

Application Number	10/0520/FUL	Agenda Item	
Date Received	3rd June 2010	Officer	Mr Tony Collins
Target Date	29th July 2010		
Ward	Romsey		
Site	20 Seymour Street Cambridge Cambridgeshire CB1 3DQ		
Proposal	Subdivision of plot and erection of detached 4-bedroom house (following demolition of existing garage).		
Applicant	Mr M Daines Smith Paddock Barn 110 North Street Burwell Cambridge CB25 0BB		

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 The application site is the western half of the present curtilage of 20 Seymour Street, which is a two-storey detached house from the early part of the twentieth century, finished in buff brick. A lean-to double garage, attached to the house at N^o 20, occupies the central portion of the site. The section in front of the garage is hard-paved. The area to the rear of the garage forms part of the garden of N^o 20. Immediately to the west stand 10-16 Seymour Street, a two-storey terrace of flats. Seymour Street is mostly residential, although there is a retail supplier of mobility equipment approximately 50m west of the site. The nearby houses are a mixture of ages and styles from the late nineteenth century to the present day, displaying a wide variety of facing materials, including traditional buff and red brick, modern yellow and orange bricks, white-painted brick, render and pebbledash. There is no consistent building line on either side of the street.

1.2 To the south, the site abuts the Brookfields Hospital site.

- 1.3 The site is not within any conservation area, and is outside the controlled parking zone. There are parking restrictions in parts of the street, including in front of the application site, where on-street parking is not permitted at any time.

2.0 THE PROPOSAL

- 2.1 The application proposes the removal of the lean-to garage, and the erection of a single four-bedroom detached house in its place. The house, built in buff brick, would be set 4.5m back from the footway, broadly in line with the frontage of 10-16 Seymour Street. It would measure 5.5m wide x 12m deep, and would have a pitched, slate roof, with the ridge parallel with the street. The eaves would be 5.2m above ground (level with those of 10-16, slightly lower than those at 20). The ridge would be at 8.2m above ground (higher than N^o 20, slightly lower than 10-16).
- 2.2 The front elevation would have a single ground floor window, and two first floor windows, with roof lights serving the bedroom in the roof space. A projecting bay on the west side (footprint 1m x 2.5m) would include the front door at ground floor and one of the first-floor windows.
- 2.3 At the rear, a projecting section, 3.5m wide would extend at right angles to the main house, with a subsidiary pitched roof. The gable end would contain a window at first-floor level and French doors at ground-floor level. A single-storey lean-to section would fill the rectangle left between main house and rear projection. There would be a single dormer in the main roof slope at the rear, asymmetrically placed.
- 2.4 A single car parking space would be provided in front of the house. Space for cycles and waste bins in the rear garden would be reached by a side passageway.
- 2.5 The application is accompanied by a Design and Access statement

3.0 SITE HISTORY

Reference	Description	Outcome
87/0293	Single storey extension	Approved with conditions
94/0193	Single-storey garage workshop extension	Refused
94/0738	Single-storey garage workshop extension	Approved with conditions
09/0080	Erection of three terraced houses	Withdrawn

4.0 PUBLICITY

4.1	Advertisement:	No
	Adjoining Owners:	Yes
	Site Notice Displayed:	No

5.0 POLICY

5.1 Central Government Advice

5.2 **Planning Policy Statement 1: Delivering Sustainable Development (2005):** Paragraphs 7 and 8 state that national policies and local development plans provide the framework for planning for sustainable development and for development to be managed effectively. This plan-led system, and the certainty and predictability it aims to provide, is central to planning and plays the key role in integrating sustainable development objectives. Where the development plan contains relevant policies, applications for planning permission should be determined in line with the plan, unless material considerations indicate otherwise.

5.3 **Planning Policy Statement 3: Housing (2006):** Sets out to deliver housing which is: of high quality and is well designed; that provides a mix of housing, both market and affordable, particularly in terms of tenure and price; supports a wide variety of households in all areas; sufficient in quantity taking into account need and demand and which improves choice; sustainable in terms of location and which offers a good range of community facilities with good access to jobs, services and infrastructure; efficient and effective in the use of land, including

the re-use of previously developed land, where appropriate. The statement promotes housing policies that are based on Strategic Housing Market Assessments that should inform the affordable housing % target, including the size and type of affordable housing required, and the likely profile of household types requiring market housing, including families with children, single persons and couples.

