

Application Number	13/0182/FUL	Agenda Item	
Date Received	15th February 2013	Officer	Miss Catherine Linford
Target Date	12th April 2013		
Ward	West Chesterton		
Site	Land rear of 115 Chesterton Road Cambridge CB4 3AR		
Proposal	Erection of detached dwelling together with the extension of a dropped kerb following the demolition of the existing garage and store.		
Applicant	Mr & Mrs Guy and Colina Greenway c/o Agent		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ol style="list-style-type: none"> 1. Proposed dwelling would enhance the character and appearance of the Conservation Area 2 The proposed dwelling would not have a significant detrimental impact on neighbouring occupiers 3 Satisfactory living accommodation would be provided
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 115 Chesterton Road is a three-storey, end of terrace house situated on the southwest of Chesterton Road, adjacent to the junction with Croft Holme Lane, which runs to the east of it. This application relates to the attached garage associated with this house, which is accessed from Croft Holme Lane.
- 1.2 The surrounding area is mixed in character, with residential properties and commercial properties. The site is within City of

Cambridge Conservation Area 1 (Central) and the Controlled Parking Zone (CPZ).

- 1.3 No. 115 has a small 1.5 storey rear extension abutting the boundary with Croft Holme Lane. The attached dwelling to the southwest, No. 113, has been converted into flats. This property has a deep two-storey projecting wing abutting the common boundary with No.111.

2.0 THE PROPOSAL

- 2.1 Full planning permission is sought for the erection of a detached dwelling, following the demolition of the garage and store, along with a dropped kerb (on Croft Holme Lane).

- 2.2 The proposed dwelling would be 2.5 storeys in height, with a basement. The building would extend across the width of the existing garden, abutting the common boundary with 113 Chesterton Road. The proposed dwelling would stand 9.6m to the north of the 1.5 storey projection of 115 Chesterton Road and 12.9m from the main part of the house. The proposed dwelling would measure 6.15m in depth x 9.75 in length x 8.4m in height to the ridge. As a result of this development, No. 115 Chesterton Road would retain a garden area, which measures between 5.3m and 8.5m in depth.

- 2.3 The main living accommodation is to be provided at basement level. Here, a kitchen, dining room and living space are to be provided, together with the entrance lobby and a study. Bedrooms 1-3 are to be provided on the first floor, together with a family bathroom. A fourth bedroom with an en-suite would be located within the roof space on the second floor.

- 2.4 The application is accompanied by the following supporting information:

- 1 . Design and Access Statement
- 2 . Shadow diagrams
- 3 . Tree Survey
- 4 . Noise and Vibration Assessment
- 5 . Air Quality Assessment

- 2.5 Amended plans have been received which show the following revisions:

- Addition of a obscure glazed, sliding screen to the ground floor glazed door, on the south elevation.

3.0 SITE HISTORY

None

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
Cambridgeshire and Peterborough Structure Plan 2003	P6/1 P9/8 P9/9
Cambridge Local Plan 2006	3/1 3/4 3/7 3/10 3/11 3/12 4/4 4/11 5/1 5/10 8/6 8/10 10/1

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

<p>Central Government Guidance</p>	<p>National Planning Policy Framework March 2012</p> <p>Circular 11/95</p> <p>Community Infrastructure Levy Regulations 2010</p>
<p>Supplementary Planning Documents</p>	<p>Sustainable Design and Construction</p> <p>Waste Management Design Guide</p> <p>Planning Obligation Strategy</p> <p>Public Art</p>
<p>Material Considerations</p>	<p><u>Central Government:</u></p> <p>Letter from Secretary of State for Communities and Local Government (27 May 2010)</p> <p>Written Ministerial Statement: Planning for Growth (23 March 2011)</p>
	<p><u>Citywide:</u></p> <p>Cambridge and South Cambridgeshire Strategic Flood Risk Assessment</p> <p>Strategic Flood Risk Assessment (2005)</p> <p>Cambridge and Milton Surface Water Management Plan</p> <p>Cycle Parking Guide for New Residential Developments</p> <p>Air Quality in Cambridge – Developers Guide</p>
	<p><u>Area Guidelines:</u></p> <p>Conservation Area Appraisal: Castle and Victoria Road</p>

