such as an acoustic enclosure and/or barrier would need to be installed to the unit in order to reduce noise emissions to an acceptable level.

To avoid noise complaints, it is recommended that operating sound from the ASHP does not increase the existing background noise levels by more than 3dB (BS 4142 Rating Level - to effectively match the existing background noise level) at the boundary of the development site and should be free from tonal or other noticeable acoustic features. In addition, equipment such as air source heat pumps utilising fans and compressors are liable to emit more noise as the units suffer from natural aging, wear and tear. It is therefore important that the equipment is maintained/serviced satisfactory, and any defects remedied to ensure that the noise levels do not increase over time.

3 Plant Noise Insulation

To satisfy the plant noise insulation condition, the rating level (in accordance with BS4142:2014+A1:2019) from all plant, equipment and vents etc (collectively) associated with this application should be less than or equal to the existing background sound level (LA90) at the boundary of the premises subject to this application and having regard to noise sensitive premises.

Tonal/impulsive sounds and other sound characteristics should be eliminated or at least considered in any assessment and should carry an additional correction (rating penalty) in accordance with BS4142:2014+A1:2019. This is to prevent unreasonable disturbance to other premises. This requirement applies both during the day (0700 to

2300 hrs over any one-hour period) and night time (2300 to 0700 hrs over any one 15 minute period).

It is recommended that the agent/applicant submits an acoustic prediction survey/report in accordance with the principles of BS4142:2014+A1:2019 "Methods for rating and assessing industrial and commercial sound" or similar, concerning the effects on amenity rather than likelihood for complaints. Noise levels shall be predicted at the application boundary having regard to neighbouring premises.

It is important to note that a full BS4142:2014+A1:2019 assessment is not required, only certain aspects to be incorporated into an acoustic assessment as described within this informative.

Such a survey / report should include: a large scale plan of the site in relation to neighbouring premises; sound sources and measurement / prediction points marked on plan; a list of noise sources; details of proposed noise sources / type of plant such as: number, location, sound power levels, frequency spectrums, directionality of plant, noise levels from duct intake or discharge points; details of noise mitigation measures (attenuation details of any intended enclosures, silencers or barriers); description of full acoustic calculation procedures; noise levels at a representative sample of noise sensitive locations and hours of operation.

Any report shall include raw measurement data so that conclusions may be thoroughly evaluated and calculations checked.

Background Papers:

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- Cambridge Local Plan 2018
- Cambridge Local Plan SPDs



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|-------------------------------------|--|
| Planning Committee Date | 6 November 2024 |
| Report to | Cambridge City Council Planning Committee |
| Lead Officer | Joint Director of Planning and Economic Development |
| Reference | 24/02896/FUL |
| Site | 246 Coldhams Lane, Cambridge, CB1 3HN |
| Ward / Parish | Romsey |
| Proposal | Change of use from office to beauty room including installation of glazed entrance door and sidelights and additional cycle parking. |
| Applicant | Mr and Mrs Quan and Mai Phan |
| Presenting Officer | Phoebe Carter |
| Reason Reported to Committee | Third party representations |
| Member Site Visit Date | |
| Key Issues | <ol style="list-style-type: none">1. Parking2. Residential Amenity3. Use |
| Recommendation | APPROVE subject to conditions |

1.0 Executive Summary

- 1.1 The application seeks planning permission for the change of use from an office (located in a residential property) to a beauty room including installation of glazed entrance door and sidelights and additional cycle parking.
- 1.2 The applicants set out that ‘The applicant has decided that she would like to work from home offering beauty treatments such as eyebrows, eyelashes and nails.’
- 1.3 Planning permission is not required if no material change of use occurs. It is considered that if the dwelling is still predominantly used as a private residential dwelling, it would not result in a marked rise in traffic or people calling and would not be open at unreasonable hours or create other forms of nuisance then it would not require planning permission. The assessment sets out the proposal could be considered under permitted development and a material change of planning permission would not be required. However, given the proximity to neighbouring dwellings and that an application has been put to the City Council, conditions have been added to limit the impact on neighbouring properties.
- 1.4 Officers recommend that the Planning Committee approve the application subject to conditions.

2.0 Site Description and Context

- 2.1 The application site forms the eastern half of a pair of semi-detached dwellings situated on the south-western side of Coldhams Lane. The property is in the process of being extended as per 22/01487/HFUL, which was for a single storey front extension, conversion of existing garage to an office and single storey rear extension. The property is sited within a residential neighbourhood with all with the surrounding properties all being residential.

3.0 The Proposal

- 3.1 Change of use from office to beauty room including installation of glazed entrance door and sidelights and additional cycle parking.

4.0 Relevant Site History

| Reference | Description | Outcome |
|------------------|---|----------------|
| 22/01487/HFUL | Single storey front extension, conversion of existing garage to office and single storey rear extension | Permitted |

- 4.1 The application above was permitted on the 18th May 2022 and is currently being built out. The application is proposed to alter part of the proposal as set out within the description of works.

5.0 Policy

5.1 National

National Planning Policy Framework 2023

National Planning Practice Guidance

National Design Guide 2021

Environment Act 2021

Conservation of Habitats and Species Regulations 2017

Equalities Act 2010

Local Transport Note 1/20 (LTN 1/20) Cycle Infrastructure Design

ODPM Circular 06/2005 – Protected Species

Circular 11/95 (Conditions, Annex A)

5.2 Cambridge Local Plan 2018

Policy 1: The presumption in favour of sustainable development

Policy 2: Spatial strategy for the location of employment development

Policy 3: Spatial strategy for the location of residential development

Policy 35: Human health and quality of life

Policy 36: Air quality, odour and dust

Policy 55: Responding to context

Policy 56: Creating successful places

Policy 58: Altering and extending existing buildings

Policy 66: Paving over front gardens

Policy 80: Supporting sustainable access to development

Policy 81: Mitigating the transport impact of development

Policy 82: Parking management

5.3 Supplementary Planning Documents

Biodiversity SPD – Adopted February 2022

Sustainable Design and Construction SPD – Adopted January 2020

Cambridgeshire Flood and Water SPD – Adopted November 2016

6.0 Consultations

6.1 County Highways Development Management – No Objection

6.2 No objection. No conditions recommended.

6.3 Environmental Health – No Objection

6.4 No objection. No conditions recommended.

7.0 Third Party Representations

7.1 4 representations have been received.

7.2 Those in objection have raised the following issues:

- Character
- Residential amenity impact (noise and disturbance and odour)
- Waste
- Artificial Chemicals
- Construction impacts
- Construction impacts of extant permission
- Highway safety
- Car parking and parking stress
- Limited Public Transport
- Cycle parking provision
- Impact on biodiversity
- Future changes of use
- Extensions beyond what was permitted

7.3 The above representations are a summary of the comments that have been received. Full details of the representations are available on the Council's website.

8.0 Assessment

8.1 Design, Layout, Scale and Landscaping

8.2 Policies 55, 56, 57, 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 A permission was approved, and is currently being built out, for a single storey front extension and the conversion of the internal garage to an office. The office was connected to the dwelling house and was for personal use and therefore the use of the building is still C3 use and is not considered to be within Class E use.

8.4 The applicant seeks to convert a single room within the existing dwellinghouse from a home office to run a beauty business. The use of the room would require minimal machinery and would be located in a room which was converted from the former garage. To allow for access, independent from the dwelling, it is proposed to alter the frontage from a window to incorporate a door with glazed side panels to allow for sufficient

daylight. This is considered an acceptable alteration and would not harm the character and appearance of the street-scene.

- 8.5 The proposal would still have internal connections to the dwelling house. Considering the scale of the proposed use, in relation to that of the existing residential unit, as well as its location in a predominantly residential area, officers deem that it would remain physically and functionally linked to the main Class C3 use.
- 8.6 It is recommended that a condition is applied to the application to ensure that the business is linked to the occupation of the dwelling in order to safeguard residential amenity.
- 8.7 Furthermore, a condition is recommended to limit activities related to the beauty salon anywhere on site other than the rooms set out on the proposed ground floor plans (Beauty Room, Utility Room and Shower Room) to ensure that the host dwelling retains a satisfactory level of amenity for future occupiers. The use of the business shall be solely used as a beauty salon and for no other purposes.
- 8.8 The proposal is compliant with Policies 55 and 58 of the Cambridge Local Plan (2018).

8.9 Car Parking, Highway Safety and Transport Impacts

- 8.10 The application site has off street parking to the front of the dwelling house for up to three cars. Given the limited nature of the internal layout of the building, and number of staff and clients at any time, it is not considered that the proposal would give rise to a significantly harmful level of movements to and from the site and parking provision for the ongoing residential and commercial use is appropriate.
- 8.11 The application has been subject to formal consultation with Cambridgeshire County Council's Local Highways Authority, who raise no objection to the proposal and have not recommended any conditions.
- 8.12 Given the nature of the development, the proposal accords with the objectives of policy 80, 81 and 82 of the Local Plan and is compliant with NPPF advice.

8.13 Cycle Parking

Policy 82 of the Cambridge Local Plan (2018) requires new developments to comply with the cycle parking standards, which is silent in respect of this form of mixed use.

- 8.14 The applicants set out that bicycles are currently stored under the stairs cupboard but to improve the availability of spaces, 3no. Sheffield stands will be provided to the front of the house. This will allow space for customer cycles and additionally if any family members arrive home while a beauty

treatment is taking place they can lock their bike to the Sheffield stand and return it to the cycle cupboard in the evening once the beauty room is no longer in use.

8.15 Coldhams lane is a busy residential street providing ample natural security. Given that the internal area of the space to be converted is 17sq metres, it is considered that the cycle provision would be acceptable. A condition is recommended to ensure that the cycle parking is in place prior to the first use of the business.

8.16 Subject to conditions, the proposal is considered to accord with policy 82 of the Local Plan.

8.17 Amenity

8.18 Policy 35, 50, 52, 53 and 58 seek to preserve the amenity of neighbouring and / or future occupiers in terms of noise and disturbance, overshadowing, overlooking or overbearing and through providing high quality internal and external spaces.

8.19 Neighbouring Properties

8.20 The application is not proposing any further extensions to the property and it is therefore considered that the proposal would not give rise to any residential impact in terms of overbearing, overshadowing or impact on daylight to any neighbouring residential amenity. A window on the front elevation is proposed to be amended to windows and a door, for separate external access to the unit. Given that this is replacing an existing opening and it is fronting Coldhams Lane it is not considered to give rise to any loss of privacy or overlooking to neighbouring properties.

8.21 The proposal would result in a small-scale commercial use of the property, adjacent to other residential properties, for external customers. To prevent expansion into the dwelling conditions are recommended to ensure that the future amenity of the occupiers is protected and to protect the neighbouring amenity by ensuring a functional link is retained to the existing dwelling and removing permitted development rights to change the use of the dwelling to a house of multiple occupation. Additionally, conditions are considered necessary to limit the number of staff members and customers at any one time and the opening hours of the business to ensure that there would be no disturbance regarding noise to the adjacent neighbours with additional comings and goings.

8.22 Construction and Environmental Impacts

8.23 Policy 35 guards against developments leading to significant adverse impacts on health and quality of life from noise and disturbance. Noise and disturbance during construction would be minimized through conditions restricting construction hours and collection hours to protect the amenity of

future occupiers. These conditions are considered reasonable and necessary to impose in the interest of neighbour amenity.

8.24 The Council's Environmental Health team have assessed the application and have raised no objections to the application and have not recommended any further conditions.

8.25 The applicant has advised that the treatments proposed to be offered are not likely to require any additional mechanical ventilation or filtration and the proposed use as a beauty salon is not considered likely to result in any significantly harmful noise or other impacts.

8.26 Officers note comments regarding odour from the unit however, no concerns have been raised by the Environmental Health Team and no external extraction units are proposed. Officers therefore consider, given the scale of the proposal, that this would not give rise to any significant harm to adjacent properties.

8.27 Concerns have been raised regarding the construction impacts of the proposal, and the existing construction impacts linked to the existing scheme. The scheme is, however, relatively small in scale and such impacts are likely to be limited to a temporary period. Whilst there may be impacts arising from construction related activities that would give rise to some harm to the amenity of nearby occupiers, the level of harm would not be significant. The proposal is compliant with Local Plan policy 35.

8.28 Summary

8.29 The proposal adequately respects the amenity of its neighbours and of future occupants and is considered that it is compliant with Cambridge Local Plan (2018) policy 35.

8.30 Third Party Representations

8.31 The remaining third-party representations not addressed in the preceding paragraphs are summarised and responded to in the table below:

| Third Party Comment | Officer Response |
|----------------------------|---|
| Artificial Chemicals | <p>The Environmental Health Officers have assessed the application and have raised no concerns with the part change of use. Additionally, they have not raised any concern with artificial chemicals being used within the site which would lead to any concern.</p> <p>Officers note comments received from third parties regarding the chemicals used causing an impact to the local biodiversity. The proposal would not have an external extract and would have minimal products which would impact local wildlife.</p> |

| | |
|--------------------------------------|--|
| | |
| Future changes of use | Officers are only able to assess the application submitted to the Local Planning Authority. Any future changes of use would be required to be submitted to the Local Authority and would undergo a consultation period and assessment on its own merits. |
| Extensions beyond what was permitted | Officers are assessing the proposal submitted. The proposed plans have not extended the footprint of what has been previously permitted. Officers have responded to the third party comments requesting that the allegations are referred to the Compliance Team via the portal which would be looked into subsequently. If third parties have concerns with further extensions these would be required to be raised with the Compliance Team. |

8.32 Other Matters

8.33 Bins

8.34 Currently the waste bins are stored to the front of the property as there is no access to the rear of the property. A condition is recommended to ensure that sufficient waste bins are provided and stored to the front of the property in a secure manner.

8.35 Planning Balance

8.36 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).

8.37 Summary of harm

8.38 The proposal would introduce a commercial space into a predominantly residential area of the city which would provide additional comings and goings. As set out within the assessment, given the size of the unit, this would provide minimal impact on the neighbouring properties.

