

<b>Application Number</b>	12/0935/FUL	<b>Agenda Item</b>	
<b>Date Received</b>	30th July 2012	<b>Officer</b>	Ms Lorna Gilbert
<b>Target Date</b>	24th September 2012		
<b>Ward</b>	Petersfield		
<b>Site</b>	7 Kerridge Close Cambridge CB1 2QW		
<b>Proposal</b>	New house to be built on foundations of existing house extension.		
<b>Applicant</b>	Mr P Sabin 7 Churchhill Court Lighthorne Warwick CV35 0AR		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> A two-storey extension was approved planning permission (reference 07/0572/FUL) at 7 Kerridge Close but it has not been built. The proposal is of similar design to the approved extension.</li> <li><input type="checkbox"/> It is considered that the proposal would not lead to a loss of light, outlook or privacy to neighbouring properties.</li> <li><input type="checkbox"/> The applicant has agreed to use materials that would match other properties in Kerridge Close, if the application were to be approved.</li> </ul>
RECOMMENDATION	APPROVAL

## 1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 7 Kerridge Close is a two-storey, end of terrace dwelling constructed from a mixed brick and slate roof. The close is residential comprising of small terraced dwellings, off Sturton

Street. The close is not typical in that it is both a relatively modern development in an area of predominantly Victorian terraced dwellings, and in that what appears from one side as a terrace of 7 dwellings is in fact two terraces of 7 small units which are built literally back-to-back; units 7 – 13 face are west facing – units 14 - 20 are east facing.

- 1.2 The site lies within City of Cambridge Conservation Area No. 1 (Central).

## **2.0 THE PROPOSAL**

- 2.1 The application proposes the erection of a two-bedroom house adjacent to No.7 Kerridge Close. The house would extend to a height of 6.6m, be up to 4.1m wide and have a length of up to 8.5m.
- 2.2 The walls and roof materials would match those on No.7 Kerridge Close. Although the application form proposed white PVC windows and doors, the applicant has since agreed to use materials to match the houses in Kerridge Close.
- 2.3 There is no car parking provision for the proposed property. The existing property of No.7 Kerridge Close has an allocated parking space, in the parking area to the west of the property.
- 2.4 A bin store is located in the front garden.
- 2.5 The application is accompanied by the following supporting information:
  1. Design Statement
- 2.6 An amended plan has been received which show the following revisions: The location of the bin store in the front garden area. This is shown on the drawing for the proposed site plan.

## **3.0 SITE HISTORY**

<b>Reference</b>	<b>Description</b>	<b>Outcome</b>
07/0572/FUL	Two storey side extension to house.	Approved 20.7.12
06/1087/FUL	Two-storey side extension.	Withdrawn
C/00/0168	Erection of a single storey side	Approved

extension to existing dwelling. 16.5.2000

#### 4.0 PUBLICITY

4.1 Advertisement: Yes  
Adjoining Owners: Yes  
Site Notice Displayed: Yes

#### 5.0 POLICY

5.1 See Appendix 1 for full details of Central Government Guidance, East of England Plan 2008 policies, Cambridgeshire and Peterborough Structure Plan 2003 policies, Cambridge Local Plan 2006 policies, Supplementary Planning Documents and Material Considerations.

5.2 Relevant Development Plan policies

PLAN	POLICY NUMBER
East of England Plan 2008	SS1 ENV6 ENV7
Cambridgeshire and Peterborough Structure Plan 2003	P6/1 P9/8
Cambridge Local Plan 2006	3/1 3/4 3/7 3/8 3/10 3/12 4/4 4/11 5/1 10/1

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

Central Government Guidance	National Planning Policy Framework March 2012 Circular 11/95 Community Infrastructure Levy Regulations
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	2010
Supplementary Planning Documents	Sustainable Design and Construction Waste Management Design Guide Planning Obligation Strategy
Material Considerations	<u>Central Government:</u> Letter from Secretary of State for Communities and Local Government (27 May 2010) Written Ministerial Statement: Planning for Growth (23 March 2011)
	<u>Citywide:</u> Arboricultural Strategy Open Space and Recreation Strategy Cambridgeshire Design Guide For Streets and Public Realm Cycle Parking Guide for New Residential Developments
	<u>Area Guidelines:</u> Conservation Area Appraisal: Mill Road Area

## 6.0 CONSULTATIONS

### Cambridgeshire County Council (Engineering)

- The proposal does not have frontage access to the public highway.
- No off-street parking is provided for either the existing or the proposed dwellings. Additional parking demand will appear on-street in competition with existing residential units.

## **Head of Environmental Services**

- Environmental Protection comments: No comments.
- Scientific Team comments: I have reviewed the information for the site and historic maps. OS mapping records show that the site was formerly occupied by Joinery Works. Records from Kelly's Trade Directory show the site was part of a builders yard for over 70 years. Records from the County Council Petroleum Officer also indicate the presence of underground tanks (although their exact location is not known). Please put the full contaminated land condition.
- Waste Strategy comments: No details of the provisions for the storage of waste and recycling are shown on the drawings and section 7 of the planning application form is marked as, No. The application therefore contains insufficient information about the provisions for the storage of waste and recycling.
- Further to my memo dated 9th August 2012 and your email of the 18 September. The amended drawing supplied now show sufficient storage for waste and recycling

## **Urban Design and Conservation Team**

- The site has a previous approval; 07/0572/FUL to extend number 7 Kerridge Close. My comments are written with the prior approval in mind. The principal of development on this parcel of land is accepted.
- The proposed dwelling has a lower ridge height than the existing dwelling to give it a subservient appearance to the existing dwelling, number 7. This makes the new addition more prominent as a later addition, because it does not conform to the existing ridge height.
- Windows and doors are proposed to be white UPVC, this will appear stark and contrasting to the dark wood timber frames of the existing dwellings in Kerridge Close.
- The application in its current form is not supported, as it will severely weaken the pre-existing character within Kerridge Close. This does not preserve or enhance the character or

appearance of the Conservation Area; therefore it does not conform to Cambridge Local Plan Policy 4/11.

