



# Cambridge City Council Planning

**Date:** Wednesday, 4 December 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 and will be considered in the following order:

- **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 3 - 16)

## Part 1: Major Planning Applications

### 5 24/02948/FUL Land North of Babraham Park and Ride

(Pages 17 - 44)

## Part 2: Minor/Other Planning Applications

6	24/01241/FUL 6-8 Grantchester Road	(Pages 45 - 74)
7	24/01777/FUL Darwin Drive Mosque	(Pages 75 - 92)
8	23/03942/FUL 380 Milton Road	(Pages 93 - 114)
9	24/02836/FUL 26 Foster Road	(Pages 115 - 128)
10	24/01706/FUL 24 Mere Way	(Pages 129 - 148)

## Part 3: General and Enforcement Items

11	Appeals Information	(Pages 149 - 152)
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**Planning Members:** Smart (Chair), Baigent (Vice-Chair), Bennett, Dryden, Gilderdale, Lokhmotova, Porrer, Thornburrow and Todd-Jones

**Alternates:** Flaubert, Griffin, Howard, Nestor and Young

## Information for the public

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- Email: [democratic.services@cambridge.gov.uk](mailto: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](mailto:democratic.services@cambridge.gov.uk) by 12 noon two working days before the meeting.

**PLANNING**

2 October 2024

10.00 am - 5.50 pm

**Present:**

**Planning Committee Members:** Councillors Smart (Chair), Baigent (Vice-Chair), Dryden, Gilderdale, Griffin, Lokhmotova, Thornburrow and Young

Also present Councillors: Divkovic and A. Smith

**Officers:**

Delivery Manager: Toby Williams

Area Team Leader: Michael Sexton

Planning Compliance Manager: Chris Braybrooke

Principal Planner: Charlotte Burton

Principal Planner (CIP and SCIP Projects): Aaron Coe

Principal Planner: Tom Gray

Senior Planner: Dominic Bush

Senior Planner: Melissa Reynolds

Senior Planning Officer: James Truett

Planning Officer: Grace Cherrington

Legal Adviser: Keith Barber

Committee Manager: James Goddard

Meeting Producer: Sarah Steed

**Other Officers Present:**

Consultant: Annemarie deBoom

County Council: Harry Pickford

**FOR THE INFORMATION OF THE COUNCIL****24/91/Plan Apologies**

Apologies were received from Councillor Bennett, Porrer (Councillor Young attended as her Alternate) and Todd-Jones (Councillor Griffin attended as his Alternate).

**24/92/Plan Declarations of Interest**

Name	Item	Interest
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Councillor Baigent	All	Personal: Member of Cambridge Cycling Campaign.
Councillor Gilderdale	24/95/Plan	Personal and Prejudicial: Had previously raised objections to the application as a Ward Councillor. Withdrew from its determination and did not vote.
Councillor Young	24/96/Plan	Personal: Had general discussion with residents about the application as a Ward Councillor. Discretion unfettered.
Councillor Baigent	24/103/Plan	Personal: Application was in his ward. Discretion unfettered.

### **24/93/Plan Minutes**

The minutes of the meetings held on 4 September 2024 were approved as a correct record and signed by the Chair.

### **24/94/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.

### **24/95/Plan 24/01330/FUL Emperor 21 Hills Road**

Councillor Gilderdale 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 retention of building frontage facade and introduction of a mixed use development comprising basement and ground floor public house and an Office/Business Use (Class E(g)) to the rear and on the upper floors along with access, cycle parking and associated infrastructure following demolition of existing buildings on site.

The Principal Planner updated his report by referring to revised Design and Access Statement text on the amendment sheet.

The Director of The St Paul's Place Company addressed the Committee speaking in objection to the application.

Peter McKeown (Applicant's Agent) addressed the Committee in support of the application.

**Resolved (by 4 votes to 3)** to reject the Officer recommendation to approve the application for planning permission in accordance with the Officer recommendation.

The Committee Adjourned 11:40am to 12 noon so Officers could draft 'minded to refuse' reasons for Committee to discuss and vote upon.

The Delivery Manager outlined five minded to refuse reasons:

1. The proposed development would fail to provide an adaptable and high quality building for future occupants by virtue of the poor and constrained storey heights and the reliance on the basement area that would not have sufficient natural daylight, contrary to Policy 57 of the Cambridge Local Plan 2018 [and NPPF 2023].

Reason 1 was **lost by 2 votes to 3 with 2 abstentions.**

2. By virtue of the inappropriate location of the proposed cycle parking facilities within the basement, the proposal would fail to provide accessible cycle parking for all users, contrary to policies 57(d), 80 and 82(a,c) of the Cambridge Local Plan 2018.

Reason 2 was **lost by 3 votes to 3 with 1 abstention – and on the Chair's casting vote).**

3. By reason of insufficient information provided with the application relevant to emergency access and egress, the proposal would fail to

demonstrate safe access/egress for all users in the event of fire, contrary to Policy 57(b) of the Cambridge Local Plan 2018.

Reason 3 was **lost by 0 votes to 3 with 4 abstentions.**

4. By virtue of the loss of garden space associated with the public house, the proposed development would detrimentally affect the future viability of the public house, contrary to Policy 76 of the Cambridge Local Plan 2018 [and NPPF 2023].

Reason 4 was **lost by 1 vote to 5 with 1 abstention.**

5. The proposed development would result in less than substantial harm upon the character and appearance of the conservation area, contrary to Policy 61 of the Cambridge Local Plan 2018 and Paragraph 208 of the NPPF 2023. The public benefits arising from the scheme in this instance are not considered to outweigh the harm resulting from the development on the Conservation Area.

Reason 5 was **lost by 1 vote to 5 with 1 abstention.**

#### The Committee:

**Resolved (3 votes to 1 with 3 abstentions)** 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).

#### **24/96/Plan 24/02159/S106A - Land South of Worts Causeway - Newbury Farm**

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

The Committee received an application for modifications to the Section 106 agreement associated with outline planning permission reference 19/1168/OUT.

The Principal Planner updated his report by referring to updated wording on the amendment sheet relating to paragraph 9.10 of the officer report.

Paul Belton (Applicant's Agent) addressed the Committee in support of the application.

The Committee:

**Resolved (by 7 votes to 0)** to agree the proposed Deed of Variation as set out in the Officer's report and amendment sheet - in consultation with the Council's Principal Planning Lawyer, and any minor changes to the wording to be delegated to officers, including negotiating the terms for the monitoring and administration mitigation for this Deed of Variation.

**24/97/Plan 24/01704/S73 - Land South of Worts Causeway - Newbury Farm**

The Committee received a Section 73 application to vary condition 3 (Approved plans) of outline planning permission 19/1168/OUT (outline application with all matters reserved in respect of junction arrangements onto Worts Causeway and Babraham Road, for the erection of up to 230 residential dwellings and up to 400m<sup>2</sup> (GIA) of non-residential floorspace with Use Classes A1/A2/A4/B1/D1, new landscaping and public realm, car and cycle parking, infrastructure, other associated works following the demolition of all existing buildings on the site.

Paul Belton (Applicant's Agent) addressed the Committee in support of the application.

The Committee:

**Resolved (by 7 votes to 0)** to approve application reference 24/01704/S73, subject to:

- i. the conditions and informatives set out below in the Officer's report;
- ii. authority 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
- iii. the prior completion of an Agreement under s106 of proposed Deed of Variation relating to 24/02159/S106A (previous application on the agenda).

### **24/98/Plan 24/01531/REM Land South of Worts Causeway - GB2 - Phase 3**

The Committee received a reserved matters application for appearance, landscape, layout and scale for Phase 3 comprising the creation of 150 residential units, community/ commercial spaces, hard and soft landscaping including the creation of a central square and associated works. The related partial discharge of Outline Conditions pursuant to outline approval 19/1168/NMA1.

The Principal Planner updated his report by referring to the amendment sheet:

- i. Removal of the originally recommended conditions 2, 3 and 5. These details are already secured by the following outline planning conditions 42, 57 and 40 as recommended under application reference 24/01704/S73.
- ii. Additional conditions 2 and 3 to secure the M4(2) and M4 (3) homes.
- iii. Additional condition 5 to ensure the cycle stores are provided with green roofs.
- iv. Amendments to the wording of the recommended conditions 5, 7 and 12.

Paul Belton (Applicant's Agent) addressed the Committee in support of the application.

Councillor Baigent proposed an amendment to the Officer's recommendation encouraging electric charging points in cycle stores, and appropriate fire safety provision.

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

Councillor Thornburrow proposed amendments to the Officer's recommendation:



- i. Condition 6 trigger point to be above ground;
- ii. Condition 8 provision of benches in play areas not open spaces;
- iii. Informatives included on the planning permission in respect of:
  - a. encouraging electric charging points in cycle stores;
  - b. encouraging provision of water butts.

The amendments were **carried by 7 votes to 0.**

The Committee:

**Resolved (by 7 votes to 0) to:**

- i. approve reserved matters application reference 24/01531/REM subject to the planning conditions and informatives as set out in the Officer's report and amendment sheet, with delegated authority to officers to carry through minor amendments to those conditions, informatives and the completion and approval of the Section 106A deed of variation under application reference 24/02159/S106A prior to the issuing of the planning permission;
- ii. approve/not approve the discharge of the following outline planning conditions (planning application reference 19/1168/NMA1) 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:

<b>Condition</b>	<b>Recommendation</b>
9. Tree Planting and Landscape Strategy	Approve
11. Residential Space Standards	Approve
12. Surface Water Drainage Strategy	Approve
13. Carbon Reduction Statement	Approve
14. Water Conservation Strategy	Approve
15. Sustainability Statement	Approve
16. BREEAM	Approve
17. Noise Assessment	Approve
18. Commercial Noise	Approve
19. Artificial Lighting Scheme	Not Approved.
20. Ductwork	Approve
29. Ecological Enhancement	Approve
31. Bird Hazard Management Plan	Approve
32. Ecological Design Strategy	Approve

43. EV charging scheme	Not Approved.
51. Travel Plan	Approve

- iii. delegated authority to Officers, in consultation with the Chair, Vice Chair and Spokes, to amend the following:
  - a. Condition 6 trigger point to be above ground;
  - b. Condition 8 provision of benches in play areas not open spaces;
- iv. informatives included on the planning permission in respect of:
  - a. encouraging electric charging points for wheelchairs and bikes in cycle stores; and to encourage fire safety provisions for both;
  - b. encouraging provision of water butts.

### **24/99/Plan 24/00245/REM 111-113 Queen Ediths Way**

The Committee received a reserved matters application for approval of access, appearance, landscaping, layout and scale following outline planning ref, 22/01411/OUT (Construction of detached bungalow on land to the rear of 111-113 Queen Edith's Way Cambridge).

A resident of Queen Edith's Way addressed the Committee speaking in objection to the application.

Thomas (Joe) Leneghan (Applicant) addressed the Committee in support of the application.

Councillor Baigent proposed amendments to the Officer's recommendation:

- i. To amend conditions to remove permitted development rights under class B to cover the roof;
- ii. Including an informative on the planning permission to suggest the Applicant could consider the addition of a sprinkler system in the case of permission being granted. It must also be noted that any permitted dwelling must comply with the relevant building regulations relating to fire safety set out in Approved Document B.

The amendments were **carried by 7 votes to 0.**

The Committee:

**Resolved (by 7 votes to 0)** to grant the application for planning permission in accordance with the Officer recommendation, for the reasons set out in the Officer's report (with delegated authority to Officers to make minor amendments to the conditions as drafted), subject to:

- i. the planning conditions set out in the Officer's report;
- ii. delegated authority to Officers, in consultation with the Chair, Vice Chair and Spokes, to amend conditions to remove permitted development rights under class B to cover the roof;
- iii. including an informative on the planning permission to suggest the Applicant could consider the addition of a sprinkler system in the case of permission being granted. It must also be noted that any permitted dwelling must comply with the relevant building regulations relating to fire safety set out in Approved Document B.

**24/100/Plan24/00961/FUL Darwin Green 1 BDW5 6 Plots 202, 203, 204, 205 and 209**

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

The Committee received an application for full planning permission.

The application sought approval for a new dwelling (Plot 202) and amendments to plots 202-205 and 209 of Darwin Green 1 parcel BDW5/6.

The Principal Planner updated her report by referring to the amendment sheet.

- i. Further representations had been received from the owner/occupier of 2 Martingale Close regarding materials and paragraph 10.14 of the officer report. Also to reiterate concerns about linear density are represented in paragraph 7.2 - see text amendments.
- ii. Amendment to Condition 17 - Green roof (bin and bike stores).

Three Martingale Close residents addressed the Committee speaking in objection to the application. (Written statements read by Committee Manager).

Ray Houghton (Applicant) addressed the Committee in support of the application.

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

Councillor Thornburrow proposed amendments to the Officer's recommendation:

- i. an additional condition that revised floor plans should be approved which comply with adopted internal space standards relating to double bedrooms (Plots 203, 204 and 205);
- ii. an informative included on the planning permission encouraging the provision of safe electric (bike) charging points.

The amendments were **carried by 6 votes to 0**.

Councillor Thornburrow asked Officers to restrict space for parking vehicles behind the building line on Plot 202 when considering approval of hard and soft landscaping condition.

The Committee:

**Resolved (by 5 votes to 1)** 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:

- i. the 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;
- 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 draft and include an additional condition revised floor plans should be approved which comply with adopted internal space standards relating to double bedrooms (Plots 203, 204 and 205) ;
- iv. an informative included on the planning permission encouraging the provision of safe electric (bike) charging points.

## **24/101/PlanRe-Ordering Agenda**

Under paragraph 4.2.1 of the Council Procedure Rules, the Chair used his discretion to alter the order of the agenda items. However, for ease of the reader, these minutes will follow the order of the published agenda.

Councillor Young left the Committee before the next item was considered and did not return.

### **24/102/Plan24/02669/FUL 23 The Westering**

The Committee received an application for full planning permission.

The application sought approval for a part two, part single storey side and rear extensions, single storey front extension, hip to gable roof extension including rear dormer and change of use from C3 (dwelling) to C4 (HMO) for 6 persons along with bin and cycle storage to the front.

The Senior Planner updated her report by stating the wrong images had been included in the plans pack, but the correct images for this application were available on the planning portal and officer presentation to Committee.

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

#### 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, and subject to the conditions recommended by the Officer (with delegated authority to Officers to make minor amendments to the conditions as drafted).

### **24/103/Plan24/02473/FUL 232 Mill Road**

The Committee received an application for change of use from (dry cleaner) Use Class Sui Generis to (hot food takeaway) Use Class Sui Generis.

Mursal Khawaja (Applicant) addressed the Committee in support of the application.

Councillor Anna Smith (Cambridge City Councillor) addressed the Committee speaking in objection to the application.

Councillor Baigent proposed amendments to the Officer's recommendation to include:

- i. A condition to restrict the location of industrial containers on the pavement, so bins would only be put on the pavement on the day of collection.

This amendment was **lost by 2 votes to 3**.

- ii. An informative requesting the Applicant minimise the location of industrial containers on the pavement, so bins would only be put on the pavement on the day of collection.

This amendment was **carried by 5 votes to 0**.

The Committee:

**Resolved (by 5 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) including the informative relating to minimising industrial containers/bins on the pavement.

### **24/104/Plan24/01787/FUL CBC Substation**

The Committee received an application for full planning permission.

The application sought approval for erection of substation, transformers, switch rooms, gantry, cable connections and associated infrastructure.

Michael Hendry (Applicant's Agent) addressed the Committee in support of the application.

The Committee:

**Resolved (by 5 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).

### **24/105/PlanAppeals Information**

The Committee noted the appeals list.

### **24/106/PlanCompliance Report Cambridge City Council October 2024**

The Committee noted the Officer's report.

The meeting ended at 5.50 pm

**CHAIR**

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## 24/02948/FUL – Land North of Babraham Park And Ride, Cherry Hinton Road, Cambridgeshire

### Application details

**Report to:** Cambridge City Council Planning Committee

**Lead Officer:** Joint Director of Planning and Economic Development

**Ward/parish:** Queen Edith's

**Proposal:** Installation of a 132-33kV substation including 2 grid transformers and raised switch house, incorporating all works ancillary to the development of a substation.

**Applicant:** Eastern Power Networks PLC

**Presenting officer:** Mairead O'Sullivan (Principal Planning Officer)

**Reason presented to committee:** The application has been advertised as a formal departure from the Development Plan policy

**Member site visit date:** N/A

**Key issues:** Impact on the Green Belt

**Recommendation:** **APPROVE** subject to conditions

## Report contents

Document section	Document heading
1	Executive summary
2	Site description and context
3	The proposal
4	Relevant site history
5	Policy
6	Consultations
7	Third party representations
8	Member representations
9	Planning background
10	Assessment
11	Principle of development
12	Design, layout, scale and landscaping
13	Trees
14	Biodiversity
15	Water management and flood risk
16	Highway safety and transport
17	Amenity/Environmental Considerations
18	Third party representation
19	Other matters
20	Planning balance
21	Recommendation
22	Planning conditions

Table 1 Contents of report

## 1. Executive summary

- 1.1 The application seeks full planning permission for the installation of a 132-33kV substation including 2 grid transformers and raised switch house, incorporating all works ancillary to the development of a substation. The proposed substation would transform electricity from 132kV as supplied by the Fulbourn Grid down to 33kV to then be distributed to another substation which will be proposed in Trumpington. From here the power can be transformed further so it can be distributed to commercial and residential users.
- 1.2 The majority of the site falls within the South Cambridgeshire District Council administrative area and a separate planning application has been submitted to that local planning authority (reference 24/02949/FUL). Part of the area within the red edged plan lies within the Cambridge City Council administrative area. The built elements of the proposal are wholly within the South Cambridgeshire. The areas in the city include tree and hedge planting which is required to mitigate the impact of the development on the landscape character and the openness of the green belt. As the proposal does not represent a *significant* departure, the South Cambridgeshire application has been determined under delegated powers, in accordance with the District Council's constitution.
- 1.3 The site is located within the Green Belt and is not one of the exceptions listed in paragraph 154 or 155 of the NPPF, therefore is considered as harmful to the Green Belt and very special circumstances are required to justify the development.
- 1.4 An Alternative Sites Assessment (ASA) has been provided to support the application. This considered the suitability of sites within an area in proximity to the Fulbourn Grid against a number of suitability criteria. All of the suitable sites were found to be in the Green Belt. The application site was the only site identified as being both suitable and available.
- 1.5 The 2023 National Policy Statements (NPS) for Energy identify an urgent need for electricity network infrastructure to be delivered to meet energy objectives stating that the provision of nationally significant low carbon infrastructure is a critical national priority (CNP). Substantial weight should be given to the provision of CNP infrastructure.
- 1.6 The grid infrastructure will help to meet demand for growth identified by both the Cambridge and South Cambridgeshire Local Plans. It will also help provide capacity to meet with additional demand for electricity

associated with new technologies such as electrical vehicle (EV) charging and electrical heating for domestic and commercial premises.

- 1.7 The submitted Landscape and Visual Appraisal (LVA) identifies locations where the site will be visible and proposes mitigation measures in the form of tree planting and the colour of the units to ensure the development does not impact on the openness of the Green Belt. Although a large area of trees and hedgerows are to be removed to provide access to the site, these will be replaced and substantial additional planting will be provided around the compound and to the north of the site along the field boundary in line with the recommendation of the LVA. Subject to the landscape mitigation the development is not considered to impact on the purpose or openness of the Green Belt.
- 1.8 The submitted BNG assessment shows there will be 9.43% net gain with trading issues regarding high distinctiveness habitats. Therefore some off-site provision is required (0.16 credits). The Biodiversity Officer has no objection to the development subject to conditions. The Highway Officer is satisfied that the proposal would not have an adverse impact on highway safety subject to conditions. The Lead Local Flood Authority are satisfied that the proposal would not have an adverse impact on surface water flooding subject to conditions.
- 1.9 The benefits of the scheme in terms of the provision of CNP and providing electricity grid capacity for planned growth locally are carry considerable social, economic and environmental benefits which are considered to outweigh the harm to the Green Belt. The proposal is therefore considered to have demonstrated Very Special Circumstances as required by paragraphs 152 and 153 of the NPPF.
- 1.10 The recommendation is for approval subject to the conditions and informatives as set out below in this report, with authority 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.

## 2. Site description and context

- 2.1 The site lies immediately to the north of Babraham Park and Ride and to the west of Cherry Hinton Road. The site is predominantly in the South Cambridgeshire District Council administrative area however the red line includes an additional area of landscape mitigation to the north of the larger red edged site area which is within Cambridge City Council. Therefore two applications have been submitted but the applications

cover a single development proposal. The areas within the Cambridge City Council's administrative area include tree and hedge planting to mitigate the impact of the built form. The corresponding South Cambridgeshire application (reference 24/02929/FUL) has been determined under delegated powers in accordance with the District Council's constitution.

- 2.2 The site is in the Green Belt and is part of a field that is currently used as an agricultural field of Grade 2 land (Very Good). The site is in Flood Zone 1.
- 2.3 The Gog Magog Hills are located immediately to the east of the site and Beechwood Local Nature Reserve and the Gog Magog golf course SSSI are also to the east on the lower slopes of the Hills. There is a belt of trees and hedges running along the eastern and southern field boundaries that screen the site.
- 2.4 The Gog Magog Hills are located immediately to the east of the site and Beechwood Local Nature Reserve and the Gog Magog golf course SSSI are also to the east on the lower slopes of the Hills. There is a belt of trees and hedges running along the eastern and southern field boundaries that screen the site.
- 2.5 A permitted footpath runs alongside the eastern boundary of the site. The Netherhall Farm and Newbury Farm sites, which have planning consent for new housing, are both located to the west of the site.