Planning Policy Statement 3 (PPS3): Housing has been reissued with the following changes: the definition of previously developed land now excludes private residential gardens to prevent developers putting new houses on the brownfield sites and the specified minimum density of 30 dwellings per hectare on new housing developments has been removed. The changes are to reduce overcrowding, retain residential green areas and put planning permission powers back into the hands of local authorities. (June 2010)

- 5.4 **Planning Policy Guidance 13: Transport (2001):** This guidance seeks three main objectives: to promote more sustainable transport choices, to promote accessibility to jobs, shopping, leisure facilities and services, by public transport, walking and cycling, and to reduce the need to travel, especially by car. Paragraph 28 advises that new development should help to create places that connect with each other in a sustainable manner and provide the right conditions to encourage walking, cycling and the use of public transport.
- 5.5 **Circular 11/95 – The Use of Conditions in Planning Permissions:** Advises that conditions should be necessary, relevant to planning, relevant to the development permitted, enforceable, precise and reasonable in all other respects.
- 5.6 **Circular 05/2005 - Planning Obligations:** Advises that planning obligations must be relevant to planning, necessary, directly related to the proposed development, fairly and reasonably related in scale and kind and reasonable in all other respect.

Community Infrastructure Levy Regulations 2010 – places a statutory requirement on the local authority that where planning permission is dependent upon a planning obligation the obligation must pass the following tests:

(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.

5.7 **Cambridgeshire and Peterborough Structure Plan 2003**

Planning Obligation Related Policies

P6/1 Development-related Provision

P9/8 Infrastructure Provision

5.8 **Cambridge Local Plan 2006**

3/1 Sustainable development

3/4 Responding to context

3/7 Creating successful places

3/10 Subdivision of existing plots

3/12 The design of new buildings

5/1 Housing provision

8/2 Transport impact

8/6 Cycle parking

8/10 Off-street car parking

Planning Obligation Related Policies

3/8 Open space and recreation provision through new development

3/12 The Design of New Buildings

5/14 Provision of community facilities through new development

10/1 Infrastructure improvements

5.9 **Supplementary Planning Documents**

Cambridge City Council (May 2007) – Sustainable Design and Construction: Sets out essential and recommended design considerations of relevance to sustainable design and construction. Applicants for major developments are required to submit a sustainability checklist along with a corresponding sustainability statement that should set out information indicated in the checklist. Essential design considerations relate directly

to specific policies in the Cambridge Local Plan 2006. Recommended considerations are ones that the council would like to see in major developments. Essential design considerations are urban design, transport, movement and accessibility, sustainable drainage (urban extensions), energy, recycling and waste facilities, biodiversity and pollution. Recommended design considerations are climate change adaptation, water, materials and construction waste and historic environment.

Cambridge City Council (March 2010) – Planning Obligation Strategy: provides a framework for securing the provision of new and/or improvements to existing infrastructure generated by the demands of new development. It also seeks to mitigate the adverse impacts of development and addresses the needs identified to accommodate the projected growth of Cambridge. The SPD addresses issues including transport, open space and recreation, education and life-long learning, community facilities, waste and other potential development-specific requirements.

5.10 Material Considerations

Cambridge City Council (2006) - Open Space and Recreation Strategy: Gives guidance on the provision of open space and recreation facilities through development.

Cambridge City Council Open Space Standards Guidance for Interpretation and Implementation (2010) Sets out how all residential developments should make provision for public open space, if not on site then by commuted payments. It incorporates elements from the Planning Obligations Strategy Supplementary Planning Document (2010) and the Open Space and Recreation Strategy (2006).

Cambridgeshire Design Guide For Streets and Public Realm (2007): The purpose of the Design Guide is to set out the key principles and aspirations that should underpin the detailed discussions about the design of streets and public spaces that will be taking place on a site-by-site basis.

Cycle Parking Guide for New Residential Developments (2010) – Gives guidance on the nature and layout of cycle

parking, and other security measures, to be provided as a consequence of new residential development.

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

- 6.1 Proposal removes on-site car parking for the existing dwelling, which will increase competition for on-street car parking spaces. No other significant impact. Conditions recommended.