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

## **7.0 REPRESENTATIONS**

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

- Numbers 8, 11, 12, 18, 20, 25, 31, 33 Kerridge Close
- Number 50 Sturton Street

7.2 The representations can be summarised as follows:

- Kerridge Close is a compact living space which already suffers some congestion of parked cars, refuse bins, delivery services. The proposed new house will increase the congestion as well as have a negative visual effect on the design of the space.
- Each house in Kerridge Close comes with its own specific car space, which are already well abused by non residents of the Close, so a new house with no provision for parking will not help this problem.
- Concerned the new house proposes white PVC windows.
- The size, plans and construction detail of the proposed house are inappropriate and will disfigure the existing look of the Close.
- Kerridge Close consists of neatly designed identical units for one or two person occupancy. Kerridge Close is peaceful and quiet neighbourhood, and the new proposed development might put an end to it if a larger family moves in.
- In the revised site plan the bins for the new house are shown in the lefthand corner of the front garden, in a location of the existing combined bin plus cycle shed of No.7. The new house should have a combined bin plus cycle shed to maintain the overall homogeneity of the Close.

- The door of the new house should conform in style as well as material to the original doors of Kerridge Close, in order to maintain the overall homogeneity of the Close.
- The owners of the existing houses in Kerridge Close have a duty, inscribed in the deeds, to maintain the original appearance of their houses, including the appearance of the fences. This should be inscribed in the deeds of the new house.
- The material of the window frames and doors, the location of the first floor window on the front elevation, the height of the roof will alter, and spoil, the homogenous appearance of the close.
- The first floor window on the rear elevation of the new house is to match the window on the front elevation. But the first floor windows on the adjacent houses (no.14-20 Kerridge Close) are shallow horizontal rectangles located immediately below the eaves, in order to protect the privacy of the gardens behind the houses on Ainsworth Street.
- There is no realistic access or parking provision for contractors to undertake the necessary building work. Parking and access difficulties at the entrance are shortly to be eased by the Council by means of a TPO which will make for further obstacles towards construction work.
- The development appears in itself to break one of the obligations of the owner of No.7 in the deeds – not to cause permit or suffer to be done upon the property any act or thing which may become a nuisance annoyance danger or detriment to the owners or occupiers of the estate or any party thereof.
- There may perhaps be a problem about the location of the boundary line between the garden of no.7 Kerridge Close and the garden of no.69 Ainsworth Street. HM Land Registry title from 1990 shows the garden of no.69 Ainsworth Street extends beyond the boundary line shown in the online plan.
- I'm not sure that permission was gained to remove mature trees/bushes in its front garden.
- Concerned that the tree in the garden is going to be cut down and a wall is going to be built across the garden of No.20 Kerridge Close.
- The Design Statement does not provide a true reflection of Kerridge Close.
- Restrict privacy to the rear garden of 50 Sturton Street.

- Access to the existing parking spaces must specifically not be obstructed during the period of the building works.
- The only means of access shown is via the front gate. A wheel chair, bicycle and bins could not be safely squeezed between the vehicles parked in other residents' parking spaces immediately in front of the new house. The house will not be wheel chair accessible at all times.

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

## **8.0 ASSESSMENT**

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

1. Principle of development
2. Context of site, design and external spaces
3. Disabled access
4. Residential amenity
5. Refuse arrangements
6. Car and cycle parking
7. Third party representations
8. Planning Obligation Strategy

### **Principle of Development**

8.2 This is a windfall site, and the principle of residential use does not conflict with policy 5/1 of the Local Plan (2006), providing the proposal is in accordance with other relevant policies.

8.3 The principle of development in this location has been established, as a two-storey extension with a similar footprint to the proposal, was approved planning permission in 2007 (reference 07/0572/FUL). Only the foundations of the extension have been constructed.

8.4 Policy 3/10 of the Local Plan explains that residential development within the garden area or curtilage of existing properties will not be permitted if it will harm neighbours' amenities, detract from the prevailing character and appearance of the area, provide inadequate amenity space or vehicular



access arrangements and parking spaces, or adversely affect trees. This will be assessed in the following sections.

- 8.5 In my opinion, the principle of the development is acceptable and in accordance with policy 5/1.

