

<b>Application Number</b>	12/1033/FUL	<b>Agenda Item</b>	
<b>Date Received</b>	9th August 2012	<b>Officer</b>	Miss Sophie Pain
<b>Target Date</b>	4th October 2012		
<b>Ward</b>	Queen Ediths		
<b>Site</b>	100 Glebe Road Cambridge Cambridgeshire CB1 7TA		
<b>Proposal</b>	Dwellinghouse within curtilage of 100 Glebe Road.		
<b>Applicant</b>	Mr And Mrs Williams 100 Glebe Road Cambridge Cambridgeshire CB1 7TA		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> The proposal provides housing on a windfall site that is in accordance with policy 5/1 of the Cambridge Local Plan 2006 and guidance within the National Planning Policy Framework (2012);</li> <li><input type="checkbox"/> The proposed development is sympathetic to the character and appearance of the area and is in accordance with policy 3/12 of the Cambridge Local Plan 2006;</li> <li><input type="checkbox"/> Providing that conditions are imposed to protect the amenity of neighbouring properties, the development is in accordance with policies 3/12 and 4/13 of the Cambridge Local Plan 2006.</li> </ul>
RECOMMENDATION	APPROVAL

## 1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 The application site is situated on the southern side of Glebe Road in an area that is predominantly residential in character, with a mixture of housing styles and sizes. The site is not within a City of Cambridge Conservation Area and is outside the Controlled Parking Zone.

## 2.0 THE PROPOSAL

2.1 This application seeks planning permission for a three-bed detached dwelling to be built adjacent to 100 Glebe Road, following the demolition of an existing single garage. The dwelling would be situated 1m west of the boundary with No. 100 and 800mm east of the boundary with the access drive to 102 Glebe Road, a dwelling that lies behind No. 100. The proposed two-storey dwelling would be contemporary in design, and would be rendered with a zinc roof.

2.2 A previous planning approval on the site granted permission for a two storey residential property with two –bedrooms under planning reference 09/0729/FUL. This proposal does not seek to increase the footprint of the proposed dwelling, but to incorporate an additional bedroom at first floor level on the south west elevation.

2.3 The application is accompanied by the following supporting information:

1. Design and Access Statement
2. Arboriculture Survey
3. Plans

## 3.0 SITE HISTORY

Reference	Description	Outcome
10/0428/FUL	Erection of a single storey timber outbuilding.	PERM
09/0729/FUL	Erection of a new 2-bed dwellinghouse (following demolition of existing garage).	PERM

#### 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 H1 T9 T14 ENV7 WM6
Cambridgeshire and Peterborough Structure Plan 2003	P6/1 P9/8
Cambridge Local Plan 2006	3/1 3/4 3/7 3/10 3/12 4/4 5/1 8/2 8/6 8/10 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 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  Cycle Parking Guide for New Residential Developments

## 6.0 CONSULTATIONS

### Cambridgeshire County Council (Engineering)

- 6.1 Details of the parking arrangements regarding the existing and proposed need to be submitted for consideration. Recommendation of conditions to be imposed.

#### Head of Environmental Services

- 6.2 Due to the proximity of neighbouring properties, a construction noise condition has been recommended.

## **Landscaping**

- 6.3 Concern that the 800 mm gap to the rear of the property to get bins and bikes out doesn't comply with cycle standards. As such, the bin and bike store should be to the front of the property.

## **Trees**

- 6.4 There is no objection to the removal of the proposed trees. However, no consideration has been given to the trees in the verge at the front of the site. A condition has been recommended to ensure that remaining trees are not harmed during the process of construction.

## **Streets and Open Spaces**

- 6.5 The survey does not indicate both of the saplings and there is agreement that a shared access would be better. As the tree that may be greatest affected is unmarked it is difficult to comment on the implications of the construction and its effects upon the tree.
- 6.6 The above responses are a summary of the comments that have been received. Full details of the consultation responses can be inspected on the application file.

## **7.0 REPRESENTATIONS**

- 7.1 The owners/occupiers of the following addresses have made a representation in support of the application:

- 115 Glebe Road

- 7.2 The representations can be summarised as follows:

- Consider that the scheme is excellent and fits well with the street scene, which is fully supported.