8.39 Summary of benefits

8.40 The proposal would achieve a small independent beauty salon unit. Officers recommend conditions to ensure that the residential amenity of the neighbouring properties are protected.

8.41 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for approval

9.0 Recommendation

9.1 Approve subject to:

-The planning conditions as set out below with minor amendments to the conditions as drafted delegated to officers.

10.0 Planning Conditions

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

Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

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

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

- 3 The beauty salon use shall retain its physical and functional links to the host property 246 Coldham's Lane as shown on the approved plans. Residential occupation of 246 Coldhams Lane shall at all times require a person(s) involved in directly running the beauty salon business to be living on site. At no time shall the Beauty Salon business operate independently to the occupation of the host property 246 Coldhams Lane.

Reason: To ensure the beauty use remains ancillary to the residential occupation of the host property and to protect residential amenity (Cambridge Local Plan 2018 policy 35).

- 4 The beauty salon use shall not take place anywhere on the site except within the rooms labelled as Beauty Room, Utility Room and Shower Room on the drawing DTP246/2D (Plan and elevation as proposed)

Reason: To minimise disturbance to adjoining occupiers and to clarify the terms of the permission (Cambridge Local Plan 2018 policy 35).

- 5 Three Sheffield hoops shall be provided to the front of the site prior to the first use of the business and shall be retained thereafter.

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

- 6 The proposed business hereby approved shall not be open to members of the public outside the hours 6pm to 9am Monday - Saturday and at no time on a Sunday or Bank Holiday.

Reason: In the interests of amenity (Cambridge Local Plan 2018, policy 35).

- 7 There shall be no more than two members of staff, and no more than 2 customers attending the business at any one time:

Reason: In the interests of amenity (Cambridge Local Plan 2018, policy 35).

- 8: Notwithstanding the provisions of Schedule 2, Part 3, Class L of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that order with or without modification), the change of use from a use falling within Class C3 (dwellinghouse) of the Schedule to the Use Classes Order, to a use falling within Class C4 (houses in multiple occupation) of that schedule shall not be allowed without the granting of specific planning permission.

Reason: In the interests of protecting residential amenity of future occupiers (Cambridge Local Plan policy 35).



| | |
|-------------------------------------|--|
| Planning Committee Date | 6 November 2024 |
| Report to | Cambridge City Council Planning Committee |
| Lead Officer | Joint Director of Planning and Economic Development |
| Reference | 24/00962/FUL |
| Site | Plots 312 and 313, Parcel BDW5/6, Darwin Green 1, Land between Huntingdon Road and Histon Road, Cambridge |
| Ward / Parish | Castle |
| Proposal | Amendments to Plots 312 and 313 and the parking for plots 314 and 315 of Darwin Green parcel 5/6 |
| Applicant | BDW Eastern Counties |
| Presenting Officer | Charlotte Burton |
| Reason Reported to Committee | Third party representations have been received which are contrary to the officer recommendation of approval. |
| Member Site Visit Date | N/A |
| Key Issues | <ol style="list-style-type: none">1. Impact on residential amenity of neighbouring properties2. Proposed site levels3. Impact on existing hedge boundary |
| Recommendation | APPROVE subject to conditions and Unilateral Undertaking |

1.0 Executive Summary

- 1.1 The application seeks approval for amendments to Plots 312 and 313 and the parking for plots 314 and 315 as approved by the reserved matters consent for parcel BDW5/6 on the Darwin Green 1 development. This is to address a condition on the reserved matters consent which required alternative elevations to be submitted for Plot 312 in the interests of protecting the residential amenity of existing neighbouring properties at Cavesson Court.
- 1.2 The current application makes further changes to the layout of Plots 312 and the adjacent Plot 313 to improve the relationship with neighbouring properties. The plots have been moved further from the boundary and Plot 313 has been reorientated. This has associated implications for the landscape and parking arrangements. During the course of the application, further improvements were made to the scheme to provide cycle parking to the front of the buildings in a split-store approach.
- 1.3 Third party representations have requested further information on the proposed site levels and the proposals for the future maintenance of the existing hedge along the boundary. These have been addressed during the course of the application and are discussed in the report.
- 1.4 The proposal would achieve high quality development in terms of urban design and landscaping, and would meet sustainability targets for carbon reduction and water efficiency. The proposed dwellings would provide accessible homes compliant with Building Regulations requirement part M4(2). Mitigation measures would be secured by conditions to protect residential amenity, existing trees and hedges, and ecology during construction.
- 1.5 The reserved matters consent for the BDW5/6 parcel was determined by the Joint Development Control Committee (JDCC) in December 2021. The relevant planning condition was added to the recommendation by the JDCC. The current application is for minor development and therefore does not fall within the remit of the JDCC under the Terms of Reference. Hence, the application falls within the remit of the Planning Committee and has been referred in accordance with the Scheme of Delegation due to third party representations contrary to the officer recommendation.
- 1.6 Officers recommend that the Planning Committee approve the application subject to planning conditions and a Unilateral Undertaking to link the planning permission to the Section 106 Agreement for the outline planning permission for the Darwin Green 1 development

2.0 Site Description and Context

| | | | |
|-------------------|---|-------------------------|--|
| None-relevant | x | Tree Preservation Order | |
| Conservation Area | | Local Nature Reserve | |

| | | | |
|---|--|-------------------------|---|
| Listed Building | | Flood Zone | 1 |
| Building of Local Interest | | Green Belt | |
| Historic Park and Garden | | Protected Open Space | |
| Scheduled Ancient Monument | | Controlled Parking Zone | |
| Local Neighbourhood and District Centre | | Article 4 Direction | |

*X indicates relevance

- 2.1 The site comprises the land area for plots 312 and 313 as well as the adjacent areas of car parking (including also for plots 314 and 315) and landscaping. These plots are located on the south eastern boundary of the BDW5/6 parcel and the Darwin Green 1 site. The red line area of the application site includes access from the public highway (Histon Road) along the approved primary road. The site area as stated on the application form is 0.87 hectares.
- 2.2 The BDW5/6 parcel is a residential area (including open and play spaces) within the wider Darwin Green 1 development which has outline planning permission for up to approximately 1,500 homes, a local centre, amenities and open space. The development is currently under construction and earlier phases have been occupied for some time. Construction of the BDW5/6 parcel is underway in two phases with the northern phase currently being constructed.
- 2.3 To the north of the site are allotments within the BDW5/6 parcel. To the south is the green corridor including pedestrian and cycle links, drainage infrastructure, play spaces and landscaping, which was approved under the infrastructure reserved matters consent. To the west of the site are terraced dwellings fronting the corridor.
- 2.4 To the east are existing neighbouring properties at Cavesson Court. This is a residential cul-de-sac. Immediately adjacent to the site and sharing a boundary are numbers 14 and 19 Cavesson Court. These are two storey semi-detached dwellings set back with front and rear gardens. Detached single storey garages are situated to the front of the properties.

3.0 The Proposal

- 3.1 The proposed description of development is for amendments to Plots 312 and 313 and the parking for plots 314 and 315 as approved by the reserved matters consent for parcel BDW5/6 on the Darwin Green 1 development.
- 3.2 Plots 312 and 313 are two-and-a-half storey dwellings. One would be 4-bedroom and the other would be 5 bedroom. The same house type is proposed as the approved scheme. The proposal for Plot 312 includes brickwork detailing to address the requirements of the reserved matters condition, as described further in paragraphs 4.2 and 4.3 below.

- 3.3 Compared to the approved scheme, the dwellings have been moved further away from the boundary with existing neighbouring properties and the cul-de-sac has been shifted westwards to allow for longer rear gardens. Plot 313 has been rotated. There have also been some associated changes to the car parking and landscape proposals as a result.
- 3.4 During the course of the application, amendments were submitted to address comments from the Urban Design team with respect to cycle stores which have been provided to the front of the dwellings in a split store arrangement. In addition, additional windows have been proposed to enhance surveillance of parking areas. Further information has been provided on proposed levels.

4.0 Relevant Site History

- 4.1 There is an extensive planning history relating to the Darwin Green 1 development which can be viewed on the public register. The applications that are relevant to the current application are summarised below:

| Reference | Description | Outcome |
|---------------|--|---|
| 07/0003/OUT | Mixed use development comprising up to 1593 dwellings, primary school, community facilities, retail units (use classes A1, A2, A3, A4 and A5) and associated infrastructure including vehicular, pedestrian and cycleway accesses, open space and drainage works. | Approved subject to conditions and S106 Agreement |
| 21/03619/REM | Reserved matters application for fifth and sixth housing phases and Allotment 3 (collectively known as BDW5 and 6) including 410 dwellings and allotments with associated internal roads, car parking, landscaping, amenity and public open space. The reserved matters include access, appearance, landscaping, layout and scale and the related partial discharge of conditions 8, 10, 14, 22, 25, 26, 27, 29, 35 and 58 pursuant to outline approval 07/0003/OUT. | Approved subject to conditions |
| 21/03619/NMA1 | Non Material amendment of reserved matters application 21/03619/REM (Reserved matters application for fifth and sixth housing phases and Allotment 3 (collectively | Approved |

known as BDW5 and 6) including 410 dwellings and allotments with associated internal roads, car parking, landscaping, amenity and public open space. The reserved matters include access, appearance, landscaping, layout and scale and the related partial discharge of conditions 8, 10, 14, 22, 25, 26, 27, 29, 35 and 58 pursuant to outline approval 07/0003/OUT) Addition of substation outside Plot 198

| | | |
|----------------|---|-----------------------------|
| 21/03619/COND6 | Submission of details required by condition 6a (Modification condition (details submitted for plot 197) of reserved matters application | Condition part-discharged |
| 24/00961/FUL | New dwelling (Plot 202) and amendments to plots 202-205 and 209 of Darwin Green parcel 5/6 | Resolution to grant consent |

4.2 The reserved matters approval for the BDW5/6 parcel (21/03619/REM) included the following planning condition which was added to the recommendation by Members of the Joint Development Control Committee when the application was considered in December 2021:

6. Notwithstanding the approved plans, no development above ground level shall take place until revised a) plans and elevations for plots numbers 197 and 312 and b) plans showing the removal of plot 202 are submitted to and approved in writing by the local planning authority.

Reason: To protect the amenity of occupiers of adjoining properties, in accordance with Cambridge Local Plan 2018 policies 56 and 57.

4.3 The current application is relevant to part a of the condition in respect of plot 312. It provides the revised plans and elevations for Plot 312 and proposes further changes to the layout of this plot and the adjacent Plot 313 to address the reason for the condition relating to the residential amenity of adjoining properties.

4.4 The other parts of condition 6 are separate matters.

5.0 Policy

5.1 National

National Planning Policy Framework 2023

National Planning Practice Guidance

National Design Guide 2021

Environment Act 2021

Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

Conservation of Habitats and Species Regulations 2017

Equalities Act 2010

Planning and Compulsory Purchase Act 2004

Local Transport Note 1/20 (LTN 1/20) Cycle Infrastructure Design

Technical Housing Standards – Nationally Described Space Standard (2015)

ODPM Circular 06/2005 – Protected Species

Circular 11/95 (Conditions, Annex A)

5.2 **Cambridge Local Plan 2018**

Policy 1: The presumption in favour of sustainable development

Policy 3: Spatial strategy for the location of residential development

Policy 5: Sustainable transport and infrastructure

Policy 14: Areas of Major Change and Opportunity Areas

Policy 20: Land between Huntingdon Road and Histon Road

Policy 27: Site specific development opportunities

Policy 28: Sustainable design and construction, and water use

Policy 29: Renewable and low carbon energy generation

Policy 30: Energy-efficiency improvements in existing dwellings

Policy 31: Integrated water management and the water cycle

Policy 32: Flood risk

Policy 33: Contaminated land

Policy 34: Light pollution control

Policy 35: Human health and quality of life

Policy 36: Air quality, odour and dust

Policy 42: Connecting new developments to digital infrastructure

Policy 45: Affordable housing and dwelling mix

Policy 50: Residential space standards

Policy 51: Accessible homes

Policy 55: Responding to context

Policy 56: Creating successful places

Policy 57: Designing new buildings

Policy 59: Designing landscape and the public realm

Policy 65: Visual pollution

Policy 68: Open space and recreation provision through new development
Policy 69: Protection of sites of biodiversity and geodiversity importance
Policy 70: Protection of priority species and habitats
Policy 71: Trees
Policy 80: Supporting sustainable access to development
Policy 81: Mitigating the transport impact of development
Policy 82: Parking management
Policy 85: Infrastructure delivery, planning obligations and the Community
Infrastructure Levy

5.3 **Neighbourhood Plan**

N/A

5.4 **Supplementary Planning Documents**

Biodiversity SPD – Adopted February 2022
Sustainable Design and Construction SPD – Adopted January 2020
Cambridgeshire Flood and Water SPD – Adopted November 2016
Health Impact Assessment SPD – Adopted March 2011
Landscape in New Developments SPD – Adopted March 2010
Open Space SPD – Adopted January 2009
Public Art SPD – Adopted January 2009
Trees and Development Sites SPD – Adopted January 2009

5.5 **Other Guidance**

N/A

6.0 **Consultations**

6.1 **County Highways Development Management – No Objection**

6.2 From the perspective of the Highway Authority the proposed amendments to the car parking arrangements for Plots 134 and 315 will not adversely affect the operation of the proposed adopted public highway

6.3 **Lead Local Flood Authority – No Objection**

6.4 The layout changes associated with the redesign of Plots 312 and 313 does not impact the impermeable area for the catchment and remains at 0.070ha as previously proposed. The applicant highlights that there are no proposed changes to the general principles of the surface water drainage network and does not impact upon the approved surface water drainage network designed for the wider BDW 5/6 site.

6.5 Recommend conditions for detailed surface water drainage scheme and construction drainage scheme. Recommend informatives for Ordinary Watercourse Consent, pollution control and construction surface water maintenance.