### 3. The proposal

- 3.1 The application seeks full planning permission for the installation of a 132-33kV substation including 2 grid transformers and raised switch house, incorporating all works ancillary to the development of a substation. The site will compound is 83.3m x 46.4m and will be surrounded by a 2.4m high weld mesh fence with security lighting and CCTV cameras. The proposed switch house is the most prominent structure being 7.5m in height. The switch house would be clad in a material of a colour to help lend with the landscape.
- 3.2 Tree and hedge removals are required to provide access to the site. Additional planting is proposed along the field boundary to the north of the site to compensate for trees lost to provide access to the site and to help screen the site in views from the north. Planting is proposed around the compound including mixed hedgerow planting around the outer edge. A

mix of evergreen and deciduous tree planting is proposed between the hedge and palisade fence.

- 3.3 The proposed substation would transform electricity from 132kV as supplied by the Fulbourn Grid down to 33kV to then be distributed to another substation which will be proposed in Trumpington. From here the power can be transformed further so it can be distributed to commercial and residential users.
- 3.4 Additional space has been allowed within the compound to cater for an additional grid transformer for future growth or maintenance needs. Additional underground cable work will be needed however this work is permitted development and is not considered as part of the planning application.
- 3.5 The application is supported by the following plans and documents:
- Cover letter
  - Alternative Sites Assessment (ASA)
  - Planning Statement (including VSP case)
  - Landscape and Visual Appraisal and Green Belt Study
  - Landscape Maintenance Plan
  - Biodiversity Net Gain Assessment and metric
  - Preliminary Ecological Assessment
  - Substation noise assessment
  - Transport Statement
  - Construction Traffic Management Plan
  - Flood Risk Assessment (and appendices)
  - Drainage Strategy
  - Arboricultural Method Statement
  - Archaeological Trial Trenching Evaluation Report
  - Visibility Splay Plan
  - Elevations and site plans (including landscaping plans)
  - Visualisations
- 3.6 During the application period the plans have been amended and additional information provided to address comments from the Highway Authority and the Landscape Officer. Amended visibility splays and traffic accident data has been provided to address comments from the Highway Authority. Additional landscape plans showing planting for the whole site and amendments to the planting specifications have been submitted to address comments from the Landscape Officer.
- 3.7 A screening opinion has not been submitted however the application is not considered to be EIA development.

## 4. Relevant site history

- 4.1 The application is accompanied by a duplicate application to cover the parts of the site within the South Cambridgeshire District Council Area. The details are provided in the below table.

Application ref	Description of development	Outcome
24/02949/FUL	Installation of a 132-33kV substation including 2 grid transformers and raised switch house, incorporating all works ancillary to the development of a substation.	Approved in November 2024

Table 2 Details of site history

## 5. Policy

### 5.1 National policy

National Planning Policy Framework 2023

National Planning Practice Guidance

National Design Guide 2021

Circular 11/95 – The Use of Conditions in Planning Permissions (Annex A)

Planning Policy Statement – Green Belt protection and intentional unauthorised development August 2015

Overarching National Policy Statement for Energy (EN-1) (November 2023)

### 5.2 Cambridge Local Plan (2018)

Policy 1: The presumption in favour of sustainable development

Policy 4: The Cambridge Green Belt

Policy 8: Setting of the city

Policy 28: Carbon reduction, community energy networks, sustainable design and construction, and water use

Policy 31: Integrated water management and the water cycle

Policy 32: Flood risk

Policy 33: Contaminated land

Policy 34: Light pollution control

Policy 35: Protection of human health from noise and vibration

Policy 36: Air quality, odour and dust

Policy 38: Hazardous installations

- Policy 39: Mullard Radio Astronomy Observatory, Lord's Bridge
- Policy 55: Responding to context
- Policy 56: Creating successful places
- Policy 57: Designing new buildings
- Policy 59: Designing landscape and the public realm
- 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 (SPD)

Biodiversity SPD – Adopted February 2022

Sustainable Design and Construction SPD – Adopted January 2020

Cambridgeshire Flood and Water SPD – Adopted November 2016

## 6. Consultations

### County Highways

- 6.1 No objection: The applicant has provided sufficient information to address concerns raised about visibility splays and the automatic traffic count. A compliance condition in relation to visibility splays is recommended. A construction traffic management plan should be conditioned.

### Sustainability Officer

- 6.2 No comments received.

### Environmental Health

- 6.3 No objection. Officers from both Cambridge City Council and South Cambridgeshire District Council's Environmental Health Teams have commented on the applications. The officers agree that given the relatively large distances involved to the nearest noise sensitive residential receptors (existing Arthur Rank Hospice situated approximately 240m to the south) the predicted noise levels produced by the substation are below what would reasonably be considered acceptable in this location. A compliance condition is recommended. Conditions are also recommended in relation to construction hours and piling.



## Ecology Officer

- 6.4 No objection: The applications secure 9.43% BNG on site therefore some off-site provision is required. Conditions are recommended requiring a CEMP, ecological enhancements and details of BNG.

## Landscape Officer

- 6.5 No objection: The revised landscape plans show the entire scope of the planting around the substation and field boundaries. A revised planting schedule and specification has also been provided which address previous concerns. Conditions are recommended requiring further detailing of hard and soft landscape, a maintenance plan, replacement planting and further information about materials to be used on the switch house and fence.

## Tree Officer

- 6.6 No objection: The application requires 35m of hedging and trees to be removed along Cherry Hinton Road. To mitigate this loss, a landscape scheme has been proposed. There are no arboricultural concerns.

## Cambridgeshire County Council Historic Environment Team (Archaeology)

- 6.7 No objection: The proposed development is in an area of very high archaeological potential with late Neolithic and Bronze age deposits and features found just to the southwest during the excavation of the Park and Ride. An archaeological evaluation has been undertaken at the site to test the potential and found a limited level of archaeological activity therefore no further action is needed.

## Lead Local Flood Authority

- 6.8 No objection in principle: Conditions requiring further details of surface water drainage for the construction phase and operational phase of development are requested.

## Cadent Gas

- 6.9 Comments. The engineering team are reviewing the application as it is in the vicinity of a gas asset therefore placing a holding objection on the application. The applicant has amended the landscape design in response to these comments.

## Cambridge Airport

- 6.10 The proposal doesn't conflict with any airport safeguarding criteria. Advice is provided in relation to cranes.

## 7. Third party representations

- 7.1 A neutral representation has been received from Cambridge Past, Present and Future on the accompanying application for South Cambridgeshire District Council (24/02949/FUL).

- 7.2 The neutral representation can be summarised as follows:

- Suggest changes to the planting palette
- Request specification for the reuse of topsoil
- Rabbit fencing (or alternative) will be required
- More detailed watering specifications are needed.

- 7.3 The above representation is a summary of the comment that has been received. Full details of the representation can be inspected on the application file.

## 8. Member Representations

- 8.1 No representations have been received.

## 9. Planning Background

- 9.1 The application has been subject to pre-application advice as part of a Planning Performance Agreement.

- 9.2 The application has been advertised as a formal departure from the Development Plan policy which requires the application to be determined at Cambridge City Planning Committee. The wording of the South Cambridgeshire scheme of delegation differs from the city. As the proposal does not represent a *significant* departure, the South Cambridgeshire application has been determined under delegated powers.

## 10. Assessment

- 10.1 From the consultation responses and representations received and from an inspection of the site and the surroundings, the key issues are:
- Principle of development
  - Design, layout, scale and landscaping
  - Trees

- Biodiversity
- Water management and flood risk
- Highway safety and transport impacts
- Amenity/ Environmental Considerations
- Third party representations
- Other matters
- Planning balance
- Recommendation
- Planning conditions

## 11. Principle of Development

- 11.1 The site lies within the Green Belt and on Grade 2 land (Very Good) agricultural land.
- 11.2 Paragraph 152 of the NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.
- 11.3 Paragraph 153 states that local planning authorities should ensure that substantial weight is given to any harm to the Green Belt and that 'very special circumstances' will not exist unless the potential harm to the Green Belt by reason on inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations. Very special circumstances are not defined in national planning policy as it is for the individual decision maker to assess each case on its merits and give relevant circumstances their due weight
- 11.4 Paragraph 154 states that the construction of new buildings should be regarded as inappropriate, however, it does allow the provision for exceptions. The development does not fall within any of the exceptions.
- 11.5 Paragraph 155 states that other forms of development are not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. The development is not one of the forms of development listed in paragraph 155.
- 11.6 Policy 4 of the Cambridge Local Plan (2018) aligns with the NPPF advice.
- 11.7 As the proposal is not one of the exceptions listed in paragraph 154 or 155, and therefore is considered harmful to the Green Belt, very special circumstances are required to justify the development.

11.8 Policy 8 of the Cambridge Local Plan requires that development on the urban edge of Cambridge responds to conserves and enhances the setting and special character of the city in accordance with the Cambridge Landscape Character Assessment 2003, Green Belt assessment, Cambridgeshire Green Infrastructure Strategy and their successor documents, safeguards the best agricultural land unless sustainable development overrides the need for it to be protected and requires landscape improvements that strengthen the well defined and vegetated urban edge, improve visual amenity and enhance biodiversity.

11.9 The majority of the sites falls within the remit of South Cambridgeshire District Council. The areas that lie within Cambridge City Council comprises landscape mitigation to the northern parts of the site which are needed to screen the development.

*Assessment of need*

11.10 The application is accompanied by an Alternative Sites Assessment (ASA) which addresses the need for the substation and also considers a number of alternative sites against suitability criteria (see below). The ASA details that the need for the substation arises from a number of different factors. These are existing planned growth, expected future growth and changes to the way consumers use electricity in line with national policy increasing existing demand.

11.11 The development is infrastructure to reinforce the electricity grid and create additional capacity. In January 2023 a suite of National Policy Statements (NPS) for Energy came into force. These recognise that there is an urgent need for new electricity network infrastructure to be delivered to meet energy objectives. The overarching National Policy Statement for Energy (EN-1) explains that the provision of nationally significant low carbon infrastructure is a critical national priority (CNP). It goes on to elaborate that this doesn't extend the definition of nationally significant infrastructure (as set out in the Planning Act 2008) but highlight what low carbon infrastructure for the purpose of this policy means. For electricity grid infrastructure it includes network reinforcement and upgrade works and associated infrastructure such as substations. This is not limited to those associated specifically with a particular generation technology, as all new grid projects will contribute towards greater efficiency in constructing, operating and connecting low carbon infrastructure. Substantial weight should be given to the provision of CNP infrastructure.

11.12 The adopted Cambridge Local Plan provides for 14,000 additional homes and 22,100 jobs. The South Cambridgeshire Local Plan provides for 19,500 new homes and 22,000 additional jobs. A significant amount of

this growth has been planned to the south of the city with additional housing development in Trumpington and employment floorspaces in Cambridge Biomedical Campus. The latest Authority Monitoring Report (AMR) shows that over 20,000 new dwellings were completed in the first 12 years of the plan period (2011-2023). This means that an additional 13,000 dwellings are anticipated to be completed in the final 8 years of the plan period. The ASA highlights that the provision of electrical infrastructure in the area will help facilitate this planned growth.

- 11.13 In addition to committed and proposed development, as part of national changes to reduce the use of greenhouse gases and goals to reach Net Zero Carbon by 20250 there is an increased demand for electricity. Some of the drivers for this increased demand are electric vehicles and a move towards alternatives to gas boilers to heat homes and businesses.

*Alternative sites considered*

- 11.14 The ASA provides details of the sites considered for the development. A suitable site needs to be less than 10km from the Fulbourn Grid site as some power is lost in the heat of the cable meaning distances need to be kept to a minimum. The site also needs to be close to end users and should be 7km or less is preferable. These overlapping constraints result in a search area made up of the south western part of the city and an area of Green Belt to the south of the city. To provide sufficient space for the compound the site needs to be approx. 100 x 150m. The site also needs to be generally flat and be capable of providing vehicular access for construction and operational purposes.

- 11.15 The ASA identified sites based on a hierarchy of being: 1. In Flood Zone 1, 2. Brownfield Land, 3. Alternative to brownfield land, 4. Preferable outside of the Green Belt, 5. If agricultural land, not classified as Grade 1, 2 or 3a.

- 11.16 Considering all of the above requirements, 9 potential sites were identified and assessed in greater detail. All 9 sites are in the Green Belt and no sites were found that met the requirements which were outside of the Green Belt. Four of the sites were considered suitable but only the proposed site was both suitable and achievable as the other sites were not available.

*Purpose of the Green Belt*

- 11.17 Paragraph 143 of the NPPF details that the Green Belt serves five purposes which are: (a) to check the unrestricted sprawl of large built-up areas; (b) to prevent neighbouring towns merging into one another; (c) to assist in safeguarding the countryside from encroachment; (d) to preserve

the setting and special character of historic towns; and (e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

- 11.18 The proposed development would result an adverse impact on the surrounding rural landscape through the introduction of built form however mitigation is proposed in the form of hedgerow and tree planting immediately around the compound and in an area to the north of the compound. The proposal is not considered to cause urban sprawl or the joining of two neighbouring towns. The mitigation measures assessed in the Context of site, design, external spaces and landscape mitigation section below mean that over time the development will be screened to ensure that the visual impact on the countryside is minimal. There are no historic assets in close proximity to the site and the mitigation measures are such that the development is not considered to result in an adverse impact on the setting of Cambridge City. The ASA demonstrates that no suitable sites are available outside of the Green Belt.
- 11.19 Subject to the proposed mitigation measures and conditions which are detailed in the Context of site, design, external spaces and landscape mitigation section of the report below, the proposal is not considered to conflict with the conflict with the purposes of the Green Belt.

## 12. Design, layout, scale and landscaping

- 12.1 Paragraph 142 of the National Planning Policy Framework states that the government attaches great importance to Green Belts. 'The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.
- 12.2 Policies 55, 56, 57 and 59 of the Cambridge Local Plan (2018) 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. Policy 71 requires development proposals to preserve, protect and enhance trees and hedges with amenity value, provide appropriate replacement planting where felling is required and provide sufficient space for trees to mature. Policy 8 requires that developments on the edge of Cambridge are in accordance with their landscape character and conserve the setting of the city including landscape improvements to strengthen the green edge of the city, improve visual amenity and enhance biodiversity.

- 12.3 The application is supported by a Landscape and Visual Appraisal (LVA). The viewpoints that form part of the LVA were agreed as part of the pre-application process. The Landscape Officer is satisfied that the LVA includes a thorough assessment of the impact of the proposed development.
- 12.4 The assessment shows that the development will theoretically be visible from areas to the north, east, west, southeast, northeast and northwest but not visible from the south. Three viewpoints were agreed in these locations from the north, northeast and northwest of the site that reflect public areas where the site will be most visible. The views show that the development would be visible to future users of the open space on the west edge of the Newbury Farm development site.
- 12.5 The proposed landscape design has considered this impact. Tree and hedge planting is proposed which will soften views and eventually over time screen views of the site from this area of open space. The switch house is the most prominent structure on site. This would be clad in a colour to help blend with the landscape. Details of this colour are required by condition. Details of the colour of the boundary fence are also required to ensure this will blend suitably with the environment.
- 12.6 The Landscape Officer considers that although the development would have an adverse impact on the surrounding rural landscape through the introduction of built form, this would be mitigated by the proposed planting which will soften views and eventually screen the compound.
- 12.7 The Landscape Officer requested further information on the extent of the northern planted area and a plan showing all of the proposed planting as this was shown over multiple plans in the original submission. These details have been provided and the Landscape Officer has no objection to the proposed development subject to a number of conditions.
- 12.8 Conditions are recommended requiring further details of boundary treatment (**condition 13**), a landscape maintenance and management plan (**condition 14**) and further information of the colour of the façade of the switch house and the compound fencing (**condition 15**).
- 12.9 Subject to the mitigation measures and conditions, the proposal is not considered to result in the loss of openness of the Green Belt and is compliant with Policies 8, 55, 56, 57, 59 and 71 of the Cambridge Local Plan (2018) and the NPPF.

## 13. Trees

- 13.1 Policy 71 of the Cambridge Local Plan (2018) seeks to preserve, protect and enhance existing trees and hedges. Para. 131 of the NPPF seeks for existing trees to be retained wherever possible.
- 13.2 The proposal which involve the removal of 35m of hedging and trees along Cherry Hinton Road; this element of the proposal is wholly within South Cambridgeshire. No tree removals are proposed within Cambridge City's administrative area. Additional tree and hedgerow planting is proposed along the northern field boundary to aid with screening the development from the road. Much of this tree planting is within the South Cambridgeshire areas of the site.
- 13.3 The proposal would accord with policy 71 of the Cambridge Local Plan (2018) and the NPPF.

## 14. Biodiversity

- 14.1 The Environment Act 2021 and the Councils' Biodiversity SPD (2022) require 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 accords with policies 69 and 70 of the Cambridge Local Plan (2018) which outlines a primary objective for biodiversity to be conserved or enhanced and provides for the protection of Protected Species, Priority Species and Priority Habitat. Policy 8 of the Local Plan requires that developments on the urban edge of Cambridge provide landscape enhancements to, amongst other things, enhance biodiversity.
- 14.2 The Ecology Officer has confirmed that although the site is within the Impact Risk Zone of nearby protected sites, it doesn't meet the criteria to require consultation with Natural England. Although there is no evidence that a protected species license will be required, the Preliminary Ecological Appraisal (PEA) recommends method statements are provided to remove any residual risk of harm or disturbance to protected and priority species.
- 14.3 The submitted BNG assessment shows there will be 9.43% net gain with trading issues regarding high distinctiveness habitats. Therefore some off-site provision is required (0.16 credits) either through the creation of habitat on land owned by the applicant or through purchasing credits from a local Habitat Bank. Given the very limited off-site provision, the



Biodiversity Officer confirms that monitoring can be done via a condition and a s106 agreement will not be needed.

14.4 The Construction Ecological Management Plan (CEMP) condition is recommended to protect ecology on site during the construction phase of development. The ecology enhancement condition is recommended to ensure the enhancements recommended by the PEA are implemented. The BNG condition is recommended to provide further details of both on site and off site BNG provision to comply with national policy.

14.5 In consultation with the Council's Ecology Officer, subject to an appropriate condition, officers are satisfied that the proposed development complies with policies 69 and 70, the Biodiversity SPD 2022, the requirements of the Environment Act 2021 and 06/2005 Circular advice.

## 15. Water management and flood risk

15.1 Policies 31 and 32 of the Cambridge Local Plan (2018) require developments to have appropriate sustainable foul and surface water drainage systems and minimise flood risk.

15.2 The site is in Flood Zone 1 and is therefore considered at low risk of flooding. As the site is less than 1ha a Flood Risk Assessment is not required.

15.3 The LLFA have no objection to the proposed applications subject to further details of surface water drainage during the construction phase and operational phase of the development. Both conditions have been recommended. **(Condition 16 & 17).**

15.4 Subject to conditions, the proposals accords with Policies 31 and 32 of the Cambridge Local Plan, and the NPPF.

## 16. Highway safety and transport impacts

16.1 Policy 81 of the Cambridge Local Plan (2018) states that developments will only be permitted where they do not have an unacceptable transport impact.

16.2 The Local Highway Authority have been consulted on the application and they have not raised any objections subject to conditions in relation to the provision of visibility splays, drainage of the highway, hours of servicing of the site by HGVs and a construction traffic management plan (CTMP) **(conditions 5 and 10-12).** A CTMP has been provided as part of the

applications but the Highway Officer has confirmed that this is not adequately specific and it contains irrelevant information therefore an amended CTMP will be required by condition.

- 16.3 The application is considered to accord with Policy 81 of the Cambridge Local Plan (2018) and is compliant with NPPF advice, and is not considered to cause a significant adverse impact upon the highway safety.

## 17. Amenity/Environmental Considerations

- 17.1 Policies 35 and 36, sets out that proposals must protect the health and amenity of occupiers and surrounding uses from development which would create unacceptable impacts such as noise, vibration, odour, emissions and dust.
- 17.2 There are no residential dwellings immediately adjacent to the site. The nearest residential receptors are 240m to the south at the Arthur Rank Hospice therefore the proposal would not have any overbearing or light impacts to any residential properties. The primary concern in terms of residential amenity is the impact from noise disturbance associated with both construction and operation of the substation.
- 17.3 The Environmental Health Officers at both councils have reviewed the applications and confirmed that the predicted noise levels are below what would be considered suitable in this location. A condition requiring compliance with the submitted noise assessment is recommended **(condition 3)**. Conditions are also recommended in relation to construction noise impacts from piling and hours of construction **(condition 4 and 6)**.
- 17.4 The proposal adequately respects the amenity of its neighbours. Subject to conditions, the proposal is compliant with policy 55 of the Cambridge Local Plan (2018). The associated construction and environmental impacts would be acceptable in accordance with policies 33, 34, 35, and 36 of the Local Plan.

## 18. Third party representations

- 18.1 A neutral representation has been submitted by Cambridge Past, Present and Future on the accompanying application for South Cambridgeshire District Council (24/02949/FUL). The representation raises the following points:
- Suggest changes to the planting palette

- Request specification for the reuse of topsoil
- Rabbit fencing (or alternative) will be required
- More detailed watering specifications are needed.