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

- 6.1 Off-street parking will be removed for the existing dwelling, and this will be displaced onto the street in an area where the Residents Parking Scheme is already under significant pressure. Whilst the existing dwelling will be eligible for a Resident's Parking Permit, the new dwelling will not.
- 6.2 The developer will need to satisfy the Highway Authority that the proposed structure for the basement is capable of supporting the public highway.
- 6.3 Conditions are recommended relating to surface water and drainage, a traffic management plan, and vehicular access construction.

Head of Environmental Services

- 6.4 No objection, subject to conditions relating to construction hours, delivery hours, and noise insulation

Urban Design and Conservation Team

- 6.5 The application will preserve the character and appearance of the Conservation Area. However, the first floor projection should be stepped back. Conditions are recommended relating to materials, roof details and window details.

Landscape

- 6.6 A mature Category B Alder is located in the highway at the front of the proposed courtyard. The quality of the Alder will not be further impacted by the proposed development due to the substantial footings of the existing building, which is likely to have diverted the roots away from the site.
- 6.7 Concern that adequate sunlight will not reach the proposed courtyard.
- 6.8 The above responses are a summary of the comments that have been received. Full details of the consultation responses can be inspected on the application file.

7.0 REPRESENTATIONS

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

- 113 Chesterton Road

7.2 The representations can be summarised as follows:

- Overbearing and dominant
- Overlooking and loss of privacy
- Overshadowing and loss of daylight/sunlight
- Impact on existing vehicular to 113 Chesterton Road from Croft Holme Lane due to the relocation of the street signage
- Unresolved detailing
- Loss of character to the shared boundary wall by introducing textured brickwork

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

8.0 ASSESSMENT

8.1 From the consultation responses and representation 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, and impact on the Conservation Area
3. Residential amenity
4. Refuse arrangements
5. Highway safety
6. Car and cycle parking
7. Third party representations
8. Planning Obligation Strategy

Principle of Development

8.2 Policy 5/1 of the Cambridge Local Plan (2006) states that proposals for housing development on windfall sites will be permitted subject to the existing land use and compatibility with adjoining land uses. Although the surrounding area is mixed in

use, this part of Chesterton Road (up to Mitchams Corner) is predominantly residential. In my opinion, the proposed dwelling is acceptable in principle.

- 8.3 Local Plan policy 3/10 sets out the relevant criteria for assessing proposals involving the subdivision of existing plots. Such proposals will not be permitted where: a) there is 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) they provide inadequate amenity space, vehicular access arrangements and car parking spaces for the proposed and existing properties; c) where they detract from the prevailing character and appearance of the area; d) where they adversely affect the setting of Listed Buildings; e) where there is an adverse impact upon trees, wildlife or architectural features within or close to the site; f) where development prejudices the comprehensive development of the wider area, of which the site forms part.
- 8.4 Part d) of this policy is not relevant to this proposal as there are no listed buildings in close proximity to the site. The other sections of this policy will be addressed below.
- 8.5 In my opinion, the principle of the development is acceptable and in accordance with policy 5/1 of the Cambridge Local Plan (2006).

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

- 8.6 The application site lies to the rear of 115 Chesterton Road, which is located on the corner of Chesterton Road and Croft Holme Lane. In the Castle and Victoria Road Conservation Area, No. 115 has been identified as a building important to the character of the Conservation Area.
- 8.7 The application proposes subdividing No. 115's plot in order to build a separate, independent dwelling in the rear garden, following the demolition of the existing garage and store. The existing garage and store are of little architectural quality and do not contribute to the character and appearance of the Conservation Area. However, they do form part of the boundary of No. 115 with Croft Holme Lane.