6.6 Urban Design and Conservation Team – No Objection

6.7 The layout and overall design complements the approved BDW5/6 parcel and build on principles within the wider Darwin Green 1 outline consent and approved Design Code. Building heights are compliant with the approved outline consent parameter plan. Looser grain and more suburban character responds to the guiding design principles of ‘lower density’ character areas. Building arrangements support a legible structure for the wider development.

6.8 Amendments have addressed the request for split cycle store approach to provide a better balance between functionality, convenience, and visual integration, while also reducing visual obstruction from front windows. However, clarification of materials for the walls and roof of the stores is required, and a wall mounted bar rather than a Sheffield hoop within the stores would provide a useable space for two bikes to be stored. Recommend these could be secured by condition.

6.9 Amendments have also addressed the request for further refinements are also required for Plot 313 to introduce windows into the northern gable to create good levels of natural surveillance of the adjacent parking area and to add visual interest to an otherwise blank elevation visible from the public realm.

6.10 Recommend conditions for materials and brick types to match those agreed through the reserved matters consent for BWD5/6 parcel.

6.11 Landscape Officer – No Objection

6.12 No objection to the principle, layout and purpose of the proposals. Very little landscape information has been provided but a marginal increase in street tree planting may be possible to the frontages of the new units. Recommend standard condition for hard and soft landscape details.

6.13 Environmental Health – No Objection

6.14 Required additional information on noise impact assessment for air source heat pumps. Reviewed plan showing the location of air source heat pumps and the noise impact calculations, which are sufficiently low. Recommend a noise compliance condition.

6.15 Contaminated land conditions on the Darwin Green 1 outline consent have been discharged across the wider site. Recommend standard unexpected contamination condition.

6.16 No objection in terms of air quality as the provision of heating and hot water is wholly electric with no combustion emissions to air, and each plot will have an active electric vehicle charging point.

6.17 Recommend standard construction/demolition/delivery hours and piling conditions.

7.0 Third Party Representations

7.1 Representations from the owner/occupiers of 3 properties have been received.

7.2 Those in objection have raised the following issues:

- Residential amenity impact (impacts on overlooking and privacy, enclosure and overbearing)
- Ground raising and site levels (residential amenity and flooding)
- Assessment and impact on and loss of trees/hedges
- Fencing and impact on biodiversity
- Large amount of application documentation
- Flooding
- Ownership of the hedge

7.3 Those neutral comments have cited the following reasons:

- Request removal of permitted development rights for rear extensions

8.0 Member Representations

8.1 N/A

8.2 The above representations are a summary of the comments that have been received. Full details of the representations are available on the Council's website.

9.0 Assessment

9.1 Principle of Development

9.2 The principle of residential development on the site is established by the site allocation for Land between Huntingdon Road and Histon Road (Policy 20 of the Cambridge Local Plan 2018), the Darwin Green 1 outline consent (07/0003/OUT).

9.3 Furthermore, there is a fallback consent for two dwellings on Plots 312 and 313 approved in the reserved matters consent for BDW5/6 parcel (21/03619/REM). This is a material consideration which further supports the principle of two residential units on this site.

9.4 Housing Provision

9.5 Policy 45 of the Cambridge Local Plan requires residential development of 15 units or more to provide a minimum of 40% of affordable housing. The proposed development is for 2 market houses and therefore affordable housing is not required.

- 9.6 Notwithstanding this, the Darwin Green 1 outline consent secures 40% affordable housing across the wider site, including approximately 40% on the BDW5/6 parcel. These plots are market homes in the approved BDW5/6 reserved matters so the current proposal does not affect the overall tenure split.
- 9.7 Policy 45 states developments should include a balanced mix of dwelling sizes, types, and tenures to meet projected future household needs within Cambridge. Whilst not being prescriptive, Policy 45 requires dwelling mix and tenure types to have regard to the different needs for different unit sizes of affordable and market housing.
- 9.8 The Darwin Green 1 outline consent seeks to achieve a balanced housing mix across the whole site. These plots are 4 and 5 bedroom homes in the approved BDW5/6 reserved matters. The current proposal is for the same house types so the current proposal does not affect the overall housing mix.
- 9.9 For these reasons, officers are satisfied that the proposal is acceptable and accords with Policy 45 of the Local Plan and the Greater Cambridge Housing Strategy 2019-2023.
- 9.10 **Design, Layout, Scale and Landscaping**
- 9.11 Policies 55, 56, 57, 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.
- 9.12 The proposed dwellings are arranged around a similar road layout to the approved reserved matters scheme, albeit the cul-de-sac has been moved westwards to allow longer rear gardens for the dwellings adjacent to existing neighbouring properties. Plot 313 has been rotated to front the cul-de-sac rather than the green corridor as per the approved scheme. This is acceptable.
- 9.13 The Design and Access Statement explains how the proposal follows the approved outline Design Code and parameter plans, notwithstanding that strict compliance is not required for this standalone full planning application. The proposal would use the same two-and-a-half storey house types which were assessed to be compliant with the building heights parameter plan in the approved reserved matters. This is acceptable.
- 9.14 In terms of density, the Urban Design team has commented that the domestic height and detached forms proposed create a looser grain and a more suburban character that responds to the guiding design principles of the 'lower density' character areas in the Design Code which this area falls within. The number of dwellings on this site area would be the same as per the approved reserved matters scheme. This is acceptable in design terms.

- 9.15 The proposed arrangement supports a legible structure for the wider development. Plot 312 forms a positive visual terminus to views looking east. Plot 313 has been rotated to front cul-de-sac rather than the green corridor as per the approved scheme. While this arrangement does reduce the frontage and surveillance onto the green corridor to some degree, the proposed orientation does provide surveillance onto the footpath from the cul-de-sac to the corridor and provides some degree of surveillance in oblique views along the corridor. This is acceptable. In addition, during the course of the application, a window was added to the northern side elevation to provide some surveillance of the parking area within the cul-de-sac as requested by the Urban Design team.
- 9.16 Materials for the dwellings are shown in the Design and Access Statement. The dwellings would be light red brick with a red-brown clay roof tile. This is in line with the principles of the approved scheme. The proposed materials are acceptable and a condition is recommended for materials and brick types to match those agreed through the reserved matters consent for BWD5/6 parcel (**condition 15 – materials and brickwork**).
- 9.17 The proposals include textured brickwork on the first floor rear elevation of Plot 312 as required by the condition on the reserved matters consent. This is supported in urban design terms and provides some interest and visual relief to the elevation facing the existing neighbouring property. Textured brickwork is also proposed on the front elevation of Plot 313 which is supported.
- 9.18 Landscape proposals have been submitted including tree planting to soften an area of car parking and enhance the public realm. This is similar to the approved scheme albeit the arrangement has taken account of the amended cul-de-sac layout. The Landscape Officer has recommended a condition for a detailed hard and soft landscaping scheme (**condition 13 – hard and soft landscape**). This advice is accepted. A condition is also recommended for landscaping materials to be the same as those agreed through the reserved matters consent for BWD5/6 parcel (**condition 15**). Standard conditions are also recommended for replacement planting (**condition 14 – landscape replacement**).
- 9.19 Cycle stores are proposed to be located within the front garden wall of each house, with a second cycle store and bin store in the garden. The plans show brick cycle stores with sloped roofs and timber bin stores. While the general arrangement is supported, **condition 16 – cycle stores** is recommended to secure detailed drawings of the bike and bin stores. A separate **condition 17 – green roof** is recommended to ensure any structures with a flat roof (or shallow sloped roof) is a green biodiverse roof.
- 9.20 Overall, the proposed development is a high-quality design that would contribute positively to its surroundings and be appropriately landscaped. Subject to the recommended conditions, the proposal is compliant with Local Plan policies 55, 56, 57, 58 and 59 and the NPPF.
- 9.21 **Trees**

- 9.22 Policy 59 and 71 seeks to preserve, protect and enhance existing trees and hedges that have amenity value and contribute to the quality and character of the area and provide sufficient space for trees and other vegetation to mature. Paragraph 136 of the NPPF seeks for existing trees to be retained wherever possible.
- 9.23 During the course of the application, a tree survey, arboricultural implications assessment (AIA), arboricultural method statement (AMS) and tree protection plan (TPP) were submitted. The tree survey identified mixed species and Hawthorn groups, individual Hawthorns and a Yew specimen in the hedging along the boundary. The proposed fence posts would encroach into the root protection area of the hedging, requiring hand excavation would be carried out in these areas. Some parts of the hedge would also need to be cut back by approximately 1 metre to provide sufficient clearance for the installation of the fence. Further minor pruning is also proposed to re-shape and remove brambles, as the hedge has not been recently maintained. The Yew tree would not be affected. This is acceptable and **condition 10 – tree protection** is recommended to secure compliance with these details.
- 9.24 Regarding ongoing management and maintenance of the hedging, this would be the responsibility of the future occupiers of Plots 312 and 313. The landscape proposals show a 1.2 metre high post and rail fence with galvanised wire mesh attached on the hedge side (leaving a 130mm gap at the base for animal access to the hedge). This is acceptable and a similar arrangement for hedges in the wider BDW5/6 parcel and the reserved matter consent fallback situation.
- 9.25 During the course of the application, the developer offered to transfer ownership of the hedge to the relevant residents and to include a commitment to this within the Unilateral Undertaking. Officers recognise that this could provide a potential benefit to residents, however do not consider such an obligation would meet the relevant tests set out in the in regulation 122 of the Community Infrastructure Levy Regulations 2010 (as amended by the 2011 and 2019 Regulations). The relevant tests are described in paragraph 9.103 of this report. The transfer of ownership is not considered necessary for the ongoing management and maintenance of the hedge as the proposed arrangements for the future occupiers of the proposed dwellings is considered acceptable for the reasons given in the paragraph above. Therefore, the obligation is not necessary to make the development acceptable in planning terms and fails to meet the relevant tests. Nonetheless, the applicant could still offer to transfer ownership separate from the current planning application.
- 9.26 For these reasons, subject to the recommended conditions, the proposal would accord with Policies 59 and 71 of the Local Plan.
- 9.27 **Carbon Reduction and Sustainable Design**
- 9.28 The Council's Sustainable Design and Construction SPD (2020) sets out a framework for proposals to demonstrate they have been designed to minimise

their carbon footprint, energy and water consumption and to ensure they are capable of responding to climate change.

- 9.29 Policy 28 of the Local Plan states development should take the available opportunities to integrate the principles of sustainable design and construction into the design of proposals, including issues such as climate change adaptation, carbon reduction and water management. The same policy requires new residential developments to achieve as a minimum water efficiency to 110 litres pp per day and a 44% on site reduction of regulated carbon relative to Part L 2006 (equating to a 19% reduction compared to 2013 Building Regulations Part L).
- 9.30 Policy 29 of the Local Plan supports proposals which involve the provision of renewable and / or low carbon generation provided adverse impacts on the environment have been minimised as far as possible.
- 9.31 The application is supported by a Sustainability Statement. The proposed plots are designed to achieve carbon emissions in line with Future Homes Standard through the adoption of good fabric performance and employment of low and zero carbon technologies including air source heat pumps. The proposed dwellings exceed the planning policy requirement of 19% reduction in carbon emissions beyond Part L 2013 by being designed to comply with Future Homes Standard, which represents a 75% reduction in carbon emissions beyond Part L 2013. The use of smart meters will provide occupiers with real time data to manage their energy consumption. This is supported.
- 9.32 The Sustainability Statement confirms the following renewable energy technologies are proposed: photovoltaic panels, decentralised mechanism extract ventilation, waste water heat recovery and air source heat pumps to meet the Future Homes Standard. Hot water cylinders and distribution pipework will have high levels of insulation. Lighting provision will be from LED low energy fittings. Smart meters will be installed on all properties. This supported. A standard condition is recommended to ensure these technologies are implemented (**condition 19 – implementation of carbon reduction technologies**).
- 9.33 Water efficiency has been reviewed as part of the design process and the Sustainability Statement confirms a Building Regulations Part G compliant specification will be adopted, resulting in the higher standard (lower water use) of 110 litres/person/day. This is supported. A standard condition is recommended to ensure water efficiency measures are implemented in accordance with the optional requirement as set out in Part G (**condition 20 – water efficiency**).
- 9.34 All homes are dual aspect and two storeys or more, and benefit from private gardens to allow good ventilation. The dwellings are orientated with windows approximately north-west and south-east. Windows are a regular domestic scale without large areas of glazing. For these reasons, it is considered the dwellings would have a low risk of overheating. This is supported.

- 9.35 Subject to the recommended conditions, the applicant has suitably addressed the issue of sustainability and renewable energy and the proposal is in accordance is compliant with Local Plan policies 28 and 29 and the Greater Cambridge Sustainable Design and Construction SPD 2020.
- 9.36 **Biodiversity**
- 9.37 The Environment Act 2021 and the Council's Biodiversity SPD (2022) requires development proposals to deliver a net gain in biodiversity following a mitigation hierarchy which is focused on avoiding ecological harm over minimising, rectifying, reducing and then off-setting. This approach is embedded within the strategic objectives of the Local Plan and Policy 70. This policy states that proposals that harm or disturb populations and habitats should secure achievable mitigation and / or compensatory measures resulting in either no net loss or a net gain of priority habitat and local populations of priority species.
- 9.38 The relevant primary legislation for the statutory framework for biodiversity net gain is principally set out under Schedule 7A (Biodiversity Gain in England) of the Town and Country Planning Act 1990. This legislation was inserted into the 1990 Act by Schedule 14 of the Environment Act 2021 and was amended by the Levelling Up and Regeneration Act 2023. The Biodiversity Gain (Town and Country Planning) (Consequential Amendments) Regulations 2024 made consequential amendments to other parts of the 1990 Act. As part of the biodiversity net gain regulations, a number of exemptions were included and subject to The Biodiversity Gain Requirements (Exemptions) Regulations 2024 which prescribe exemptions for categories of development to which biodiversity net gain does not apply.
- 9.39 One of the exemptions includes 'Temporary exemption for small developments'. The biodiversity gain planning condition does not apply in relation to planning permission for small development where the application for planning permission for small development was made before 2nd April 2024, among other exemptions. "Small development" means development which is not major development within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015(1). The current application is for 5 dwellings on a site less than 1 hectare and the application was received by the local planning authority on 13 March 2024. Therefore the application falls within the exemptions in The Biodiversity Gain Requirements (Exemptions) Regulations 2024 and biodiversity net gain does not apply.
- 9.40 Notwithstanding this, an Ecological Assessment has been submitted with the application, which explains the applicant's approach to ecological enhancements. The report is based on ecological surveys undertaken in 2021 for the reserved matters application for the wider BDW 5/6 parcel. It describes the majority of the site as unmanaged ruderal/ephermeral vegetation on previous arable cropland considered to be of negligible ecological importance. The proposed landscape enhancements within the

site, include tree planting, hedgerows and new residential gardens. Furthermore, the applicant proposes bat and bird boxes on both plots, hedgehog holes in all fencing within new residential gardens, and two insect hotels. These are expected to deliver a net gain in biodiversity. This is supported and **condition 12 – ecological enhancements** is recommended to secure implementation of these measures.