18.2 The planting schedule has been agreed with the landscape officer and is considered acceptable.

18.3 There is no specific policy requirement for reusing topsoil. The Landscape Specifications states that all topsoil will conform with the relevant British Standards.

18.4 The Landscape Specification has been updated to include rabbit proof fencing around young trees.

18.5 Additional landscape maintenance details have been provided during the course of the application and the Landscape Officer is satisfied with the additional information; this detail includes an amendment to the specifications to highlight that larger trees will require watering during the establishment period.

## 19. Other Matters

19.1 Cadent Gas

19.2 The plans have been amended since submission in response to comments from Cadent Gas to remove a section of planting that was on top of Cadent Gas asset. This part of the site falls wholly within South Cambridgeshire.

19.3 Archaeology

19.4 The Historic Environment Team note that although the development is in an area of very high archaeological potential, the archaeological evaluation undertaken found a limited level of archaeological activity therefore no conditions are required.

19.5 Airport safeguarding

19.6 Cambridge Airport has confirmed that proposal doesn't conflict with any airport safeguarding criteria. Their recommended informative regarding crane advice is included.

## 20. Planning balance

20.1 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).

- 20.2 The proposed development would constitute inappropriate development in the Green Belt which is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.
- 20.3 The NPPF is clear that, when considering any application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.
- 20.4 The development is considered to be suitably screened subject to the mitigation measures, including hedgerow and tree planting around the compound and in the northern red edged area adjacent to Worts Causeway, combined with the colours to be used in the switch house façade and compound fencing (details of both to be confirmed by condition). Therefore the development is not considered to conflict with the purpose of the Green Belt or impact on the openness of the Green Belt in this location.
- 20.5 The National Policy Statements for Energy detail that the provision on low carbon infrastructure is a critical national priority (CNP). This planning application brings forward development proposals that would help address an existing CNP and this should be afforded substantial weight in planning terms. The National Policy Statements for Energy states that with projects which qualify as CNP Infrastructure, it is likely that the need case will outweigh the residual effects in all but the most exceptional cases.
- 20.6 It is clear from the case made in the ASA that there is a need for additional capacity in the electricity grid locally to cope with planned growth and additional demand through a growing need for electrification to meet net zero carbon priorities.
- 20.7 The proposal would provide electricity capacity for planned business and residential growth locally. This is considered a significant economic and social benefit which is attributed significant weight. The proposal would be CNP which would contribute towards greater efficiency in constructing, operating and connecting low carbon infrastructure which is considered a substantial environmental benefit which attracts great weight.

- 20.8 The proposed site selection process is considered to be robust. None of the suitable sites identified were outside of the Green Belt. The benefits of the scheme in terms of the provision of CNP and providing electricity grid capacity for planned growth locally are carry considerable social, economic and environmental benefits which are considered to outweigh the harm to the Green Belt. The proposal is therefore considered to have demonstrated very special circumstances as required by paragraphs 152 and 153 of the NPPF.
- 20.9 The proposal is considered to have an acceptable impact on residential amenity. Subject to conditions to proposal would achieve 10% BNG through a combination of on and off site credits. Conditions are recommended in relation to sustainable drainage measures. The development would not have any adverse impact on highway safety subject to conditions.
- 20.10 In weighing the overall planning balance, it is considered that the very special circumstances would outweigh the harm by reason of inappropriateness as required by paragraph 153 of the NPPF.
- 20.11 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, section 70 of the Town and Country Planning Act 1990, section 38[6] of the Planning and Compulsory Purchase Act 2004, and 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.

## 21. Recommendation

21.1 **Approve** application 24/02948/FUL subject to:

- (i) The conditions and informatives as set out below in this report, with authority 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.

## 22. 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 Prior to the commencement of operation of the site, the approved

Substation Noise Assessment, Cambridge East Grid (Project Ref: CAMBRIDGE EAST GRID, Report Ref: RP01-24082-R0 dated 09 April 2024) prepared by Cass Allen Associates Ltd shall be fully implemented and thereafter retained for the life of the development.

Reason: In the interest of residential amenity (policies 35, 55 and 56 of the Cambridge Local Plan (2018))

4 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).

5 No construction or demolition vehicles with a gross weight in excess of 3.5 tonnes shall access the site other than between the following hours: 0930 hours and 1530 hours on Monday to Friday excluding Bank of Public Holidays.

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

6 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)

7 No development shall commence (including demolition, ground works) and no vegetation clearance shall occur, until a Construction Ecological Management Plan (CEcMP) has been submitted to and approved in writing by the local planning authority. The CEcMP shall include the following: a. Risk assessment of potentially damaging construction activities. b. Identification of biodiversity protection zones. c. Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements). d. The location and timings of sensitive works to avoid harm to biodiversity features. e. The times during construction when specialist ecologists need to be present on site to oversee works. f. Responsible persons and lines of communication. g. The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person. h. Use of protective fences, exclusion barriers and warning signs if applicable. 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. (Cambridge Local Plan 2018 policies 57, 59 and 70).

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 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, apart from below ground works and demolition, until a Biodiversity Net Gain (BNG) Scheme, which shall include details of purchase and monitoring of the offsite biodiversity units, a biodiversity metric for the site,

costings and appropriate legal agreements to guarantee third party delivery of ongoing habitat management requirements has been submitted to and approved in writing by the Local Planning Authority. The BNG Scheme shall include:

- i. Identification of receptor site or sites with associated plans;
- ii. Details of the offsetting requirements of the development in accordance with current DEFRA biodiversity metric, which has been calculated at biodiversity units;
- iii. The provision of evidence of arrangements to secure the delivery of offsetting measures, including a timetable of delivery; and
- iv. A Management and Monitoring Plan, to include for the provision and maintenance of the offsetting measures for a period of not less than 30 years from the commencement of the scheme and itself to include:
  - a. Description of all habitat(s) to be created / restored / enhanced within the scheme including expected management condition and total area;
  - b. Review of Ecological constraints;
  - c. Current soil conditions of any areas designated for habitat creation and detailing of what conditioning must occur to the soil prior to the commencement of habitat creation works;
  - d. Detailed design and working methods (management prescriptions) to achieve proposed habitats and management conditions, including extent and location of proposed works;
  - e. Type and source of materials to be used, including species list for all proposed planting and abundance of species within any proposed seed mix;
  - f. Identification of persons responsible for implementing the works;
  - g. A timetable of ecological monitoring to assess the success of all habitats creation enhancement. Ecological monitoring reports should be submitted to the Local Planning Authority every 5 years.



h. The inclusion of a feedback mechanism to the Local Planning Authority, allowing for the alteration of working methods / management prescriptions, should the monitoring deem it necessary.

i. The agreed fee and timetable for payment of the agreed fee which shall be paid to the Council in respect of monitoring the biodiversity habitat over a period of 30 years.

The BNG Scheme shall be implemented in full and subsequently managed and monitored in accordance with the approved details. Monitoring data shall be submitted to the LPA in accordance with DEFRA guidance and the approved monitoring period / intervals.

Reason: To provide ecological enhancements in accordance with the NPPF 2023 para 174, Cambridge Local Plan 2018 policies 59 and 69, and the Greater Cambridge Shared Planning Biodiversity SPD 2022.

10 Notwithstanding the details shown on the submitted plans, 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).

11 The access shall be constructed so that its falls and levels are such that no private water from the site drains across or onto the adopted public highway.

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

12 The two inter vehicle visibility splays as shown on drawing number 29858-HYD-XX-XX-M2-TP-0004-P02-0004 be provided prior to the first use of the site and retained clear of all obstructions exceeding 0.6m in height above the level of the carriageway thereafter.

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

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

Reason: To ensure an appropriate boundary treatment is implemented in the interests of biodiversity and visual amenity (Cambridge Local Plan 2018 policies 55, 57, 59 and 70).

14 Before the development is first occupied or brought into use a landscape maintenance and management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be carried out as approved.

Reason: To ensure that before any development commences an appropriate landscape and ecological management plan has been agreed (Cambridge Local Plan 2018 policies 57, 59 and 70).

15 Prior to the commencement of above ground works, details of the facade material for the switch room and the palisade fence shall be submitted to and agreed in writing by the Local Planning Authority. The materials shall be installed and retained thereafter in accordance with the approved details.

Reason: In the interest of visual amenity (Cambridge Local Plan 2018 policies 55, 56, 57 and 59)

16 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 Drainage Strategy prepared by Arcadis (ref: 30191766-ARC-CEG-RP-FR-129 Rev P01) dated 23 May 2024 and shall also include:

- a) Full results of the proposed drainage system modelling in the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) 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;
- b) 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);
- c) Full detail on SuDS proposals (including location, type, size, depths, side slopes and cross sections);
- d) 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;
- e) Demonstration that the surface water drainage of the site is in accordance with DEFRA non-statutory technical standards for sustainable drainage systems; f) Full details of the maintenance/adoption of the surface water drainage system; g) 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. (Cambridge Local Plan (2018) policies 31 and 32)

17 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 (South Cambridgeshire Local Plan (2018) policies 31 and 32)

# Agenda Item 6



<b>Planning Committee Date</b>	4 <sup>th</sup> December 2024
<b>Report to Lead Officer</b>	Cambridge City Council Planning Committee Joint Director of Planning and Economic Development
<b>Reference</b>	24/01241/FUL
<b>Site</b>	6-8 Grantchester Road, Newnham Cambridge CB3 9ED
<b>Ward / Parish</b>	Newnham
<b>Proposal</b>	Amalgamation of 2 No. plots and the demolition of the existing dwellings and the erection of 1 No. self-build Passivhaus dwelling.
<b>Applicant</b>	Mrs Helene Kotter
<b>Presenting Officer</b>	Dominic Bush
<b>Reason Reported to Committee</b>	Third party representations Councillor call in due to: <ul style="list-style-type: none"><li>• Scale and massing</li><li>• Ecological/ biodiversity impacts</li></ul>
<b>Member Site Visit Date</b>	N/A
<b>Key Issues</b>	1. Design, scale and layout 2. Residential amenity 3. Heritage assets
<b>Recommendation</b>	<b>APPROVE</b> subject to conditions

## 1.0 Executive Summary

- 1.1 The application seeks permission for the amalgamation of 2 No. plots and the demolition of the existing dwellings and the erection of 1 No. self-build Passivhaus dwelling.
- 1.2 The application follows a previous preapplication at the site in which the principle of the proposal and the modern design of the replacement dwelling was largely supported. Amendments to the scheme have been made following this previous iteration and it is now considered that the scale and design of the proposed building is acceptable within this context. The design, whilst notably more contemporary than the majority of the surrounding context, is considered to successfully contrast with its setting and takes visual notes from neighbouring buildings including the listed No. 2 & 2A.
- 1.3 Officers recommend that the Planning Committee approve the application.

## 2.0 Site Description and Context

None-relevant		Tree Preservation Order	X
Conservation Area		Local Nature Reserve	
Listed Building		Flood Zone 2	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 The application site is located within an almost entirely residential area with the application site comprising two detached properties, No.6 and No.8 Grantchester Road. Both existing properties front onto Grantchester Road to the east following the strong surrounding built form, with larger rear gardens extending to the west, to the boundary with Bolton's Pit. The site contributes to and forms part of the verdant character and appearance of the surrounding area with a large number of trees and hedgerows forming property boundaries.
- 2.2 The site is located within the city of Cambridge and is not within a conservation area. The Grade II listed buildings of No.2 and No.2A Grantchester Road are both within relatively close proximity to the application site separated by a couple of neighbouring properties to the north of the application site. The western extent of the site is located within Flood Zone 2, as well as an area of TPO encompassing the western half of the site.
- 2.3 The form of the surrounding area is relatively uniform with a continuous frontage along the western side of Grantchester Road. The surrounding properties vary in their design and architectural styling however, ranging

from the listed Properties designed by Sandy Wilson to the North of the site contrasting with the more traditional properties found along other parts of the road.

### **3.0 The Proposal**

- 3.1 This application is proposing the amalgamation of 2 No. plots and the demolition of the existing dwellings and the erection of 1 No. self-build Passivhaus dwelling.
- 3.2 The application site as existing comprises the two detached residential dwellings of No.6 and No.8 Grantchester Road. This development is proposing the demolition of these dwellings and their replacement with a single residential property that is internally capable of separation into two dwellings. Any such change would however require a planning application for subdivision and therefore this application is to be determined on the basis that the property is a single unit.
- 3.3 The proposed dwelling being a single unit within a site currently comprising two is larger in scale than either of the existing units and is two and a half storeys in height with a second floor within the roof form. As a result, the proposed dwelling is comparable in height to the neighbouring properties. It is evident that the proposed dwelling is significantly more contemporary in appearance than the existing properties within the site. However, owing to the variety in design amongst the street scene and surrounding residential properties, the contemporary design is considered to be appropriate.
- 3.4 Further information has been received during the process of the application to address comments received from consultees.

### **4.0 Relevant Site History**

<b>Reference</b>	<b>Description</b>	<b>Outcome</b>
22/50254/PREAPP	Amalgamate two plots and replace existing houses with new Passivhaus standard single family home	PREAPP AMBER
17/2060/FUL	Relocation of existing dropped kerb access and erection of brick wall to front boundary, including sliding vehicle access gate and pedestrian access gate.	Permitted

- 4.1 The previous preapplication on the site established initial discussions around this proposal. Within the response to this preapplication, the principle of the amalgamation of the two plots was considered to be acceptable. The loss of a single residential unit was considered to be outweighed by the provision of a self-build unit built to Passivhaus

standards. It was also agreed within the preapplication that the principle of the modern design was considered to be acceptable in this context.

## **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

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 31: Integrated water management and the water cycle

Policy 32: Flood risk

Policy 34: Light pollution control

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 61: Conservation and enhancement of historic environment

Policy 62: Local heritage assets

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

### **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

## **6.0 Consultations**

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

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

- Access falls and levels
- Access materials
- Traffic management plan
- Heavy construction vehicle access times

### **6.3 Conservation Officer – No Objection**

6.4 No objection to the proposed development.

### **6.5 Ecology Officer – Object / No Objection**

6.6 Comments 07.05.2024:

Further information is required in the form of ecological appraisals and bat surveys.

6.7 Comments 22.10.2024:

The information provided identified no bat roosts within either property, whilst the lighting information is sufficient to result in a betterment on the current houses and gardens. There is no objection to the proposal subject to conditions regarding:

- Biodiversity lighting strategy
- Construction Ecological management plan
- Green roofs
- Ecology enhancement

### **6.8 Tree Officer – No Objection**

6.9 No objection to the proposed development subject to adequate replacement planting. Conditions requested regarding:

- Tree protection plan and Arboricultural method statement
- Tree protection compliance
- Replacement planting details
- Replacement planting protection

## **6.10 Environmental Health – No Objection**

### **6.11 Comments 07.05.2024:**

Further information with regards to the noise impact of the proposed air source heat pumps is require to assess their impacts.

### **6.12 Comments 28.10.2024:**

The detail within the provided noise impact assessment is considered to be acceptable. There is therefore no objection to the proposal subject to conditions regarding:

- Construction hours
- Dust
- Piling
- Noise compliance

## **6.13 Sustainability Officer – No objection**

6.14 Whilst noted that the proposal involves the demolition of existing buildings, the high standard to which the proposed dwelling is to be built is such that the approach is considered acceptable. conditions are requested regarding:

- Water efficiency
- Passivhaus certification

## **6.15 South Newnham Neighbourhood Forum - Objects**

6.16 Objects to the proposed development due to its scale, likely biodiversity impacts, neighbour amenity impacts and dominance of neighbouring dwellings.

## **7.0 Third Party Representations**

7.1 63 representations have been received.

7.2 Those in objection have raised the following issues:

- Principle of development
- Character, appearance and scale, Impact on the Street Scene
- Density and overdevelopment
- Heritage impacts
- Residential amenity impact (impacts on daylight, sunlight, enclosure, privacy, noise and disturbance)
- Construction impacts
- Highway safety
- Cycle parking provision
- impact on/ loss of biodiversity & insufficient information to assess impact
- Impact on and loss of trees
- Flooding

- Loss of a dwelling within the site
- Use of the building for business
- Structural integrity of neighbouring houses
- Embodied carbon through demolition and rebuild
- Impact on the setting of Bolton's Pit
- Quantity of car parking
- Light pollution

7.3 Those in support have raised cited the following reasons:

- Sustainability enhancements of the proposed dwelling
- The scale of the proposed dwelling is in keeping with the context
- Supports the design of the dwelling
- Protection of privacy of neighbouring properties
- The design is in keeping with the variety along Grantchester Road.
- Screening of the proposed dwelling from the Sensitive Bolton's Pit
- Possibility for the dwelling to be split in the future
- Improvements to local biodiversity

## **8.0 Member Representations**

9.0 The application has been called into planning committee by Cllr Clough and Cllr Glasberg due to concerns regarding:

- Scale and massing
- Ecological/ biodiversity impacts

## **10.0 Local Interest Groups and Organisations / Petition**

10.1 Cambridge Past, Present and Future has made a representation (objecting to) the application on the following grounds:

-Sustainability impacts as a result of demolition & rebuild as opposed to retrofitting.

10.2 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.

## **11.0 Assessment**

### **11.1 Principle of Development**

11.2 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.

- 11.3 The proposed development would retain the residential use of the site, whilst it is acknowledged that historically the site was used by a single dwelling, it has for a number of years housed two separate detached dwellings. The proposal would therefore result in a net reduction of residential units within the application site. It is noted that the design of the proposed dwelling has been proposed with the separation into multiple units in the future in mind. However, it should be understood that this application is for a single proposed residential dwelling within the site, any future subdivision of the building and site is not a consideration of this application and would itself require planning permission.
- 11.4 A number of third-party comments have been received raising concern with the net loss of a residential unit within the site. Whilst it is noted that Policy 3 of the Local Plan states that in order to maintain housing provision, planning permission to change housing to land to other uses will only be supported in exceptional circumstances. In this case, outside of any conservation area, it is acknowledged that the demolition of the existing dwellings would not require planning permission. Therefore, the net loss of a dwelling cannot reasonably be considered an in-principle reason for refusal.
- 11.5 The principle of the development is acceptable and in accordance with policy 3 of the Cambridge Local Plan 2018.
- 11.6 Design, Layout, Scale and Landscaping**
- 11.7 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.
- 11.8 The existing application site comprises the residential dwellings of No.6 and No.8 Grantchester Road, their separate accesses onto Grantchester Road and the rear gardens that extend to the edge of Bolton's Pit Lake to the west. The two existing dwellings are both relatively large, detached dwellings that are set within large verdant plots. There is, along Grantchester Road, a large variation in the form of the residential dwellings, ranging from large, detached units to semi-detached pairs and smaller single storey dwellings such as No.4a located within smaller plots that have been subdivided over time. This variation is considered to extend to the design and appearance of the buildings, whilst a number of those on the western side of Grantchester Road are more traditional in appearance, there are a number of exceptions to this, perhaps most evidently, Nos. 2 and 2A which are the now Grade II listed Sandy Wilson buildings constructed mostly from concrete and far more unconventional in appearance.
- 11.9 This application is proposing the development of the large site area for a single residential dwelling. The siting of the proposed dwelling is considered to follow the uniform building line on the western side of

Grantchester Road, there are elements, owing to the uneven front elevation that project slightly forward of the adjoining neighbouring properties to either side of the site. However, this minor forward projection is not considered to be significantly harmful to the character and appearance of the area and the proposed dwelling would not appear overly dominant when viewed from along Grantchester Road to the north or south.

- 11.10 Third party comments have also raised concerns regarding the encroachment of built form towards the edge of Bolton's Pit to the west. As highlighted in the Block Plan provided, the rear elevation of the dwelling would extend beyond that of many of the properties to the south along Grantchester Road. However, No.4a for example, to the north of the site, is such that its rear elevation is notably closer to the lake than the proposed dwelling. It is therefore not considered that the proposed siting of the dwelling would be harmful to the character of the surrounding area for this reason.
- 11.11 The front of the site is designed such that there would be two, separate vehicular accesses into the site from Grantchester Road, one to the northern end of the site as approved under a previous application, with a new proposed access to the southern end of the site, with the two separated by soft landscaping and a pedestrian access gate and walkway. This access arrangement, where other dwellings in the area have multiple accesses converging to the front, is considered to be acceptable.
- 11.12 It is acknowledged by officers, that, as raised by multiple third parties, the proposed dwelling is significant in its scale. Measuring approximately 25 metres in depth and 23.5 metres in width, the footprint of the proposed dwelling exceeds that of the two existing properties combined. The height of the proposed dwelling at approximately 10.3 metres at the highest point is however, comparable to that of the surrounding neighbouring properties. Most notably, No. 4 Grantchester Road, immediately to the north of the site measures approximately 10 metres in height to the ridge. Whilst marginally taller therefore than the immediate neighbouring properties, officers do not consider that the proposed dwelling would appear overly large with regards to its height when viewed from the public realm along Grantchester Road. Additionally, following the preapplication advice given previously, the saw tooth roof has been set back approximately 1-2 metres from the limestone band that extends around the first floor of the building, helping to mitigate the visual bulk and massing.
- 11.13 The width of the dwelling, comprising a large amount of the total width of the site, is indeed greater than the majority of the surrounding buildings, although less than Nos. 2&2a. It would, however, be comparable to the width of the pairs of semi-detached units to the south of the site and No.27 to the east side of Grantchester Road. Whilst it is noted that in these cases the built form comprises two dwellings as opposed to one in this case, the massing of the built form is somewhat comparable. Whilst larger than most of the surrounding buildings, the width of the proposed dwelling

is not considered to be significantly harmful to the character of the street scene.