- 8.8 The proposal maintains the building line of the existing outbuildings, whilst giving the site a more active frontage on Croft Holme Lane, which will give the street a different character. Although this is positive, it is considered that a visual break (between the proposed dwelling and No. 115) and the retention of a rear garden for No. 115 are important to preserve the character and appearance of the Conservation Area. The proposal retains the visual break and garden, and therefore creates a more active streetscene, whilst relating the proposed dwelling to the neighbouring buildings. The proposed house shares a comparable ridge height with the adjacent property on Croft Holme Lane, 2 Croft Holme Lane, which also relates it to its context.
- 8.9 The massing and design of the proposed dwelling seeks to break down the proportions of the building and its visual bulk. Conservation Officers are of the opinion that the projecting first floor would be intrusive and overbearing. I do not share this view. In my opinion, the projecting first floor helps to break up the mass of the buildings, adding interest to the streetscene, and I consider this to be acceptable.
- 8.10 The design and use of materials are contemporary, yet the form with a pitched roof and chimney is traditional. The proposed materials are reconstituted stone, brick and rendered panels; the roof is to be constructed from standing seam zinc; and the fenestration will be timber. Although some of the materials are not prevalent in the immediate area they are appropriate to the contemporary design and will not harm the character or appearance of the Conservation Area. I recommend that samples of materials are required by conditions, along with details of the roof and windows (conditions 4, 5 and 6).
- 8.11 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11, 3/12 and 4/11.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.12 The neighbouring properties that may potentially be affected by the proposals are 2 Croft Holme Lane to the northwest; and 113

Chesterton Road, which has been converted into flats, to the southwest.

Overshadowing, overbearing and dominance

- 8.13 The proposed dwelling would stand to the southeast of 2 Croft Holme Lane, 5.5m from the common boundary and 7.5m from the flank wall of the neighbour. Shadow diagrams have been submitted as part of the application, and due to the separation distance between the two properties, the shadow cast by the proposed dwelling will not reach 2 Croft Holme Lane. It is also my opinion that this neighbour will not be enclosed by the proposed dwelling due to the distance between the two buildings.
- 8.14 The proposed dwelling will abut the common boundary with No. 113 Chesterton Road for a depth of 9.75m. The proposed dwelling would stand to the north of No. 113, 9m from the projecting wing. Along the common boundary, the proposed dwelling would extend 4.2m above the existing boundary wall to the eaves, with the roof then sloping away from the boundary. As the proposed dwelling would stand to the north of this neighbour it would not cast shadow over it.
- 8.15 Due to the building's position hard-up on the boundary it could be considered to be visually dominant when seen from the parking area of No.113 and the garden area directly behind the building. However, as the proposed house would stand slightly behind the projecting wing of No.113, it is my opinion that it would not be unacceptably visually dominant when viewed from the flats.

Overlooking and loss of privacy

Southern elevation

- 8.16 On the southern elevation, windows are restricted to the ground floor only. At ground floor level there would be a full width glazed sliding door on the southern elevation, leading onto the balcony above the sunken courtyard. This window will look towards the rear of 115 Chesterton Road, and potentially across to No. 113. To prevent views to No. 115, the retaining wall will extend up from the sunken courtyard to form a boundary wall 1.6m in height. This boundary wall will also reduce any oblique

views across to No. 113, and to reduce these views further the applicant has suggested that the section of the sliding door closest to the door is obscure glazed. In my view, this would be beneficial but I recommend that details of this are required (condition 7).

Western elevation

- 8.17 At first floor level on the western elevation along the common boundary with No. 113 there would be a window serving a bedroom. Inside the room, in front of the window, there would be a louvred screen to limit the extent of any overlooking whilst allowing light to enter the room. I recommend that details of this are required to ensure that it is effective (condition 8).
- 8.18 At second floor level there would be a dormer window serving the staircase. The plans show that this would be obscure glazed, which would mean that no overlooking would be possible from this window. I recommend a condition requiring that this window is obscure glazed and remains obscure glazed (condition 9).

