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| Application Number | 12/1041/FUL | Agenda Item | |
| Date Received | 11th August 2012 | Officer | Miss Sophie Pain |
| Target Date | 6th October 2012 | | |
| Ward | West Chesterton | | |
| Site | 3 Victoria Road Cambridge CB4 3BW | | |
| Proposal | Erection of a dwelling (following demolition of existing dwelling). | | |
| Applicant | Mr Peter Shenton 3 Victoria Road Cambridge CB4 3BW | | |

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| <p>SUMMARY</p> | <p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> <input type="checkbox"/> The proposed development is to replace an existing residential property with the same number of bedrooms, which is in accordance with national and local policy; <input type="checkbox"/> The proposed development is sympathetic to the character and appearance of the Conservation Area in accordance with policy 4/11 of the Cambridge Local Plan 2006; <input type="checkbox"/> Providing that conditions are imposed to protect the amenity of neighbouring properties, the development is in accordance with policies 3/14 and 4/13 of the Cambridge Local Plan 2006. |
| <p>RECOMMENDATION</p> | <p>APPROVAL</p> |

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The site presently comprises a two storey Victorian terrace property, which has had a later single storey extension added which accommodates a garden room. At the southern end of the site is a garage, which is accessed from Croft Holme Lane. Both the neighbouring properties are taller than No.3, with no.5 rising to 3 storeys. Opposite the site is 'Victoria Homes' which is a sheltered housing scheme with a warden for the fail and the elderly. The properties are terraced bungalows, which date back to the early 1900's.
- 1.2 The site is located close to the junction of Victoria Road and Croft Holme Lane, which forms the western boundary of Mitcham's Corner. The area is largely residential in character containing a mixture of terraced and semi-detached properties although there are some ground floor retail units further west and north west of the subject property.
- 1.3 The site lies within the Victoria Road and Castle Conservation Area (2012).

2.0 THE PROPOSAL

- 2.1 The applicant seeks planning permission to demolish the existing property and rebuild a three-storey house, including the excavation of a basement, which accommodates a gym and home cinema. The proposed property has three bedrooms, which extend up into the roof. The design of the property has two roof terraces at first and second floor.
- 2.2 Amended plans have been sought that amend the fenestration of the front and rear elevations in alignment with comments received from the Conservation Officer. The Officer recommendation has been made in accordance with the amended plans.
- 2.3 The application is accompanied by the following supporting information:
1. Design and Access Statement
 2. Plans

3.0 SITE HISTORY

| Reference | Description | Outcome |
|------------------|-------------------------------------------------------------------------------------------------------------------------------|------------------------------|
| 12/1280/CAC | Demolition of existing 2 storey single dwelling. | Pending |
| 10/1163/FUL | Erection of a dwelling (following demolition of existing dwelling). | Refused and appeal dismissed |
| 09/0913/FUL | Replacement of existing dwelling house with a new three storey house (following demolition of existing residential building). | Withdrawn |
| 04/1179/FUL | Single storey rear extension and a loft extension to existing dwelling house | Permitted |
| C/93/0838 | Conversion of loft with dormer window to rear, erection of garage and rebuilding of conservatory. | Permitted |

3.1 The decision notice for the previously refused application 10/1163/FUL is attached to this report as Appendix 1.

3.2 The decision of the Planning Inspector in the appeal on the previous application 10/1163/FUL is attached to this report as Appendix 2.