- 11.14 The depth of the proposed dwelling is exacerbated by the large single storey element to the rear, such that the two-storey depth of the building makes up only approximately 14 metres of the 25-metre total depth. This single storey element to the rear would be almost entirely screened from view from the public realm and would be in line with the rear elevation of No.4a to the North. Therefore, the scale of the proposed development is considered to be acceptable in this context.
- 11.15 A number of the properties along both sides of Grantchester Road have pitched roofs with either hipped or gable ends, with a few exceptions to this, most evidently, No.4A and Nos. 2 and 2A to the north of the application site. These neighbouring properties also form the clearest variations from the traditional appearance of most of the surrounding buildings.
- 11.16 The design of the proposed dwelling within this application is clearly aimed to be contemporary rather than following the more traditional appearance of a number of neighbouring properties or the existing buildings of No.6 & 8. This contemporary appearance is a result of the choice of materials and a number of the key design features, one of which is the roof form, being a variation of a saw tooth roof that slightly steps up in height from south to north. This design feature is undoubtedly a standout element of the proposed design, it is not however considered in itself harmful to the appearance of the building or the area. Indeed, from the views along Grantchester Road the top floor of the building would be partly screened by a variety of planting to the eastern and northern elevations. Full details of this planting have not been received but will be controlled by way of a landscaping condition to ensure that it is given suitable conditions in which to grow and therefore provide screening of the roof.
- 11.17 The materials proposed in the external construction of the dwelling also contribute to its modern appearance, with large limestone sheets, timber cladding with detailing such as louvres to break up the elevations. The limestone sheeting proposed on the wrap around element at first floor would be of a similar white colour to match the render used on a number of neighbouring properties with the timber and aluminium detailing differentiating the proposed dwelling and giving it its modern appearance.
- 11.18 For the above reasons, given the variation of design of surrounding properties, it is not considered that the proposed dwelling, by virtue of its contemporary appearance would be unduly harmful to the character and appearance of the area. It is suggested that a condition is attached to any permission requiring details of any timber cladding be submitted, along with a sample of the limestone to ensure that they are high quality as would be required for a contrasting appearance such as this.

- 11.19 Given the required high-quality design of the proposed dwelling in order to be acceptable in this context, it is considered reasonable to restrict permitted development rights within class A, B and E to ensure that this remains the case.
- 11.20 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 and the NPPF.

#### **11.21 Trees**

- 11.22 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. Para. 136 of the NPPF seeks for existing trees to be retained wherever possible.
- 11.23 The application is accompanied by an Arboricultural report detailing the trees to be retained and those to be removed. In total there are 5 trees proposed to be removed within the site. The trees proposed to be removed include G6 which is a young category C apple tree within the centre of the site currently between the two dwellings. T7 and T8 are also proposed to be removed from the front of the site and are category U and C respectively, G10 to be removed is a category C group of mixed shrubs and T11 is the final tree to be removed, a category C bay tree. Of these trees to be removed none are considered to be located within the tree preservation order area, and therefore, none are likely to be protected.
- 11.24 The Council's Tree Officer has advised that owing to their relatively low value within an area that is home to a number, more mature trees, there is no objection to the proposed development. This however is subject to adequate replacement planting to be secured via a condition on any permission granted. Conditions are also requested regarding tree protection and an arboricultural method statement, compliance with this information, and protection of any replacement planting for a period of 5 years. All of these conditions, given the works proposed to the trees within the site, are considered reasonable and necessary to mitigate any significant impact.
- 11.25 Subject to conditions as appropriate, the proposal would accord with policies 59 and 71 of the Local Plan.

#### **11.26 Heritage Assets**

- 11.27 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.

- 11.28 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 significant of a heritage asset should require clear and convincing justification.
- 11.29 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.
- 11.30 The application site is located within relatively close proximity to the Grade II listed Nos.2 and 2A Grantchester Road to the north of the application site. It is not however considered, in line with the comments received from the council's conservation officer, that the proposal would cause any harm to the setting of these listed buildings.
- 11.31 It is considered that the proposal, by virtue of its scale, massing and design, would not harm the setting of listed buildings. 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 policy and 61.

### **11.32 Carbon Reduction and Sustainable Design**

- 11.33 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.
- 11.34 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.
- 11.35 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.
- 11.36 It is noted that a number of concerns have been raised by third parties in regard to the scheme due to the embodied carbon and sustainability impacts as a result of the demolition of the existing buildings and rebuilding as opposed to retrofitting the current buildings within the site.



- 11.37 Officers acknowledge that through the process of demolition and rebuilding there is by virtue an increase in embodied carbon as a result of the proposed development. Given that the application site is not located within a Conservation Area, the demolition of the existing properties are not likely to require planning permission.
- 11.38 It is not considered that there is a local plan policy, including 28 that that requires retrofitting of existing buildings ahead of demolition and rebuilding and would therefore warrant the refusal of this application for the demolition. Whilst Policy 28 does bring mention to the sustainability hierarchy, it does not require proposals to demonstrate that this has been applied.
- 11.39 In addition to this point, it is considered that the proposed development gives greater scope for a more energy efficient, sustainable dwelling than would be viable through retrofitting the existing buildings. The proposed development of a dwelling built to Passivhaus standards with several renewable energy systems, including solar and air source heat pumps is considered to be acceptable in this instance and goes beyond the policy requirement for new dwellings.
- 11.40 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 water efficiency and Passivhaus certification.
- 11.41 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.

#### **11.42 Biodiversity**

- 11.43 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.
- 11.44 The application site is immediately adjacent to the designated local wildlife site of Bartons Pool and has been subject to consultation with the council's ecology officer who initially stated that further information was required in order to fully assess the impact of the scheme upon surrounding biodiversity. Further information has since been provided and the ecology officer re-consulted. The information provided includes a preliminary

ecological appraisal, Ecological impact assessment and nocturnal bat survey.

- 11.45 It is noted that a number of third-party representations have been received raising concerns with the impact of the proposed development on surrounding biodiversity, including that found at Bolton's Pit. Comments raised concern with multiple aspects including light pollution and the impact, primarily on bat species that roost surrounding the lake as well as Birds and other Section 41 priority species.
- 11.46 The provided surveys undertaken as part of this application did not identify any bat roosts within either of the existing properties to be demolished, however it is acknowledged that there are a number of species of bats that use the nearby lake, including rare and light sensitive species. Given the lack of bat roosts identified within either of the existing properties at the site, the proposed demolition is considered to be acceptable with regards to its ecological impact.
- 11.47 With regards to the impact of the proposed dwelling on the bats that are acknowledged to be present surrounding the lake. A detailed lighting strategy has been provided that sets out less than 0.2 lux horizontally and less than 0.4 lux vertically at 5 metres of Bolton's Pit within the proposed scheme. This light level falls below that found to impact on light sensitive bats and would be a betterment of the site over the existing dwellings within the site. A condition is recommended requiring further information and compliance with regards to any lighting scheme to ensure that the above lux levels are not exceeded. In addition to the identified reduction in LUX levels set out in the provided lighting information, the net reduction of residential units within the application site is considered to result in a likely reduction in light emitted. It would be expected that two dwellings, occupied by two separate families would generate a greater level of light emitted than a larger dwelling occupied by a single family, albeit a larger dwelling.
- 11.48 It is noted that there is an existing outbuilding within the rear garden of No.6 that is to be retained and incorporated into the proposed garden. Whilst this structure is closer to Bolton's Pit than any of the dwellings along the eastern edge, it is existing and not proposed to be altered, and therefore it is not reasonable to require changes to this within this application. However, there is scope to further better the site, through including details of lighting of this outbuilding within the condition recommended.
- 11.49 As mentioned within third party representations, other priority species such as birds, great crested newts, water voles and otters could potentially be found within and surrounding the application site, with varying levels of suitability as set out in the provided Ecological Impact Assessment. As recommended within this document, the construction ecological management plan condition is considered to be sufficient to ensure that the impact upon these species is acceptable and suitably controlled.

11.50 Further conditions regarding green roofs, enhancement and a construction ecological management plan are also recommended. Whilst the proposal for a single, self/ custom build dwelling does not require any biodiversity net gain, these conditions would enable the provided 3% gain to be achieved on site. A further condition is also attached to ensure that the dwelling meets the definition of a self or custom build dwelling given the exemption from 10% net gain.

12.0 Whilst it is noted that concerns have been raised by third parties as to the quality of the ecological information provided. In line with the comments from the council's ecology officer there has been no undisputable evidence provided requiring this information to be questioned.

12.1 Taking the above into account, the proposal is compliant with Policies 34, 57, 69 and 70 of the Cambridge Local Plan (2018).

## **12.2 Water Management and Flood Risk**

12.3 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.

12.4 The site mostly located within Flood Zone 1 with the western edge being flood zone 2 and 3 in close proximity to Bolton's Pit. The proposed dwelling itself however is entirely located within Flood Zone 1

12.5 No comment has been received from the council's drainage officer on this application. However, owing 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.

12.6 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.

## **12.7 Highway Safety and Transport Impacts**

12.8 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.

12.9 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.

12.10 Access to the site would be through two points along Grantchester Road, one of which was previously approved and has been commenced, the

other is an existing access to No.8. There are then an additional three pedestrian access proposed within the front boundary treatment.

12.11 The application has been subject to formal consultation with Cambridgeshire County Council's Local Highways, who raise no objection to the proposal subject to a number of conditions. The conditions requested are all considered relevant, and reasonable to attach to any permission.

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

### **12.13 Cycle and Car Parking Provision**

12.14 Cycle Parking

12.15 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.

12.16 The proposed site plan provided shows that the cycle parking for the dwelling is to be located to the northeastern corner of the site in line with the existing arrangement for No.6. Whilst this location is considered to be acceptable and convenient, full details of the cycle parking have not been provided. A condition is therefore suggested requiring full details to be provided to ensure that any provision meets the minimum standards.

12.17 Car parking

12.18 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.

12.19 The proposed dwelling has space, within an integrated garage for the car parking of two cars, with space to the front of the building for the turning of any cars, allowing them to leave in a forward gear. This level of onsite car parking is considered to be sufficient for a dwelling of this size and would not exceed the maximum levels set out in Appendix L and of the Local Plan.

- 12.20 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. Details of this EV charging provision have not been provided within this application. It is therefore recommended that a condition is attached to any permission to ensure that a minimum of one EV charging space is provided.
- 12.21 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.
- 12.22 Amenity**
- 12.23 Policy 35, 50 and 52 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.
- 12.24 Neighbouring Properties
- 12.25 Impact on No. 4
- 12.26 It is understood that there is a single side facing window within the southern elevation of No.4 that would face onto the proposed development. This neighbouring window is at ground floor and is a secondary window serving the room that receives its primary light from the large bay window to the front of the building. As such, whilst the proposed development would be within a vertical and horizontal 25-degree splay from this window, it is not considered that any impact on the amenity of this room would be significant. There are two front facing windows within No.4 that are set back from the front elevation and would likely have some views of the proposed development. However, both of these windows are also secondary to the rooms they serve and therefore the impact of the development upon them is also considered to be acceptable.
- 12.27 With regards to inter-overlooking to No.4, there are two windows within the northern elevation of the proposed dwelling at first floor. Both of these serve bedrooms that also get light from larger windows to the front and rear of the building. As such, owing to the proximity of the windows to No.4, it is considered reasonable to condition these windows to be obscure glazed to ensure that they do not lead to any significant harm through overlooking.
- 12.28 Impact on No. 10
- 12.29 Officers acknowledge that there are a number of windows within the northern elevation of No.10 that would face onto the proposed dwelling. It is acknowledged that the building would likely break a vertical and horizontal 25-degree splay from these windows, however this is also considered to be the case with the existing residential property of No.8

within the site. As such it is not deemed that the proposed development would result in a significant increase in harm to this neighbouring property through overbearing or loss of light.

- 12.30 As with the windows within the northern elevation of the proposed dwelling. It is recommended that all of the windows within the southern elevation at first floor are obscure glazed to ensure that they would not overlook No.10 to the south. A condition is also recommended to ensure that the balcony for bedroom 1 provides sufficient screening on both its northern and southern sides.
- 12.31 Future Occupants
- 12.32 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).
- 12.33 The gross internal floor space measurements for units in this application are shown in the table below:

<b>Jnit</b>	<b>Number of bedrooms</b>	<b>Number of bed spaces (persons)</b>	<b>Number of storeys</b>	<b>Policy Size requirement (m<sup>2</sup>)</b>	<b>Proposed size of unit</b>	<b>Difference in size</b>
1	6	12	3	138	819	+681

- 12.34 Garden Size(s)
- 12.35 In addition to the internal floor area as set out in the table above, the proposed dwelling is set within a significantly sized plot that would provide a private garden to the rear of the building. The size of this private external amenity space is considered to be of a sufficient size for a dwelling of this size in this location.
- 12.36 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.
- 12.37 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. No detail has been provided as part of this application to confirm that the dwelling is M4(2) accessible, therefore a condition to require this is considered to be reasonable and necessary to ensure compliance with Policy 51.
- 12.38 Construction and Environmental Impacts
- 12.39 Policy 35 guards against developments leading to significant adverse impacts on health and quality of life from noise and disturbance.

- 12.40 The Council's Environmental Health team have assessed the application and whilst initially objecting to the proposed development due to a lack of information regarding the proposed use of air source heat pumps. A noise impact assessment has since been provided highlighting the noise emitted from the air source heat pump to the north of the dwelling.
- 12.41 In line with the comments from the environmental health officer, the details within the noise impact assessment, and the noise emitted from the heat pump is considered to be acceptable subject to a condition requiring any heat pump and its surround to be installed in compliance with the provided information with the impact assessment.
- 12.42 Conditions are also requested by the environmental health officer regarding construction hours, dust and piling. Given the level of construction likely to be required, and the proximity to neighbouring properties, these conditions are considered to be reasonable.
- 12.43 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, 36, 50, 51, 52 and 57.

#### **12.44 Third Party Representations**

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

<b>Third Party Comment</b>	<b>Officer Response</b>
Use of the building for business	It is noted that the proposed plans and information highlights that the dwelling is to be used partly as a home office for the future occupiers. Officers do not consider however, that this use would exceed that to be expected within a residential dwelling. Any significant increase in this business use would require a full planning application for a change of use.
Structural integrity of neighbouring properties	From the information provided, there is no reason for officer to believe that the proposed development would compromise neighbouring buildings. This is a matter that would be determined at building regulation stage, in the case that permission was granted.

#### **12.46 Other Matters**

- 12.47 Bins
- 12.48 Policy 57 requires refuse and recycling to be successfully integrated into proposals. The plans provided show that refuse storage is to be located to the front of the proposed dwelling along the northern boundary. Given that no further details of this have been provided, it is recommended that a condition is attached requiring further details of this provision.

## **12.49 Planning Balance**

- 12.50 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).
- 12.51 The principle of the proposed development, despite resulting in the reduction of a single residential unit within the site is considered to be acceptable. Through the high quality replacement 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.
- 12.52 Whilst objections from third parties regarding neighbouring amenity impacts are acknowledged, it is considered that on balance, the impact of the proposed development on the amenity of neighbouring properties would not be significant and is acceptable in this instance.
- 12.53 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.

## **13.0 Recommendation**

### **13.1 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. Namely;

- LOCATION PLAN
- PROPOSED BASEMENT (G8 PL 090 R0)
- PROPOSED GROUND FLOOR (G8 PL 100 R0)
- PROPOSED FIRST FLOOR (G8 PL 101 R0)
- PROPOSED SECOND FLOOR (G8 PL 102 R0)
- PROPOSED ROOF VIEW (G8 PL 103 R0)
- PROPOSED EAST ELEVATION (G8 PL 400 R0)
- PROPOSED SOUTH ELEVATION (G8 PL 401 R0)



- PROPOSED WEST ELEVATION (G8 PL 402 R0)
- PROPOSED NORTH ELEVATION (G8 PL 403 R0)
- REVISED PROPOSED BLOCK PLAN (G8 (PL)001 R1)
- PROPOSED SITE PLAN (G8 PL 000 R2)
- PROPOSED LANDSCAPE PLAN (G8 PL 940 R1)

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

- 3) No demolition or construction works shall commence on site until a traffic management plan has been agreed in writing with the Planning Authority. The Highway Authority requests that the TMP be a stand-alone document separate from any Environment Construction Management Plan or the like, as the risks and hazards associated with construction traffic using the adopted public highway are quite different from those associated with the internal site arrangements. The principal areas of concern that should be addressed are:
- i. Movements and control of muck away lorries (all loading and unloading shall be undertaken off the adopted public highway)
  - ii. Contractor parking; provide details and quantum of the proposed car parking and methods of preventing on street car parking.
  - iii. Movements and control of all deliveries (all loading and unloading shall be undertaken off the adopted public highway)
  - iv. Control of dust, mud and debris, in relationship to the operation of the adopted public highway.

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

- 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 (including demolition, ground works) and no vegetation clearance shall occur, until a Construction Ecological Management Plan (CEcMP) has been submitted to and approved in writing by the local planning authority. The CEcMP shall include the following:
- a. Risk assessment of potentially damaging construction activities.
  - b. Identification of biodiversity protection zones.
  - c. Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
  - d. The location and timings of sensitive works to avoid harm to biodiversity features.
  - e. The times during construction when specialist ecologists need to be present on site to oversee works.
  - f. Responsible persons and lines of communication.
  - g. The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
  - h. Use of protective fences, exclusion barriers and warning signs if applicable.

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 of the Bolton Pit County Wildlife Site. (Cambridge Local Plan 2018 policies 57, 59 and 70)

- 6) 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).

- 7) No development, except demolition or site clearance, shall commence until a scheme for the on-site storage facilities for waste, including waste for recycling, has been submitted to and approved in writing by the local planning authority. The scheme shall identify:

- a) the specific positions of where wheeled bins will be stationed for use by the resident.
- b) The quantity and capacity of the bins per property
- c) The walk distances for residents to the kerbside including the specific arrangements to enable collection from the kerbside or within 5m of the adopted highway/ refuse collection vehicle access point.
- d) Any designated Bin Collection Points, if practically needed.
- e) Details of the management arrangements if bins need to be moved to one designated collection points

No residential unit shall be occupied until the approved arrangements for that particular unit have been provided and shall be retained as such unless alternative arrangements are agreed in writing by the local planning authority.

Reason: To ensure that the need for refuse and recycling is successfully integrated into the development. (Cambridge Local Plan 2018 policy 57).

- 8) No development shall take place above ground level, except for demolition, until details of all the materials for the external surfaces of buildings to be used in the construction of the development have been submitted to and approved in writing by the local planning authority. The details shall include bricks salvaged and retained during demolition. 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).

- 9) 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).

- 10) No development shall commence above slab level until details of the privacy screens to be fitted along the northern and southern side of the first-floor balcony serving bedroom 1 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 and 55).

- 11) 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).

- 12) No brickwork above ground level shall be laid until a sample panel of the proposed Limestone Sheets has been prepared on site. 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).

- 13) 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.

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

- 14) Prior to the installation of any artificial lighting, an ecologically sensitive artificial lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the baseline condition of lighting, any existing and proposed internal and external artificial lighting of the site in that phase and an artificial lighting impact assessment with predicted lighting levels. The scheme shall:
- a) include details (including luminaires, fittings and any shrouds) of any artificial lighting on the site and an artificial lighting impact assessment with predicted lighting levels at the site boundaries;

- b) unless otherwise agreed, not exceed 0.2 lux level on the horizontal plane and 0.4 Lux level on the vertical plane within 5 metres of the Bolton Pit CWS boundary.
- c) detail all building design measures to minimise light spillage;
- d) set out a monitoring and reporting regime for the lighting scheme.

The approved lighting scheme shall be fully installed, maintained and operated in accordance with the approved details. The scheme shall be retained as such thereafter.

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

- 15) 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 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 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).

- 16) Prior to occupation, evidence of Passivhaus certification shall be submitted to and approved in writing by the Local Planning Authority.

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)

- 17) The development, hereby permitted, shall not be occupied until the proposed first floor windows in the northern 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).

18) The development, hereby permitted, shall not be occupied until the proposed first floor windows in the southern 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).

19) 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)

20) All paved areas within the site (vehicular or pedestrian accesses) that abut the public highway shall be constructed so that their falls and levels are such that no private water from the site drains across or onto the adopted public highway. Please note that the use of permeable paving does not give the Highway Authority sufficient comfort that in future years water will not drain onto or across the adopted public highway and physical measures to prevent the same must be provided.

Reason: for the safe and effective operation of the highway, in accordance with paragraph 115 of the National Planning Policy Framework.

21) The vehicular accesses to the site 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, in accordance with paragraph 115 of the National Planning Policy Framework.

22) 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).

- 23) 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 09.15hrs -16.00hrs, Monday to Saturday.

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

- 24) The external plant as approved shall be installed and operated in accordance with the principles, design and specifications (including operational noise levels and the results of the BS4142-type assessment) contained within the submitted document “Environmental Noise Assessment by Clear Acoustic Design Ltd dated July 2024”

The plant shall be fully maintained and retained thereafter.

Reason: To protect the amenity of nearby properties (Cambridge Local Plan 2018 policy 35: noise and vibration)

- 25) 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.

- 26) 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

- 27) 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).