Head of Environmental Services

- 6.2 No objection. Conditions requested with respect to construction noise and deliveries, waste storage, and ground contamination. Informatives also recommended.
- 6.3 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:

22 Seymour Street
24 Seymour Street

- 7.2 The representations can be summarised as follows:

- pressure on on-street car parking
- harm to residential amenity from construction process

- 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. Highway safety
7. Car and cycle parking
8. Third party representations
9. Planning Obligation Strategy

Principle of Development

- 8.2 This is a windfall site. The proposal will make a small contribution towards the Cambridge Local Plan (2006) target of 6500 dwellings within the city's existing urban area over the period 1999-2016. In my view the proposal is entirely compatible with the adjacent residential and hospital uses. Although part of the site is currently a garden, and must not therefore be regarded as 'previously developed land', it is my view that the proposal passes all the tests of policy 3/10 of the Cambridge Local Plan (2006), and the principle of the subdivision of the plot is therefore permissible. In my opinion, the principle of the development is acceptable and in accordance with policies 3/10 and 5/1 of the Cambridge Local Plan (2006).

Context of site, design and external spaces

- 8.3 Seymour Street is a very heterogeneous street; there is no consistency whatsoever in the form, materials, massing, or building line of the existing houses. The house proposed here adheres to the domestic scale of the surrounding dwellings, follows the building line of its neighbours to the west, and loosely alludes to the characteristics of late-twentieth-century houses elsewhere in the street.
- 8.4 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7 and 3/12.

Disabled access

- 8.5 A level threshold to the front door and level access from the footway are provided. In my opinion the proposal is compliant in this respect with Cambridge Local Plan (2006) policies 3/7 and 3/12.

Amenity of neighbouring occupiers

- 8.6 The proposed house is too far from the hospital building to raise any significant issue of overlooking in this direction. (It is also partly screened by trees, and does no more than replicate the overlooking possible from adjacent existing properties. Opportunities for overlooking across the street would similarly be no different from those already existing. No opportunities would be created for overlooking of windows in dwellings to the east or west; a limited degree of overlooking of rear gardens would be possible, but gardens to both sides are already overlooked from existing premises, and I do not consider the proposal would significantly alter the situation. I do not consider that the house proposed would adversely affect the privacy of neighbours even if additional windows were inserted; a condition to prevent such insertions is not, in my view, necessary.
- 8.7 The proposal would result in some loss of sunlight to windows in the east elevation of the terrace at 10-16 Seymour Street. Ground-floor and first-floor bathrooms, and a stairwell are affected, all of which have obscure glazing. I do not consider the loss of sunlight in this situation to be significant enough to warrant refusal. There is no issue of impact on outlook from these windows.
- 8.8 Because of the degree to which the proposed house extends back into the plot, it would deprive the rear living room and garden of No. 20 of some afternoon and evening sunshine at some times of the year. This would be a limited loss however, as the two-storey element of the proposed rear section is set 2.2m away from the common boundary, and I do not consider it a reason for refusal. I do consider however, that a condition should eliminate the possibility of extensions being added to the house under the provisions of the General Permitted Development Order.

- 8.9 I do not consider that the insertion of a single additional dwelling into this 'gap' in the street would give rise to any significant noise or other disturbance for neighbouring occupiers. I acknowledge, however, that the process of construction would be disruptive for neighbours; recognizing this and the narrowness of the street, I recommend conditions requiring the approval of contractors' arrangements and the limiting of construction and delivery times, in order to control the disruption as much as possible.
- 8.10 In my opinion the proposal adequately respects the residential amenity of its neighbours and I consider that it is compliant with Cambridge Local Plan (2006) policy 3/4.

Refuse Arrangements

- 8.11 Adequate space for the storage of waste bins is provided in the rear garden. In my opinion the proposal is compliant in this respect with Cambridge Local Plan (2006) policy 3/12.

Highway Safety

- 8.12 The highway authority has raised no safety issues about this application. In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/2.

