

Application Number	13/1493/FUL	Agenda Item	
Date Received	11th October 2013	Officer	Mr Amit Patel
Target Date	6th December 2013		
Ward	Castle		
Site	9 Oxford Road Cambridge Cambridgeshire CB4 3PH		
Proposal	Erection of 1No. 1Bed. two storey dwelling on land adjacent No.9 Oxford Road, along with associated access and landscaping		
Applicant	Ms Caroline Stenner 9 Oxford Road Cambridge Cambridgeshire CB4 3PH England		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> -The design of the new dwelling is acceptable -The impact on the Conservation Area will be acceptable -The impact on neighbours will not be adverse
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The site is the area of land adjacent to 9 Oxford Road, located to the north of Huntingdon Road. 9 Oxford Road was formerly a detached property, which now forms the end of a terrace of 3 two-storey residential buildings following the “in-filling” of the site to create number 7 Oxford Road. Oxford Road features a diverse array of dwellings, from the former detached properties at the southern end of the road, to the more terraced arrangement at the northern end of the street.

- 1.2 The area is currently open space/garden space, which affords a view through the streetscene to the rear of the properties in Marion Close. 9 Oxford Road and the recently built 7 Oxford Road are of a largely consistent style, feature prominent bay windows to the frontage, and distinctive slim dormer windows. 13 Oxford Road and the accompanying semi detached building are of greater scale, although they contain many similar design features to both number 9 and the more recent “re-creation” of style at number 7. 13 Oxford Road has its primary access on the southern aspect, facing the gable end of the terrace of 3 dwellings, across the application site.
- 1.3 The site is located within the Conservation Area and the development will not impact upon any listed buildings or protected trees. The neighbouring property to the north, 13 Oxford Road, currently sits approximately 1m from the shared boundary with the land to be developed.

2.0 THE PROPOSAL

- 2.1 The application seeks permission for the creation of a single bedroom dwelling, which will extend out at two storeys from the side gable of no. 9 by 4.3m at a depth of 6.1m. It would be 5.6m to the parapet line behind which would sit a pyramidal roof-light providing light to a first floor living area. The front building line would be marginally inset from no. 9.
- 2.2 The design proposes a double height bay with cast stone surrounds, reclaimed brick and painted timber sash windows. Access to the dwelling would be from the side facing no. 13. At the rear of the building is a small courtyard space and provision for bins and bikes.
- 2.3 The application is accompanied by the following supporting information:
1. Design and Access Statement
 2. Plans
- 2.4 The application is brought before Committee at the request of Councillor Kightley for the following reason:
- Previous proposals for this site have proved contentious and I would like to suggest that the most appropriate course of action

might be to consider the new application in committee, rather than as an officer delegated decision.

3.0 SITE HISTORY

Reference	Description	Outcome
10/0475/FUL	Erection of a garage with 1-bed flat above on land adjacent to 9 Oxford Road.	Withdrawn
08/0609/FUL	Erection of a 3 bed semi-detached house.	Approved with Conditions
07/1334/FUL	Erection of a new three storey dwelling.	Withdrawn
C/91/0416	Extension to house (two storey rear extension)	Approved with Conditions

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, Cambridge Local Plan 2006 policies, Supplementary Planning Documents and Material Considerations.

5.2 Relevant Development Plan policies

PLAN	POLICY NUMBER
Cambridge Local Plan 2006	3/1 3/4 3/7 3/8 3/10 3/11 3/12 4/4 4/11 4/13 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 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) National Planning Practice Consultation
	<u>Citywide:</u> Open Space and Recreation Strategy Cycle Parking Guide for New Residential Developments
	<u>Area Guidelines:</u> Conservation Area Appraisal: Castle and Victoria Road Conservation Area Appraisal

5.4 Status of Proposed Submission – Cambridge Local Plan

Planning applications should be determined in accordance with policies in the adopted Development Plan and advice set out in the NPPF. However, after consideration of adopted plans and

the NPPF, policies in emerging plans can also be given some weight when determining applications. For Cambridge, therefore, the emerging revised Local Plan as published for consultation on 19 July 2013 can be taken into account, especially those policies where there are no or limited objections to it. However it is likely, in the vast majority of instances, that the adopted development plan and the NPPF will have considerably more weight than emerging policies in the revised Local Plan.

For the application considered in this report, the following policies in the emerging Local Plan are of relevance:

Policy 50, 52, 55, 56, 57, 59, 61, 65, 68, 71, 82

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

- 6.1 Conditions relating to the reinstatement of the kerb line and footway and informatives regarding works to the highway are recommended. The proposal may increase on street parking pressure.