### **Context of site, design and external spaces**

- 8.6 Planning permission reference 07/0572/FUL was granted in July 2007 subject to conditions, for a two-storey side extension to 7 Kerridge Close, Cambridge. The approved extension measures two-storeys high with a single storey rear projection. It measures 8.5m in depth at ground floor and 7m in depth at first floor. It measures 4m wide and 6.3m high.
- 8.7 The proposed new house would be constructed adjacent to the northern flank of 7 Kerridge Close, in the location of the approved two-storey extension.
- 8.8 Comments were received from the Council's Conservation Team. The application is not supported by the Conservation Team. They have concern over the impact of the proposal on the character and appearance of the Conservation Area. They have raised concern that the roof ridge height would be lower than the neighbouring dwelling and the use of proposed white UPVC windows and doors.
- 8.9 The proposed ridge height of the new house would be 0.4m lower than the neighbouring property of No.7 Kerridge Close. The approved two storey extension (reference 07/0572/FUL) also had the roof ridge set down. Although it is accepted that there is a uniform appearance to the existing properties in Kerridge Close, the proposed house would appear similar to the approved two storey extension. It is therefore considered that the roof ridge height is acceptable in this location.
- 8.10 The applicant originally proposed the use of white PVC windows on the proposed house but has since agreed to use materials to match those on the neighbouring properties in Kerridge Close. If the application were to be approved it is recommended a condition be attached to ensure the materials match those used for properties in Kerridge Close.

- 8.11 The applicant has submitted amended plans that show the front and rear first floor windows matching the design and position of the windows on other properties in Kerridge Close. This helps to improve the appearance of the property.
- 8.12 It is considered that the use of matching materials on the proposed house and the design of the proposal being similar to the approved two storey extension at No.7 Kerridge Close, creates an acceptable proposal that would preserve the character and appearance of the conservation area.
- 8.13 There is a large tree in the rear garden of No.20 Kerridge Close. The foundations for the approved two storey extension at No.7 Kerridge Close have been laid. The foundations have the same footprint as the proposed house. It is therefore felt unnecessary to add a tree roots condition if the proposal were approved.
- 8.14 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11, 3/12.

### **Disabled access**

- 8.15 Third party comments have been received that dispute that the property would provide acceptable wheel chair access as referred to in the Design Statement submitted.
- 8.16 I do agree that it may be difficult for a wheelchair user to have access through the front gate if a vehicle is parked in the car parking space in front of the gate. However, the gate is presently used by No.7 Kerridge Close. The front door to the proposed property and internal door widths are acceptable and meet the appropriate standards.
- 8.17 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/7 and 3/12.

### **Residential Amenity**

#### Impact on amenity of neighbouring occupiers

- 8.18 The properties of No.7 and No.20 Kerridge Close have no flank windows. The proposal adjoins No.7 Kerridge Close and is set back 1.1m from the flank wall of No.20 Kerridge Close. It is considered that the proposed windows would not lead to an

unreasonable loss of privacy to neighbouring properties because of their position. The proposed windows on the front and rear elevations would be located over 15m away from No.69 Ainsworth Street and No.6 Kerridge Close. A ground and a first floor flank window are proposed. These serve a hallway and landing area and therefore would not lead to a loss of privacy to the garden of No.50 Sturton Street to the north.

- 8.19 In my view, the position of the proposal would not lead to a loss of light to No.7 or 20 Kerridge Close.
- 8.20 It is considered that the scale of the proposed house and use of matching materials would prevent the proposal from harming outlook from nearby properties.
- 8.21 The proposal involves building a house on much of the existing garden of No.7 Kerridge Close. This end of terrace house has a larger garden than most of the properties in Kerridge Close. The proposal would leave a garden at No.7 Kerridge Close of similar size to others in Kerridge Close. The proposal provides a garden area for the proposed house.
- 8.22 In my opinion the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and I consider that it is compliant with Cambridge Local Plan (2006) policies 3/4 and 3/7.

#### Amenity for future occupiers of the site

- 8.23 The proposal provides an adequately sized two bedroom house with a private garden area.
- 8.24 In my opinion the proposal provides an adequate living environment and an appropriate standard of residential amenity for future occupiers, and I consider that in this respect it is compliant with Cambridge Local Plan (2006) policies 3/7 and 3/12.

#### **Refuse Arrangements**

- 8.25 An amended drawing number 1 was received on 17<sup>th</sup> August 2012 that shows a provision for bins for the proposed house and No.7 Kerridge Close. This was submitted following the Environmental Services consultation comments. The bins are

located in the front garden. A third party comment has requested that a combination of a bike and bin store similar to others in Kerridge Close are provided. Details of the store could be dealt with by condition if the proposal is approved.

- 8.26 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

## **Car and Cycle Parking**

### Car Parking

- 8.27 There is no car parking provision for the proposed house. The property of No.7 Kerridge Close has an allocated parking space. The applicant has offered to transfer the parking space for No.7 Kerridge Close to the new house if it were to be approved as the tenant does not use their space. However, there would still remain a shortfall of one parking space for the properties.
- 8.28 A number of objections have been received in relation to the lack of parking for the proposed house and concern that other neighbours' parking spaces may be used. Highways noted there would be additional parking demand on-street in competition with existing residential units.
- 8.29 It is considered that the potential additional parking demand on the street from the new house, although is not ideal, would not be so detrimental to the amenity of nearby properties. It is recommended an informative is included if the application were to be approved, to clarify that the occupiers of the new house should not park in any allocated parking spaces in Kerridge Close or be able to apply for residents parking permits.