Car and Cycle Parking

- 8.13 The City Council's Cycle Parking Standards require cycle parking space for three cycles for a four-bedroom house. Sufficient space for this is provided in the rear garden. In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/6.
- 8.14 The City Council's Car Parking Standards allow up to two car parking spaces to be provided for a four-bedroom house outside the CPZ. This application provides one space, which is in accordance with the Standards. Representations show concern that the proposal will place additional pressure on on-street car parking, especially as the proposal appears to eliminate parking space in the existing garages. In fact, these buildings are not used for car parking, and do not appear to have been so used for a long time. I accept that in eliminating

the car parking space currently available to occupants of No. 20, the proposal would provide no net increase in off-street parking space. (I also note that whilst the applicants propose that the road markings could be changed to provide more on-street car parking space in front of the site, they do not indicate any willingness to fund the necessary Traffic Regulation Order, nor do they address the potential obstruction to traffic which might result.) I acknowledge the frustration of nearby occupiers about the pressure on on-street car parking space in this area, but in my view, preventing development on this site will not address this issue, as cars from elsewhere will fill the available space. In the absence of a residents' parking scheme, there is no means of limiting the pressure on parking spaces.

- 8.15 I note government advice in PPG13 that applicants should not be required to provide more car parking space than they themselves suggest. In my opinion the proposal is compliant with that advice and with Cambridge Local Plan (2006) policy 8/10.

Third Party Representations

- 8.16 I have addressed both the issues raised above.

Planning Obligation Strategy

- 8.17 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. The proposed development triggers the requirement for the following community infrastructure:

Open Space

8.18 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.

8.19 The application proposes the erection of one four-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. The totals required for the new house 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

8.20 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 and Cambridge Local Plan (2006) policies 3/8 and 10/1.

Community Development

8.21 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

8.22 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 and Cambridge Local Plan (2006) policies 5/14 and 10/1.

Waste

8.23 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

8.24 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 and Cambridge Local Plan (2006) policies 5/14 and 10/1.

Monitoring

8.25 The Planning Obligation Strategy (2010) requires that all new developments contribute to the costs of monitoring the implementation of planning obligations. This contribution required is £150 for each financial clause in the agreement and £300 for each non-financial clause. In this case there are three financial clauses (open space, community facilities and waste storage). The total contribution sought is therefore £450

Conclusion

8.26 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 RECOMMENDATION

1. APPROVE subject to the satisfactory completion of the s106 agreement by 27th October 2010 and 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. 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. (Cambridge Local Plan 2006 policies 3/4, 3/12 and 3/14)

3. 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)

4. Except with the prior written agreement of the local planning authority, no deliveries to, or collections from the site during the demolition and construction phases shall take place other than between the following hours: 0730 hours to 1800 hours Monday to Friday, 0730 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)

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)

6. No development shall commence until a programme of measures to minimise the spread of airborne dust from the site during the demolition / construction period has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved scheme.

Reason: To protect the amenity of neighbouring occupiers.
(Cambridge Local Plan 2006 policies 3/4 and 4/13)

7. No development approved by this permission shall be commenced prior to a contaminated land assessment and associated remedial strategy, together with a timetable of works, being submitted to the LPA for approval.

(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.

(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 avoid pollution and to protect the health of future occupiers. (Cambridge Local Plan 2006 policy 4/13)

8. The proposed car parking space must be hard paved, and not use gravel or any similar loose surface.

Reason: To prevent debris being spread on to the highway. (Cambridge Local Plan 2006 policy 8/2)

9. The dwelling hereby approved shall not be occupied until the access and car parking space has been laid out as shown in the approved drawings. The access shall not thereafter be altered without permission of the local planning authority.

Reason: To ensure highway safety. (Cambridge Local Plan 2006 policy 8/2)

10. 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)

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

INFORMATIVE: Notwithstanding any consent granted under the relevant planning act/s, the applicant is advised that before any works are carried out on any footway, carriageway, verge or other land forming part of the public highway the express consent of Cambridgeshire County Council as the Local Highway Authority will be required. All costs associated with any construction works will be borne by the developer. The developer will not be permitted to drain roof water over the public highway, nor across it in a surface channel, but must make arrangements to install a piped drainage connection. No window or door will be allowed to open over a highway and no foundation or footing for the structure will be allowed to encroach under the public highway.