Head of Refuse and Environment

- 6.2 No objection to the application in principle subject to conditions relating to construction hours and deliveries.

Urban Design and Conservation Team

- 6.3 The application is supported subject to conditions relating to joinery, materials, roof construction and roof-lights.

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:

- 3 Marion Close
- 13 Oxford Road

7.2 The representations can be summarised as follows:

- Overdevelopment of the site;
- Light and noise pollution affecting the immediate neighbours
- Increase in on street car parking
- Loss of privacy
- Loss of light

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. Impact on Heritage Assets
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 Policy 5/1 of the Cambridge Local Plan 2006 allows for residential development from windfall sites, subject to the existing land use and compatibility with adjoining uses, which is discussed in more detail in the amenity section below. The proposal is therefore in compliance with these policy objectives.

8.3 Local Plan policy 3/10 sets out the relevant criteria for assessing proposals involving the subdivision of existing plots. It sets out a number of criteria where such proposals will not be permitted. This is 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 The scheme represents a 'windfall' development and could not form part of a wider development in accordance with 3/10 (f), nor are there any listed buildings in close proximity to the site in accordance with 3/10 (d) or (e). The character and amenity sections of policy 3/10 are considered in the relevant subsections below.

8.5 There is no objection in broad principle to residential development, but the proposal has to be assessed against the criteria of other relevant development plan policies. In my opinion, the principle of the development is acceptable and in accordance with policies 5/1 and 3/10 Cambridge Local Plan 2006.

Context of site, design and external spaces

8.6 The proposal represents an in-fill development between two houses. The proposed house would be attached to number 9 Oxford Road and would create a terrace of four.

8.7 The scale of the proposed house is subsidiary to no. 9 and would appear more akin to an extension rather than a separate dwelling. It would have the same eaves line and be well detailed in terms of materials, reflecting nos.7 and 9 adjacent, utilising cast-stone bay window surrounds and traditional wooden sash windows. In my view, the proposal would sit comfortably within the streetscene between nos. 9 and 13 and would provide a degree of visual interest. The Conservation Officer has commented that the proposal is acceptable in design terms subject to conditions relating to materials and joinery (3 to 9). I accept this advice.

- 8.8 An objection has been raised by the occupants of number 3 Marion Close and number 13 Oxford Road, on the grounds that this is an over development of the site and there will be a loss of a green 'lung'. The proposal would have no impact on any trees of importance within or near the site. The Conservation Area Appraisal does not highlight this space as an important element or beak within the built form. In my view, Oxford Road does not have a clearly-defined uniform character. It is comprised of a variety of ages and styles of detached, semi-detached and terraced houses, and a two-storey complex of flats, 'Australia Court', near the junction with Huntingdon Road. The creation of a terrace of four houses in this gap would not be out of character with the street, would not be an overdevelopment and is acceptable.
- 8.9 The proposal is considered to be compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/10, 3/11 and 4/4.

Impact on Heritage Assets

- 8.10 The application is supported by a Design Statement. Officers in the Urban Design and Conservation Team have not raised any concerns about this analysis and support the scheme subject to the imposition of planning conditions to address matters of detail. (Conditions 3 to 8).
- 8.11 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 4/11.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.12 The aspects of policy 3/10 coupled with the requirements of policy 4/13 are discussed in the following paragraphs. In my view, the main issue to consider is the impact on the amenity of the occupants of no. 13 Oxford Road, primarily in terms of loss of light and enclosure of built form. This is because the primary access to number 13 and a number of its windows are on the side elevation facing the proposed house.

Overshadowing

- 8.13 Number 13 has a two-storey flank wall, facing the site of the new property. At second floor it has a dormer window spanning the eaves line. At first floor is another window below that serving a study/landing space and an adjacent bathroom window. At ground floor is the main access to the dwelling and two windows serving a kitchen. The proposed dwelling would be about 3m from the flank wall of no. 13.
- 8.14 The applicants have submitted a shadow study which compares existing shadow cast with new shadow that would be cast by the development. It shows that in the spring equinox the proposed dwelling would have minimal impact in terms of overshadowing on no. 13. At 12pm no shadow would be cast on any of the neighbour's windows. At 3pm a shadow is cast across the front door of no 13. Between these times it may be the case that the shadow of the development passes over the pair of kitchen windows.
- 8.15 There may be some overshadowing of ground floor kitchen windows, but this would be for a limited period. Because of the shallow depth of the dwelling and its low height, the impact of overshadowing and loss of light, in my view, is not sufficient to warrant a refusal of planning permission. In coming to this conclusion, I am mindful that light to this kitchen space has already been limited by a rear conservatory extension to no 13 and that after 3pm on the spring equinox, there would be no material difference in the amount of light entering the kitchen windows from that existing.