### Cycle Parking

- 8.30 The Design Statement explains that cycles can be accommodated at the rear of the properties. It is recommended that a condition is included for details of the bike store, if the application were to be approved.
- 8.31 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

### **Third Party Representations**

- 8.32 A number of the objections have been addressed above. The remainder will be below:
- 8.33 There is concern that there is no space for construction vehicles and that residents parking spaces would not always be accessible during the construction period. It is advisable that a condition be included if the application were to be approved, for details of measures that would be put in place through the construction stage to avoid harm to neighbours' amenities.
- 8.34 Other properties part of Kerridge Close have duties in their deeds. The inclusion of such deeds for a new house is a legal matter, rather than a planning one.
- 8.35 Site boundary lines for the properties of No.69 Ainsworth Street and No.7 Kerridge Close would need to be altered as the proposed house would occupy land at these properties. However, the site location plan shows that the applicant owns the land at both of these properties. The alteration of site boundaries is a legal matter.
- 8.36 The accuracy of the Design Statement has been questioned by an objector. It is accepted that the Design Statement does not go into great depth, however it is felt that sufficient information has been submitted to be able to determine the application.
- 8.37 The proposed house has two bedrooms. It is considered that any additional noise from the proposed property would not lead to an unreasonable level of noise or disturbance to nearby residents.

### **Planning Obligations**

- 8.38 The Community Infrastructure Levy Regulations 2010 have introduced the requirement for all local authorities to make an assessment of any planning obligation in relation to three tests. If the planning obligation does not pass the tests then it is unlawful. The tests are that the planning obligation must be:
- (a) necessary to make the development acceptable in planning terms;

- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

In bringing forward my recommendations in relation to the Planning Obligation for this development I have considered these requirements. The Planning Obligation Strategy (2010) provides a framework for expenditure of financial contributions collected through planning obligations. The Affordable Housing Supplementary Planning Document 2008 provides guidance in terms of the provision of affordable housing and the Public Art Supplementary Planning Document 2010 addresses requirements in relation to public art (amend/delete as applicable). The applicants have indicated their willingness to enter into a S106 planning obligation in accordance with the requirements of the Strategy and relevant Supplementary Planning Documents. The proposed development triggers the requirement for the following community infrastructure:

Open Space

8.39 The Planning Obligation Strategy requires that all new residential developments contribute to the provision or improvement of public open space, either through provision on site as part of the development or through a financial contribution for use across the city. The proposed development requires a contribution to be made towards open space, comprising outdoor sports facilities, indoor sports facilities, informal open space and provision for children and teenagers. The total contribution sought has been calculated as follows.

8.40 The application proposes the erection of one two-bedroom house. A house or flat is assumed to accommodate one person for each bedroom. Contributions towards provision for children and teenagers are not required from one-bedroom units. The totals required for the new buildings are calculated as follows:

<b>Outdoor sports facilities</b>					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
studio	1	238	238		
1 bed	1.5	238	357		

2-bed	2	238	476	1	476
3-bed	3	238	714		
4-bed	4	238	952		
<b>Total</b>					<b>476</b>

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

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

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

## Community Development

- 8.41 The Planning Obligation Strategy (2010) requires that all new residential developments contribute to community development facilities, programmes and projects. This contribution is £1256 for each unit of one or two bedrooms and £1882 for each larger unit. The total contribution sought has been calculated as follows:

<b>Community facilities</b>			
Type of unit	£per unit	Number of such units	Total £
1 bed	1256		
2-bed	1256	1	1256
3-bed	1882		
4-bed	1882		
<b>Total</b>			<b>1256</b>

- 8.42 Subject to the completion of a S106 planning obligation to secure the requirements of the Planning Obligation Strategy (2010), I am satisfied that the proposal accords with Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1 and P9/8, Cambridge Local Plan (2006) policies 5/14 and 10/1 and the Planning Obligation Strategy 2010.

## Waste

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

<b>Waste and recycling containers</b>			
Type of unit	£per unit	Number of such units	Total £
House	75	1	75
Flat	150		
<b>Total</b>			<b>75</b>



8.44 Subject to the completion of a S106 planning obligation to secure the requirements of the Planning Obligation Strategy (2010), I am satisfied that the proposal accords with Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1 and P9/8, Cambridge Local Plan (2006) policies 3/7, 3/12 and 10/1 and the Planning Obligation Strategy 2010.

#### Monitoring

8.45 The Planning Obligation Strategy (2010) requires that all new residential developments contribute to the costs of monitoring the implementation of planning obligations. The costs are calculated according to the heads of terms in the agreement. The contribution sought will be calculated as £150 per financial head of term and £300 per non-financial head of term. Contributions are therefore required on that basis.

#### Planning Obligations Conclusion

8.46 It is my view that the planning obligation is necessary, directly related to the development and fairly and reasonably in scale and kind to the development and therefore the Planning Obligation passes the tests set by the Community Infrastructure Levy Regulations 2010.

### **9.0 CONCLUSION**

### **10.0 RECOMMENDATION**

#### **FOR RECOMMENDATIONS OF APPROVAL**

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

Reason: In accordance with the requirements of section 51 of the Planning and Compulsory Purchase Act 2004.

2. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the external surfaces is appropriate. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4, 3/12 and 3/14)

3. The unit hereby permitted shall not be occupied until details of waste and bicycle storage for the existing house at 7 Kerridge Close and approved house have been submitted to and approved in writing by the local planning authority, and the agreed provision has been implemented on site.

Reason: To ensure adequate waste storage and bicycle storage facilities (Cambridge Local Plan 2006 policy 3/10 and 8/6).

4. No development approved by this permission shall be commenced prior to a contaminated land assessment and associated remedial strategy, being submitted to the LPA and receipt of approval of the document/documents from the LPA. This applies to paragraphs a), b) and c). This is an iterative process and the results of each stage will help decide if the following stage is necessary.