4.0 PUBLICITY

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

5.2 Relevant Development Plan policies

| PLAN | POLICY NUMBER |
|---------------------------|----------------------------------------------------------|
| East of England Plan 2008 | SS1, H1 T2 T9 T14 ENV6 ENV7 WM6 |
| Cambridge Local Plan 2006 | 3/1 3/4 3/7 3/12 4/10 4/11 4/13 4/14 5/1 8/2 8/6 8/10 |

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

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|----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Central Government Guidance | National Planning Policy Framework March 2012 Circular 11/95 |
| Supplementary Planning Documents | Sustainable Design and Construction Waste Management Design Guide |
| Material Considerations | <u>Central Government:</u> Letter from Secretary of State for Communities and Local Government (27 May 2010) Written Ministerial Statement: Planning for Growth (23 March 2011) |
| | <u>Citywide:</u> Cycle Parking Guide for New Residential Developments Air Quality in Cambridge – Developers Guide |
| | <u>Area Guidelines:</u> Conservation Area Appraisal: Victoria Road and Castle |

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

- 6.1 Prior to development, the applicant must provide details of the proposed basement structure to the Highway Authority, and demonstrate compliance with the Highway Authorities requirements for structures supporting the public highway.

The future occupants will not qualify for Resident's Parking Permits in the existing scheme and this will be brought to the applicants attention through an informative.

Historic Environment Manager

First Response 28th September 2012:

- 6.2 Alterations need to be made to the fenestration of the front and rear elevations. As proposed, the development would be detrimental to the character and appearance of the Conservation Area.

Second Response 17th October 2012:

The amended plans have addressed the issues raised regarding the design of the elevations of the building. The proposed building is now of similar character to the existing and is therefore supported as it will not be detrimental to the character and appearance of the Conservation Area.

Head of Environmental Services

- 6.3 Given that the proposed development is within an air quality management area, conditions should be imposed to protect the future amenity of the occupiers. Other conditions have also been recommended in order to protect the amenity of neighbouring occupiers during the construction process.
- 6.4 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:

- 1 Victoria Road
- 5 Victoria Road
- 3 Croftholme Lane

7.2 The representations can be summarised as follows:

- Risk of structural damage to surrounding properties;
- The development would be of considerable length and would cause noise and disruption to neighbours;
- Increase security risk both at construction stage and from the design of the building;
- Loss of light to No.1 as the building will be higher than existing;
- Anticipation of a cinema/music room in basement would be difficult to insulate to ensure neighbours are not disturbed; and
- Use of green roofs as seating areas.

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. The loss of the existing structure and the merit of its replacement
3. Context of site, design and external spaces and impact on the Conservation Area.
4. Residential amenity
5. Refuse Arrangements
6. Highway safety
7. Car and cycle parking
8. Third party representations
9. Planning Obligations Strategy

Principle of development

- 8.2 The proposed development is to replace an existing residential property with a new residential property that has the same number of bedrooms. The provision of dwellings in sustainable locations is generally supported by central government advice contained in The National Planning Policy Framework (NPPF) 2012. 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 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 policy 5/1, Cambridge Local Plan 2006.

The loss of the existing structure and the merit of its replacement

- 8.4 The National Planning Policy Framework (2012) refers to heritage assets as a building, monument, site or area, which is identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. They are valued components of the historic environment and include assets identified by the local planning authority.
- 8.5 The National Planning Policy Framework (2012) goes on to state in paragraph 132 that the more important the asset, the greater the weight should be placed upon the asset's conservation. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.
- 8.6 The Design and Access Statement justifies the demolition of the existing building through the argument that the house requires a great deal of modernisation in order to accommodate them, as they get older. The building has been identified as a Building Important to the Character within the Castle and Victoria Road Conservation Area Appraisal. It is considered that the proposed replacement dwelling is of a design, which is

acceptable as it retains the character of the local area and retains the positive characteristics of the existing building in the proposed design.

- 8.7 Given the above, I consider that the justification provided complies with East of England Plan 2008, policies ENV6 and ENV7 and with policy 4/11 criterion of the Cambridge Local Plan 2006 and guidance within the National Planning Policy Framework 2012.