- 7.3 The owners/occupiers of the following addresses have made an objection to the application:

- 111 Glebe Road

7.4 The representations can be summarised as follows:

- The proposed development would block windows on the west elevation of 100 Glebe Road impairing the amenity of the occupying residents of the parent dwelling;
- Overlooking from the new dwelling into the rear garden of 100 Glebe Road would result in a loss of privacy;
- The loss of residential garden land would diminish the green aspect of the site as viewed from Glebe Road and harm the character and appearance of the area;
- The proposed dwelling would relate poorly to any other houses in this part of Glebe Road; and
- The driveway of access and parking of vehicles is inadequate and is quite insufficient to provide a turning area.

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

## **8.0 ASSESSMENT**

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

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

### **Principle of Development**

8.2 The provision of extra housing in the City is supported by the Cambridge Local Plan (2006). Policy 5/1 of the Cambridge Local Plan (2006) maintains that proposals for housing development on windfall sites will be permitted subject to the existing land use and compatibility with adjoining land uses.

This proposal for an additional dwelling would be compatible with adjoining land uses.

- 8.3 In my opinion, the principle of the development is acceptable and in accordance with policy 5/1 of the Cambridge Local Plan (2006), but that the proposal also needs to be tested against other policies of the Development Plan.

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

- 8.4 Policy 3/10 of the Cambridge Local Plan (2006), relating to the subdivision of existing plots states that residential development in the garden area or curtilage of existing properties will not be permitted if it will:

- a) Have a significant adverse impact on the amenities of neighbouring properties through loss of privacy, loss of light, an overbearing sense of enclosure and the generation of unreasonable levels of traffic or noise nuisance;
- b) Provide inadequate amenity space, or vehicular access arrangements and parking spaces for the proposed and existing properties;
- c) Detract from the prevailing character and appearance of the area;
- d) Adversely affect the setting of Listed Buildings, or buildings or gardens of local interest within or close to the site;
- e) Adversely affect trees, wildlife features or architectural features of local importance located within or close to the site; and
- f) Prejudice the comprehensive development of the wider area or which the site forms part.

- 8.5 The only part of policy 3/10 relevant to this section of the report is c). The other relevant parts will be discussed later on in the report.

- 8.6 Glebe Road is relatively traditional in character, with housing set back a little from the street frontage in what is a green part of the city. This western end of the street has large semi-detached and detached properties, while further to the east the houses become smaller and there is more terraced housing. However, this end of Glebe Road, close to the junction with Hills Road does also have more contemporary dwellings, built within the last 25 years. No. 110 Glebe Road, which is situated behind

No. 255 Hills Road and separated from the site by a double garage and the access road to 102 Glebe Road, is not conventional in design. It is a 4-bedroom dwelling with two levels of accommodation, one below ground level, finished in white render under a zinc roof and has vertical floor to ceiling windows along with solar panels and rooflights concealed within a flat section of the roof. On the opposite side of Glebe Road, No.121 is a single storey form with a monopitch roof, built round two sides of a square, with a gable projecting towards the street. Templemore Close in contrast is new but comparatively conventional.

- 8.7 Considering the mixture of housing styles at this end of Glebe Road, I am of the opinion that a house of contemporary design would work well here and would successful fit in with its surroundings. I do not believe it necessary for a proposed dwelling here to follow a traditional design. The proposed dwelling would be built of similar materials to the new house adjacent at No. 110, being rendered with a zinc roof. I am aware that the choice of roofing material at 110 was controversial locally, but in my opinion, No. 110 is a successful development. However, in saying this I would recommend that if this application is approved, a condition should be added requesting samples of materials. No. 100 sits on a large plot and the splitting of the plot for the two dwellings would, in my view, leave sufficient amenity space for both properties.
- 8.8 The single storey element of the proposed dwelling (away from 100) would project a little further forward than the existing house, but as the building line along Glebe Road is not uniform and it is a single storey element only that does not project forward of 110, I do not believe that this would result in the proposed dwelling appearing incongruous in the street scene.
- 8.9 This application seeks an additional bedroom at first floor level on the south west elevation, adjacent to the access to 102 Glebe Road. The design of this extension sits above the proposed single storey extension detailed above, but is located behind the principle elevation of the proposed dwelling, ensuring that it is subservient in appearance. The use of a mono-pitch roof ensures that the design of this addition is in keeping with the overall design of the property and its position within the street scene as discussed above.