(a) The contaminated land assessment shall include a desk study to be submitted to the LPA for approval. The desk study shall detail the history of the site uses and propose a site investigation strategy based on the relevant information discovered by the desk study. The strategy shall be approved by the LPA prior to investigations commencing on site.

(b) The site investigation, including relevant soil, soil gas, surface and groundwater sampling, shall be carried out by a suitable qualified and accredited consultant/contractor in accordance with a quality assured sampling and analysis methodology.

(c) A site investigation report detailing all investigative works and sampling on site, together with the results of the analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the LPA. The LPA shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature as to render harmless the identified contamination given the proposed end use of the site and surrounding environment including any controlled waters.

No development approved by this permission shall be occupied prior to the completion of any remedial works and a validation report/s being submitted to the LPA and receipt of approval of the document/documents from the LPA. This applies to paragraphs d), e) and f).

(d) Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance.

(e) If, during the works contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the LPA.

(f) Upon completion of the works, this condition shall not be discharged until a closure report has been submitted to and approved by the LPA. The closure report shall include details of the proposed remediation works and quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from site

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

5. Before the development hereby permitted is commenced details of the following matters shall be submitted to and approved by the local planning authority in writing.

i) contractors access arrangements for vehicles, plant and personnel,

ii) contractors site storage area/compound,

- iii) the means of moving, storing and stacking all building materials, plant and equipment around and adjacent to the site,
- iv) the arrangements for parking of contractors vehicles and contractors personnel vehicles.

Thereafter the development shall be undertaken in accordance with the approved details.

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

**INFORMATIVE:** New development can sometimes cause inconvenience, disturbance and disruption to local residents, businesses and passers by. As a result the City Council runs a Considerate Contractor Scheme aimed at promoting high standards of care during construction. The City Council encourages the developer of the site, through its building contractor, to join the scheme and agree to comply with the model Code of Good Practice, in the interests of good neighbourliness. Information about the scheme can be obtained from The Considerate Contractor project Officer in the Planning Department (Tel: 01223 457121).

### **Reasons for Approval**

1. This development has been approved subject to conditions and the prior completion of a section 106 planning obligation (/a unilateral undertaking), because subject to those requirements it is considered to conform to the Development Plan as a whole, particularly the following policies:

East of England plan 2008: SS1 ENV6 ENV7

Cambridgeshire and Peterborough Structure Plan 2003: P6/1 P9/8

Cambridge Local Plan (2006): 3/1 3/4 3/7 3/8 3/10 3/12 4/4 4/11 5/1 10/1

2. The decision has been made having had regard to all other material planning considerations, none of which was considered to have been of such significance as to justify doing other than grant planning permission.

These reasons for approval can be a summary of the reasons for grant of planning permission only. For further details on the decision please see the officer report online at [www.cambridge.gov.uk/planningpublicaccess](http://www.cambridge.gov.uk/planningpublicaccess) or visit our Customer Service Centre, Mandela House, 4 Regent Street, Cambridge, CB2 1BY between 8am to 6pm Monday to Friday.

**INFORMATIVE:** The occupiers of the new house hereby approved planning permission should be made aware that they are not entitled to use parking spaces allocated to other residents of Kerridge Close and are not entitled to residents parking permits.

## **LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985**

Under Section 100D of the Local Government Act 1972, the following are “background papers” for each report on a planning application:

1. The planning application and plans;
2. Any explanatory or accompanying letter or document from the applicant;
3. Comments of Council departments on the application;
4. Comments or representations by third parties on the application as referred to in the report plus any additional comments received before the meeting at which the application is considered; unless (in each case) the document discloses “exempt or confidential information”
5. Any Structure Plan, Local Plan or Council Policy Document referred to in individual reports.

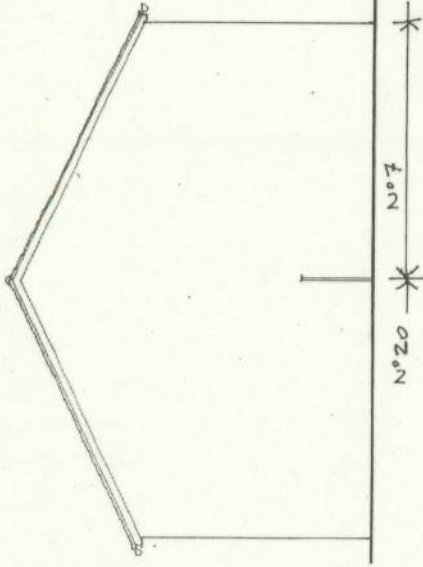
These papers may be inspected on the City Council website at:

[www.cambridge.gov.uk/planningpublicaccess](http://www.cambridge.gov.uk/planningpublicaccess)