INFORMATIVE: The Housing Act 2004 introduces the Housing Health & Safety Rating System as a way to ensure that all residential premises provide a safe and healthy environment to any future occupiers or visitors. The dwelling must be built to ensure that there are no unacceptable hazards, for example, ensuring adequate fire precautions are installed; all habitable rooms have adequate lighting and floor area etc. The applicant/agent is advised to contact housing standards at Mandela House, 4 Regent Street, Cambridge and Building Control concerning fire precautions, means of escape and the HHSRS.

11. **Reasons for Approval**

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

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

Cambridge Local Plan (2006): policies 3/1, 3/4, 3/7, 3/10, 3/12, 4/13, 5/1, 8/2, 8/6 and 8/10;

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 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 Development Services, 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 27th October 2010 it is recommended that the application be refused for the following reason(s).

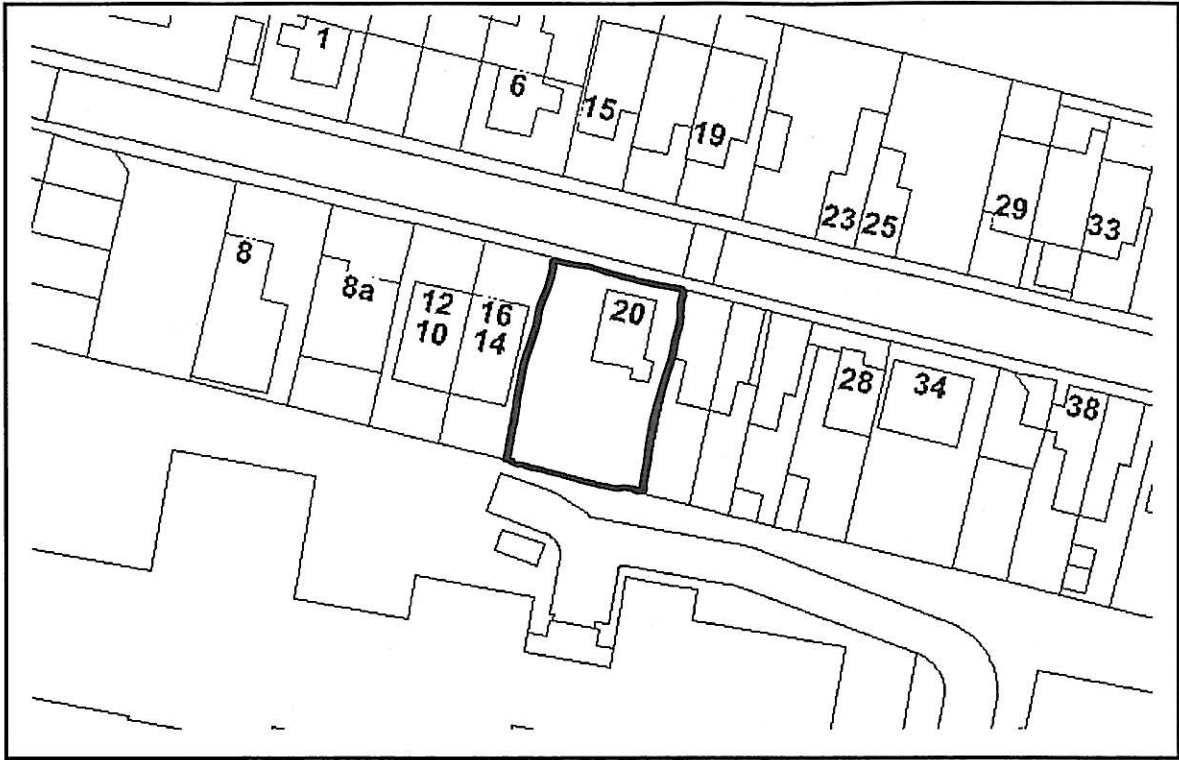
The proposed development does not make appropriate provision for public open space, community development facilities, waste storage or monitoring, in accordance with policies 3/8, 3/12, or 5/14 of the Cambridge Local Plan 2006 and policies P6/1 and P9/8 of the Cambridgeshire and Peterborough Structure Plan 2003; and as detailed in the Planning Obligation Strategy 2010, and Guidance for Interpretation and Implementation of Open Space Standards 2010.

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 by contacting John Summers (Ext.7103) in the Planning Department.



10/0520/FUL
20 Seymour Street, Cambridge, Cambridgeshire, CB1 3DQ