Northern elevation

- 8.19 At first floor level on the northern elevation, there would be two windows one serving a bathroom and one serving a bedroom. These windows would look out towards 2 Croft Holme Lane. There are windows in the flank wall of this house, but these windows are further down the elevation, and there would therefore be no direct interlooking between the two houses. The windows in the proposed house would look onto a blank wall with some oblique views. Considering 2 Croft Home Lane is currently overlooked by the parking area of No. 113, it is my opinion that the proposal would not introduce a form of overlooking that would have a significant detrimental impact on the occupiers of this property.
- 8.20 At second floor level there would be a window serving a bathroom. The plans show that this would be obscure glazed, which would mean that no overlooking would be possible from this window. I recommend a condition requiring that this window is obscure glazed and remains obscure glazed (condition 9).

Eastern elevation

- 8.21 The windows on the eastern elevation would face out onto Croft Holme Lane, and there are no concerns regarding overlooking from these windows.
- 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 proposed dwelling would only have a sunken courtyard as external amenity space. This is small, but as the City Council has no standards for garden space, and the site is close to Jesus Green, it is my opinion that this is acceptable.
- 8.24 Bedroom 2 on the first floor and the master suite on the second floor would be situated on the Croft Holme Lane frontage, and will be subjected to road traffic noise. To achieve good internal noise levels, Environmental Health have recommended that these windows should be kept closed and therefore mechanical ventilation would be necessary to provide adequate ventilation and cooling. It is also likely that bedroom 1, situated on the first floor, would also be subjected to road noise and this room may also require mechanical ventilation. Details of this system will be required and I recommend that this is secured by a condition (condition 10).
- 8.25 The Air Quality Assessment provided as part of the application demonstrates that current and future levels of nitrogen dioxide at the ground floor façade on Croft Holme Lane will be above the National Air Quality Objectives. However, as there are no windows at ground floor level on this elevation Environmental Health have no objections in terms of air quality. The mechanical ventilation system will need to take air from the rear of the building.
- 8.26 In my opinion 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

- 8.27 Bin storage is to be provided within the garage, and this is acceptable.
- 8.28 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

Car and Cycle Parking

Car Parking

- 8.29 As a result of this development, the existing house would lose its garage. The occupants of the existing house would be eligible for a Resident's Parking permit and this car would therefore be displaced onto the street. I understand that competition for on-street parking spaces is high in this area, but it is my opinion that the addition of one car would not exacerbate the problem to such a degree as to warrant refusal of the application.
- 8.30 The proposed house would include an integral garage, providing off-street parking for one car. This meets the standards outlined in Appendix C (Car Parking Standards) of the Cambridge Local Plan (2006) and is acceptable.

Cycle Parking

- 8.31 Appendix D (Cycle Parking Standards) explains that at least three secure, covered cycle parking spaces must be provided for a four bedroom dwelling. Three cycle parking spaces are proposed (two on the balcony above the sunken courtyard and one in the entrance lobby). This is acceptable.
- 8.32 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

Third Party Representations

Impact on existing vehicular to 113 Chesterton Road from Croft Holme Lane due to the relocation of the street signage

8.33 To allow access into the garage, the applicant is seeking to relocate the street signage. These works will require separate permission from the Highway Authority.

Planning Obligations

8.34 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

8.35 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.

8.36 The application proposes the erection of one four-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:

Outdoor sports facilities					
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		
4-bed	4	238	952	1	952
Total					952

Indoor sports facilities					
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		
4-bed	4	269	1076	1	1076
Total					1076

Informal open space					
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		
4-bed	4	242	968	1	968
Total					968

Provision for children and teenagers					
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		
4-bed	4	316	1264	1	1264
Total					1264

8.37 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

8.38 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:

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

8.39 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

8.40 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:

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

8.41 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

8.42 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

8.43 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 In my opinion, the proposed dwelling is of a high quality design, which will enhance the character and appearance of the Conservation. The proposal will not have a significant detrimental impact on neighbouring properties, in my view. The application is therefore recommended for approval.

10.0 RECOMMENDATION

APPROVE subject to the satisfactory completion of the s106 agreement by 31 August 2013 and subject to the following conditions and reasons for 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. Except with the prior written agreement of the local planning authority 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 should be no collection or deliveries to the site during the demolition and construction stages outside the hours of 0700 hrs and 1900 hrs on Monday - Saturday and there should be no collections or deliveries on Sundays or Bank and public holidays.