- 28) 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

- 29) 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)

- 30) Notwithstanding the approved plans, the flat roof(s) of the development hereby approved shall be 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 80 mm thick.
  - b) Provided 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 approved development 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: [green-roofs.co.uk](http://green-roofs.co.uk)

31) A minimum of 1 no. parking space proposed will be equipped with EV charge points in line with the requirements of building regulations approved document S prior to the occupation of the dwelling hereby approved and shall be maintained 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).

32) 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: 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)

33) Notwithstanding the provisions of Schedule 2, Part 1, Class B 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 (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)

34) 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: 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)

# Agenda Item 7



<b>Planning Committee Date</b>	4 <sup>th</sup> December 2024
<b>Report to Lead Officer</b>	Cambridge City Council Planning Committee Joint Director of Planning and Economic Development
<b>Reference</b>	24/01777/FUL
<b>Site</b>	Shah Jalal Mosque, 107 Darwin Drive Cambridge Cambridgeshire CB4 3HQ
<b>Ward / Parish</b>	Arbury
<b>Proposal</b>	Part retrospective permission for the single storey front and two storey rear extension with single storey projecting bay for a Mimbar pulpit. Two storey side extension and external alterations.
<b>Applicant</b>	
<b>Presenting Officer</b>	Alice Young
<b>Reason Reported to Committee</b>	Third party representations
<b>Member Site Visit Date</b>	N/A
<b>Key Issues</b>	1. Design
<b>Recommendation</b>	<b>APPROVE</b> subject to conditions

## 1.0 Executive Summary

- 1.1 The application seeks part retrospective permission for the single storey front and two storey rear extension with single storey projecting bay for a Mimbar pulpit alongside planning permission for a two-storey side extension and external alterations.
- 1.2 The part retrospective elements to the proposed development are similar to the approved schemes 19/1453/FUL, 24/00769/S73, 23/04928/FUL & 23/01586/FUL and are currently under construction.
- 1.3 The principle of development has already been established under the previous applications. Nonetheless, the extensions would enhance the range, quality and accessibility of the community facility to meet the local need, by virtue of ratifying the internal space and creating separate entrances to the mosque and the first floor flat.
- 1.4 The design of the proposed extensions are sympathetic to the existing building, appearing subservient, while also being reflective of the surrounding context which includes domestic extensions of a similar scale, massing and design.
- 1.5 In terms of amenity, officers consider the proposed extensions would not significantly adversely affect the light, outlook or privacy of surrounding neighbours given their scale massing and design. The Environmental Health Team are supportive of the application subject to the restrictions on the use and occupation of the place of worship. Noting this alongside the relocation of the entrance of the place of worship, officers consider that the proposal would not result in a harmful noise and disturbance impact to surrounding residents.
- 1.6 Officers recommend that the Planning Committee approve the application subject to the recommended conditions, which include those imposed on the previous consents to limit the hours of use and number of people occupying the building at any one time.

## 2.0 Site Description and Context

None-relevant	x	Tree Preservation Order	
Conservation Area		Local Nature Reserve	
Listed Building		Flood Zone 1, 2, 3	
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	
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\*X indicates relevance

- 2.1 The application site comprises of a semi-detached two storey building, the Shah-Jalal Islamic Centre, at 107 Darwin Drive. It accommodates a community and prayer hall on the ground floor and residential accommodation at first floor for the resident Imam. The site is accessed by car from Darwin Drive, with a hardstanding car and cycle parking and turning area to the side. There is an outbuilding and garden to the rear.
- 2.2 The host building is attached to 105 Darwin Drive (a residential unit) which is to the north-east of the site. To the south of the site is 109 Darwin Drive also a residential unit. To the east of the site is 85 Stretten Avenue, to the west of the site is Darwin Drive, an adopted highway.
- 2.3 The site is not in a Conservation Area nor is it in the controlled parking zone.

### 3.0 The Proposal

- 3.1 The application seeks part retrospective permission for the single storey front and two storey rear extension with single storey projecting bay for a Mimbar pulpit alongside planning permission for a two-storey side extension and external alterations.
- 3.2 The application has been revised as it is part retrospective and the plans and the description of development needed to be amended to reflect this.
- 3.3 A similar proposal was brought to Planning Committee in October 2022 under application reference 19/1453/FUL.

### 4.0 Relevant Site History

Application	Description	Outcome
06/0743/FUL	Change of use from single family residential space to community house for the Bangladeshi community, including residential space for key worker.	Approved
07/1458/FUL	Part single, part two storey side and rear extension to incorporate first floor 2 bed flat	Refused
09/0731/FUL	Two storey rear extension and single storey side extension to community house and first floor flat (key worker).	Refused
10/0730/S73	Removal of condition 5 of planning permission 06/0473/FUL to allow occupancy of more than 30 people at any one time, and 50 people at Friday prayer time	Withdrawn
18/0272/FUL	Two storey rear extension with single storey projecting bay for a Mimbar pulpit, increase in the	Withdrawn

	maximum number of attendees for the community use to 37 (Friday afternoon only), and extension to the opening hours	
19/1453/FUL	<p>(1) A two-storey extension with single storey projecting bay for a Mimbar pulpit.</p> <p>(2) Increase in the total number of occupants permitted at any one time for the community use of the ground floor of the premises on:</p> <p>(i) Saturday to Thursday between 09:00 hrs and 23:00 hrs with up to a maximum of 29 occupants;</p> <p>(ii) Friday between 09:00 hrs and 12:00 hrs with up to a maximum of 29 occupants;</p> <p>(iii) on Friday between 12:00 hrs to 16:00 hrs with up to a maximum of 37 occupant; and</p> <p>(iv) on Friday between 16:00 hrs and 23:00 hrs with up to a maximum of 29 occupants.</p> <p>(3) (i) The community use on the ground floor of the premises between 09:00 hrs and 23:00 hrs Monday to Sunday inclusive;</p> <p>(ii) A 30 minute opening for morning prayer between 02:50 hrs and 07:00 hrs, Monday to Sunday inclusive, with up to a maximum of 29 occupants; and</p> <p>(iii) during the period of Ramadan only between 23:30 hrs and 02:30 hrs the following day, for up to 2 hours, Monday to Sunday inclusive, with up to a maximum of 37 occupants.</p>	Approved
23/01586/FUL	Single storey front extension	Permitted
23/04928/FUL	Single storey front extension and external alterations	Permitted
24/00769/S73	<p>S73 to vary condition 2 (approved drawings) of ref: 19/1453/FUL for the following:</p> <p>i) raise the height of approved rear extension to match adjoining and increase in the width of the extension</p> <p>ii) change the external material of rear extension from bricks to render</p> <p>iii) change the approved ground floor window to fire exit door on side elevation</p> <p>vi) change to the sizes of the rear windows</p>	Permitted

## 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

ODPM Circular 06/2005 – Protected Species

Circular 11/95 (Conditions, Annex A)

## **5.2 Cambridge Local Plan 2018**

Policy 35: Protection of human health from noise and vibration

Policy 55: Responding to context

Policy 56: Creating successful places

Policy 58: Altering and extending existing buildings

Policy 59: Designing landscape and the public realm

Policy 73: Community, sports and leisure facilities

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

## **6.0 Consultations**

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

### **6.2 Environmental Health – No Objection**

6.3 I am familiar with the previous applications for this premises, and in particular the consent referenced 19/1453/FUL for which there remain conditions in place (Conditions 2 and 3) restricting the internal capacity

and hours of use of the premises. This application does not affect those restrictions and indeed there are no proposals within it to change / alter them. As such, I have no objection to the application and no further comment to make.

## **7.0 Third Party Representations**

7.1 2 representations have been received.

7.2 Those in objection have raised the following issues:

- Increase in floor space, intensification of use
- Noise and disturbance
- Traffic, lack of car parking and highway safety

## **8.0 Member Representations**

8.1 Not applicable

## **9.0 Local Interest Groups and Organisations / Petition**

9.1 Not applicable

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 Background**

10.2 The proposal is for part retrospective permission for the single storey front and two storey rear extension with single storey projecting bay for a Mimbar pulpit alongside planning permission for a two-storey side extension and external alterations.

10.3 The single storey front and two storey rear extension with single storey projecting bay is similar to the approved schemes 19/1453/FUL, 24/00769/S73, 23/04928/FUL & 23/01586/FUL. This is part retrospective as this is currently under construction. However, officers note that the two storey side attaches onto both the single storey front and two storey rear extension and therefore officers encouraged the applicant to submit an application for all of these extensions.

10.4 Aside from the addition of the two storey side extension, the differences to the plans already approved are circled in red on the proposed plans. The alterations are as follows:

- Enlarging the two storey rear extension to the meet no. 105's rear extension



- Squaring off the projecting bay for the Mimbar pulpit
- Enlarging the width of the single storey front extension by approx. 0.1m
- Alterations to the windows and doors

## **10.5 Principle of Development**

10.6 The principle of extending the mosque was acceptable for the previously approved applications (19/1453/FUL, 24/00769/S73, 23/04928/FUL & 23/01586). Since these decisions, there has been no change in policy and the principle remains the same. Therefore, the principle of extending and improving the Mosque has been established. Notwithstanding this, the principle is assessed in detail below for completeness.

10.7 The proposal seeks planning permission for an extension and alterations to an existing Mosque, which, as a place of worship and place of education, is classified as a community facility in Table 8.2 of the Local Plan. Policy 73 supports enhancement of community facilities provided:

- a. The range, quality and accessibility of facilities are improved;
- b. there is a local need for the facilities; and
- c. the facility is in close proximity to the people it serves.

10.8 The proposed extensions would create an additional approximately 13m<sup>2</sup> of floor space, beyond the floor space already approved. The stairs would be contained within the two storey side extension, meaning more useable space within the footprint of the place of worship to congregate and worship. As a result of the extension, the main entrance is relocated to the front elevation away from neighbouring residential properties and a separate access to the first floor is provided for the residential flat above. This would create a better circulation of spaces. The proposed extension would therefore enhance the range, quality and accessibility of the community facility to meet the local need.

10.9 Officers are satisfied that the previous proposals indicate that there is a clear need for the facility to extend and it is valued by those who use it. Officers are also satisfied that the Mosque is within close proximity to the community it serves.

10.10 The principle of the development is acceptable and in accordance with Policy 73 of the Cambridge Local Plan (2018).

## **10.11 Design, Layout, Scale and Landscaping**

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

- 10.13 The design of the proposed extensions is similar to the previously approved extensions on site with the addition of the two storey side extension. The two-storey side extension is relatively narrow measuring 1.25m, would have a hipped roof form and would use matching materials. Two storey side extensions are common in the surrounding area with multiple properties extending significantly to the side and rear. For these reasons, officers consider that the extension would not appear out of character and when taken together with the other extensions proposed, would sit comfortably adjacent to the main house, and not overwhelm it. A sufficient gap between the proposed side extension and the unattached neighbour would be maintained.
- 10.14 By extending to the side, it marginally increases the floor space inside, but also creates an improved access for the Mosque, with the entrance now to the front onto Darwin Drive, and the flat above having a separate side access. To ensure that the proposed new front entrance is accessible and therefore inclusive for everyone, officers consider it reasonable and necessary to require level access via condition.
- 10.15 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, 58 and 59 and the NPPF.

#### **10.16 Biodiversity**

- 10.17 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.
- 10.18 Nonetheless, the development would not impact a priority habitat and impacts less than 25 square metres (5m by 5m) of on-site habitat and 5 metres of on-site linear habitats such as hedgerows. Therefore, the development falls under a biodiversity net gain exemption. Landscape improvements will secure a biodiversity enhancement, complying with policy 70.
- 10.19 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 70 of the Cambridge Local Plan (2018).

#### **10.20 Highway Safety and Transport Impacts**

- 10.21 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.

- 10.22 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.
- 10.23 The Highway Authority Development Management Team have been consulted on the application and have no objections to the proposal. Officers therefore consider that the proposal would not adversely affect the safe functioning of the highway. It is noted that a third party has objected on this ground stating that the entrance to the site is on a sharp bend and therefore the increase in comings and goings would lead to highway safety concerns. Officers disagree, the same restriction on the number of people within the place of worship that was on a previously granted application will still apply here, so there would be no material increase in comings and goings to the site beyond that consent. Furthermore, the Highway team have no objections to the proposal.
- 10.24 The restrictions on the occupancy of the mosque would remain in place from the previous consent. For the avoidance of doubt, these conditions are considered reasonable and necessary to put on the proposed scheme too. As such, officers do not consider that the transport impact would be materially different to the previously approved applications.
- 10.25 The proposal accords with the objectives of policy 80 and 81 of the Local Plan and is compliant with NPPF advice.

## **10.26 Cycle and Car Parking Provision**

### **10.27 Cycle Parking**

- 10.28 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.
- 10.29 Four Sheffield stands are proposed to replace the existing cycle parking. This would result in 8 spaces being delivered. While these do not seem to be covered, a condition can secure further details of cycle parking to ensure the provision is secure, covered and convenient to encourage sustainable travel to and from the site.

- 10.30 Car parking
- 10.31 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. The site falls outside of the controlled parking zone and appendix L states that the minimum standard for a place of worship is 1 space for every 8 seats including disabled car parking.
- 10.32 The previous application was supported with the provision of 2 car parking spaces, one being a disabled space. The additional floor space gained from the two storey side extension is negligible and the restrictions on the occupancy of the mosque would remain, meaning the number of occupants in the mosque would not increase as a result of the development.
- 10.33 As stated in the previous Officer Committee Report, the supporting data demonstrates that the majority of the site users travel by foot or cycle. Officers consider that subject to appropriate cycle stores being provided that the parking provision on site is acceptable.
- 10.34 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. 1 per 1,000m<sup>2</sup> of floor space for fast charging points; 1 per 2 spaces for slow charging points and passive provision for the remaining spaces to provide capability for increasing provision in the future.
- 10.35 There were no requirements of the previous consent for the car parking to include EV charging facilities. Therefore, it would be unreasonable to impose a condition to require this provision, failing to meet the 6 tests of a planning condition.
- 10.36 Subject to conditions, the proposal is considered to accord with policy 82 of the Local Plan.

**10.37 Amenity**

- 10.38 Policy 35 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.
- 10.39 The site is a semi-detached property with a residential unit at first floor and a mosque at ground floor. The attached neighbour, no. 105, is in residential use, as is the unattached neighbour, 109.

- 10.40 Given the siting and scale of the proposed two storey side extension and that the other extensions are similar to the approved extensions on site, officers are satisfied that the proposal would not adversely affect the attached neighbour, 105, in terms of overlooking, overshadowing or overbearing. The proposed extensions would not project beyond the existing rear of no. 105.
- 10.41 The unattached neighbour, no 109, would be the most affected by the proposal, however, officers consider that this impact would not be significant. No. 109 has one window on the side elevation which is at first floor and appears to serve a hallway/ non-habitable room. The two-storey side extension would project from the side by 1.25m and would not project beyond the rear of the original house. Given the scale of the extension, alongside the reasonable separation distance between the proposal and the side elevation of no. 109, officers consider that the proposal would not unduly overbear, overshadow or enclose no. 109. In terms of the impact to the rear of no.109, officers consider the impact not to be significant and not materially more harmful than the approved schemes. All of the additional windows within the side extension would be obscure glazed as shown on the proposed plans. A condition will ensure that these windows are obscure glazed to the correct standard and non-opening up to 1.7m, to prevent overlooking to no. 109.
- 10.42 No. 109 has objected to the application on the ground of amenity, specifically about the impacts on daylight, sunlight, enclosure, privacy, noise and disturbance, light pollution. As stated above, officers consider that the proposal would not result in a significant impact on daylight, sunlight, outlook or privacy.
- 10.43 In terms of the noise impact as a result of the development, the Council's Environmental Health team have assessed the application and have no objections, noting the previous restrictions on the property. These restrictions will be replicated on this consent for the avoidance of doubt. With these restrictions, officers are satisfied that the proposal would not result in a significant adverse noise and disturbance impact. It is also important to note that the side extension relocates the access to the front elevation, leading to less comings and goings between the place of worship and the adjacent residential property. There are also less openings on this side elevation which would minimize the noise impact further and be more neighbourly.
- 10.44 Light pollution would not be significant given the proposed design and the use.
- 10.45 Construction and Environmental Impacts
- 10.46 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. Officers are satisfied that as the proposal is of a domestic scale, that these conditions can ensure construction is carried out in a neighbourly way and no significant noise impact during construction would arise.

10.47 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 58.

#### **10.48 Third Party Representations**

10.49 The third-party representations have been addressed in the amenity section of this report.

#### **10.50 Other Matters**

10.51 Bins

10.52 Policy 58 requires extensions to existing buildings to retain bin storage. While there has been no information detailing where bins will be stored, there is sufficient space to accommodate a bin store in the front or rear of the site and the extension would still allow sufficient space to access the rear. Bin store details will be secured via condition.

#### **10.53 Planning Balance**

10.54 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).

10.55 Summary of harm

10.56 No significant harm has been identified.

10.57 Summary of benefits

10.58 The proposal would allow for the reorganisation and consolidation of the internal layout of the mosque leading to an improved layout. It would also enable the entrance to the mosque to be relocated to the front elevation, lessening the noise resulting from the comings and goings to the mosque along the boundary with the neighbour. A separate entrance will also be provided for the first floor flat above the mosque. The proposal would enable the improvement of a well-used community facility without harming the amenity of surrounding or future occupiers.

10.59 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 the recommended conditions.

## **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.

## **12.0 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 materials to be used in the external construction of the development, hereby permitted, shall match the existing building in type, colour and texture.

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 and 58).

- 4 Prior to the completion of the two-storey extension hereby permitted the ground floor of the premises: (i) shall not be occupied by more than 20 people at any one time; and (ii) shall only be in use between the hours of 09.00 and 21.00 Monday to Sunday and 09.00 and 22.30 Monday to Sunday throughout the months of June and July.

Reason: To ensure that there is no intensification in the use of the building in order to safeguard the amenity of adjacent residential properties (Cambridge Local Plan 2018, Policy 73).

- 5 Following the completion of the two-storey extension hereby permitted, and subject to conditions 6, 7 and 8, the ground floor of the premises: (i) shall not be occupied by more than 29 people at any one time; and (ii)

shall only be in use between the hours of 09.00 and 23.00 hours Monday to Sunday.

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

- 6 Following the completion of the two-storey extension hereby permitted, on Fridays between the hours of 12:00 and 16:00 the ground floor of the premises shall not be occupied by more than 37 people at any one time.

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

- 7 The ground floor of the premises shall only be in operation between the hours of 02:50 - 07:00 for 30 minutes Monday - Sunday for a temporary period of 1 year only from the date of the completion of the extension after which the use between these hours shall cease.

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

- 8 Prior to the completion of the two-storey extension, the ground floor of the premises shall be permitted to be in use during the period of Ramadan only for a maximum of 120 minutes between the hours of 23:30 and 02:30 the following day, Monday to Sunday inclusive. During this time the ground floor shall be occupied by no more than 20 people at any one time.

Following the completion of the two-storey extension hereby permitted, the ground floor of the premises shall be permitted to be in use during the period of Ramadan only for a maximum of 120 minutes between the hours of 23:30 and 02:30 the following day, Monday to Sunday inclusive. During this time the ground floor shall be occupied by no more than 37 people at any one time.

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

- 9 During the operation of the community facilities on the ground floor the recommended mitigation measures detailed in the Noise Report (2184\_FP01.0 V2 and 2184\_AC\_2.0), submitted to 19/1453/FUL, shall be put into and remain in place.

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

- 10 During the operation of the community facilities on the ground floor the mitigation measures detailed in the Transport Statement (1710-34/TS/01 Rev A), submitted to 19/1453/FUL, shall be put into and remain in place.



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

- 11 Prior to the completion of the permitted extension, the Management Plan of the Community facility shall be updated in line with the recommendations of the Transport Statement, Supporting Statement and Noise Reports submitted to 19/1453/FUL and agreed by the Local Planning Authority in writing. The agreed Management Plan shall be put into and remain in place following use of the extension.

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

- 12 Prior to any works above slab level of the permitted extension, details of the cycle parking shall be submitted to and agreed in writing by the Local Planning Authority. The agreed cycle parking shall be retained and maintained for the community use.

Reason To protect the amenity of adjoining residential properties  
(Cambridge Local Plan 2018 Policy 82).

- 13 The occupation of the first floor residential flat hereby permitted shall be limited to persons directly associated with the group or management of the community facility.

Reason: To protect residential amenity (Cambridge Local Plan 2018 policy 35).

- 14 The rear garden shall be used solely in conjunction with, and ancillary to, the residential flat hereby permitted and shall not be used, occupied or let for any purpose other than for private residential purposes.

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

- 15 The community use hereby permitted relates solely to the ground floor of the building. The upper floor and rear gardens shall not be used for any purpose other than private residential use.

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

- 16 Prior to the use of the permitted extension details of a hard and soft landscaping scheme (excluding the private residential garden associated with the first-floor residential unit) shall be submitted to and approved in writing by the Local Planning Authority. These details shall include:

a) car parking layouts, hard surfacing materials; signs, lighting

b) planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme;

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

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

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

Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity. (Cambridge Local Plan 2018 policies 55, 58, 59 and 69).

- 17 The development, hereby permitted, shall not be occupied until the proposed first floor windows in the south east elevation of the development and first floor bathroom windows on the north-eastern and south-western elevation of the development 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 2018 policies 55, 58).

- 18 Prior to any works above slab level of the permitted extension, details of the bin storage shall be submitted to and agreed in writing by the Local Planning Authority. The agreed bin store shall be retained and maintained for the community use.