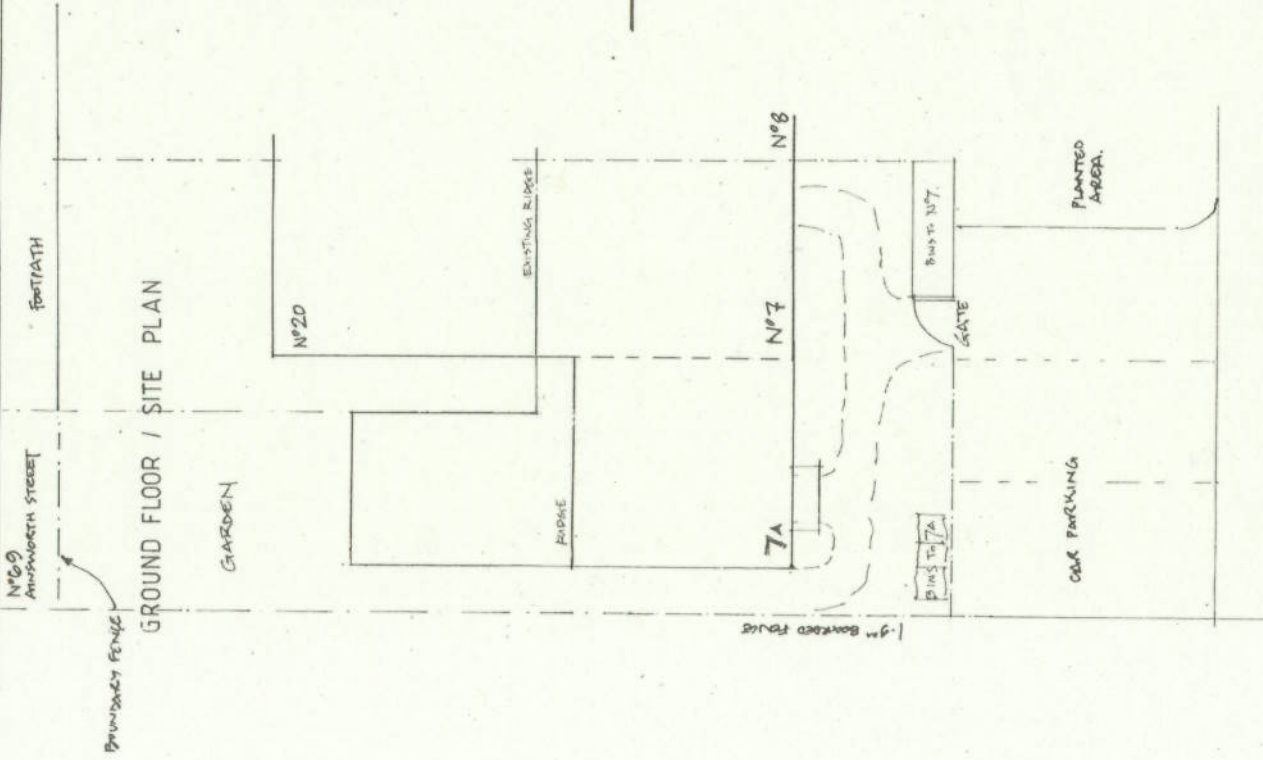
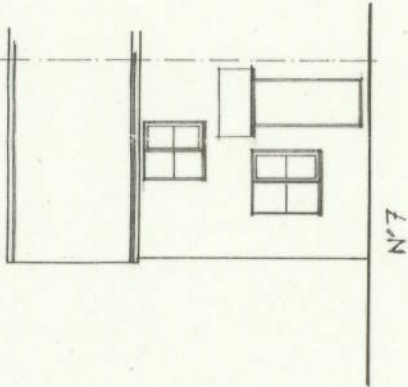
or by visiting the Customer Service Centre at Mandela House.

CPSF  
17 AUG 2012  
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NORTH ELEVATION