- 8.10 In my opinion the proposal is compliant with East of England Plan (2008) policy ENV7, and Cambridge Local Plan (2006) policies 3/4, 3/7, 3/10 and 3/12.

### **Residential Amenity**

Impact on amenity of neighbouring occupiers

#### Overlooking and loss of privacy

- 8.11 The proposed dwelling has, in my opinion, been carefully designed to minimize the potential overlooking of neighbouring properties. The elevation to No. 100 is blank at both ground floor and first floor levels with the exception of a door. I am therefore satisfied that there is no potential for any direct overlooking of this property. The rear elevation of the proposed dwelling would be heavily glazed, with a glazed wall rising through from ground floor level to eaves, with a Juliette balcony. However, I do not see this as problematic as the dwelling to the rear of the site is over 30m away from the rear of the proposed dwelling. Any views from the first floor across to the parent property (No. 100) would be at an oblique angle, which in my opinion, would not be significant enough (or sufficiently different from overlooking of any two houses that stand alongside each other), to warrant refusal of this application. The west elevation to the boundary with the access road the property at the rear (No. 102) is potentially more problematic as it includes a balcony, which has been extended as part of this application. However, I do not believe this to be of fundamental concern. Views from the balcony across to No. 110 will be at least partially blocked by the roof of the double garage between the two properties. I am, therefore not overly concerned about the impact of this balcony on the privacy of the occupiers of No.110 and do not consider it such as to warrant refusal.
- 8.12 This proposal does also introduce a balcony to the front elevation of the property, which shall be accessed from the proposed additional bedroom. Although balconies to the front of properties are not prevalent at this end of Glebe Road, I do not consider that the presence of this feature is such to consider refusal of the application. It will improve surveillance of the street and is of a satisfactory distance from the front elevation of other properties, to ensure that no neighbours amenity is harmed by its presence.

## Overshadowing

- 8.13 No. 100 Glebe Road has side windows facing out onto the site of the proposed house. These windows are, however, secondary windows to the rooms they serve and I have therefore taken the view that the proposed dwelling would not have a significant detrimental impact on daylight entering these rooms. The proposed dwelling would project further back into the rear garden space than its neighbour at No. 100 and this would be at two stories just 1m from the boundary and 2m from No. 100. However, the proposed house would only project 2m further back and considering the orientation of the buildings, the proposed dwelling would only minimally block some late afternoon/early evening sunlight. I do not consider this loss of light significant enough to warrant refusal of this application.
- 8.14 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 East of England Plan (2008) policy ENV7, and Cambridge Local Plan (2006) policies 3/4 and 3/7.

### Amenity for future occupiers of the site

- 8.15 In my opinion I consider that the proposal provides a high-quality 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**

- 8.16 It is proposed that bin storage is provided in the rear garden of the proposed dwelling. I consider this location to be acceptable and am satisfied that there is enough space to accommodate this. Nevertheless, I would recommend that details of the bin storage be requested by condition.
- 8.17 In my opinion the proposal is compliant with East of England Plan (2008) policy WM6 and Cambridge Local Plan (2006) policy 3/12, subject to a condition requesting details of the bin storage.