Reason To ensure appropriate provision for the secure storage of refuse (Cambridge Local Plan 2018 Policy 58).

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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# Agenda Item 8



<b>Planning Committee Date</b>	4 December 2024
<b>Report to</b>	Cambridge City Council Planning Committee
<b>Lead Officer</b>	Joint Director of Planning and Economic Development
<b>Reference</b>	23/03942/FUL
<b>Site</b>	380 Milton Road
<b>Ward / Parish</b>	Kings Hedges
<b>Proposal</b>	Demolition of existing garage and construction of new single storey 2 bed dwelling
<b>Applicant</b>	HL Smith Holdings Limited
<b>Presenting Officer</b>	Phoebe Carter
<b>Reason Reported to Committee</b>	Third party representations
<b>Member Site Visit Date</b>	
<b>Key Issues</b>	<ol style="list-style-type: none"><li>1. Parking/Highway Issues</li><li>2. Impact on the Character of the Area</li><li>3. Neighbour Amenity</li></ol>
<b>Recommendation</b>	<b>APPROVE</b> subject to conditions

## **1.0 Executive Summary**

- 1.1 The application seeks planning permission for the demolition of the existing garage and construction of new single storey 2 bed dwelling.
- 1.2 The proposal is not considered to cause harm to the character and appearance of the area and is designed appropriately.
- 1.3 The proposal is not considered to cause undue harm to the amenity or living conditions of neighbouring occupiers and would provide an acceptable level of amenity for future occupiers.
- 1.4 The proposal would not have any significant adverse effect upon the Public Highways and would not result in any undue highways safety implications.
- 1.5 Officers recommend that the Planning Committee Approve the application subject to conditions.

## **2.0 Site Description and Context**

- 2.1 380 Milton Road is the northeast half of a pair of two storey semi-detached houses located on the eastern side of Milton Road, approximately 60 metres north of the junction with Kendal Way and 90 metres south of junction with Cook Close. This part of Milton Road is predominantly residential with a very mixed range of house types and styles.
- 2.2 All dwellings have off street parking to the front of the dwelling. To the rear of the properties is an approx. 4 metre wide access track from Kendal Way, which serves allotment gardens, a property to the rear of 386 and the rear properties 368 – 384 Milton Road.
- 2.3 To the north and south of the site, the prevailing character is semi-detached dwellings set back from Milton Road with outbuildings, annexes and garages to the rear. Opposite the access track are a number of residential allotments which gain access from a gate opposite the application site.
- 2.4 The site does not fall within a Conservation Area and there are no Listed Buildings in the vicinity.

## **3.0 The Proposal**

- 3.1 The application seeks planning permission for the demolition of the existing garage and erection of a single storey two bed dwelling accessed from Kendal Way.
- 3.2 The development seeks to demolish the existing garage which is set back from the rear boundary of the No. 380 Milton Road. The two bed bungalow would be designed around an internal courtyard. The proposed bungalow is set 3.3 metres off the access track allowing for a cycle and bin storage to the front of the dwelling. The proposed dwelling projects for 16.7 metres in

length and is the full width of the plot, 8 metres. It is single storey with pitched roofs with an eaves height of 2.6 metres extending to a ridge height of 4.7 metres. A rear garden is proposed to the rear of the dwelling and the host dwelling would retain a rear amenity area.

- 3.3 The application has served Ownership Certificate B which covers the ownership of the rear access track.

#### 4.0 Relevant Site History

##### Site History

Reference	Description	Outcome
23/00771/FUL	Demolition of existing garage and construction of new single storey 2 bed dwelling	Refused
20/02596/FUL	Subdivision of plot and construction of a single storey, three bed dwelling to the rear.	Withdrawn

- 4.1 The most recent application for the demolition of the existing garage and construction of a single storey 2 bed dwelling was refused under delegated powers on the 24.04.2023. The application was refused for the following reasons:

1. The proposed sub-division of the rear garden of No.380 Milton Road to accommodate a new dwelling would result in a cramped, incongruous and out of character form of development, harmful to the otherwise linear and cohesive plot size of the site and of the wider area, in particular properties fronting Milton Road. Therefore, the proposal due to the depth and design would cause unacceptable harm to the character and appearance of the surrounding area and as such would conflict with Policies 52, 55, 56, 57 and 59 of the Cambridge Local Plan 2018.
2. By virtue of the excessive scale, bulk and projection of the proposed dwelling to the rear of the site, the proposal would have a greater visual prominence when viewed from the garden environment and rear of the neighbouring properties at 378 and 382 Milton Road. The dwelling would result in a sense of enclosure and significantly harmful overbearing impact when experienced from the immediate neighbours and is unacceptable. As such, the proposal is contrary to Policies 52, 56 and 57 of the Cambridge Local Plan 2018.
3. No biodiversity net gain assessment has been submitted in support of the application. Given the loss of existing garden land and the limited external amenity space provided by the scheme it is considered insufficient information has been submitted to ensure the site could provide a measurable net gain. The

proposal is therefore contrary to the NPPF 2021, Policy 70 of the Cambridge Local Plan 2018, the Greater Cambridge Biodiversity Supplementary Planning Document (2022) and the Environment Act 2021.

4. The proposed dwelling, by virtue of the amenity area, internal and external layout, would create a substandard living environment for future occupiers. Internally, the habitable rooms would be single aspect served by a courtyard. Given the design of the proposal and the siting of 378A Milton Road to the south west is likely to receive insufficient light levels. Externally, given the orientation and size of the private external amenity space, the amenity space is likely to be in shadow for significant periods of time. Cumulatively, this amounts to harm to the residential amenity of future occupiers. By failing to be of high-quality design which respects the amenity for future occupiers, the proposal would be contrary to policies 52 and 56 of the Cambridge Local Plan (2018).

- 4.2 The application submitted has been amended to overcome the previous reasons for refusals. Officers will set out how the application has overcome the reasons for refusals within the Assessment below.

### **Relevant Site History**

Land Rear of 368-370 Milton Road

<b>Reference</b>	<b>Description</b>	<b>Outcome</b>
22/02444/FUL	Erection of 2no dwellings with associated access and landscaping works	Refused and dismissed at appeal
21/03508/FUL	Erection of 2 No. dwellinghouses together with associated access and landscaping works	Refused at Committee and Allowed at Appeal

- 4.3 Land to the rear of 368-379 Milton Road is situated closest to the entrance to the access track from Kendal Way. The application was refused by planning committee and overturned at appeal on the 18.04.2023. The main issues which the inspector reviewed within the decision was in regard to the effect of the proposal on the character and appearance of the area and whether the proposals would provide adequate parking, cycle and bin storage. The Inspector concluded that whilst the proposal introduced properties into a currently secondary location, the dwellings would be aligned with No. 1A Kendal Way and would strengthen and replicate the line of garages and outbuildings.

- 4.4 An identical access track also serves garages to Milton Road properties and allotments accessed off the south western side of Kendal Way. The



character of the opposite lane is also changing and garages have been demolished and dwellings approved as set out below:

346 Milton Road

22/01971/FUL - Demolition of existing double garage and shed, and erection of a detached single storey dwelling to the rear - Permitted

348 Milton Road

19/0400/FUL - Erection of a single storey dwelling to the rear of 348 Milton Road. – Permitted

## **5.0 Policy**

### **5.1 National**

National Planning Policy Framework 2021

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 31: Integrated water management and the water cycle

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 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  
Landscape in New Developments SPD – Adopted March 2010  
Trees and Development Sites SPD – Adopted January 2009

### **6.0 Consultations**

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

6.2 No significant adverse effect upon the Public Highway should result from this proposal.

#### **6.3 Environmental Health – No Objection**

6.4 The development is acceptable subject to the imposition of conditions regarding construction hours, piling and an informative regarding air source heat pumps.

### **7.0 Third Party Representations**

7.1 7 representations have been received.

7.2 Those in objection have raised the following issues:

- Character, appearance and scale
- Density and overdevelopment
- Residential amenity impact (impacts on enclosure, privacy, noise and disturbance, light pollution)
- Private track – unlit and unmaintained
- How will services be supplied
- Potential increase in bedrooms
- Current vehicle access for No. 380 will block this access.
- Car Parking stress on Kendal Way
- Potential rental as an HMO
- Construction impacts
- Potential changes to neighbouring annexe

- Ownership of the track

7.3 Those in support have raised cited the following reasons:

- Well designed property
- Prevent fly tipping in the lane
- Should be encouraging small builds
- Lane needs more development
- Replace neglected garages and improve the area

## **8.0 Local Interest Groups and Organisations / Petition**

8.1 Milton Road Residents' Association has made a representation objecting to the application on the following grounds:

- Excessive scale
- Potential short-term HMO
- Character of dwelling
- No access to rear gardens
- Cycle Parking used by tenants of HMO will not be accessible
- Where will deliveries/visitors park
- Construction Impacts
- Refuse
- Cycle Parking for occupiers
- Maintenance impact for neighbour
- Services to building
- Light impact

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 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.

9.3 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.

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

#### **9.5 Design, Layout, Scale and Landscaping**

9.6 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.

9.7 The site is located within an area characterized by predominantly two storey semi detached dwellings with long rear gardens. The existing dwelling house forms the northern half of pair of semi detached houses which is one of 5 pairs of semi detached houses that stand north of Kendal Way along the Milton Road frontage. The unpaved track along the rear of the properties facing Milton Road, accessed off Kendal Way, serves a series of flat or low pitched garages, outbuildings and annexes leading to an informal turning area which also provides access to the Kendal Way allotments. In addition to the existing ancillary buildings two no. one and a half storey dwellings have been approved by the Planning Inspector close to the access with Kendal Way. Whilst the proposal is introducing a dwelling into a currently secondary location, the dwellings would be aligned with other buildings along the track and would strengthen and replicate the line of garages and outbuildings. Considering the existing backland development along the access track, the principle of development is considered acceptable.

9.8 The prevailing character of the secondary access is proposed to be aligned alongside the existing ancillary buildings and the proposed dwellings approved are considered to be of an interesting contemporary building. The proposed design is considered to be a modern building of buff brick, timber boarding and aluminium/zinc roof which would be distinctive but suitably sympathetic amongst the surrounding buildings. In addition, the proposal has a low profile that would match the neighbouring annexe, would not be particularly prominent and would suit the secondary frontage of the track.

9.9 The proposed dwelling would occupy the entire plot width. However, the proposal has a relatively low eaves height and has a roof which pitches away from the boundary which reduces the width and minimises the impact of the width of the property. To overcome refusal reason 1, 3 and 4 the proposal has significantly reduced the depth of the proposed dwelling to create a garden to the rear. The proposal now projects 0.5 metres beyond the existing garage footprint, which is to be demolished, and allows for a private rear garden to the rear. Whilst more prominent, due to the width, the proposed depth, amidst elongated gardens associated with neighbouring properties would reflect the grain of development in the area, and is considered in keeping with the established character in accordance with Policy 52.

9.10 Policy 55 states that development should respond positively to its context and use appropriate characteristics to help inform the massing, scale and form of the development. Policy 57 expects that new buildings will have a positive impact on their setting in terms of location on the site, height, scale and form, materials and detailing.

9.11 The resultant dwelling is considered to have overcome the previous reasons for refusal regarding overdevelopment, massing and scale and is appropriate to the surrounding pattern of development and character of the area. Subject to conditions to ensure the proposed materials, soft and hard landscaping and boundary treatments, 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.

### **9.12 Carbon Reduction and Sustainable Design**

9.13 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.

9.14 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.

9.15 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.

9.16 The application proposes an Air Source Heat Pump and photovoltaic panels to achieve the carbon emission reduction. To ensure compliance with Cambridge Local Plan (2018) policies 28 and 29 and the Greater Cambridge Sustainable Design and Construction SPD 2020, conditions will be attached to any consent granted requiring submission of a Carbon Reduction Statement to meet part L of Building Regulations, and a water efficiency specification, based on the Water Efficiency Calculator Methodology or the Fitting Approach set out in Part G of the Building Regulations.

### **9.17 Biodiversity**

9.18 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.

- 9.19 Following comments from the Ecology Officers a Biodiversity Net Gain Report and Preliminary Ecological Assessment has been submitted. The Biodiversity Net Gain Report sets out that the site can achieve a net gain on the site, however, the site is not required to meet a 10% increase as the application was submitted prior to the Environment Act 2021.
- 9.20 Concerns were raised by the Ecologists regarding the potential for roosting bats within the garage to be demolished given the location. The Preliminary Ecological Survey sets out that the building was deemed to be of low bat roosting potential. An activity survey was also undertaken, during which no bats were seen to emerge from the surveyed structure and only commuting bats were observed. Officers are therefore satisfied that no additional surveys are required.
- 9.21 Following the submission of the above information, and subject to appropriate conditions regarding biodiversity net gain and ecology enhancement, 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).

## **9.22 Water Management and Flood Risk**

- 9.23 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.
- 9.24 Given that the proposal falls outside of a Flood Zone and Surface Water Flooding it is considered that a surface and foul water drainage strategy would be required and signed off by Building Control. The proposed development is considered acceptable in terms of water management and flood risk which is in accordance with Cambridge Local Plan (2018) policies 31 and 32 and NPPF advice.

## **9.25 Highway Safety and Transport Impacts**

- 9.26 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.
- 9.27 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.

- 9.28 Access to the site would from Kendal Way via the unsealed private access track.
- 9.29 The Local Highway Authority have raised no objections to the proposal, it is considered that the proposal will not result in adverse access impacts on the safe and effective operation of the Public Highway. The existing track to the rear of properties 368-384 Milton Road is private and not under the ownership of the Local Highway Authority. This track provides access to potential and existing off-street parking and the removal of the garage would therefore reduce vehicular traffic as no car parking space is proposed as part of the development and the existing space provides parking for multiple vehicles.
- 9.30 Third parties representations have raised concerns over the impact of the development on the existing private drive, its ongoing maintenance responsibility and Highways safety concerns as a result of the development. To ensure that the access track is sufficient for the dwelling Officers would recommend a condition to ensure that the access within the red line as shown on the location plan, is upgraded with a new surface material which is permeable and well lit, in order to provide a more safe and legible means of access for the future occupiers.
- 9.31 A concern has also been raised regarding access to the allotments and the turning area and parking being reduced as a result of the development. The footprint of the proposed house would not extend over land outside of the ownership of the applicant and onto the access track. As a result any issues with loss of parking or turning areas is a civil matter which cannot be considered within this application.
- 9.32 The proposal accords with the objectives of policy 80 and 81 of the Local Plan and is compliant with NPPF advice.

### **9.33 Cycle and Car Parking Provision**

#### 9.34 Cycle Parking

- 9.35 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.

- 9.36 Cycle Parking is located at the front of the dwelling in a covered bike store which would provide 2 cycle spaces. The proposal would comply with the cycle parking guidance set out in appendix L of the Local Plan.
- 9.37 No details have been provided regarding the host dwelling at No. 380 Milton Road however there is sufficient space to the front of the dwelling to allow for a cycle store to be provided for the existing use.
- 9.38 Given that limited details have been submitted as part of the application officers consider it reasonable to add a condition requiring details to be submitted prior to the occupation of the dwelling.
- 9.39 Car parking
- 9.40 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. 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.
- 9.41 The proposal site is considered to be within a sustainable location within a walkable distance to a District Centre, approx. 0.4km away, and is located in an areas of high public transport. Therefore a car free development accords with Figure 11 of Appendix L of the Local Plan 2018.
- 9.42 Officers note the objection regarding the car parking pressure on Kendal Way. Kendal Way is not within a controlled parking zone and therefore there would not be an effective way of enforcing a car capped development. Therefore, whilst the proposal is in a sustainable location the Local Planning Authority, Officers consider that no parking space in this location is acceptable.
- 9.43 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.
- 9.44 The proposal is compliant with Cambridge City Local Plan (2018) policy 82 and 57 and Appendix L.
- 9.45 Amenity**
- 9.46 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.

- 9.47 Neighbouring Properties
- 9.48 No. 378 Milton Road
- 9.49 No. 378 forms the southern half of the pair of semi-detached property. To the rear garden is an annexe which is known as 378A Milton Road.
- 9.50 The proposed dwelling would be circa 18 metres from the rear elevation of 378 Milton Road. The property is situated to the south west and the distance is considered to be sufficient to mitigate any significant adverse impact on residential amenity to the property in terms of overbearing or loss of light. Whilst windows are proposed in the rear elevation given that the proposal is single storey and the separation, it is not considered to give rise to any significantly harmful loss of privacy. No windows are proposed in the rear or side elevations and therefore it is not considered to lead to a loss of privacy. The proposal has been significantly reduced in depth from the previous submission and would project 0.5 metres from the footprint of the existing garage building. Given the reduction in scale it is considered that the proposal would not appear as a significantly dominant, intrusive feature in the rear garden.
- 9.51 The annexe, 378A Milton Road, has French doors and a single door on the rear elevation which is the main light source for the kitchen/living accommodation. The proposed extension is to be built up to the common boundary and would extend approx. 4 metres beyond the existing rear elevation of the annexe. Where the building projects beyond the annexe the eaves height is 2.7 metres with a roof which hips away from the boundary. Whilst the proposal would be visible from the annexe, given the form would not be visually dominant or lead to significant enclosure. In addition, the proposal would not intersect both the BRE 45 degree lines and therefore is not considered to lead to a loss of light.
- 9.52 Impact on No. No. 382
- 9.53 No 382, situated to the north east, is significantly less developed and has not extended to the rear or altered the ancillary outbuildings. As with 378 Milton Road, the distance is considered to be sufficient to mitigate any significant adverse impact on residential amenity in terms of overbearing or loss of light or privacy. Whilst the roof slopes away from the boundary and is set at a relatively low level it is still significantly taller than the surrounding boundary fencing, and due to the depth would be noticeable, but it would not be significantly harmful to the overall amenity of the occupants of this property to warrant a refusal.
- 9.54 Future Occupants

9.55 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). The new 2 bed property would meet the space standards by 26+ square metres. 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 <sup>2</sup> )	Proposed size of unit	Difference in size
1	2	4	1	70	96	+26

9.56 Concerns have been raised by third parties regarding light levels to some of the internal rooms, in particularly the bedrooms. The bedrooms both have full depth windows fronting an internal courtyard. Whilst this is an enclosed courtyard both rooms are also served by secondary rooflights. Given the amount of windows proposed Officers considered that the rooms would achieve a satisfactory levels of light.

9.57 Comments have also been received about a potential third bedroom created by a screen. This is not proposed as a bedroom and has no permanent separation. Officers can only assess the application on the plans submitted and cannot assess this as part of the application.

9.58 Garden Size(s)

9.59 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 internal courtyard (approx. 10 sq metres) and rear garden (approx.. 58 sq metres) are considered sufficient for a two bedroom property. In addition, No. 380 Milton Road would retain a rear garden of approximately 60 sq metres. Whilst gardens of these properties are in general long and generous the proposed garden size is considered sufficient for the size of property and accords with Policy 52(c).

9.60 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 will be attached to ensure compliance.

9.61 Construction and Environmental Impacts

9.62 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.

9.63 The Council's Environmental Health team have assessed the application and recommended that they have no objections to the development subject to the imposition of conditions regarding construction hours and piling. These conditions are considered to be reasonable and necessary in order to limit the impact of the proposal would have on adjacent occupiers given their proximity to the site. An informative regarding air source heat pumps would also be added for reference.

9.64 Officers note that comments have been received regarding noise impacts and light impacts of a dwelling. It is not considered that the proposed dwelling would significantly increase noise levels to the surrounding properties. In addition, the proposed dwelling would not lead to a significantly more impact than the neighbouring annexe or potential use of the existing outbuilding on site. Overall, it is not considered that the proposed use would give rise to any significant impacts in regard to noise or light.

9.65 Summary

9.66 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.

**9.67 Third Party Representations**

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

<b>Third Party Comment</b>	<b>Officer Response</b>
Utility Serve arrangement	Utility service arrangements are not a planning matter.
Rental as an HMO	Comments have been raised regarding the intensification of HMO (Houses of Multiple Occupation) along Milton Road. The application is for a new residential dwelling and therefore Officers have not assessed the application in relation to HMO's. From comments received it appears that No. 380 is a 6 bed HMO. The change of use of a dwelling house (Use Class C3) to a Small Scale HMO (Use Class C4) falls under Permitted Development and therefore outside of Planning Controls and the Local Planning Authority would not be able to assess the impact of this change of use.

Alterations to annexe	No planning permission has been sought by the applicant. Officers therefore cannot give any weight to potential alterations.
Parking for tradesmen/visitors	Visitor parking is not required under Policy 82/Appendix L for under 4 units
Private right of access	Representations have been made in respect of covenants and private rights of access. A planning permission would not override these. They are civil matters between different landowners and not a material planning consideration.
Party walls	This is a civil matter between different landowners in which the local planning authority has no role. The Party Wall Act 1996 governs the process by which party walls and associated disputes are handled.
Covenants	A planning permission would not override covenants and private rights. These are civil matters between different landowners and not a material planning consideration.

### **9.69 Other Matters**

#### 9.70 Bins

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

9.72 The proposed refuse storage arrangement consists of a dedicated bin storage point in the front garden. The drag distance for the bins to the collection point (pavement of Kendal Way) would be circa 70 metres. This is over the recommended travel distance of 25 metres as set out in the RECAP Waste Design Guide (2012). As the access track is a private, refuse vehicles are unlikely to use the access road to collect the bins. Therefore, the onus will be on the future occupiers to ensure the bins are taken to the collections point and returns. As there is no alternative solution, it is considered the issue with the drag distance is not significant enough to warrant a refusal of this application. Officers consider that the proposal is compliant in this respect with Cambridge Local Plan (2018) Policy 57.