- 9.41 It is important to highlight that the current application site is within the wider BDW5/6 parcel for which an Ecological Conservation and Management Plan (ECMP) has been approved, demonstrating compliance with the aims and objectives of the approved Site Wide Ecological Conservation Management Plan under the outline planning consent. This includes ecological enhancements on the wider site near to the boundaries of the current application. For example, drainage ditches across the wider BDW5/6 site are being retained and enhanced as part of the development, including additional planting of aquatic and marginal species and seeding of the banks to continue to provide shelter and foraging opportunities for species.
- 9.42 During construction, measures will be put in place to protect species and habitats. A Construction Ecological Management Plan (CEcMP) has been approved as part of the planning conditions for the wider BDW5/6 site. The Ecological Assessment explains that this will be adhered to on the current planning application site. **Condition 11 – ecological conservation management plan** is recommended to secure this.
- 9.43 Subject to these conditions, officers are satisfied that the proposed development would not result in adverse harm to protected habitats, protected species or priority species and would achieve ecological enhancements. Taking the above into account, the proposal is compliant with Policies 57, 69 and 70 of the Cambridge Local Plan (2018).
- 9.44 **Water Management and Flood Risk**
- 9.45 Policies 31 and 32 of the Local Plan require developments to have appropriate sustainable foul and surface water drainage systems and minimise flood risk. Paras. 159 – 169 of the NPPF are relevant.
- 9.46 The site is in Flood Zone 1 and is therefore considered at low risk of flooding.
- 9.47 The applicants have submitted a Surface Water Drainage Note which explains how the proposed development relates to the approved drainage network for Darwin Green 1 and the approved drainage scheme for the wider BDW5/6 parcel.
- 9.48 The Note explains that the proposed layout has not impacted on the amount of impermeable area in comparison with the approved BDW5/6 site plan. It concludes that there is sufficient drainage capacity within the approved surface water drainage network for the wider BDW 5/6 parcel. Also, that there are no proposed changes to the sewers or general principles of the surface water drainage network as a result of the proposed layout.

- 9.49 In terms of foul water capacity, the report explains that the number of plots and associated foul flows from the application area have not changed, therefore there is sufficient capacity within the approved foul network to accommodate foul flows from the redesigned plots.
- 9.50 The Local Lead Flood Authority (LLFA) was consulted on the application on the basis that it reviewed the drainage scheme for the wider Darwin Green 1 and BDW5/6 parcel. It supports the conclusions of the Surface Water Drainage Note and raises no objection to the current application. The LLFA has also reviewed the proposed levels and has raised no objections in terms of these being capable of achieving an acceptable detailed drainage scheme. It has recommended conditions for a detailed surface water drainage scheme and construction drainage scheme, and informatives. This advice is accepted.
- 9.51 In conclusion, the applicant has suitably addressed the issues of water management and flood risk, and subject to conditions the proposal is in accordance with Local Plan policies 31 and 32 and NPPF advice.
- 9.52 **Highway Safety and Transport Impacts**
- 9.53 Policy 80 supports developments where access via walking, cycling and public transport are prioritised and is accessible for all. Policy 81 states that developments will only be permitted where they do not have an unacceptable transport impact.
- 9.54 Paragraph 115 of the NPPF advises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 9.55 The transport impacts have been assessed through the Darwin Green 1 outline application and the previous reserved matters application for parcel BDW5/6. The proposal would not increase the number of dwellings above the outline approval for Darwin Green 1.
- 9.56 The Highway Authority has advised that the proposed car parking layout would not have an unacceptable impact on the proposed adopted highway and has not objected to the proposal on highway safety grounds.
- 9.57 For these reasons, subject to the Unilateral Undertaking, the proposal accords with the objectives of policy 80 and 81 of the Local Plan and is compliant with NPPF advice.
- 9.58 **Cycle and Car Parking Provision**
- 9.59 Cycle Parking

- 9.60 The Cambridge Local Plan (2018) supports development which encourages and prioritises sustainable transport, such as walking, cycling and public transport. Policy 82 of the Cambridge Local Plan (2018) requires new developments to comply with the cycle parking standards as set out within appendix L which for residential development states that one cycle space should be provided per bedroom for dwellings of up to 3 bedrooms, and 3 spaces for 4-bedroom dwellings. These spaces should be located in a purpose-built area at the front of each dwelling and be at least as convenient as car parking provision.
- 9.61 In addition to this, the Darwin Green 1 outline consent and approved Design Code requires a higher number of cycle parking spaces than the adopted Local Plan policy. It requires 1 space per bedroom for dwellings up to 3 bedrooms, and 4 spaces per dwelling for 4 or 5 bedroom dwellings (rather than 3 spaces in the adopted standards).
- 9.62 During the course of the application, amendments were submitted to provide a split store arrangement with each dwelling having a store to the front and within the rear garden. This is consistent with stores approved on parcels BDW3 and BDW4. The stores provide space for two bikes in each (four in total for each dwelling), as shown on the revised site ground floor plan. This meets the requirements of the Design Code and exceeds the adopted standards.
- 9.63 As set out in the Design, Layout, Scale and Landscaping section above, conditions are recommended to secure further details of the design of the stores. A Sheffield hoop is shown within each store to provide secure storage, however the Urban Design Team has recommended this is replaced by a wall mounted bar which would be more convenient.
- 9.64 Subject to the recommendation of conditions as described above, the proposed cycle store provision is acceptable in accordance with policy 82 of the Local Plan.
- 9.65 Car parking
- 9.66 Policy 82 of the Cambridge Local Plan (2018) requires new developments to comply with, and not exceed, the maximum car parking standards as set out within appendix L. Outside of the Controlled Parking Zone the maximum standard is no more than 1.5 spaces per dwelling for up to 2 bedrooms and no less than a mean of 0.5 spaces per dwelling up to a maximum of 2 spaces per dwelling for 3 or more bedrooms.
- 9.67 The proposed development provides two car parking spaces for each dwelling. This is compliant with the adopted standards in policy 82.
- 9.68 In addition to the adopted standards, the Darwin Green 1 outline consent restricts the total number of residential parking spaces for the Darwin Green development (2,389 spaces) and this cap has not been reached (a total of 2,224 residential spaces have been approved). While this condition does not

apply to the current full application, it is worth noting that the proposal would not exceed the total number of spaces approved on Darwin Green 1.

- 9.69 The Council strongly supports contributions to and provision for car clubs at new developments to help reduce the need for private car parking. Car club spaces are secured in the Darwin Green 1 outline consent.
- 9.70 The applicant proposes to install one electric vehicle (EV) charge point for each dwelling. This exceeds the standards set out in the Greater Cambridge Sustainable Design and Construction SPD and is supported. **Condition 26 – electric vehicle charging** is recommended to secure this.
- 9.71 Subject to conditions, the proposal is considered to accord with Policy 82 of the Local Plan and the Greater Cambridge Sustainable Design and Construction SPD.
- 9.72 **Amenity**
- 9.73 Policy 35, 50, 52, 53 and 58 seek to preserve the amenity of neighbouring and / or future occupiers in terms of noise and disturbance, overshadowing, overlooking or overbearing and through providing high quality internal and external spaces.
- 9.74 Neighbouring Properties
- 9.75 The nearest existing residential properties are numbers 14 and 19 Cavesson Court. These are semi-detached properties attached to numbers 12 and 17 Cavesson Court respectively. Each property has one first floor window on the side elevation facing towards the site, windows on the front elevation, and front and rear gardens. There are detached garages between the two properties.
- 9.76 The reserved matters approval which includes Plots 312 and 313 is a fallback scenario which the applicant could implement in the event that the current planning application is not approved, and is a material consideration. The current proposal seeks to improve the relationship between Plots 312 and 313 and the neighbouring properties. Condition 6 on the reserved matters consent requires revised elevations to be submitted for plots 312 to reduce the overbearing impact on neighbouring properties. The current proposal seeks to make further changes to the layout of the approved plots, to further reduce the impact on neighbouring residential amenity. This approach from the applicant is welcomed by officers in principle.
- 9.77 Compared to the approved reserved matters, the proposed Plot 312 would be approximately 2 metres further away from the boundary with number 14 Cavesson Court. The rear elevation of the proposed dwelling would be approximately 6.5 metres from the boundary with the front garden of the neighbouring property. The proposed house type would be the same as the approved reserved matters, and does not have windows on the rear elevation except for a roof light. Brickwork detailing has been added to the first floor

rear elevation which addresses the requirements of condition 6 on the reserved matters. A condition is recommended to remove permitted development rights for the insertion of additional first floor windows, roof lights and roof extensions, and rear extensions (**conditions 21, 22 and 23 – removal of permitted development rights**).

- 9.78 The proposed Plot 313 would also be approximately 2 metres further away from the boundary with number 19 Cavesson Court. The rear elevation of the proposed dwelling would be approximately 15.5 metres from the boundary with the side of the neighbouring property. Again, the same house type is proposed as the approved reserved matters, but the plot has been rotated so that the rear elevation (rather than the side elevation) faces towards number 19 Cavesson Court. There are two first floor windows on the rear elevation which are obscure glazed, and four roof lights. Again, **conditions 21, 22, and 23 - removal of permitted development rights** are recommended to remove permitted development rights for the insertion of additional first floor windows, roof lights and roof extensions. A further **condition 24 – obscure glazing** is recommended to ensure the obscure glazing is implemented.
- 9.79 Third party representations have raised concerns about site levels and the impact of potential ground raising in this location. During the course of the application, a plan showing proposed site and finished floor levels (FFL) was submitted. The applicant confirmed that the ground level at the boundary with existing neighbouring properties would remain the same as existing, but the proposed gardens would have a slight gradient increasing away from the boundary. The proposed levels adjacent to the rear of Plot 312 would be 13.600 compared to existing levels 13.44. The proposed FFL would be similar to the reserved matters approval as show in the table below for comparison. This is acceptable in terms of residential amenity, especially when combined with the increase in distance to the boundary.

| Plot No. | Approved FFL | Proposed FFL | Difference + / - |
|----------|--------------|--------------|------------------|
| 312 | 13.656 | 13.750 | +0.094 |
| 313 | 14.025 | 13.925 | -0.100 |

- 9.80 Subject to this, the current proposal would have an improved relationship with the neighbouring property compared to the approved reserved matters by virtue of the greater separation distance and is acceptable.
- 9.81 The proposal would be acceptable in terms of the relationship between the proposed dwellings and other existing neighbouring properties, also with nearby dwellings on the approved reserved matters scheme.
- 9.82 Future Occupants
- 9.83 Policy 50 of the Cambridge Local Plan (2018) requires all new residential units to meet or exceed the Government’s Technical Housing Standards – Nationally Described Space Standards (2015).

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

| Plot | Number of bedrooms | Number of bed spaces (persons) | Number of storeys | Policy Size requirement (m ²) | Proposed size of unit (m ²) | Difference in size (m ²) |
|------|--------------------|--------------------------------|-------------------|---|---|--------------------------------------|
| 312 | 4 | 6 | 3 | 112 | 118.5 | +6.5 |
| 313 | 5 | 8 | 3 | 134 | 157.6 | +23.6 |

9.85 The proposed dwellings meet the adopted space standards and comply with Policy 50. Furthermore, these house types are the same as in the approved scheme. Therefore the residential amenity of the proposed dwellings would be the same as the fallback situation. This is acceptable.

9.86 Policy 50 of Cambridge Local Plan (2018) states that all new residential units will be expected to have direct access to an area of private amenity space which should be of a shape, size and location to allow effective and practical use of the intended occupiers. The proposed dwellings would have gardens to the rear which would provide appropriate private amenity space for the size of the dwellings. The proposal complies with policy 50.

9.87 Accessibility

9.88 Policy 51 requires all new residential units to be of a size, configuration and internal layout to enable Building Regulations requirement part M4(2) accessible and adaptable dwellings to be met. The Design and Access Statement confirms that all proposed homes would meet the requirement part M4(2). Officers consider that the layout and configuration enables inclusive access and future proofing. The proposal complies with policy 51.

9.89 Noise

9.90 The application proposes air source heat pumps for each dwelling. During the course of the application, a plan showing the location of air source heat pumps close to the rear of the dwellings and a noise impact assessment were submitted. The Environmental Health team have reviewed this information and advised that the air source heat pumps have been located to maximise separation from the existing properties off site at Martingale Close and those within the Darwin Green development. The consultee has raised no objection and recommends **condition 18 – air source heat pumps compliance** to ensure implementation of the mitigation measures set out in the applicant's noise impact assessment. This advice is accepted. Subject to these conditions, the proposal is acceptable.

9.91 Construction and Environmental Impacts

9.92 Policy 35 guards against developments leading to significant adverse impacts on health and quality of life from noise and disturbance. Noise and

disturbance during construction would be minimized through conditions restricting construction hours and collection hours to protect the amenity of future occupiers. These conditions are considered reasonable and necessary to impose.