## **Trees**

- 8.18 The proposed development requires the removal of a sycamore tree on the west boundary of the site. There may also be some removal hedgerow on the front boundary to create the new driveway to the existing property and along the western boundary too.
- 8.19 The Arboricultural Officer does not have an objection to the removal of the sycamore tree and their preference would be for a shared driveway for both properties in order to allow the retention of the front boundary that greatly contributes to the character of the street. While I appreciate this view, the new access will be 2.5 m in width and as the proposal seeks to retain the remainder of the front boundary, I do not consider that the puncture of it in the proposed manner will be detrimental to the character of the street.
- 8.20 There are two trees that are situated on the verge and are managed by the City Council. The creation of an access off of Glebe Road does not require planning permission in its own right, it requires permission from the Highway Authority. Therefore, it is unreasonable to impose conditions relating to the saplings at the front of the site and their protection during the construction works.
- 8.21 Subject to the imposition of a condition to ensure that the trees are protected during works, I consider that the proposed development will not be harmful to the health and life of the trees in accordance with policy 4/4 of the Cambridge Local Plan 2006.

## **Highway Safety**

- 8.22 The Highway Authority considers that the parking arrangements proposed would be unlikely to access the highway independently. As such, this would result in additional car movements, disturbance and vehicular conflict and that it is preferable for all vehicles to be able to access the highway independently. I believe that the imposition of a condition to ensure that each of the driveways are laid out in a usable manner prior to occupation of the new dwelling will ensure that such concerns can be overcome.

8.23 In my opinion the proposal is compliant with Cambridge Local Plan 2006 policy 8/2.

### **Car and Cycle Parking**

8.24 Appendix C (Car Parking Standards) of the Cambridge Local Plan (2006) states that in this location, outside the Controlled Parking Zone, a maximum of two car parking space should be provided for both the existing and proposed dwellings. The application proposes such provision and as such the proposal is compliant with policy.

8.25 Appendix D (Cycle Parking Standards) of the Local Plan maintains that at least three cycle parking spaces must be provided for a three-bed dwelling. No details of cycle parking provision have been provided, although the plans do state that this would be in the rear garden of the property. I am confident that there is sufficient space here, but would recommend that details of this cycle parking provision be requested by condition.

8.26 In my opinion the proposal is compliant with East of England Plan (2008) policies T9 and T14, and Cambridge Local Plan (2006) policies 8/6 and 8/10, subject to a condition requesting details of the cycle storage.

### **Third Party Representations**

8.27 I believe that I have addressed each of the concerns from the representation in the report above.

### **Planning Obligation Strategy**

#### **Planning Obligations**

8.28 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 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

- 8.29 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.
- 8.30 The application proposes the erection of one three-bedroom house. No residential units would be removed, so the net total of additional residential units is one. A house or flat is assumed to accommodate one person for each bedroom, but one-bedroom flats are assumed to accommodate 1.5 people. 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		
3-bed	3	238	714	1	714
4-bed	4	238	952		

<b>Total</b>	<b>714</b>
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<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		
3-bed	3	269	807	1	807
4-bed	4	269	1076		
<b>Total</b>					<b>807</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		
3-bed	3	242	726	1	726
4-bed	4	242	968		
<b>Total</b>					<b>726</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		
3-bed	3	316	948	1	948
4-bed	4	316	1264		
<b>Total</b>					<b>948</b>

8.31 Subject to the completion of a S106 planning obligation to secure the requirements of the Planning Obligation Strategy (2010) and the Cambridge City Council Open Space Standards Guidance for Interpretation and Implementation (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 3/8 and 10/1 and the Planning Obligation Strategy 2010 and the Cambridge City Council Open Space Standards Guidance for Interpretation and Implementation (2010)

### Community Development

- 8.32 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		
3-bed	1882	1	1882
4-bed	1882		
<b>Total</b>			<b>1882</b>

- 8.33 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

- 8.34 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>

8.35 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

8.36 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, £300 per non-financial head of term. Contributions are therefore required on that basis.

#### Planning Obligations Conclusion

8.37 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**

9.1 Although contemporary and individual in design, I am of the opinion that the proposed dwelling would fit in with its surroundings and have a positive impact on the character of the area. I do not believe that the dwelling would have any significant detrimental impact on the occupiers of neighbouring properties. I therefore recommend this application for approval, subject to conditions.