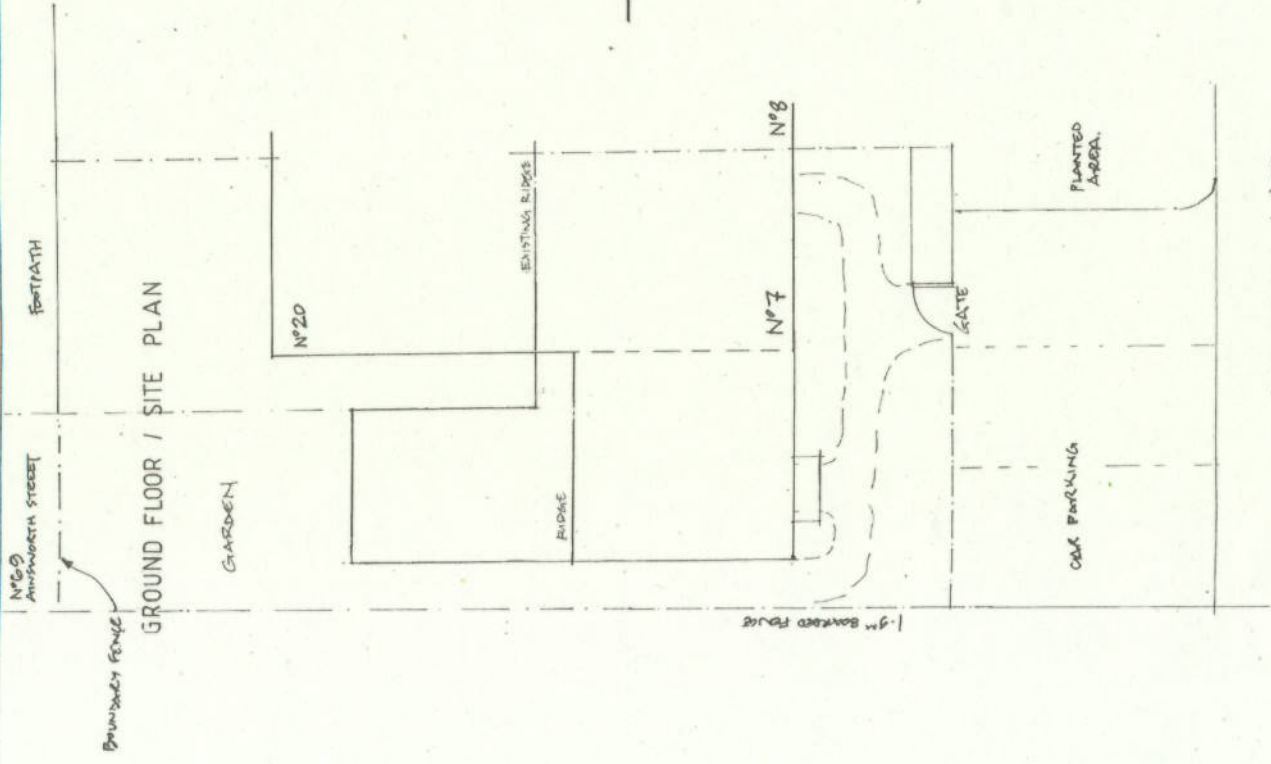


WEST ELEVATION

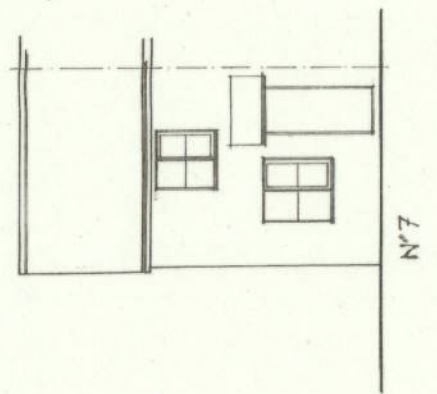


AUG 2012

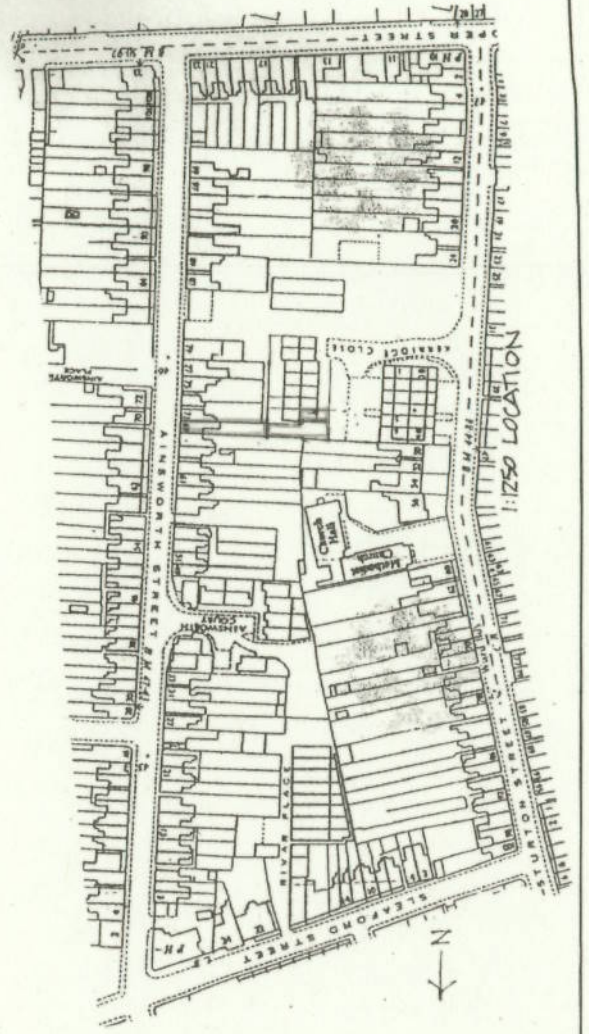
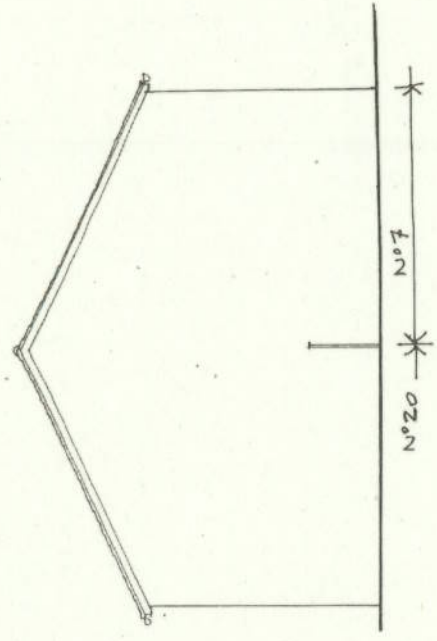