- 9.93 The Council’s Environmental Health team has assessed the application and recommended standard conditions relating to construction impacts (**conditions 3, 4, 6 and 7**). This advice is accepted. An additional condition is recommended to secure compliance with the construction mitigation measures approved for the wider Darwin Green 1 development and the BDW5/6 reserved matters scheme, namely the Construction Environmental Management Plan (CEMP) and the Construction Method Statement (CMS) (**condition 5**). Subject to these conditions, the proposal is acceptable in accordance with policy 35.
- 9.94 Summary
- 9.95 The proposal adequately respects the amenity of its neighbours and of future occupants and is considered that it is compliant with Cambridge Local Plan (2018) policies 35, 50, 51, 52, 53, 57 and 58.
- 9.96 **Third Party Representations**
- 9.97 The remaining third-party representations not addressed in the preceding paragraphs are summarised and responded to in the table below:

| Third Party Comment | Officer Response |
|--|--|
| Residential amenity impact (impacts on overlooking and privacy, enclosure and overbearing) | This has been addressed in the ‘Amenity’ section of this report. |
| Ground raising and site levels (residential amenity and flooding) | Proposed site levels were submitted during the course of the application. The impact of the proposed FFLs on residential amenity is assessed in paragraph 9.79. The LLFA has reviewed the proposed site levels and has raised no objection. A detailed drainage scheme will be approved under condition 9 – detailed surface water drainage scheme . Wider concerns about compliance with the approved site levels on the BDW5/6 parcel are a separate enforcement matter. |
| Assessment and impact on and loss of trees/hedges | This has been addressed in the ‘Trees’ section of this report. |

| | |
|---|--|
| Fencing and impact on biodiversity | The landscape proposals show a 1.2 metre high post and rail fence with galvanised wire mesh attached on the hedge side leaving a 130mm gap at the base for animal access to the hedge. |
| Large amount of application documentation | Noted. |
| Flooding | This has been addressed in the 'Water Management and Flood Risk' section of this report. Wider concerns about flooding on the BDW5/6 parcel are a separate enforcement matter. |
| Ownership of the hedge | No conclusive evidence has been put to the Council to demonstrate that the applicant does not own all the land within the application site. |

9.98 **Planning Obligations (S106)**

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

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

9.100 Policy 85 states that planning permission for new developments will only be supported/permitted where there are suitable arrangements for the improvement or provision and phasing of infrastructure, services and facilities necessary to make the scheme acceptable in planning terms.

9.101 The applicant has submitted a Unilateral Undertaking to link any planning permission granted for the current application to the Section 106 Agreement for the outline planning permission for the Darwin Green 1 development. This is to ensure that the delivery of the five units proposed would be bound by the terms of the outline Section 106 Agreement. This is particularly important for the housing delivery numbers and meeting the triggers for delivery of infrastructure.

9.102 This is necessary, directly related to the development and fairly and reasonably in scale and kind to the development and therefore the Planning Obligation passes the tests set by the Community Infrastructure Levy Regulations 2010 in accordance with policy 85 of the Cambridge Local Plan (2018).

9.103 The applicant has also offered to transfer ownership of the hedge to the relevant existing neighbouring properties and to make a commitment within the Unilateral Undertaking to offer the land. Officers do not consider this to be necessary to make the development acceptable in terms of the ongoing management and maintenance of the hedge and in terms of residential amenity for the reasons stated in this report. Therefore it fails to meet the tests set by the Community Infrastructure Levy Regulations 2010 and is not included within the Unilateral Undertaking.

9.104 A draft Unilateral Undertaking has been shared with Cambridge City Council and the terms are agreed in principle, subject to agreement of the final wording. The Unilateral Undertaking is also subject to agreement with Cambridgeshire County Council.

9.105 **Other Matters**

9.106 Bins

9.107 Policy 57 requires refuse and recycling to be successfully integrated into the proposals. The proposal includes bin stores within the rear gardens. Recommended **condition 16 – cycle and bin stores** would secure the detail. Subject to this, the proposal complies with policy 57.

10.0 **Planning Balance**

10.1 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).

10.2 Summary of harm

10.3 No harms have been identified.

10.4 Summary of benefits

10.5 The proposal would provide two market homes within the Darwin Green 1 development, which forms part of the strategic housing allocation supported under Policy 20 of the Cambridge Local Plan 2018. Albeit, there would be no net increase in the number of dwellings compared to the approved scheme.

10.6 It would address the condition on the reserved matters consent by providing alternative elevations for Plot 312. It would go further than the requirements of the condition by making wider changes to the position of Plots 312 and the adjacent Plot 313 to improve the relationship with neighbouring properties. This is welcomed in the interests of protecting the residential amenity of existing neighbouring properties at Cavesson Court.

- 10.7 The proposal would achieve high quality development in terms of urban design and landscaping, and would meet sustainability targets for carbon reduction and water efficiency. The proposed dwellings would provide accessible homes compliant with Building Regulations requirement part M4(2). Mitigation measures would be secured by conditions to protect residential amenity, existing trees and hedges, and ecology during construction.
- 10.8 Concerns raised by third party representations about the proposed site levels and the proposals for the future maintenance of the existing hedge along the boundary have been addressed during the course of the application and are discussed in the report.
- 10.9 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for approval subject to conditions.

11.0 Recommendation

11.1 **Approve** application 24/00962/FUL subject to:

- (i) The planning conditions and informatives as set out below with minor amendments to the conditions as drafted delegated to officers to carry through minor amendments to those conditions and informatives (and include others considered appropriate and necessary) prior to the issuing of the planning permission; and.
- (ii) Satisfactory completion of a Unilateral Undertaking to link any planning permission granted for the current application to the Section 106 Agreement for the outline planning permission for the Darwin Green 1 development.

12.0 Planning Conditions

1. Standard time

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. Approved drawings

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. CE16AC – Construction / demolition hours

No construction or demolition work shall be carried out and no plant or power operated machinery 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, , unless otherwise previously agreed in writing with the Local Planning Authority.

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

4. CE17AC – Demolition / construction collections / deliveries

There should 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 unless otherwise previously agreed in writing with the Local Planning Authority.

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

5. CEMP and CMS compliance

Development shall only be carried out in accordance with the Construction Environmental Management Plan (CEMP) approved in writing by the local planning authority as required by condition 51 on the outline consent 07/0003/OUT, and in accordance with the Construction Method Statement (CMS) approved in writing by the local planning authority as required by condition 52 on the outline consent 07/0003/OUT in relation to the reserved matters 21/03619/REM. The approved CEMP and CMS shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

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

6. CE19AS – Piling

In the event of piling, no development shall commence until a method statement detailing the type of piling, mitigation measures and monitoring to protect local residents from noise and/or vibration has been submitted to and approved in writing by the Local Planning Authority. Potential noise and vibration levels at the nearest noise sensitive locations shall assessed 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 statement.

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

7. CE05AS – Unexpected Contamination

If unexpected contamination is encountered during the development works which has not previously been identified, all works shall cease immediately until the Local Planning Authority has been notified in writing. Thereafter, works shall only restart with the written approval of the Local Planning Authority following the submission and approval of a Phase 2 Intrusive Site Investigation Report and a Phase 3 Remediation Strategy specific to the newly discovered contamination.

The development shall thereafter be carried out in accordance with the approved Intrusive Site Investigation Report and Remediation Strategy.

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

8. Construction Surface Water Drainage Scheme

No development, including preparatory works, shall commence until details of measures for how additional surface water run-off from the site will be avoided during the construction works have been submitted to and approved in writing by the Local Planning Authority. The applicant may be required to provide collection, balancing and/or settlement systems for these flows. The approved measures and systems shall be brought into operation before any works to create buildings or hard surfaces commence and shall be retained as such for the duration of the works.

Reason To ensure surface water is managed appropriately during the construction phase of the development, so as not to increase the flood risk to adjacent land/properties or occupied properties within the development itself; recognising that initial works to prepare the site could bring about unacceptable impacts.

9. Detailed Surface Water Drainage Scheme

No laying of services, creation of hard surfaces or erection of a building shall commence until a detailed surface water drainage scheme for the site, based on the Surface Water Drainage Note (Plot 312, BDW 5&6, Darwin Green One) prepared by Woods Hardwick (ref: 18906/SWDN (PLOT 312)) dated March 2023 has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in full accordance with the approved details prior to occupation of the first dwelling and shall be retained as such thereafter.

Reason To prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity (Cambridge Local Plan 2018 policies 31 and 32 and the National Planning Policy Framework).

10. Tree protection

The approved tree protection methodology shall 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.

Reason: To ensure that trees to be retained will be protected from damage during any construction activity, including demolition (Cambridge Local Plan 2018 Policy 71 and Section 197 of the Town and Country Planning Act 1990).

11. Ecological Conservation Management Plan

Development shall only be carried out in accordance with the Construction Ecological Management Plan (CEcMP) approved in writing by the local planning authority as required by condition 2 on the reserved matters consent 21/03619/REM. The approved CEcMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

Reason: To ensure that before any development commences appropriate construction ecological management plan has been agreed to fully conserve and enhance ecological interests, in compliance with Cambridge Local Plan 2018 Policy 57.

12. Ecological Enhancements

Prior to first occupation of the dwellings hereby permitted, the ecological enhancements detailed in the approved Ecological Assessment Issue Number 2 report prepared by Eight Versa Ltd. dated 17 October 2023 shall be fully installed and operational. The ecological enhancements shall be retained as such thereafter.

Reason: To conserve and enhance ecological interests, in line with Cambridge Local Plan 2018 Policy 57.

13. CL01DS Hard and soft landscape

No development above ground level, other than demolition, shall commence until all details of hard and soft landscape works have been submitted to and approved in writing by the local planning authority. The works shall be fully carried out in accordance with the approved details prior to the occupation of

the development, unless an alternative phasing scheme for implementation has otherwise been agreed in writing by the Local Planning Authority.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscaping in accordance with the approved design (Cambridge Local Plan 2018; Policies 55, 57 and 59).

14. CL02BS Landscape replacement

If within a period of 5 years from the date of planting of any trees or shrubs, or 5 years from the commencement of development in respect of any retained trees and shrubs, they are removed, uprooted, destroyed, die or become seriously damaged or diseased, replacement trees and shrubs of the same size and species as originally planted shall be planted at the same place in the next available planting season, or in accordance with any variation agreed in writing by the Local Planning Authority.

Reason: To require replacement trees to be approved, planted and subsequently protected, to ensure continuity of tree cover in the interests of visual amenity (Cambridge Local Plan 2018 Policy 71 and Section 197 of the Town and Country Planning Act 1990).

15. Materials and Brickwork

The materials and brickwork used in the construction of external surfaces on the development hereby permitted (including, for the avoidance of doubt, all dwellings, stores and hard landscaping) shall be the same as those used on the parcel known as BDW5/6 approved by reserved matters consent 21/03619/REM, or shall be in accordance with details that have been submitted to and approved in writing by the local planning authority prior to commencement of development above ground level.

Reason: To ensure the external appearance of the development does not detract from the character and appearance of the area in accordance with Policy 55 of the Cambridge Local Plan 2018.

16. Cycle and bin stores

No development of any cycle and bin stores above ground level shall commence until detailed plans and elevations of the stores, including materials, have been submitted to and approved in writing by the local planning authority. The details shall include the means of providing secure storage and the materials for the external walls and roofs. Development shall be carried out in accordance with the approved details.

Reason: To provide convenient cycle storage for two cycles to promote the use of sustainable transport modes (Cambridge Local Plan 2018 policy 82).

17. Green roof (bin and bike stores)

All cycle and bin stores with a flat roof(s) or a roof pitch below 10 degrees within the development hereby permitted shall be installed with a green biodiverse roof(s). The green biodiverse roof(s) shall be constructed and used in accordance with the details outlined below:

- a) Planted / seeded with a predominant mix of wildflowers which shall contain no more than a maximum of 25% sedum planted on a sub-base being no less than 60 mm thick.
- b) Provide suitable access for maintenance.
- c) Not used as an amenity or sitting out space and only used for essential maintenance, repair or escape in case of emergency.

The green biodiverse roof(s) shall be implemented in full prior to occupation of the dwellings.

Reason: To ensure the development provides the maximum possible provision towards water management and the creation of habitats and valuable areas for biodiversity (Cambridge Local Plan 2018, policy 31).

18. Air Source Heat Pumps Compliance

The Air Source Heat Pumps, associated equipment and specified mitigation hereby approved shall be installed and implemented fully in accordance with the operational noise levels and noise mitigation scheme measures as specified in the submitted *24 Acoustics "Noise Assessment – Technical Report: R10712-2 Rev 0" dated 22 July 2024*.

Reason: In the interests of noise mitigation and the impact on residential amenity (Cambridge Local Plan 2018, policy 35).

19. Implementation of carbon reduction technologies and Future Homes Standards

No dwelling shall be occupied until the approved carbon reduction strategy for that dwelling as set out in the *Sustainability Statement version 1* report prepared by Environmental Economics dated 22 January 2024 has been implemented in full. Any associated renewable and / or low carbon technologies shall thereafter be retained and remain fully operational in accordance with the approved details.

The dwellings hereby approved shall be constructed to the Future Homes Standard. Post-construction assessments demonstrating compliance with the relevant standard shall be submitted to and approved in writing by the local planning authority prior to occupation of the dwelling to which the assessment relates.

Reason: In the interests of reducing carbon dioxide emissions (Cambridge Local Plan 2018, Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

20. Water efficiency (CR10BS)

No dwelling shall be occupied until water efficiency measures for the scheme have been implemented in accordance with the optional requirement as set out in Part G of the Building Regulations, which requires all dwellings to achieve a design standards 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).

21. Removal of permitted development rights (windows)

Notwithstanding the provisions of Article 3 Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no windows, doors or openings of any kind, other than those expressly authorised by this permission, shall be constructed in the rear elevations of Plots 312 and 313 at and above first floor level unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf.