### **9.73 Planning Balance**

9.74 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).

- 9.75 Whilst third party objections have been received regarding the scale, design and siting of the dwelling, the development is considered to preserve the character and appearance of the surrounding area and retention of sufficient garden land for the existing and host dwelling. The proposal would not have any highway safety implications and would comply with the parking and cycle parking guidance set out within Appendix L of the Local Plan.
- 9.76 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.

## **10.0 Recommendation**

### **10.1 Approve subject to:**

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

## **11.0 Planning Conditions**

- 1 The works hereby permitted shall be undertaken within two years of the date of this decision.  
  
Reason: In accordance with the statutory requirement.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.  
  
Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.
- 3 No 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).

- 4 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.

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).

- 5 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 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 biodiversity, visual amenity and privacy (Cambridge Local Plan 2018 policies 55, 57, 59 and 70).

- 6 Prior to the commencement of development above slab level, a scheme for biodiversity enhancement shall be submitted to and approved in writing by the local planning authority. The scheme shall include details of bat and bird box installation, hedgehog connectivity, habitat provision and other biodiversity enhancements, including how a measurable net

gain in biodiversity will be accomplished, when it will be delivered and how it will be managed. The approved scheme shall be fully implemented within the agreed timescale following the substantial completion of the development unless, for reasons including viability or deliverability, it is otherwise agreed in writing by the local planning authority.

Reason: To provide ecological enhancements in accordance with Cambridge Local Plan 2018 policies 57, 59 and 69, the Greater Cambridge Shared Planning Biodiversity SPD 2022 and NPPF paragraphs 8, 180, 185 and 186

- 7 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)

- 8 Materials

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)).

- 9 The development shall not be occupied or the permitted use commenced, until details of facilities for the covered, secure parking of cycles and bin stores 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 cycle store. Stores 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 and bin stores 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).

- 10 Prior to the commencement of development (excluding demolition) details of the access improvements from Kendal Way to the proposed dwelling shall be submitted to and approved in writing by the Local Planning Authority. The improvements shall include resurfacing, a lighting scheme and the use a bound material within 5 metres of the public highway to prevent debris spreading onto it. The access track 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. The access improvements shall be fully completed in accordance with the approved details prior to the first occupation of the development and thereafter retained in accordance with the approved details.

Reason: To ensure the development improves the public realm and provides a good quality development for future occupiers to use, as well as maintaining the safety of the highway, in accordance with Cambridge Local Plan 2018 policies 55, 56, 57, 59 and 81).

- 11 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 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)

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

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

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# Agenda Item 9



<b>Planning Committee Date</b>	4 <sup>TH</sup> December 2024
<b>Report to Lead Officer</b>	Cambridge City Council Planning Committee Joint Director of Planning and Economic Development
<b>Reference</b>	24/02836/FUL
<b>Site</b>	26 Foster Road, Cambridge CB2 9JR
<b>Ward / Parish</b>	Trumpington
<b>Proposal</b>	Extension to existing garden room conservatory and change of use from C4 (small HMO) to Sui Generis (Large HMO), including cycle parking to front garden
<b>Applicant</b>	Xiaohan Pan
<b>Presenting Officer</b>	Dominic Bush
<b>Reason Reported to Committee</b>	Third party representations
<b>Member Site Visit Date</b>	N/A
<b>Key Issues</b>	1.Residential Amenity 2.Car and Cycle parking
<b>Recommendation</b>	<b>APPROVE</b> subject to conditions

## 1.0 Executive Summary

- 1.1 The application seeks permission for an extension to the existing property within the application site to facilitate a change of use from use class C4 (small HMO) to Sui Generis (Large HMO), including the relocation of cycle parking to the front of the dwelling.
- 1.2 Officers recommend that the Planning Committee approve the application subject to conditions.

## 2.0 Site Description and Context

None-relevant		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 The application site comprises the single residential dwelling of No.26 Foster Road. The existing building is two storey middle terraced property with car parking within the front garden and a side access beneath the property to the rear. The site is located in an almost entirely residential area and is to the southwestern corner of the King George Playing Field. The residential properties within the area are noticeably uniform in their design and appearance, largely comprising terraced or semi-detached pairs of dwellings centered around the playing field.
- 2.2 The site is adjoined to the southeast and northwest by neighbouring properties forming the same row of terraced dwellings. Beyond to the south is the residential properties of the Brambles accessed from Shelford Road.
- 2.3 The application site is not within a conservation area, however the boundary of the Trumpington conservation area is located a short distance from the rear boundary of the site. The entire site is located within Flood Zone 1 (low risk) and is not at risk of surface water flooding.

### **3.0 The Proposal**

3.1 Extension to existing garden room conservatory and change of use from C4 (small HMO) to Sui Generis (Large HMO), including cycle parking to front garden.

3.2 This application is proposing a rear extension to the existing property within the site, measuring approximately 2 metres in depth and 3.5 metres in width. The extension has a flat roof to match the existing protruding element to the rear of the property. The application is also proposing the change of use of the building from a small HMO (Class C4) to a large HMO (Sui Generis) with a total of 8 units. To facilitate this change of use it is proposed that the cycle parking is to be re-located to the front of the dwelling alongside the car parking.

### **4.0 Relevant Site History**

<b>Reference</b>	<b>Description</b>	<b>Outcome</b>
24/01420/FUL	Change of use to large HMO (8 persons).	Withdrawn

4.1 This application follows a previously withdrawn application at the site with the extension added at this stage to provide additional communal living space within the property for future occupiers.

### **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.

Technical Housing Standards – Nationally Described Space Standard (2015)

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 32: Flood risk  
Policy 35: Human health and quality of life  
Policy 36: Air quality, odour and dust  
Policy 45: Affordable housing and dwelling mix  
Policy 48: Housing in multiple occupation  
Policy 50: Residential space standards  
Policy 51: Accessible homes  
Policy 55: Responding to context  
Policy 56: Creating successful places  
Policy 58: Altering and extending existing buildings  
Policy 61: Conservation and enhancement of historic environment  
Policy 62: Local heritage assets  
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

### **6.0 Consultations**

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

6.2 No objection to the proposed development. Highlighted the lack of control over on-street car parking with conflict possibly arising from this potential increase in demand.

#### **6.3 Sustainable Drainage Officer**

6.4 No comment received

#### **6.5 Conservation Officer – No Objection**

6.6 The application has been assessed and it is considered that the proposal would not give rise to any harm to any heritage assets.

#### **6.7 Environmental Health – No Objection**

6.8 No objection to the proposed development, subject to conditions regarding:

- Construction Hours

## **7.0 Third Party Representations**

7.1 Four representations have been received.

7.2 Those in objection have raised the following issues:

- Character, appearance and scale
- Residential amenity impact (impacts on daylight, sunlight, enclosure, privacy, noise and disturbance, light pollution)
- Car parking and parking stress
- Cycle parking provision
- Refuse arrangements
- Foul Drainage

## **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 48 states that proposals for large houses of multiple occupation will be supported where the proposal: does not create an over-concentration of such a use in the local area, or cause harm to residential amenity or the surrounding area; the building or site (including any outbuildings) is suitable for use as housing in multiple occupation, with provision made, for example, for appropriate refuse and recycling storage, cycle and car parking and drying areas; and will be accessible to sustainable modes of transport, shops and other local services

8.4 A review of the Councils evidence and a site visit undertaken by the case officer indicates that there is a limited number of large HMOs within the vicinity of the application site. Therefore, it is not considered that the proposal would create an overconcentration of large HMOs in the area.

8.5 The impact of the proposed development on neighbouring amenity is considered to be acceptable and this will be discussed in greater detail in paragraphs regarding amenity below.

8.6 Officers consider that adequate provision is made for the parking of cycles and cars as well as refuse. This is discussed again further into the report.

8.7 The application site is located in a highly sustainable location within the city of Cambridge, within a short walking distance of local amenities with access to transport links into the city centre and surrounding area.

8.8 Taking into account the above, the principle of the development is acceptable and in accordance with policies 3 and 48 of the Cambridge Local Plan (2018).

### **8.9 Design, Layout, Scale and Landscaping**

8.10 Policies 55 and 58 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.

8.11 Foster road is a residential street located on the southwestern corner of the King George Playing Field. The residential properties along both sides of Foster Road are extremely uniform in their layout and design when viewed from the street scene, with a mixture of semi-detached pairs and small rows of terraced properties.

8.12 This application is proposing a small rear extension to the existing conservatory element to the rear of the building. The scale of the proposed extension is considered to be acceptable and is clearly subservient to the main form of the host dwelling. The materials used in the construction of the rear extension are chosen to match the existing garden room/ conservatory and are considered to be acceptable, to the rear of the property where there would be no public views.

8.13 No further alterations are proposed to the design or appearance of the existing dwelling.

8.14 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 and 58 and the NPPF.

### **8.15 Biodiversity**

8.16 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.



- 8.17 The proposed change of use of the building would not in itself result in the loss of any biodiversity within the site. It is acknowledged that the proposed rear extension would result in the loss of a small area of the existing garden land. However, this area, would fall well below the 25m<sup>2</sup> de-minimis threshold for the requirement of Biodiversity Net Gain.
- 8.18 Taking the above into account, the proposal is compliant with Policies 69 and 70 of the Cambridge Local Plan (2018).

### **8.19 Water Management and Flood Risk**

- 8.20 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.
- 8.21 The proposed extensions will utilise the existing drainage connections to the host dwelling and the scheme will allow for minor changes to the existing garden. Therefore, it is considered unnecessary to request surface or foul water drainage schemes in this case.
- 8.22 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.

### **8.23 Highway Safety and Transport Impacts**

- 8.24 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.
- 8.25 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.
- 8.26 The Local Highways Authority have raised no objections to the proposal. Access to the site would remain the same as the existing arrangements. As such it is considered that the proposed development would be acceptable with regards to any impact on highway safety.
- 8.27 The proposal accords with the objectives of policy 80 and 81 of the Local Plan and is compliant with NPPF advice.

### **8.28 Cycle and Car Parking Provision**

- 8.29 Cycle Parking
- 8.30 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.

- 8.31 The site plan provided with the application shows that the cycle parking for the buildings is proposed to be located to the front of the property next to the car parking spaces. It is noted that third party representations received were concerned with this provision of cycle parking. Additional information has been provided during the process of the application showing details of the cycle store showing that there is space for the parking of 8 cycles which would be a space for each unit within the HMO and therefore compliant with Policy 50 and appendix L. A condition requiring compliance with the provided cycle store details is recommended to ensure that this is provided.
- 8.32 Car parking
- 8.33 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 2 spaces per dwelling for 3 or more bedrooms.
- 8.34 The proposal is to retain one car parking spaces to the front of the dwelling resulting in the loss of one space to make way for the proposed cycle parking. The Local Highway authority and third parties have raised concerns regarding the additional car parking pressure on surrounding residential streets arising from the increase in the number of occupants at the address and the loss of one car parking space within the site. Officers are satisfied that the application site is located within a sustainable location within walking distance to the Local Centre of Trumpington (approximately 200m), with good public transport links to the city centre. It is therefore considered that car dependency in this area is limited and the increase in the number of occupants within the building, in addition to the loss of a single car parking space would not result in an unacceptable increase in on-street parking pressures within the surrounding area. Indeed it is noted that the surrounding area is entirely unrestricted with potentially a large amount of available on-street parking availability.
- 8.35 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. As the development is not creating a new dwelling, there is not a policy requirement to deliver EV charging on site. Officers consider that a condition to secure this would not be reasonable to impose.

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

### **8.37 Amenity**

8.38 Policy 35, 48 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.

8.39 Neighbouring Properties

8.40 The proposal includes the proposed rear extension to the existing building to accommodate the proposed increase in occupancy. This extension is a single storey in height with an increased depth of approximately 2 metres. As such, it is not considered that it would lead to any undue harm through overbearing or loss of light to No. 24 Foster Road to the north.

8.41 Future Occupants

8.42 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).

8.43 Policy 48 of the Cambridge Local Plan (2018) states that for proposals for the change of use to HMOs, the space standards of Policy 50 will be aspired to and that this will determine the number of occupants that a property can reasonably accommodate.

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

<b>Unit</b>	<b>Policy Size requirement (m<sup>2</sup>)</b>	<b>Proposed size of unit</b>	<b>Difference in size</b>
1	7.5	9.0	+1.5
2	7.5	7	-0.5
3	7.5	10.6	+3.1
4	7.5	7.5	0
5	7.5	6.5	-1
6	7.5	11.5	+4
7	7.5	6.9	-0.6
8	7.5	9.5	+2

8.45 It should be noted that the floor plan provided labels the total floor area of unit 7 at 12.1m<sup>2</sup>. A through section of the building has been provided that allows calculation of the height of this room, where the 1.5m height is at the lower side of the door into the room. When calculating the useable floor space of the room with at least this 1.5m height, it comes to 6.97m<sup>2</sup> as per the latest floor plans provided.

- 8.46 Whilst three of the units fall below the suggested space standards of Policy 50, it is noted that for HMOs this is an aspiration (see para 6.24 of policy 48) rather than a policy requirement. It is noted that in some instances within HMOs, they are more dependent upon space within individual bedrooms for amenity than communal rooms. However, in this instance, whilst some of the units fall below the 7.5m<sup>2</sup> bedroom size requirement, it is considered that the provision of communal space is sufficient to ensure that future occupiers have sufficient amenity space. The proposed extension to the property would result in a lounge/ dining space measuring approx. 14.7m<sup>2</sup> in floor area. With an additional 10.4m<sup>2</sup> of space within the kitchen. This combined 25m<sup>2</sup> of internal communal space is considered sufficient to accommodate the proposed number of occupants without them spilling out into the rear garden. It is also deemed that the garden of the property is of a significant size that would allow for its use for activities such as siting out and drying washing and cater for the needs of future occupants.
- 8.47 A condition is recommended to be attached restricting the occupancy of the HMO to no more than 8 occupiers.
- 8.48 Construction and Environmental Impacts
- 8.49 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.
- 8.50 The General Permitted Development Order permits a dwelling (C3 use) to change to a six person or less HMO (C4 use) without the need for planning permission. Therefore, when assessing the noise impact of this proposed development is assessed on the additional two people beyond what you can do without planning permission. The design enables sufficient space for occupiers internally, minimising the use of outside spaces. However, Officers acknowledge that the noise impact may be greater than a C3 or C4 use given the nature of the use and number of occupiers and therefore a condition is recommended to seek a management plan for the property. Given the concerns that have been raised by third parties regarding potential noise impacts, this is considered justifiable considering the number of people residing at the property.
- 8.51 The Councils Environmental Health team have been consulted on the application and have raised no objections to the proposals, subject to a condition regarding construction hours relating to the proposed extension. Given the level of construction expected of such works, this condition is considered to be reasonable in this instance. Informatives regarding the change to the HMO license, health and safety and management requirements for an eight person HMO which Officers considered reasonable and necessary to add to the proposal.

8.52 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, 48 and 58.

**8.53 Other Matters**

8.54 Bins

8.55 Policy 58 requires refuse and recycling to be successfully integrated into proposals. It is understood that bins are currently stored to the rear of the dwelling. No details have been provided regarding a bin store for the proposed occupants in accordance with the RECAP Guidance. Therefore, given that there is sufficient external space, officers recommend a condition to provide these details and ensure a refuse store is provided prior to the occupation of the large HMO

**8.56 Third Party Representations**

<b>Third Party Comment</b>	<b>Officer Response</b>
Noise/Odour/Amenity Space	See sections 8.49-8.51
Character/ loss of family dwellinghouse	Officers acknowledge that the proposal would lead to the loss of a dwelling house. However, as set out within the Local Plan it is important to increase the support of all types of housing to meet a wide range of needs. The supporting text of Policy 48 it sets out that HMO's have an important role to play within the local housing market. They provide a range of shared accommodation, predominantly occupied by students and young professionals subject to meeting other criteria assessed within the report above.
Use of rear utility room as habitable space	Given the nature of this building to the rear of the main dwelling it has not been included in any of the internal space calculations as above.
Rear access	Whilst this access is likely less than 1m in width, it is an existing access. The location of the cycle parking to the front of the dwelling ensures that any cycles are easily accessible.
Sewerage	This is not a material planning concern and would be considered to be a civil matter.
Appearance of the proposed cycle store	It is noted that the proposed cycle store is of a reasonable size and would be visible within the public realm. However, given the current

	appearance of the application site with no vegetation to the front garden, it is not considered that the addition of the proposed cycle store would be unduly harmful to the site or its surrounding context.
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## 8.57 Planning Balance

- 8.58 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).
- 8.59 The proposed development is not considered to adversely affect the amenity of neighbouring occupiers.
- 8.60 Third party representations have also raised concern regarding the proposals impact on the highway with the increase in occupants. The Local Highways Authority have not raised any concerns regarding the proposal and given the siting within a sustainable location Officers do not consider that the proposal would give rise to a significant level of parking stress. Furthermore, a condition has been added to provide comfort to local residents regarding a Management Plan.
- 8.61 The proposed development is appropriate for its location and is in keeping with the character of the immediate context while providing, an acceptable living environment for future occupiers. The development would also positively contribute to the supply of residential accommodation available to the public within Cambridge.
- 8.62 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.

## 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. (100 – 10.5.24 OS-02 REV A – 09.07.24),

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 development, hereby permitted, shall not be occupied, or the use commenced, until a management plan has been submitted to and approved in writing by the Local Planning Authority. The management plan shall include provisions relating to:
  - a) management of the property and how any management issues will be addressed
  - b) external display of contact information for on-site management issues and emergencies for members of the public
  - c) provision for refuse, cycle and car parking and drying areas etc.
  - d) details of guidance for tenants re acceptable standards of behaviour/use of the premises.

The development shall thereafter be managed in accordance with the approved plan.

Reason: In order to ensure the occupation of the site is well managed and does not give rise to significant amenity issues for nearby residents (Cambridge Local Plan 2018 policies 35 and 47).

4. The application site shall have no more than eight [8] people residing within it at any one time.

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

5. The internal communal areas as shown on the approved drawings shall be provided prior to occupation of the building for the proposed use and retained for communal uses and used for no other purpose(s).

Reason: To ensure adequate internal communal space is provided for future occupants (Cambridge Local Plan 2018 policies 48 and 50).

6. 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).

7. The development, hereby permitted, shall not be occupied or the use commenced, until details of facilities for the bin storage 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 stores. A store proposed with a flat / monopitch 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.

Reason: To ensure appropriate provision for the secure storage of bicycles in accordance with Policy TI/3 of the South Cambridgeshire Local Plan 2018

8. 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)





<b>Planning Committee Date</b>	23 Nov 2024
<b>Report to</b>	Cambridge City Council Planning Committee
<b>Lead Officer</b>	Joint Director of Planning and Economic Development
<b>Reference</b>	24/01706/FUL
<b>Site</b>	24 Mere Way, Cambridge
<b>Ward / Parish</b>	Arbury
<b>Proposal</b>	Erection of a one bedroom single storey dwelling at the rear of 24 Mere Way.
<b>Applicant</b>	Mr D Taylor
<b>Presenting Officer</b>	Phoebe Carter
<b>Reason Reported to Committee</b>	Third party representations
<b>Member Site Visit Date</b>	N/A
<b>Key Issues</b>	1. Neighbour Amenity
<b>Recommendation</b>	<b>APPROVE</b> subject to conditions

## **1.0 Executive Summary**

- 1.1 The application seeks planning permission for the erection of a one bedroom single storey dwelling at the rear of 24 Mere Way.
- 1.2 The proposal is for the subdivision of the existing dwelling plot to provide a single storey dwelling fronting Brackley Close. The proposal is considered to be proportionate to the plot and would not have an adverse impact on the character of the dwelling or surrounding area.
- 1.3 The proposed works have been assessed in relation to the impact on the neighbouring residential amenity. The proposal is not considered to result in significant residential amenity harm to the neighbouring occupiers given the proposed height and relevant conditions.
- 1.4 There are no highway safety concerns. The existing parking provision will be maintained for the host dwelling and car and cycle parking spaces are provided for the proposed dwelling which would meet the requirements of Policy 82 and Appendix L.
- 1.5 Officers recommend that the Planning Committee recommend approval.

## **2.0 Site Description and Context**

- 2.1 No. 24 is a two storey end of terrace, with a single storey detached garage to the side, situated on the western side of Mere Way adjacent to a cross road with Brackley Close and Humphrey Road within a predominantly residential area. The southern boundary of the property fronts Brackley Close.
- 2.2 Mere Way is predominantly formed of residential terraced properties with small gardens to the front and linear gardens to the rear. Brackley Close is unusual in that it is formed of two cul-de-sac's accessed, by vehicles, off Mere Way or Verulam Way with pedestrian access between the two vehicular highways. Brackley Close is formed of terraced two storey dwellings fronting the highway and three storey flats fronting the pedestrian footpath.
- 2.3 To the north, south and east are two storey dwellings fronting Mere Way or Brackley Close. Directly to the rear of the site is a sub station. Beyond the substation is a single storey building in connection with the 3 storey flats beyond.