## 10.0 RECOMMENDATION

**APPROVE** subject to the following conditions:

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

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

2. Except with the prior written agreement of the local planning authority in writing no construction work or demolition shall be carried out or plant operated other than between the following hours: 0800 hours to 1800 hours Monday to Friday, 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

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

3. Except with the prior written agreement of the local planning authority, there shall be no collections from or deliveries to, or in association with, the development of the site, during both the demolition and construction stages of the development, outside the hours of 0930 and 1500 on Mondays - Fridays and 0700 hrs and 1900 hrs on Saturdays; there shall be no collections or deliveries on Sundays and Bank and public holidays.

Reason: In the interests of highway safety and to avoid conflict with the prime times for movements to and from the nearby Pelican Pre-Preparatory School and in the interest of the amenity of neighbours. (Cambridge Local Plan 2006, policies 3/7 and 4/13 and 8/2)

4. 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)

5. No development shall commence until details of facilities for the covered, secure parking of 2 number bicycles for use in connection with the development hereby permitted have been submitted to and approved by the local planning authority in writing. The approved facilities shall be provided in accordance with the approved details before use of the development commences.

Reason: To ensure satisfactory provision for the secure storage of bicycles. (Cambridge Local Plan 2006 policy 8/6)

6. No development shall commence until such time as full details of the on-site storage facilities for waste including waste for recycling have been submitted to and approved in writing by the local planning authority. Thereafter the development shall be in accordance with the approved details. The approved facilities shall be retained thereafter unless alternative arrangements are agreed in writing by the local planning authority.

Reason; To protect the amenities of nearby residents/occupiers and in the interests of visual amenity. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4 and 4/13)

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extensions, or additions or garages shall be erected other than those expressly authorised by this permission.

Reason: To protect the amenity of adjoining properties, and to prevent overdevelopment of the site. (Cambridge Local Plan 2006 policies 3/4 and 3/14)

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or with any order revoking and re-enacting that Order with or without modifications) no windows or dormer windows shall be constructed other than with the prior formal permission of the local planning authority.

Reason: To protect the amenity of adjoining properties. (Cambridge Local Plan 2006 policies 3/4 and 3/14)

9. Two 2.0 x 2.0 metres visibility splays shall be provided as shown on the drawings. The splays are to be included within the curtilage of the dwellings. One visibility splay is required on each side of each access, measured to either side of the access, with a set-back of two metres from the highway boundary along each side of the access. This area shall be kept clear of all planting, fencing, walls and the like exceeding 600mm high.

Reason: In the interests of highway safety (Cambridge Local Plan 2006 policy 8/2)

10. Details of the specification and position of fencing and any other measures to be taken for the protection of any trees from damage during the course of development, shall be submitted to the local planning authority for its written approval, and implemented in accordance with that approval before any equipment, machinery or materials are brought onto the site for the purpose of development (including demolition). 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 this condition, and the ground levels within those areas shall not be altered nor shall any excavation be made without the prior written approval of the local planning authority.

Reason: To protect the existing trees during the construction process (Cambridge Local Plan 2006 policy 4/4).

**INFORMATIVE:** This development involves work to the public highway that will require the approval of the County Council as Highway Authority. It is an OFFENCE to carry out any works within the public highway, which includes a public right of way, without the permission of the Highway Authority. Please note that it is the applicants responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council. Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, the cost of which must be borne by the applicant.

## 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, H1, T9, T14, ENV7 and WM6

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

Cambridge Local Plan (2006):  
3/1, 3/4, 3/7, 3/10, 3/12, 4/4, 5/1, 8/2, 8/6, 8/10, 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.

**2. Unless prior agreement has been obtained from the Head of Planning, and the Chair and Spokesperson of this Committee to extend the period for completion of the Planning Obligation required in connection with this development, if the Obligation has not been completed by 31st January 2013 it is recommended that the application be refused for the following reason(s).**

The proposed development does not make appropriate provision for open space/sports facilities, community development facilities, waste facilities and monitoring in accordance with Cambridge Local Plan 2006 policies 3/7, 3/8, 3/12 and 10/1, Cambridgeshire and Peterborough Structure Plan 2003 policies P6/1 and P9/8 and as detailed in the Planning Obligation Strategy 2010 and the Open Space Standards Guidance for Interpretation.

## **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.