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

22. Removal of Class A permitted development rights (extensions)

Notwithstanding the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that order with or without modification), no enlargement, improvement or other alteration of the dwelling house(s) shall be constructed on Plots 312 and 313 without the granting of specific planning permission.

Reason: In the interests of protecting residential amenity (Cambridge Local Plan 2018 policies 55, 56 and 57).

23. Removal of Class B and C permitted development rights (alterations to roof)

Notwithstanding the provisions of Schedule 2, Part 1, Classes B and C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that order with or without modification), no new windows or dormer windows, additions or alterations to the roof of the dwelling house(s) shall be constructed on Plots 312 and 313 without the granting of specific planning permission.

Reason: In the interests of protecting residential amenity (Cambridge Local Plan 2018 policies 55, 56 and 57).

24. Opaque and fixed windows for all bathroom and ensuites

No dwelling hereby permitted shall be occupied until all windows shown as obscure glazed on the approved drawings have, 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 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: To prevent overlooking of the adjoining properties (Cambridge Local Plan 2018 policies 55, 56 and 57).

25. Curtilages

No dwelling hereby permitted shall be occupied until the curtilage of that dwelling has been fully laid out and finished in accordance with the approved plans. The curtilage shall remain as such thereafter.

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

26. Electric Vehicle Charging

No dwelling shall be occupied until one active electric vehicle charge point for each dwelling has been installed and functioning with a minimum power rating output of 7 kilowatts. The electric vehicle charge points shall be designed and installed in accordance with BS EN 61851 or any superseding standard or Building Regulations.

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 NPPF and policy 36 of the Cambridge Local Plan 2018 and with Cambridge City Council's adopted Air Quality Action Plan 2018.

INFORMATIVES

Unilateral Undertaking

This application is subject to a Unilateral Undertaking dated [insert date].

Environmental Health Conditions

To satisfy and discharge Environmental Health conditions relating to artificial lighting, contaminated land, noise / sound, air quality and odours / fumes, any assessment and mitigation shall be in accordance with the scope, methodologies and requirements of relevant sections of the Greater Cambridge Sustainable Design and Construction SPD, (Adopted January

2020) <https://www.cambridge.gov.uk/greater-cambridge-sustainable-design-and-construction-spd> and in particular section 3.6 - Pollution and the following associated appendices:

- 6: Requirements for Specific Lighting Schemes
- 7: The Development of Potentially Contaminated Sites in Cambridge and South Cambridgeshire: A Developers Guide
- 8: Further technical guidance related to noise pollution

Green Roofs

All green roofs should be designed, constructed and maintained in line with the CIRIA SuDS Manual (C753) and the Green Roof Code (GRO).

Ordinary Watercourse Consent

Constructions or alterations within an ordinary watercourse (temporary or permanent) require consent from the Lead Local Flood Authority under the Land Drainage Act 1991. Ordinary watercourses include every river, drain, stream, ditch, dyke, sewer (other than public sewer) and passage through which water flows that do not form part of Main Rivers (Main Rivers are regulated by the Environment Agency). The applicant should refer to Cambridgeshire County Council's Culvert Policy for further guidance: <https://www.cambridgeshire.gov.uk/asset-library/Cambridgeshires-Culvert-Policy.pdf>

Please note the council does not regulate ordinary watercourses in Internal Drainage Board areas.

Pollution Control

Surface water and groundwater bodies are highly vulnerable to pollution and the impact of construction activities. It is essential that the risk of pollution (particularly during the construction phase) is considered and mitigated appropriately. It is important to remember that flow within the watercourse is likely to vary by season and it could be dry at certain times throughout the year. Dry watercourses should not be overlooked as these watercourses may flow or even flood following heavy rainfall.

Construction Surface Water Maintenance

Prior to final handover of the development, the developer must ensure that appropriate remediation of all surface water drainage infrastructure has taken place, particularly where the permanent drainage infrastructure has been installed early in the construction phase. This may include but is not limited to jetting of all pipes, silt removal and reinstating bed levels. Developers should also ensure that watercourses have been appropriately maintained and remediated, with any obstructions to flows (such as debris, litter and fallen trees) removed, ensuring the condition of the watercourse is better than

initially found. This is irrespective of the proposed method of surface water disposal, particularly if an ordinary watercourse is riparian owned.

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| | |
|-------------------------------------|---|
| Planning Committee Date | 6 th November 2024 |
| Report to | Cambridge City Council Planning Committee |
| Lead Officer | Joint Director of Planning and Economic Development |
| Reference | 24/03157/FUL |
| Site | 27 Hawkins Road |
| Ward / Parish | Kings Hedges |
| Proposal | Erection of a new dwelling along with single storey rear extension attached to No.27 |
| Applicant | UK Kink Estate Ltd |
| Presenting Officer | Rachel Brightwell |
| Reason Reported to Committee | Third party representations |
| Member Site Visit Date | N/A |
| Key Issues | <ol style="list-style-type: none">1. Residential amenity impact2. Car parking and parking stress |
| Recommendation | APPROVE subject to conditions |

1.0 Executive Summary

- 1.1 The application seeks permission for one two bed dwelling attached to No.27 Hawkins Road and a single storey rear extension at No.27.
- 1.2 The existing site comprises of an end of terrace property with a wrap-around garden fronting onto Hawkins Road.
- 1.3 The proposed single storey rear extension is considered to be of a modest scale and design and would read as a subservient addition to the original dwelling house.
- 1.4 Due to the scale, design and materials the proposed dwelling is considered to be in keeping with the character of the terrace and will not have an adverse impact on the character of the surrounding area.
- 1.5 The proposed development has been assessed in relation to overlooking, overshadowing and overbearing impact on neighbouring properties. The proposal is not considered to result in a significant residential amenity harm to neighbouring properties.
- 1.6 There are no highway safety concerns. The proposal will create a car parking space for the existing dwelling, which meets the requirements of policy 82 and Appendix L. The proposed dwelling will be a car free development. Due to the sustainable location of the site and proximity to the city centre, a car free development in this location is considered to be acceptable. Cycle parking is proposed to the front of the new dwelling.
- 1.7 Officers recommend that the Planning Committee approve the application subject to conditions.

2.0 Site Description and Context

| | | | |
|---|---|-------------------------|---|
| None-relevant | x | Tree Preservation Order | |
| Conservation Area | | Local Nature Reserve | |
| Listed Building | | Flood Zone 1 | x |
| Building of Local Interest | | Green Belt | |
| Historic Park and Garden | | Protected Open Space | |
| Scheduled Ancient Monument | | Controlled Parking Zone | |
| Local Neighbourhood and District Centre | | Article 4 Direction | |

*X indicates relevance

- 2.1 27 Hawkins Road is an end of terrace property with a garden that extends from the front of the property, down the northeast side elevation and to the rear.
- 2.2 To the northeast of the site is a green space which separates the terrace to the neighbouring terrace on Jolley Way. To the south of the site there is a terrace of properties which sit perpendicular to the terrace where No.27 is situated. To the west of No.27 are the attached terrace properties which front onto Hawkins Road which is to the north of the site.

3.0 The Proposal

- 3.1 This proposal is for the erection of a new attached dwelling and a single storey rear extension to No.27 Hawkins Road.
- 3.2 The proposed single storey extension at No.27 will extend approximately 3.5m in length and will extend at full width of the property. The proposal will have a pitched roof design that is approximately 2.5m at the eaves and 3.6m at the ridge. The proposed materials are brick to match the existing and metal sheet roofing to match the main roof.
- 3.3 The proposed dwelling will be a two bed three-person occupancy dwelling.
- 3.4 The proposed dwelling will be attached to No.27 on the northeast side elevation, continuing the form and design of the terrace. To the rear a two storey gable projection is proposed that will extend approximately 2.4m in length, the gable end will align to the height of the eaves and ridge of the main dwelling.
- 3.5 The proposed materials are to match the horizontal cladding on the front elevation, existing brick and metal sheet roofing of the existing properties within the terrace.
- 3.6 The proposed dwelling will be a car free development with a cycle store proposed attached to the front elevation.

4.0 Relevant Site History

- 4.1 No site history.

5.0 Policy

5.1 National

National Planning Policy Framework 2023

National Planning Practice Guidance

National Design Guide 2021

Environment Act 2021

Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

Conservation of Habitats and Species Regulations 2017

Equalities Act 2010

Planning and Compulsory Purchase Act 2004

Local Transport Note 1/20 (LTN 1/20) Cycle Infrastructure Design

Technical Housing Standards – Nationally Described Space Standard (2015)

ODPM Circular 06/2005 – Protected Species

Circular 11/95 (Conditions, Annex A)

5.2 Cambridge Local Plan 2018

Policy 1: The presumption in favour of sustainable development

Policy 3: Spatial strategy for the location of residential development

Policy 28: Sustainable design and construction, and water use

Policy 29: Renewable and low carbon energy generation

Policy 30: Energy-efficiency improvements in existing dwellings

Policy 31: Integrated water management and the water cycle

Policy 32: Flood risk

Policy 35: Human health and quality of life

Policy 36: Air quality, odour and dust

Policy 50: Residential space standards

Policy 51: Accessible homes

Policy 52: Protecting garden land and subdivision of dwelling plots

Policy 55: Responding to context

Policy 56: Creating successful places

Policy 57: Designing new buildings

Policy 58: Altering and extending existing buildings

Policy 67: Protection of open space

Policy 69: Protection of sites of biodiversity and geodiversity importance

Policy 81: Mitigating the transport impact of development

Policy 82: Parking management

5.3 Neighbourhood Plan

N/A

5.4 Supplementary Planning Documents

Biodiversity SPD – Adopted February 2022

Sustainable Design and Construction SPD – Adopted January 2020
Cambridgeshire Flood and Water SPD – Adopted November 2016
Health Impact Assessment SPD – Adopted March 2011

6.0 Consultations

6.1 Local Highways Authority – No Objection

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

6.3 Sustainable Drainage Officer – No response

- 6.4 No response received.

6.5 Senior Sustainability Officer – No Objection

- 6.6 Subject to conditions relating to carbon reduction and water efficiency and an informative relating to better than 110 litres/person/day for water demand.

6.7 Landscape Officer – No comments

- 6.8 Landscape Officers do not provide comments on minor applications.

6.9 Ecology Officer – No Objection

Subject to ecological enhancement condition.

6.10 Environmental Health – No Objection

- 6.11 Subject to conditions limiting the hours of demolition and construction works. Have recommended that if the proposed ASHP does not fall within permitted development that a condition is added regarding plant noise.

7.0 Third Party Representations

- 7.1 Two representations have been received.

- 7.2 Those in objection have raised the following issues:

- Residential amenity impact (impacts on daylight, sunlight and enclosure)
- Car parking and parking stress
- Potential use as an HMO

- 7.3 The above representations are a summary of the comments that have been received. Full details of the representations are available on the Council's website.

8.0 Assessment

8.1 Principle of Development

- 8.2 Policy 3 of the Cambridge Local Plan 2018 states that the overall development strategy is to focus the majority of new residential development in and around the urban area of Cambridge, creating strong, sustainable, cohesive and inclusive mixed-use communities. The policy is supportive in principle of new housing development that will contribute towards an identified housing need. The proposal would contribute to housing supply and thus would be compliant with policy 3.
- 8.3 Policy 52 requires proposals for the subdivision of existing residential curtilages to be of a form, height and layout appropriate to the surrounding pattern of development and character of the area whilst retaining sufficient garden space and balancing protecting the amenity and privacy of neighbours with creating high quality functional environments for future occupiers.
- 8.4 The principle of development for a two-bed dwelling within the residential curtilage of No.27 is considered acceptable provided that the proposal meets the requirements of Policy 52 which have been set out throughout this report.
- 8.5 The principle of the development is acceptable and in accordance with policies 3 and 52 of the Local Plan (2018).

8.6 Design, Layout, Scale and Landscaping

- 8.7 Policies 52, 55, 56, 57, 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.
- 8.8 The proposed single storey rear extension cannot be considered under permitted development as the length extends 0.5m further than the length allowed under permitted development. Due to the height at the eaves and ridge, the proposal meets the height requirements of permitted development for a single storey rear extension.
- 8.9 Overall, the proposed single storey rear extension at No.27 is considered to be of a modest scale and design and would read as a subservient addition to the original dwelling house. Given that the proposed materials are to match the existing brick and metal sheet roofing, the proposal is in keeping with the character of the existing dwelling.
- 8.10 The proposed dwelling will be located at the end of the terrace, attached to No.27. The proposal will align to the height of the ridge and eaves of the adjoining dwelling. Due to its scale, massing and design the proposed dwelling will continue the form of the terrace. For this reason, the proposal will not appear out of character within the street scene.

- 8.11 Due to the modest length of the proposed gable rear projection, it will not have a harmful impact on the appearance of the dwelling within the surrounding area, particularly in views from the adjacent green space.
- 8.12 Due to the distance of separation between the properties to the northeast on Jolley Way and to the rear and that the dwelling will be set off the boundary of the site, the proposed dwelling will not appear cramped and contrived within the wider street scene.
- 8.13 The proposed materials are brick to match the existing brick and sheet metal cladding of the existing terrace. The proposal will therefore be in keeping with the character of the existing terrace, therefore will not appear out of character in the surrounding area.
- 8.14 A landscaping condition will be added to ensure that the boundary treatments are suitable, and the development is suitably integrated into the surrounding area.
- 8.15 The cycle store proposed to the front will have a flat roof, the plans show that the roof will be a green roof. Policy 31 of the Cambridge Local Plan requires all flat roofs to be green/biodiverse roofs. A condition will be added to this effect.
- 8.16 The form height and layout of the proposed development is considered to be appropriate to the surrounding pattern of development and the character of the area, therefore complying with criteria a) of policy 52.
- 8.17 Overall, the proposed development is a high-quality design that would contribute positively to its surroundings and be appropriately landscaped. The proposal is compliant with Cambridge Local Plan (2018) policies 52, 55, 56, 57, 58 and 59.