## **3.0 The Proposal**

- 3.1 The application seeks planning permission for the erection of a one bedroom single storey dwelling at the rear of 24 Mere Way.
- 3.2 The application proposes the subdivision of the rear garden to create a single storey bungalow in the rear garden of the property, accessed off

Brackley Close. The proposed bungalow is 'L-Shaped' set along the northern boundary for 10.6 metres and the western boundary of the property for 9.27 metres with a private amenity area adjoining the garden of No. 24 Mere Way to the east of the proposed property creating amenity areas for both the host and proposed dwelling. The eaves height of the dwelling is 2.6 metres extending to a ridge height of 3.9 metres.

3.3 The dwelling is proposed in buff bricks and render, similar to the properties on the Brackley Close, and a slate roof. The existing driveway off Mere Way would be retained for the host dwelling and an access is proposed off Brackley Close for the proposed dwelling. Bin and cycle stores are located within the garden of the proposed dwelling.

#### 4.0 Relevant Site History

Reference	Description	Outcome
C/91/0424	Erection of a garage	Permitted

#### 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 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 70: Protection of priority species and habitats  
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  
Landscape in New Developments SPD – Adopted March 2010

### **6.0 Consultations**

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

6.2 The effect of the proposed development upon the Public Highway should be mitigated subject to the following conditions regarding pedestrian visibility splays, falls and levels and bound materials. Informatives are recommended regarding works to a public highway.

#### **6.3 Environmental Health – No objection**

6.4 The development proposed is acceptable subject to conditions regarding construction hours.

#### **6.5 Ecology – No objection**

6.6 The development is acceptable subject to conditions regarding a green roof, biodiversity net gain and biodiversity enhancement.

### **7.0 Third Party Representations**

7.1 1 representation has been received.

7.2 Those in objection have raised the following issues:

- Character, appearance and scale
- Density and overdevelopment
- Residential amenity impact (impacts on daylight, sunlight, enclosure, privacy, noise and disturbance, light pollution)
- Construction impacts
- Loss of biodiversity (Leylandii hedge)
- Boundary Treatment

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 the development is acceptable and in accordance with policies 3 and 52 of the Cambridge Local Plan 2018.

### **8.5 Design, Layout, Scale and Landscaping**

8.6 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.

8.7 Mere Way is a residential area characterised by terraced and semi-detached dwellings that are predominantly two storey in scale. There is a linear form of development along the road with Brackley Close, from which the proposed dwelling would be accessed, located on the southern side of no. 24 Mere Way. Within Brackley Close there is a mixture of two storey terraced properties and three storey flat blocks with single storey service blocks. The northern side of the highway, where the dwelling is proposed,

has a more open character as it less developed due to the rear gardens of Mere Way.

8.8 The existing property has a 1.7 metre high brick wall extending the depth of the plot fronting Brackley Road enclosing the garden. The application would remove a 10m section of the wall to the rear of the site. The proposed single storey dwelling would have a simple 'L-shaped' form with a pitched roof. The proposed dwelling would be approx. 2.6 metres at the eaves and 3.9 metres at the roof ridge which is considered to be of a height and scale that is subservient to the host dwelling of 24 Mere Way and would not appear incongruous within the surrounding pattern of development or dominate it within the streetscene.

8.9 Given the varied pattern of development within the immediate context, officers do not consider that the siting of the dwelling would be harmful to the character of the area, which varies between from Mere Way to the properties on Brackley Close. The materials proposed within the external construction of the dwelling are facing brickwork and render. The design of draws inspiration from the materiality from the properties opposite on Brackley Close. These are considered to be sympathetic to the context and surrounding buildings. A condition will be attached to ensure that they are appropriate, in the interests of visual amenity. A green biodiverse roof is proposed on the dwelling. The roof has been designed to achieve compliance with the Biodiversity Net Gain. Whilst uncommon in a pitched form, it is considered that the proposal, subject to conditions regarding planting and maintenance, would be acceptable within the streetscene. Therefore, by virtue of the siting, scale, massing and design, officers consider that the proposal would not harm the character of the area.

8.10 A private amenity area is proposed to the side of the dwelling, enclosed by a 1.8 metres high fence, except for the principal elevation which will feature a low 0.6m high fence and soft landscaping. Landscaping details would be obtained via condition which will be attached to any permission granted.

8.11 Overall, the proposed development is high-quality design that would contribute positively to its surroundings and be appropriately landscaped. The proposal is compliancy with the Cambridge Local Plan 2018 policies 55, 56 and 57 and the NPPF.

#### **8.12 Carbon Reduction and Sustainable Design**

8.13 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.

8.14 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.

- 8.15 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.
- 8.16 No evidence has been submitted to demonstrate that the proposal would meet the required 10% carbon reduction from part L of building regulations and achieve water efficiency equivalent to 100 litres per person per day. However, officers are satisfied that the proposal can meet the policy requirements, and this can be secured by via condition. These conditions are reasonable and necessary to impose to ensure the development adopts sustainable design principles.
- 8.17 Subject to conditions, proposal is in accordance is compliant with Local Plan policies 28 and 29 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

#### **8.18 Biodiversity**

- 8.19 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.
- 8.20 A Biodiversity Metric has been submitted in support of the application which has been reviewed by the Council's Ecology Officers. The proposal is considered to achieve the mandatory 10% Biodiversity Net Gain, subject to the proposed green roof and therefore the relevant statutory Biodiversity conditions are recommended along with a condition to ensure Ecology Enhancement. As the proposal is for a Biodiverse Green Roof a condition is recommended to ensure that details are provided and agreed in writing with the Local Planning Authority.
- 8.21 Subject to the above conditions, 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).

#### **8.22 Water Management and Flood Risk**

- 8.23 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.
- 8.24 The site is in Flood Zone 1 (low risk) and it is not considered to be at risk of surface water flooding. Given the low risk of flooding at the site and it is considered that the foul water and surface water would be dealt with under any Building Control application brought forward.
- 8.25 The applicants have suitably addressed the issues of water management and flood risk, and the proposal is in accordance with Local Plan policies 31 and 32 and NPPF advice.

### **8.26 Highway Safety and Transport Impacts**

- 8.27 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.
- 8.28 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.
- 8.29 Access to the existing dwelling would be retained off Mere Way. The proposed dwelling would be off Brackley Close. A dropped kerb is proposed on Mere Way to access the parking space for the proposed dwelling. The Local Highways Authority have not raised any objection to the proposed dropped kerb. An informative is recommended to ensure that applications are made to the Local Highways Authority for any works to a public highway.
- 8.30 The application has been subject to formal consultation with Cambridgeshire County Council's Local Highways Authority, who raised a comment on the size of the parking space, which has been amended accordingly. No objection to the proposal subject to conditions regarding pedestrian visibility splays, falls and levels of the driveway and that the proposed driveway is constructed with bound materials. Subject to the above conditions it is concluded that the proposal would not have a detrimental impact upon the public highway safety within the local area. The proposal accords with the objectives of policy 80 and 81 of the Local Plan and is compliant with NPPF advice.

### **8.31 Cycle and Car Parking Provision**

- 8.32 Cycle Parking
- 8.33 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.

8.34 A cycle store has been located within the amenity space to the side of the dwelling. A condition is recommended to ensure details of the store are provided and that it is provided prior to the occupation of the dwelling.

8.35 Car parking

8.36 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. 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.

8.37 The proposal would create a single car parking space for the proposed dwelling and is therefore compliant with this policy and is acceptable.

8.38 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.

### **8.39 Amenity**

8.40 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.

8.41 Neighbouring Properties

8.42 Impact on No. 22 Mere Way

8.43 No. 22 Mere Way is sited to the north of the proposed dwelling. The dwellings have a low fence between the properties and a significant amount of mature vegetation between the properties. However, on a site visit it was noted that the hedge on the side of No. 24 was in a poor condition although noted that the vegetation was in a better condition in the rear amenity area of No. 22. A 1.8 metre fence is proposed on the common boundary.

- 8.44 The application proposes a single storey dwelling to be sited to the rear of the garden. The dwelling has been set off the common boundary by approx. 0.7 metres and extends for 10 metres. The eaves height of the proposed dwelling is 2.6 metres and extends to a ridge height of 3.9 metres. There is a proposed separation of 14 metres between the rear elevation of No. 22 and the proposed dwelling. Due to the size of the dwelling and separation distance, it would not intersect the 25 degree vertical line from this property. It is noted that the roof slopes away from the shared boundary. Whilst the proposal is to the south of the No. 22 Mere Way, given the relatively low eaves and ridge height it is not considered that the proposal would give rise to a significant loss of light to the rear amenity area of the rear garden. Due to the modest scale of the proposal and the existing and proposed boundary treatments, the proposal is not considered to cause any undue loss of light or appear overbearing to No. 22.
- 8.45 In addition, a 2.5 metre outbuilding could be built on the same footprint without planning permission and the lowest height would be limited to 0.1 metres above the height for what would be allowed under permitted development for a new boundary treatment. Subsequently, whilst it is accepted that there would be some impact on the residential amenity of No. 22 Mere Way, it is considered that the impact would not be great enough to warrant a refusal in this instance in regards to overbearing.
- 8.46 It is noted that a comment has been received regarding the window in the northern elevation. The window is set over 1.7 metres above floor level and therefore is not considered to give rise to any harmful level of overlooking. To prevent the appearance of overlooking and any noise impact, it is suggested that a condition is added to ensure that the window is obscure glazed and fixed shut. Given that additional windows serve the room it is not considered that this would harm the levels of light received.
- 8.47 Impact on No. 24 Mere Way
- 8.48 The proposed dwelling, at the closest point, is set 13 metres from the two storey rear elevation of No. 24 and the garden boundary fence is set 10 metres from the rear elevation of No. 24. Given the separation, and that no windows are proposed on the side (eastern) elevation fronting 24 Mere Way, it is not considered to give rise to any significant levels of inter-overlooking between the properties which would lead to a loss of privacy. Whilst the garden is set only 10 metres from the rear elevation of No. 24 given the proposed boundary treatment it is not considered that the proposal would give rise to any loss of privacy to the main private amenity space of the proposed dwelling.
- 8.49 Given the siting and design of the proposed dwelling it is not considered to give rise to any significantly harmful levels of overlooking, overbearing impact or loss of light.
- 8.50 The flats to the western side of the site are separated by a single storey outbuilding and a substation and the dwellings to the south are separated

by Brackley Close. Given the siting of the dwelling in relation to these properties it is not considered that the proposal would give rise to any significant level of harm to amenity in regards to loss of light, overbearing impact or loss of privacy.

8.51 Future Occupants

8.52 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).

8.53 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 <sup>2</sup> )	Proposed size of unit	Difference in size
1	1	2	1	50	58	+8

- Garden Size(s)
- Proposed Dwelling: 50sq meters
- No. 24 Mere Way rear garden: 105sq meters

8.53 The garden sizes proposed for both dwellings are considered suitable for the number of bedrooms. A condition is recommended to ensure that the curtilages of the dwellings are retained as shown on the approved plans.

8.54 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.

8.55 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. It is considered that the proposed dwelling would allow the requirements to be met and a condition will be attached to ensure the scheme would comply with the requirements.

8.56 Construction and Environmental Impacts

8.57 Policy 35 guards against developments leading to significant adverse impacts on health and quality of life from noise and disturbance. Environmental Health Officers have assessed the application and have recommended that noise and disturbance during construction would be minimized through conditions restricting construction hours and collection hours. A further condition regarding piling is also recommended. The addition of these conditions are to protect the amenity of future occupiers. These conditions are considered reasonable and necessary to impose.

8.58 Summary

8.59 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 and 57.

### 8.60 Third Party Representations

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

<b>Third Party Comment</b>	<b>Officer Response</b>
Maintenance of the proposed Dwelling	The proposed dwelling is set 0.7 metres off the boundary with No. 22. The maintenance of the proposed dwelling is not a material planning consideration and is a civil matter.
Overlooking	The proposed high level window is to be conditioned to be obscure glazed and fixed shut.
Boundary Fence	A condition has been attached regarding details of the boundary treatment. Ownership of the fence is a civil matter between different landowners in which the local planning authority has no role. The Party Wall Act 1996 governs the process by which party walls and associated disputes are handled.
Right to light	A right to light is a civil matter between different landowners and a planning permission would not interfere with a right of light. The local planning authority has no jurisdiction in checking or enforcing a right to light. This is not a material planning consideration.
Building work on neighbouring	This is a civil matter between different landowners in which the local planning authority has no role. The Party Wall Act 1996 governs the process by which party walls and associated disputes are handled.

### 8.62 Other Matters

8.63 Bins

8.64 Policy 57 requires refuse and recycling to be successfully integrated into proposals. Bins are shown to be in the rear garden which would be within the recommended drag distances. Details of the proposed bin store would be conditioned to provide these detail and ensure a refuse store is provided prior to the occupation of the dwelling in accordance with policy.

8.65 Permitted Development Rights

8.66 The proposed development has been found acceptable in terms of its impact on the character of the area and residential amenity, as set out

above. However, given the small-scale nature of the site, officers consider it reasonable and necessary to remove permitted development rights under Schedule 2, Part 1, Classes A, B and E of the GDPO.

8.67 Without such restrictions dormer windows and outbuildings could be added to the Plot without formal planning consent, which may give rise to greater impacts on the character of the area and amenities of neighbouring properties considered as part of the current application (Local Plan policies 52, 55, and 57).

### **8.68 Planning Balance**

8.69 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).

8.70 Summary of harm

8.71 There is a small degree of harm arising from the location of the proposed dwelling in proximity to neighbouring gardens in regards to overbearing impact and loss of light.

8.72 Summary of benefits

8.73 The dwelling would result in a sustainably constructed dwelling located in a sustainable location. The proposal would also provide economic benefits through employment during construction as well as providing a further home to support the village economy.

8.74 When weighing up the harm against the benefits detailed above, officers conclude that the public benefits outweigh the harm in this instance.

8.75 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 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).

4 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).

5 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).

6 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 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 biodiversity, visual amenity and privacy (Cambridge Local Plan 2018 policies 55, 57, 59 and 70).

7 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).

8 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).

9 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)

10 No construction of the biodiverse (green) roof(s) shall commence until the following details have been submitted to and approved in writing by the Local Planning Authority.

- a) The means of access for maintenance
- b) Plans and sections showing the make-up of the sub-base to be used which may vary in depth from between 80-150mm
- c) Planting/seeding with an agreed mix of species (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)
- d) Where solar panels are proposed, biosolar roofs should be incorporated under and in-between the panels. An array layout will be required incorporating a minimum of 0.75m between rows of panels for access and to ensure establishment of vegetation
- e) A management/maintenance plan for the roof(s)

The roof(s) shall be constructed and laid out in accordance with the approved details and planting/seeding shall be carried out within the first planting season following the practical completion of the roof. The roof(s) shall be maintained as such in accordance with the approved management/maintenance plan.

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: [green-roofs.co.uk](http://green-roofs.co.uk)

11 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, 52, 55 and 56).

12 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).

13 The development, hereby permitted, shall not be occupied or brought into use, until 2.0 x 2.0 metre visibility splays have been provided each side of the vehicular access in full accordance with the details indicated on the submitted plan No 09 (Visibility Splays). 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).

14 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).

15 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 (for new buildings) and/or 58 (for extensions)).

16 The development, hereby permitted, shall not be occupied until the proposed high level windows in the north east 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 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.

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

18 Notwithstanding the provisions of Schedule 2, Part 1, Class B 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 (other than those expressly authorised by this permission), shall be constructed without the granting of specific planning permission.

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

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

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

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

## **Informatives**

1. 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.
2. Biodiversity net gain is a way of creating and improving biodiversity by requiring development to have a positive impact ('net gain') on biodiversity.

In England, biodiversity net gain is required under a statutory framework introduced by [Schedule 7A of the Town and Country Planning Act 1990 \(inserted by the Environment Act 2021\)](#). This statutory framework is referred to as 'biodiversity net gain' in Planning Practice Guidance to distinguish it from other or more general biodiversity gains.

Under the statutory framework for biodiversity net gain, subject to some exceptions, every grant of planning permission is deemed to have been granted subject to the condition that the biodiversity gain objective is met ("the Biodiversity Gain Condition"). This objective is for development to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the onsite habitat. This increase can be

achieved through onsite biodiversity gains, registered offsite biodiversity gains or statutory biodiversity credits.

The biodiversity gain condition (as set out above at the end of this decision notice) is a pre-commencement condition: once planning permission has been granted, a Biodiversity Gain Plan must be submitted to and approved by Cambridge City Council (the local planning authority) before commencement of the development. There are exemptions, transitional arrangements and requirements relating to irreplaceable habitat which disapply the condition from certain planning permissions, as well as special modifications for planning permissions for phased development and the treatment of irreplaceable habitats.

**In the opinion of the Local Planning Authority, the approved development is engaged by paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990, is subject to the statutory Biodiversity Gain Condition and none of the statutory exemptions or transitional arrangements are considered to apply.**

The effect of section 73D of the Town and Country Planning Act 1990

If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 (application to develop land without compliance with conditions previously attached) and a Biodiversity Gain Plan was approved in relation to the previous planning permission ("the earlier Biodiversity Gain Plan") there are circumstances when the earlier Biodiversity Gain Plan is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted.

Those circumstances are that the conditions subject to which the section 73 permission is granted:

do not affect the post-development value of the onsite habitat as specified in the earlier Biodiversity Gain Plan, and

in the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable habitat the conditions do not change the effect of the development on the biodiversity of that onsite habitat (including any arrangements made to compensate for any such effect) as specified in the earlier Biodiversity Gain Plan.

**Advice on information required to discharge Biodiversity Gain Condition**

A Biodiversity Gain Plan to secure at least 10% increase in biodiversity value relative to the pre-development biodiversity value of the onsite habitat as per the statutory condition as set out on this Decision Notice must be submitted to the Local Planning Authority and approved before the development can commence. In order to discharge the condition, the following information will be required:

-details of purchase and monitoring of the offsite biodiversity units, a biodiversity metric for the site, costings and evidence of appropriate legal

agreements to guarantee delivery of ongoing habitat management requirements specifically:

Identification of receptor site or sites with associated plans;

Details of the offsetting requirements of the development in accordance with current DEFRA biodiversity metric;

The provision of evidence of arrangements to secure the delivery of offsetting measures, including a timetable of delivery; and

A Management and Monitoring Plan, to include for the provision and maintenance of the offsetting measures for a period of not less than 30 years from the commencement of the scheme and itself to include:

Description of all habitat(s) to be created / restored / enhanced within the scheme including expected management condition and total area;

Review of Ecological constraints;

Current soil conditions of any areas designated for habitat creation and detailing of what conditioning must occur to the soil prior to the commencement of habitat creation works;

Detailed design and working methods (management prescriptions) to achieve proposed habitats and management conditions, including extent and location of proposed works;

Type and source of materials to be used, including species list for all proposed planting and abundance of species within any proposed seed mix;

Identification of persons responsible for implementing the works;

A timetable of ecological monitoring to assess the success of all habitats creation / enhancement.

The inclusion of a feedback mechanism to the Local Planning Authority, allowing for the alteration of working methods / management prescriptions, should the monitoring deem it necessary.

Evidence that appropriate arrangements are in place to ensure the Council is funded to monitor the proposed biodiversity gain from the site(s) proposed over a period of 30 years. This would normally be in the form of a freestanding S106 agreement with a biodiversity provider which has already secured on-going monitoring contributions for the Council.

**Commencing development which is subject to the biodiversity gain condition without an approved Biodiversity Gain Plan could result in your development becoming subject to enforcement action.**

Greater Cambridge Shared Planning offer pre-application guidance regarding Biodiversity Net Gain here: [Biodiversity Net Gain Advice \(greatercambridgeplanning.org\)](http://greatercambridgeplanning.org)

Greater Cambridge Shared Planning  
Cambridge City Council - Appeals for Committee



## Appendix 1: Decisions Notified By The Secretary of State

REFERENCE	SITE ADDRESS	DETAILS	DECISION	DECISION DATE	PLANNING DECISION
24/01749/HFUL (APP/Q0505/D/24/3348386)	107 Hemingford Road Cambridge Cambridgeshire CB1 3BY	Raising ridge of the dwelling and widening of existing dormer window.	Appeal Allowed	24/10/2024	Refusal of planning permission (Delegated Decision)
24/01134/HFUL (APP/Q0505/D/24/3349659)	36 Grantchester Road Newnham Cambridge Cambridgeshire CB3 9ED	Single storey side and rear extension	Appeal Dismissed	24/10/2024	Refusal of planning permission (Delegated Decision)

## Appendix 2: Appeals received

REFERENCE	SITE ADDRESS	DETAILS	DATE LODGED
24/00488/FUL (APP/Q0505/W/24/3354817)	The Varsity Hotel And Spa 24 Thompsons Lane Cambridge Cambridgeshire CB5 8AQ	Installation of a new all-weather lightweight retractable roof canopy and associated works.	31/10/2024
24/02961/HFUL (APP/Q0505/D/24/3354864)	23 Long Reach Road Cambridge Cambridgeshire CB4 1UQ	Demolition of existing garage. Part two storey, part single storey side/front extension and extension to existing porch. Installation of roof light to rear roof slope and alterations to existing rear roof lights and doors.	01/11/2024

## 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)
24/01367/FUL (APP/Q0505/W/24/3349975)	82 Arbury Road Cambridge Cambridgeshire CB4 2JE	Erection of 1no bungalow to the rear.	Refusal of planning permission (Delegated Decision)

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.	Refusal of planning permission (Delegated Decision)
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## Appendix 5: Appeals Pending Statement

REFERENCE	SITE ADDRESS	DETAILS	STATEMENT DUE
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	10/12/2024
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.	11/12/2024
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.	11/12/2024

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