Reason: Due to the proximity of residential properties to this premises and that extensive refurbishment will be required, the above conditions are recommended to protect the amenity of these residential properties throughout the redevelopment in accordance with policies 4/13 and 6/10 of the Cambridge Local Plan (2006)

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

Reason: In the interests of the visual amenity of the Conservation Area and to ensure that the quality and colour of the detailing of the brickwork/stonework and jointing is acceptable and maintained throughout the development. (Cambridge Local Plan 2006 policies 3/12 and 4/11)

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

Reason: To avoid harm to the special interest of the Conservation Area. (Cambridge Local Plan 2006, policy 4/11)

6. No new windows shall be installed until drawings at a scale of 1:10 of details of new or altered sills, lintels, jambs, transoms, and mullions have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To avoid harm to the special interest of the Conservation Area. (Cambridge Local Plan 2006, policy 4/11)

7. Full details of the obscure glazed sliding screen on the southern elevation shall be submitted to and approved in writing by the local. planning authority prior to installation.

Reason: To prevent overlooking (Cambridge Local Plan 2006, policies 3/10 and 3/12)

8. Prior to installation details of the louvers shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the impact on 113 Chesterton Road is acceptable. (Cambridge Local Plan 2006, policy 3/10 and 3/12)

9. The windows shown as obscure glazed on the submitted plans shall be obscure glazed to a minimum level of obscurity to conform to Pilkington Glass level 3 or equivalent prior to commencement of use (of the extension) and shall have restrictors to ensure that the window cannot be opened more than 45 degrees beyond the plane of the adjacent wall and shall be retained as such thereafter.

Reason: To prevent overlooking of neighbouring properties. (Cambridge Local Plan 2006, policy 3/7)

10. Prior to the commencement of development/construction, a noise insulation scheme detailing the acoustic noise insulation performance specification of the external building envelope of the residential units (having regard to the building fabric, glazing and ventilation) to reduce the level of noise experienced in the residential units as a result of the proximity of the habitable rooms to the high ambient noise levels in the area be submitted to and approved in writing by the local planning authority. The scheme shall achieve the internal noise levels recommended in British Standard 8233:1999 Sound Insulation and noise reduction for buildings-Code of Practice. The scheme as approved shall be fully implemented before the use hereby permitted is commenced and shall not be altered without prior approval.

Reason: To ensure the living accommodation provided is satisfactory. (Cambridge Local Plan 2006, policies 3/10 and 3/12)

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).

INFORMATIVE: The occupiers of the new dwelling will not qualify for Resident's Parking Permits.

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:

Cambridgeshire and Peterborough Structure Plan 2003: P6/1, P9/8, P9/9;

Cambridge Local Plan (2006): 3/1, 3/4, 3/7, 3/10, 3/11, 3/12, 4/4, 4/11, 5/1, 5/10, 8/6, 5/10, 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.

3. In reaching this decision the local planning authority has acted on guidance provided by the National Planning Policy Framework, specifically paragraphs 186 and 187. The local planning authority has worked proactively with the applicant to bring forward a high quality development that will improve the economic, social and environmental conditions of the area.

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 or visit our Customer Service Centre, Mandela House, 4 Regent Street, Cambridge, CB2 1BY between Mon 8am - 5:15pm, Tues, Thurs & Fri 9am - 5:15pm, Weds 9am - 6pm.

2. Unless prior agreement has been obtained from the Head of Planning, in consultation with 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 31 August 2013, or if Committee determine that the application be refused against officer recommendation of approval, it is recommended that the application be refused for the following reason(s):

The proposed development does not make appropriate provision for public open space, community development facilities, waste facilities, waste management and monitoring in accordance with Cambridge Local Plan 2006 policies 3/7, 3/8, 3/12, 5/5, 5/14, 8/3 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 and Implementation 201

3. In the event that the application is refused, and an Appeal is lodged against the decision to refuse this application, delegated authority is sought to allow officers to negotiate and complete the Planning Obligation required in connection with this development