8.18 Amenity

- 8.19 Policy 35, 50, 52 and 58 seek to preserve the amenity of neighbouring and / or future occupiers in terms of noise and disturbance, overshadowing, overlooking or overbearing and through providing high quality internal and external spaces.
- 8.20 Neighbouring Properties
- 8.21 Impact on No.29
- 8.22 Third party representations have raised concerns with the impact of the proposal on the adjoining neighbour, No.29. Concerns have been raised that the proposed single storey extension will have an enclosing impact and will overshadow the rear garden of No.29.
- 8.23 The rear elevations of the terrace are southeast facing. The proposed single storey extension therefore may result in the loss of some morning light to the rear elevation and garden of No.29. However, when

considering the pitched roof design, height at the boundary and that the extension is 3.5m long (an extension of scale 3m can be achieved under permitted development), the additional 0.5m in length is not considered to result in a harmful loss of light to No.29 that is reasonable to warrant refusal.

- 8.24 When considering the pitch of the roof and that the proposal will be approximately 2.5m in height at the boundary the proposal is not considered to have a significantly overbearing impact on No.29. Due to the scale and massing of the proposal and the length of the garden retained, the proposal is not considered to have a harmful enclosing impact on the garden of No.29.
- 8.25 The proposed ground floor window on the rear elevation will not harmfully overlook neighbours.
- 8.26 The proposed two storey rear projection of the new dwelling will be approximately 5.8m from the boundary with No.29. Due to this distance of separation and the modest length of the projection the proposal is not considered to result in an overbearing impact or significant loss of light to No.29.
- 8.27 Impact of Proposed Dwelling on No.27
- 8.28 Given that the proposed single storey extension at No.27 will project approximately 1m further than the rear elevation of the proposed dwelling, the proposed dwelling will not have an overbearing impact or cause a loss of light to No.27.
- 8.29 The two-storey projection will extend approximately 2.4m further than the rear elevation of No.27. The proposal will not obstruct the 45-degree line from the bedroom window on the first floor of No.27. The proposal will obstruct the 45-degree line from the eastern first floor window at No.27, this window serves a bathroom therefore will be obscurely glazed. The proposal therefore will not result in a harmful loss of light to this window. A condition will be added to ensure that the window is obscurely glazed.
- 8.30 When considering the scale, massing and siting of the proposed two storey projection and due to the length of the proposed single storey at No.27, the proposed dwelling will not have an overbearing impact on No.27.
- 8.31 The proposed first floor window will overlook the rear gardens of properties within the terrace and the front garden of No.73. The first-floor window is not considered to harmfully overlook the rear gardens any more so than the existing first floor windows at the other properties within the terrace. Due to the distance of separation between the window and No.73s front garden and when considering that there are no windows located on the side elevation of No.73 the proposed dwelling will not harmfully overlook No.73.

8.32 A window is proposed at first floor level on the northeast side elevation of the proposed dwelling. Given that this window is to serve the landing and will outlook onto the green space it is considered not to harmfully overlook neighbours.

8.33 Impact of No.27 on Proposed Dwelling

8.34 It is considered that the proposed single storey extension by virtue of its scale, massing and siting would not result in a significant amenity impact to the proposed dwelling.

8.35 Future Occupants

8.36 Policy 50 of the Cambridge Local Plan (2018) requires all new residential units to meet or exceed the Government’s Technical Housing Standards – Nationally Described Space Standards (2015).

8.37 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 | 2 | 3 | 2 | 70 | 71 | +1 |

8.38 The proposed dwelling meets the size requirements for a two-bedroom dwelling. Both the bedrooms exceed the space standards.

8.39 Garden Sizes

8.40 Policy 50 of Cambridge Local Plan (2018) states that all new residential units will be expected to have direct access to an area of private amenity space which should be of a shape, size and location to allow effective and practical use of the intended occupiers.

8.41 The rear garden space retained for No.27 will be approximately 53m². The rear garden space for the proposed dwelling will be approximately 50m². The proposed gardens are considered to be sufficient in size to accommodate space for table and chairs, drying washing and circulation space. The proposal therefore is compliant with policy 50 of the Local Plan.

8.42 Policy 51 requires all new residential units to be of a size, configuration and internal layout to enable Building Regulations requirement part M4(2) accessible and adaptable dwellings to be met with 5% of affordable housing in developments of 20 or more self-contained affordable homes meeting Building Regulations requirement part M4(3) wheelchair user dwellings. The Design and Access Statement submitted states the proposal would comply with these standards and therefore, Officers

consider that the layout and configuration enables inclusive access and future proofing.

8.43 Construction and Environmental Impacts

8.44 Policy 35 guards against developments leading to significant adverse impacts on health and quality of life from noise and disturbance. Noise and disturbance during construction would be minimized through conditions restricting construction hours and collection hours to protect the amenity of future occupiers. These conditions are considered reasonable and necessary to impose.

8.45 The Council's Environmental Health team have assessed the application and recommended that conditions are added relating to the hours of demolition and construction works.

8.46 An air source heat pump is proposed in the rear garden of the proposed dwelling which will be sited along the northeast boundary. Given that the air source heat pump will not be located within 1m of the boundary with neighbours it can be installed under permitted development provided that its installation complies with the MCS020 noise standards for heat pumps. A condition will be added to ensure that the air source heat pump meets the standards of permitted development.

8.47 Summary

8.48 The proposal is not considered to have a harmful impact on the amenity and privacy of neighbouring, existing and the proposed property, therefore complying with criteria b) and c) of policy 52.

8.49 The proposal adequately respects the amenity of its neighbours and of future occupants and is considered that it is compliant with Cambridge Local Plan (2018) policies 35, 50, 51, 52, 57 and 58.

8.50 Highway Safety and Transport Impacts

8.51 Policy 80 supports developments where access via walking, cycling and public transport are prioritised and is accessible for all. Policy 81 states that developments will only be permitted where they do not have an unacceptable transport impact.

8.52 Para. 115 of the NPPF advises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

8.53 The application has been subject to formal consultation with Cambridgeshire County Council's Local Highways Authority and Transport Assessment Team, who raise no objection to the proposal.

- 8.54 The proposed dwelling and single storey extension to No.27 are not considered to give rise to any adverse effect upon the Public Highway.
- 8.55 The proposal accords with the objectives of policy 80 and 81 of the Local Plan and is compliant with NPPF advice.
- 8.56 **Cycle and Car Parking Provision**
- 8.57 Cycle Parking
- 8.58 The Cambridge Local Plan (2018) supports development which encourages and prioritises sustainable transport, such as walking, cycling and public transport. Policy 82 of the Cambridge Local Plan (2018) requires new developments to comply with the cycle parking standards as set out within appendix L which for residential development states that one cycle space should be provided per bedroom for dwellings of up to 3 bedrooms. These spaces should be located in a purpose-built area at the front of each dwelling and be at least as convenient as car parking provision. To support the encourage sustainable transport, the provision for cargo and electric bikes should be provided on a proportionate basis.
- 8.59 Cycle storage is proposed to the front of the new dwelling within an enclosed store that is attached to the front elevation. The proposed cycle store is considered to be sufficient in size to accommodate the required quantum of cycles, is covered and the location is considered to be convenient.
- 8.60 The cycle storage for the existing property is located within the rear garden of the property which is accessed from the rear via to the access road. Although the cycle parking is located to the rear of the property it is considered to be in just as a convenient location than the car parking which is also proposed to the rear. The cycle parking is considered to be sufficient in size for the number of spaces required however no details of the enclosure have been provided, a condition will be added to require the details of the cycle parking to be submitted and approved by the LPA.
- 8.61 Car parking
- 8.62 Policy 82 of the Cambridge Local Plan (2018) requires new developments to comply with, and not exceed, the maximum car parking standards as set out within appendix L. Outside of the Controlled Parking Zone the maximum standard is no more than 1.5 spaces per dwelling for up to 2 bedrooms and no less than a mean of 0.5 spaces per dwelling up to a maximum of 2 spaces per dwelling for 3 or more bedrooms. Inside the Controlled Parking Zone the maximum standard is no more than one space per dwelling for any dwelling size. Car-free and car-capped development is supported provided the site is within an easily walkable and cyclable distance to a District Centre or the City Centre, has high public transport accessibility and the car-free status can be realistically enforced by planning obligations and/or on-street controls. The Council

- strongly supports contributions to and provision for car clubs at new developments to help reduce the need for private car parking.
- 8.63 No car parking spaces will be provided for the proposed dwelling.
- 8.64 One car parking space is to be provided for No.27 to the rear of site where the existing garage is currently located. The car parking space will be accessed via the rear access road. There is space within the access road to allow for turning so that vehicles can approach Hawkins Road in a forward gear.
- 8.65 Concerns have been raised that the proposed dwelling may increase the demand for on-street car parking on Hawkins Road and other surrounding streets.
- 8.66 Hawkins Road Way is in close proximity to public transport links to the city centre and the area is equipped for active travel arrangements. For these reasons, the site is considered to be situated within a sustainable location and therefore is not deemed car dependent. When considering that the proposed dwelling has two bedrooms the number of residents will be limited. The proposed dwelling is therefore not considered to cause a significant demand in parking on the surrounding streets.
- 8.67 The Greater Cambridge Sustainable Design and Construction SPD outlines the standards for EV charging at one slow charge point for each dwelling with allocated parking, one slow charge point for every two dwellings with communal parking (at least half of all non-allocated parking spaces) and passive provision for all the remaining car parking spaces to provide capability for increasing provision in the future.
- 8.68 Given that no car parking space will be provided for the proposed dwelling and one space will be provided for the existing dwelling, in this instance it is not considered to be reasonable to require an EV charging point.
- 8.69 The provision for parking for the existing property and proposed property are considered to be adequate and therefore comply with criteria d) of policy 52.
- 8.70 Subject to conditions, the proposal is considered to accord with policy 82 of the Local Plan and the Greater Cambridge Sustainable Design and Construction SPD.
- 8.71 **Water Management and Flood Risk**
- 8.72 Policies 31 and 32 of the Local Plan require developments to have appropriate sustainable foul and surface water drainage systems and minimise flood risk. Paras. 159 – 169 of the NPPF are relevant.
- 8.73 The site is in Flood Zone 1 and is therefore considered at low risk of flooding.

- 8.74 The Drainage Officer has not provided comments on the application, however in this case the proposal is considered acceptable subject to conditions regarding surface and foul water drainage.
- 8.75 Subject to conditions the proposal is in accordance with Local Plan policies 31 and 32 and NPPF advice.
- 8.76 **Carbon Reduction and Sustainable Design**
- 8.77 The Council's Sustainable Design and Construction SPD (2020) sets out a framework for proposals to demonstrate they have been designed to minimise their carbon footprint, energy and water consumption and to ensure they are capable of responding to climate change.
- 8.78 Policy 28 states development should take the available opportunities to integrate the principles of sustainable design and construction into the design of proposals, including issues such as climate change adaptation, carbon reduction and water management. The same policy requires new residential developments to achieve as a minimum water efficiency to 110 litres pp per day and a 44% on site reduction of regulated carbon emissions and for non-residential buildings to achieve full credits for Wat 01 of the BREEAM standard for water efficiency and the minimum requirement associated with BREEAM excellent for carbon emissions.
- 8.79 Policy 29 supports proposals which involve the provision of renewable and / or low carbon generation provided adverse impacts on the environment have been minimised as far as possible.
- 8.80 An air source heat pump is proposed to provide renewable energy source for the proposed dwelling.
- 8.81 The application has been subject to formal consultation with the Council's Sustainability Officer who raises no objection to the proposal subject to conditions relating to carbon reduction technologies and water efficiency.
- 8.82 The applicants have suitably addressed the issue of sustainability and renewable energy and the proposal is in accordance is compliant with Local Plan policies 28 and 29 and the Greater Cambridge Sustainable Design and Construction SPD 2020.
- 8.83 **Biodiversity**
- 8.84 The Environment Act 2021 and the Councils' Biodiversity SPD (2022) requires development proposals to deliver a net gain in biodiversity following a mitigation hierarchy which is focused on avoiding ecological harm over minimising, rectifying, reducing and then off-setting. This approach is embedded within the strategic objectives of the Local Plan and policy 70. Policy 70 states that proposals that harm or disturb populations and habitats should secure achievable mitigation and / or compensatory measures resulting in either no net loss or a net gain of priority habitat and local populations of priority species.

- 8.85 The application has been subject to formal consultation with the Council's Ecology Officer, who raises no objection to the proposal and recommends that an ecological enhancement condition is added.
- 8.86 The impacted qualifying habitat on site does not exceed the size requirement (25sqm) for a Biodiversity Net Gain of 10% to be provided on site. Although, as demonstrated in the small site metric and calculation summary, an uplift will be provided on site which is welcomed. An ecological enhancement condition will be added to enhance the biodiversity of the site.
- 8.87 In consultation with the Council's Ecology Officer, subject to an appropriate condition, officers are satisfied that the proposed development would not result in adverse harm to protected habitats, protected species or priority species and achieve a biodiversity net gain. Taking the above into account, the proposal is compliant with 57, 69 and 70 of the Cambridge Local Plan (2018).
- 8.88 **Other Matters**
- 8.89 Bins
- 8.90 Policy 57 requires refuse and recycling to be successfully integrated into proposals.
- 8.91 The bins are proposed to be stored within the rear gardens of the existing property and the proposed dwelling. Given that the bins for the existing property are currently stored within the garden and the bins can be collected from the rear of the site at the end of the access road, the storage of the bins in the rear garden is considered to a suitable location.
- 8.92 No details of the bin stores have been provided, a condition will be added to ensure that the details are submitted to and approved by the LPA.
- 8.93 **Third Party Representations**
- 8.94 Third party representations have raised concern that the existing dwelling has been used as an HMO and that the proposed dwelling may be used as an HMO. This proposal is not seeking permission for the dwelling to be used as an HMO, this application therefore cannot be assessed on a speculative use.
- 8.95 **Planning Balance**
- 8.96 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).