Enclosure

- 8.16 Outlook from all of the windows and the immediate front entrance space to no. 13 would be affected by the proposal. It has been highlighted that the primary access to number 13 is from this side elevation, and that the windows on this elevation serve areas such as the kitchen and study. It is detailed within representations that the kitchen is commonly used as the main recreational and social area of the dwelling, and as such constitutes a primary living area.
- 8.17 I consider that the upper level (dormer) window will not suffer a material adverse impact, because of its height and positioning

in relation to the proposed building, and will not suffer from a level of amenity impact which would warrant a refusal of permission.

- 8.18 The windows and door at ground and first floor levels will be subject to a greater impact from the new dwelling. I do not consider that the outlook to the upper first floor window (stair landing) can be considered in terms of warranting refusal of permission, as this aspect of the house is not a primary living space albeit that it also acts as a study. At ground floor level, views of the dwelling would be available from the two kitchen windows. However, these are set towards the north western side of no. 13's gable and outlook from them would not be severely compromised given the juxtaposition of built form and available views and light from the south west. The entrance and access way to no. 13 would feel more hemmed-in but, set against the existing larger scale of the side gable of no. 9, I do not consider the experience of the narrowing of this space to be objectionable in planning terms. I note a narrow strip of planting is proposed on the side of the new dwelling facing no. 13 and this will help to soften its visual impact.

Noise and Disturbance

- 8.19 The representation also comments on increased circulation resulting from the new dwelling introducing a significant degree of noise disturbance, but I hold to the view that as this is only a single bedroom dwelling, the degree of additional movement and noise would not be such as to warrant refusal permission. I note that there is a rear access to neighbouring properties to the south of number 9 Oxford Road. I consider that there will be a resultant increase in movement closer to number 13, but in light of the need for access to (currently) be via the side of number 9 Oxford Road, and the secondary nature of the access, I do not consider that this will be sufficient grounds to warrant a refusal of planning permission.
- 8.20 This is a residential area and construction activity has the potential to create noise and disturbance to the adjoining occupiers. The Environmental Health Team recognises this and have recommended conditions with which I agree and recommend (conditions 10 and 11).

Overlooking

- 8.21 The first floor rear kitchen window in the proposed dwelling would afford oblique views towards the rear garden of no. 13. I do not consider that any overlooking of 13 Oxford Road would be materially worse than the existing situation.

Other

- 8.22 The development would not unduly impact on the rear gardens of either no. 9 or no. 13. The retention of the space to the rear as garden space will continue to provide sufficient amenity space for these occupants.

Impact on 3 Marion Close

- 8.23 There would be a distance of approximately 33 metres from the rear wall of the proposed dwelling to the rear wall of number 3 Marion Close. At this distance, there would, in planning terms, be no significant overlooking of this neighbouring property, or of the others in Marion Close. The loss of the green space to the north of number 9, would not result in an amenity impact sufficient to warrant a refusal of permission, by virtue of the spaces remaining to the rear of the residential properties upon both Oxford Road and Marion Close.

- 8.24 The proposal adequately respects the residential amenity of its neighbours and the constraints of the site and is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/10 and 3/12

Amenity for future occupiers of the site

- 8.25 This proposal is for a new 1 bed dwelling. The space provided sufficiently accommodates bins and bikes and some amenity space for the future occupiers.
- 8.26 The private amenity space to be provided will be over looked but this situation is not different to that existing and any future occupiers would be conscious of the relationship before choosing to occupy.
- 8.27 In my opinion, the proposal provides a satisfactory living environment for a one bedroom dwelling 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, 3/10 and 3/12.

Refuse Arrangements

- 8.28 Refuse stores are to be provided in the rear garden of the proposed house, with access via a path adjacent to the side boundary of the proposed dwelling. The plans show that there is room for three bins and I consider that this is acceptable. The proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

Highway Safety

- 8.29 The Highway Authority has raised no objection on the grounds of highway safety. However, the highway authority has commented that the dropped kerb should be reinstated as this is no longer required and informatives relating to works in the highway and I recommend informatives. The proposal is compliant with Cambridge Local Plan (2006) policy 8/2.