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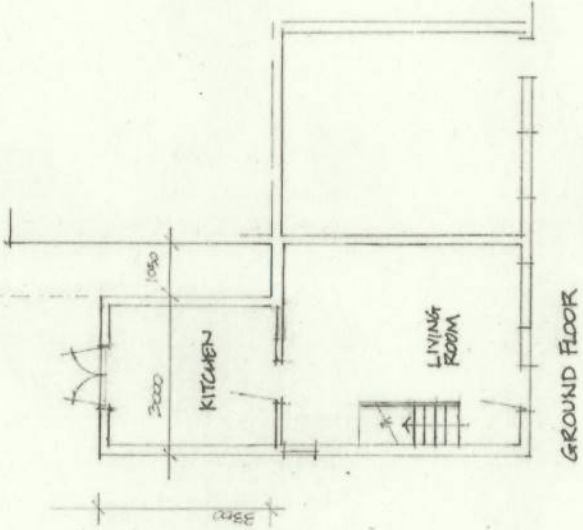
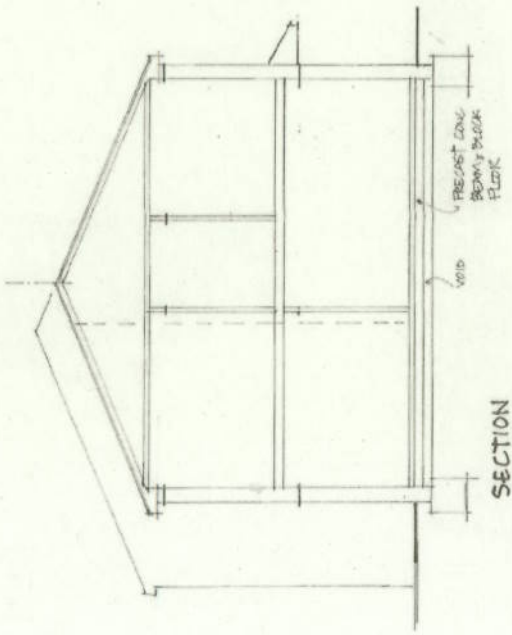


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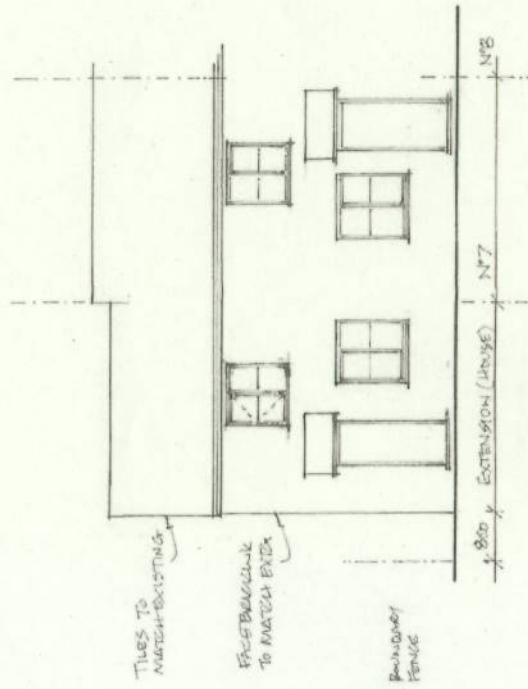
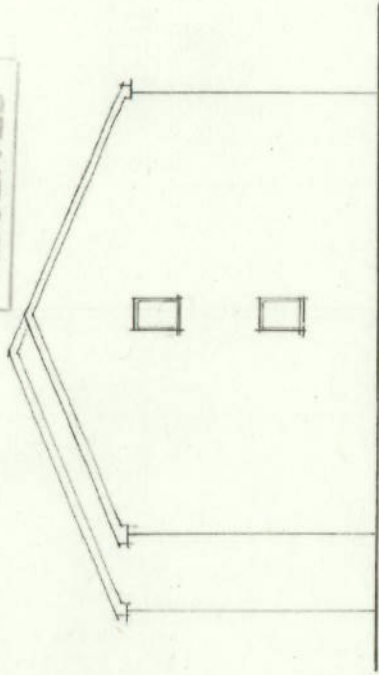


To: Lorne Gilbert

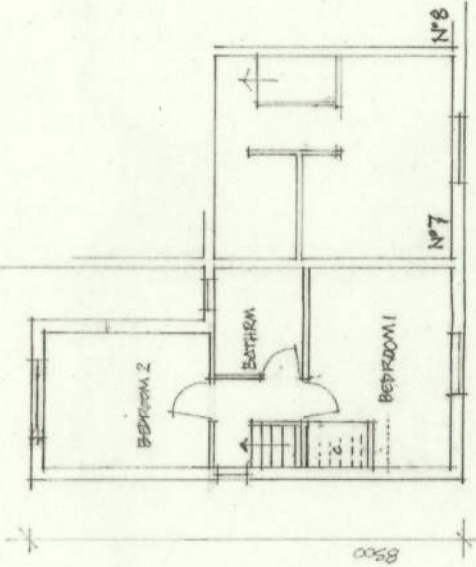
CPSF  
28 SEP 2012  
RECEIVED



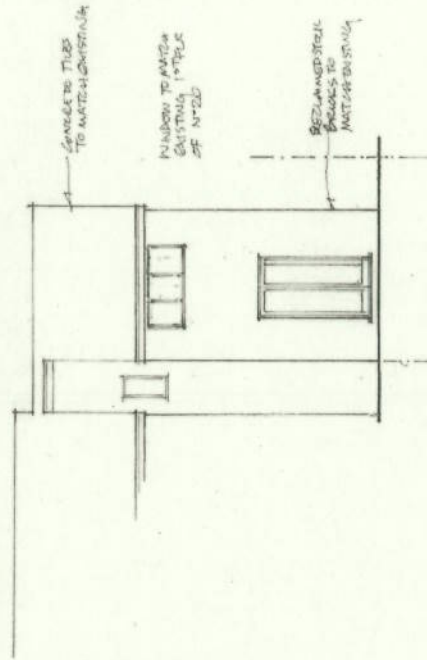
SIDE ELEVATION



NEW WINDOWS TO BE  
TIMBER (DIMENSIONS)  
TO MATCH EXISTING  
IN PROPORTION



FIRST FLOOR



REAR ELEVATION

SCALE 1:100

SEPT 2012  
JULY 2012