- 8.97 The proposed development is appropriate for its location and is in keeping with the character of the immediate context.
- 8.98 Whilst the proposed single storey extension may result in minor residential amenity harm to No.29, it is not considered to result in a significant level of harm that is unacceptable in this instance. The proposed dwelling is not considered to cause unacceptable harm to the amenity or living conditions of neighbouring occupiers.
- 8.99 The proposed dwelling meets the space standards set out in Policy 50 and the garden sizes of the proposed dwelling and existing dwelling are considered to be sufficient in size. The proposal will therefore provide sufficient amenity for future occupiers.
- 8.100 Third party representations have also raised concern regarding the proposals impact on the demand in car parking in the surrounding streets. The proposal will create one car parking space for the existing dwelling, which meets the parking requirements in the Local Plan. Due to the sustainable location of site, a car-free development in this location is acceptable and the proposed dwelling is therefore not considered to have a significant impact on the demand in parking. The proposal will comply with cycle parking requirements.
- 8.101 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for approval.

9.0 Recommendation

Approve subject to:

-The planning conditions as set out below with minor amendments to the conditions as drafted delegated to officers.

10.0 Planning Conditions

1 – Time Limit

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- Drawings

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- Ecological enhancement

No development above ground level shall take place until a scheme of ecological enhancement has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the features to be enhanced, recreated and managed for species of local importance both in the course of development and in the future. The scheme 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.

Reason: To conserve and enhance ecological interests. (Cambridge Local Plan 2018 policy 57).

4 – Surface water drainage

No development above ground level, other than demolition, shall commence until a scheme for the provision and implementation of surface water drainage has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details prior to the occupation of any part of the development or in accordance with the implementation programme agreed in writing with the Local Planning Authority.

Reason: To ensure appropriate surface water drainage and to prevent the increased risk of flooding. (Cambridge Local Plan 2018 policies 31 and 32).

5- Foul water drainage

No development above ground level shall commence until a scheme for the provision and implementation of foul water drainage 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 prior to the occupation of any part of the development or in accordance with an implementation programme agreed in writing with the Local Planning Authority.

Reason: To reduce the risk of pollution to the water environment and to ensure a satisfactory method of foul water drainage (Cambridge Local Plan 2018, policies 32 and 33).

6- Carbon reduction and water efficiency

No dwelling shall be occupied until a Carbon Reduction and Water Efficiency Statement, setting out how the proposals meet the requirement for all new dwelling units to achieve reductions as required by the 2021 edition of Part L of the Building Regulations has been submitted to and approved in writing by the local planning authority. The Statement shall demonstrate how this requirement will be met following the energy hierarchy of Be Lean, Be Clean and Be Green. Where on-site renewable, low carbon technologies and water efficiency measures are proposed, the Statement shall include:

- a) A schedule of proposed on-site renewable energy or low carbon technologies, their location and design;
- b) Details of any mitigation measures required to maintain amenity and prevent nuisance;
- c) Details of water efficiency measures to achieve a design standard of water use of no more than 110 litres/person/day.

The approved measures shall be fully implemented prior to the occupation of any approved dwelling(s) or in accordance with a phasing plan otherwise agreed in writing by the local planning authority.

Reason: In the interests of reducing carbon dioxide emissions does not give rise to unacceptable pollution and to make efficient use of water (Cambridge Local Plan 2018, Policies 28, 35 and 36 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

7- Water efficiency

Water efficiency measures for the scheme shall be implemented in accordance with the optional requirement as set out in Part G of the Building Regulations, which requires all dwellings to achieve a design standards 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).

8- Cycle parking details

The development shall not be occupied or the permitted use commenced, until details of facilities for the covered, secure parking of cycles for use in connection with No.27 Hawkins Road 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 of the cycle store. A cycle store proposed with a flat / mono-pitch roof shall include plans providing for a green roof. Any green roof shall be planted / seeded with a predominant mix of wildflowers which shall contain no more than a maximum of 25% sedum planted on a sub-base being no less than 80 millimetres thick. The cycle store and green roof as appropriate shall be provided and planted in full in accordance with the approved details prior to occupation or commencement of use and shall be retained as such.

Reason: To ensure appropriate provision for the secure storage of bicycles, to encourage biodiversity and slow surface water run-off (Cambridge Local Plan 2018 policies 31 and 82).

9 – Bin store details

The development shall not be occupied or the permitted use commenced, until details of secure storage of bins 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 of the bin store. If a flat roof is proposed it is required to be a green/biodiverse roof. Any green roof shall be planted / seeded with a predominant mix of wildflowers which shall contain no more than a maximum of 25% sedum planted on a sub-base being no less than 80 millimetres thick. The bin store and green roofs as appropriate shall be provided and planted in full in accordance with the approved details prior to occupation or commencement of use and shall be retained as such.

Reason: To ensure appropriate provision for the secure storage of bins, to encourage biodiversity and slow surface water run-off (Cambridge Local Plan 2018 policies 31 and 82).

10- M4(2) Accessible dwellings

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)

11- Demolition/construction hours

No construction or demolition work shall be carried out and no plant or power operated machinery 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, , unless otherwise previously agreed in writing with the Local Planning Authority.

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

12 – Green roof

Notwithstanding the approved plans, the flat roof of the cycle store hereby approved, shall be a biodiverse (green) roof(s) and shall be constructed as such prior to occupation. It shall include the following:

- a) access for maintenance
- b) the make-up of the sub-base to be used which may vary in depth from between 80-150mm
- c) Planting/seedling (the seed mix shall be focused on wildflower planting indigenous to the local area and shall contain no more than a maximum of 25% sedum)

The roof(s) shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance/repair or escape in case of emergency.

Reason:

To help mitigate and respond to climate change and to enhance ecological interests. (Cambridge Local Plan 2018 policies 28 and 31)

13- Obscure glazing

The development, hereby permitted, shall not be occupied until the eastern first floor window in the rear elevation of No.27 Hawkins Road 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 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: To prevent overlooking of the adjoining properties (Cambridge Local Plan Policy 58)

14 – Materials

The materials to be used in the external construction of the development, hereby permitted, shall follow the specifications in accordance with the details specified within the approved plans unless otherwise agreed in writing by the Local Planning Authority.

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)).

Informatives

1 - Noise and dust

The applicant should take all relevant precautions to minimise the potential for disturbance to neighbouring residents in terms of noise and dust during the construction phases of development.

This should include the use of water suppression for any stone or brick cutting and advising neighbours in advance of any particularly noisy works.

The granting of this planning permission does not indemnify against statutory nuisance action being taken should substantiated noise or dust complaints be received. For further information please contact the Environment Planning Team.

2- Better than 110

In response to the water scarcity issues that the Cambridge Water revised draft Water Resources Management Plan, September 2023, is seeking to respond to, the Council seeks to encourage all applicants to achieve a design standard of water use of no more than 100 litres/person/day.

3- Air source heat pump

The granting of permission and or any permitted development rights for any Air Source Heat Pump (ASHP) does not indemnify any action that may be required under the Environmental Protection Act 1990 for statutory noise nuisance. Should substantiated noise complaints be received in the future regarding the operation and running of an air source heat pump and it is considered a statutory noise nuisance at neighbouring premises a noise abatement notice will be served. It is likely that noise insulation/attenuation measures such as an acoustic enclosure and/or barrier would need to be installed to the unit in order to reduce noise emissions to an acceptable level. To avoid noise complaints it is recommended that operating sound from the ASHP does not increase the existing background noise levels by more than 3dB (BS 4142 Rating Level - to effectively match the existing background noise level) at the boundary of the development site and should be free from tonal or other noticeable acoustic features.

In addition equipment such as air source heat pumps utilising fans and compressors are liable to emit more noise as the units suffer from natural aging, wear and tear. It is therefore important that the equipment is maintained/serviced satisfactory and any defects remedied to ensure that the noise levels do not increase over time.

The applicant should take all relevant precautions to minimise the potential for disturbance to neighbouring residents in terms of noise and dust during the construction phases of development. This should include the use of water suppression for any stone or brick cutting and advising neighbours in advance of any particularly noisy works.

The granting of this planning permission does not indemnify against statutory nuisance action being taken should substantiated noise or dust complaints be received. For further information please contact the Environment Planning Team.

Background Papers:

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- Cambridge Local Plan 2018
- Cambridge Local Plan SPDs

Greater Cambridge Shared Planning
Cambridge City Council - Appeals for Committee



GREATER CAMBRIDGE
SHARED PLANNING

Appendix 1: Decisions Notified By The Secretary of State

| REFERENCE | SITE ADDRESS | DETAILS | DECISION | DECISION DATE | PLANNING DECISION |
|--|---|--|----------------|---------------|---|
| 23/03317/S73 (APP/Q0505/W/24/3344052) | 50 Burleigh Street Cambridge Cambridgeshire CB1 1DJ | S73 to vary conditions 2 (External Area) and 3 (Hours of operation) of planning permission 18/1491/S73 (Section 73 application to vary condition 4 of permission APP/Q0505/A/07/2052528 (Change of use from retail to Adult Amusement Centre) to extend the opening hours until 11pm Monday to Saturday and until 8pm on Sunday) to vary condition 3 to allow the premises to operate from 9am to 2am on Monday to Saturday and from 11am to 2am on Sunday and to vary condition 2 to restrict the use of the rear of the premises from 8pm to 2am Monday to Sunday, noting that this outdoor space is not in use past 8pm | Appeal Allowed | 23/09/2024 | Refusal of planning permission (Committee Decision (Area/Main)) |
| 23/04247/PRIOR (APP/Q0505/W/24/3345079) | Department Of Works And Pensions Henry Giles House 73 - 79 Chesterton Road Cambridge Cambridgeshire CB4 3AP | Installation of 3no. 5.45m support poles supporting 3no. antenna apertures (1 antenna aperture on each support pole) at 23.85m AGL and 3no. 3.0m support poles supporting 3no. 600mm diameter transmission dishes (1 dish on each support pole) at 21.3m AGL and ancillary development thereto, along with 4no. equipment cabinets at roof level | Appeal Allowed | 22/10/2024 | Refusal of planning permission (Delegated Decision) |

Appendix 2: Appeals received

| REFERENCE | SITE ADDRESS | DETAILS | DATE LODGED |
|--|---|---|-------------|
| 22/05352/FUL (APP/Q0505/W/24/3352632) | Land Rear Of 18 Adams Road Cambridge Cambridgeshire CB3 9AD | Erection of a single dwelling and garage. | 26/09/2024 |
| 24/01837/FUL (APP/Q0505/W/24/3353339) | 558 Newmarket Road Cambridge Cambridgeshire CB5 8LL | Erection of a single storey dwelling, with associated landscaping and off street parking, to the rear of the existing dwelling | 08/10/2024 |
| 24/02869/FUL (3353657) | 1 Daws Close Cambridge Cambridgeshire CB1 9LE | Conversion of existing dwellinghouse to 2 No. three-bedroom residential flats, including the replacement of existing front and rear windows with new windows and a ground floor rear door with a new window and insertion of a new side door on the ground floor. | 13/10/2024 |

Appendix 3a: Local Inquiry dates scheduled

NO RESULTS

Appendix 3b: Informal Hearing dates scheduled

NO RESULTS

Appendix 4: Appeals Awaiting Decision from Inspectorate

| REFERENCE | SITE ADDRESS | DETAILS | REASON |
|--|--|--|---|
| 23/00566/FUL (APP/Q0505/W/23/3324785) | Pavement Outside Y59 Grafton Centre Cambridge CB1 1PS | Installation of a modern, multifunction Hub unit featuring an integral advertisement display and defibrillator | Refusal of planning permission (Delegated Decision) |
| 23/00567/ADV (APP/Q0505/Z/23/3324786) | Pavement Outside Y59 Grafton Centre Cambridge CB1 1PS | Installation of 1no 86 inch LCD screen capable of showing illuminated static displays in sequence. | Refusal of planning permission (Delegated Decision) |
| 23/01694/PIP (APP/Q0505/W/24/3339598) | Land At The Back Of 140 Foster Road Cambridge Cambridgeshire CB2 9JP | Erection of a single storey detached dwelling. | Refusal of planning permission (Delegated Decision) |

| | | | |
|--|--|--|---|
| 23/03993/FUL (APP/Q0505/W/24/3343119) | 87 - 89 Perne Road Cambridge Cambridgeshire CB1 3SB | Demolition of existing buildings at Nos. 87 and 89 followed by a new building containing 6 flats/units to the front and a single flat to the rear along with bike and bin storage. | Refusal of planning permission (Delegated Decision) |
| 23/01706/FUL (APP/Q0505/W/24/3347091) | 27-29 Clayton Hotel Station Road Cambridge Cambridgeshire CB1 2FB | Erection of an extension to the rear of the hotel to provide 37 additional guest rooms plus other associated works. | Refusal of planning permission (Delegated Decision) |
| 23/03568/FUL (APP/Q0505/W/24/3344601) | Orchard House Fendon Close Cambridge Cambridgeshire CB1 7RU | Change of use of building at rear to separate dwelling, dropped kerb to serve new dwelling and associated works, new dropped kerb to Orchard House and installation of a side gate and associated works (retrospective). | Refusal of planning permission (Delegated Decision) |
| 24/00658/FUL (APP/Q0505/W/24/3348170) | 36 Peverel Road Cambridge Cambridgeshire CB5 8RH | Erection of two dwellings and associated works | Refusal of planning permission (Delegated Decision) |

Appendix 5: Appeals Pending Statement

| REFERENCE | SITE ADDRESS | DETAILS | STATEMENT DUE |
|--|--|--|---------------|
| 24/01367/FUL (APP/Q0505/W/24/3349975) | 82 Arbury Road Cambridge Cambridgeshire CB4 2JE | Erection of 1no bungalow to the rear. | 29/10/2024 |
| 23/04054/FUL (APP/Q0505/W/24/3349124) | Land To The Rear Of 6 Friars Close Cambridge Cambridgeshire CB1 9JE | Residential development containing 4 flats, along with access, car parking and associated landscaping. | 29/10/2024 |

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