Car and Cycle Parking

Car Parking

- 8.30 The present proposal provides a single off-street space, which the applicant states is reinstating a former off-street space. Being relatively close to the city centre, with ready access to it by bus and bicycle routes, the site is considered to be appropriate for car-free development. It is recognised that the applicant states that there is a net gain of “nil” in terms of spaces, although the requirement for on-street parking is likely to remain. However, it is considered that this would not, in this instance, constitute a reason for refusal, given the present policy emphasis on discouraging car use, together with the proximity of the site to the city centre, and to local Public Transport routes (see informatives 11 to 13).

Cycle Parking

- 8.31 The proposal shows a space for two cycle spaces within the rear courtyard. This meets the policy of providing covered and secure cycle parking. The number of spaces to be provided for

a development of this scale should be one space. The proposal provides two spaces and I consider this to be acceptable.

- 8.32 I consider the proposal compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

Third Party Representations

- 8.33 I am satisfied that the objections raised have been addressed in the above paragraphs.

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 1 one-bedroom dwelling. The net total of additional residential units is 1. 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:

Outdoor sports facilities					
Type of unit	Persons per unit	J per person	Jper unit	Number of such units	Total J
studio	1	238	238		
1 bed	1.5	238	357	1	357
2-bed	2	238	476		
3-bed	3	238	714		
4-bed	4	238	952		
Total					357

Indoor sports facilities					
Type of unit	Persons per unit	J per person	Jper unit	Number of such units	Total J
studio	1	269	269		
1 bed	1.5	269	403.50	1	403.50
2-bed	2	269	538		
3-bed	3	269	807		
4-bed	4	269	1076		
Total					403.50

Informal open space					
Type of unit	Persons per unit	J per person	Jper unit	Number of such units	Total J
studio	1	242	242		
1 bed	1.5	242	363	1	363
2-bed	2	242	484		
3-bed	3	242	726		
4-bed	4	242	968		
Total					363

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 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 J1256 for each unit of one or two bedrooms and J1882 for each larger unit. The total contribution sought has been calculated as follows:

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

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 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 J75 for each house and J150 for each flat. The total contribution sought has been calculated as follows:

Waste and recycling containers			
Type of unit	Jper unit	Number of such units	Total J
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 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 The orientation of number 13 is of fairly unique nature in that the primary entrance is on the southern elevation, which has introduced a potentially more harmful impact to the dwelling from any new building positioned nearby. In this instance, on balance, I consider that the nature of the proposal would not warrant a refusal of permission on the amenities of the occupants of no. 13 and that it has taken sufficient account of this.
- 9.2 The proposal for a one bed dwelling is acceptable and will not be detrimental to the Conservation Area or the amenity of adjoining occupiers and I recommend APPROVAL.

10.0 RECOMMENDATION

Approve subject to the completion of a S106 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. The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

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

3. All new joinery works shall match exactly the existing in every respect including material, style, moulding detail and workmanship unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of the visual amenity of the Conservation Area. (Cambridge Local Plan 2006 policies 3/12 and 4/11)

4. All new joinery [window frames, etc.] shall be recessed at least 75mm back from the face of the wall / façade. The means of finishing of the 'reveal' is to be submitted to and approved in writing by the local planning authority prior to installation of new joinery. The development shall be carried out in accordance with the approved details.

Reason: In the interests of the visual amenity of the Conservation Area. (Cambridge Local Plan 2006 policies 3/12 and 4/11)

5. All new joinery is to be of timber and not metal or plastic.

Reason: In the interests of the visual amenity of the Conservation Area. (Cambridge Local Plan 2006 policies 3/12 and 4/11)

6. No roofs shall be constructed until full details of the type and source of roof covering materials and the 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: In the interests of the visual amenity of the Conservation Area. (Cambridge Local Plan 2006 policies 3/12 and 4/11)

7. No rooflights shall be installed until full details of rooflights have been submitted to and approved in writing by the local planning authority. Rooflights which stand proud of the plane of the roof are unlikely to be approved. Rooflights shall thereafter be installed only in accordance with the approved details.

Reason: In the interests of the visual amenity of the Conservation Area. (Cambridge Local Plan 2006 policies 3/12 and 4/11)

8. 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)

9. 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)

10. 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)

INFORMATIVE: The applicant is reminded that the applicant shall reinstate the kerb line if the existing dropped kerb is no longer in use.

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 applicant's 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.

No part of any structure may overhang or encroach under or upon the public highway unless licensed by the Highway Authority and no gate / door / ground floor window shall open outwards over the public highway.

INFORMATIVE: 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.