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

- 8.8 Since the previous application the site is now within a Conservation Area, which has a greater bearing on the appearance and design of the replacement property.
- 8.9 The southern side of Victoria Road is quite traditional in appearance with a mixture of Victorian terraced housing, interspersed with some three-storey townhouses. The site in question sits between a two-storey and three-storey property, on a road, which inclines towards the north. Victoria Road has a well-defined building line along the public highway, which has been respected in the proposed development.
- 8.10 The design of the proposed development has taken guidance from the local context and has introduced some rhythm to the building with the choice of windows and the introduction of stone cills and brick soldier courses to the front façade.
- 8.11 At present the ridge height of no.3 sits below that at no.1 by approximately 1.5 metres and below no.5 by 4.7 metres. The proposed design seeks to increase this ridge height by 2 metres, so that it sits no more than 0.5 metres above the ridge of no.1, but still remains below that at no.5 by 2.7 metres. This assists in providing some balance in the ridge level between no's 1 and 5 and creating a gradual step up between the three properties.
- 8.12 I consider that with the introduction of the amendments to the fenestration on the front elevation, the proposed street elevation of the property is acceptable and that it enhances the appearance of the road through the use of appropriate materials and detailing which I believe the existing property lacks.

- 8.13 The rear elevation of the proposed development will be relatively enclosed within the rear garden environment of the neighbouring properties. There may be some oblique views of the first and second floors through from the vehicular access off of Croft Holme Lane. However, the hierarchy of windows ensures that the openings are smaller towards the top of the property and if views do occur then I do not consider that the proposed contemporary design of the development would be detrimental to the character of the area.
- 8.14 Given the reasons discussed above, I consider that the proposal is compliant with East of England Plan 2008 policies ENV6 and ENV7 and Cambridge Local Plan Policies 3/4, 3/7, 3/12 and 4/11 and guidance provided within the National Planning Policy Framework (2012).

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.15 I consider that the proposed dwelling has the potential to impact upon both 1 and 5 Victoria Road. Given the incline of the road towards the north, no.3 is located a little higher than no.1 and consideration needs to be given to this when assessing the impact of the additional proposed development.
- 8.16 At present the projecting two-storey wing and later single storey extension of no.3, create a boundary with no.1. The two-storey wing is at a height of 5.3 metres and projects beyond the rear elevation of no.1 by 2.6 metres. This then reduces to a single storey, which is 2.8 metres in height for a distance of 3.6 metres. Therefore, this creates quite a presence within the small courtyard garden of no.1, especially given the difference in ground levels between the two properties.
- 8.17 The previous reasons for refusal were that;
1. The proposed dwelling, by virtue of its scale, height, depth and its proximity to the common boundary with the neighbouring properties to the east, 1 Victoria Road, and west, 5 Victoria Road, will result in a loss of light within the rear gardens of their properties. The proposal therefore fails to respond to its context or to relate satisfactorily to its

surroundings. For these reasons the proposal is contrary to policy ENV7 of the East of England Plan 2008, policy 3/4 and 3/12 of the Cambridge Local Plan 2006 and to advice provided by Planning Policy Statement 1 - Delivering Sustainable Development (2005).

2. The proposed depth of the proposed dwelling will create a dominant eastern flank wall, which will form the boundary with 1 Victoria Road causing the occupiers to suffer an undue sense of enclosure, to the detriment of the level of amenity that they should reasonably expect to enjoy. The proposal therefore fails to respond to its context or to relate satisfactorily to its surroundings. For these reasons the proposal is contrary to policy ENV7 of the East of England Plan 2008, policy 3/4 and 3/12 of the Cambridge Local Plan 2006 and to advice provided by Planning Policy Statement 1 - Delivering Sustainable Development (2005).

8.18 The Planning Inspector was of the view that the proposed development would result in an increase in height and bulk of the dwelling on all floors, with the greatest increase in mass at the upper level. The proposed roof terraces with side screening would add further depth and height to each projection.

Overbearing

8.19 The proposed scheme seeks to increase the heights and depth of each floor of the property. The eastern profile of the proposal (adjacent to No.1), increases in height in a terracing effect beginning with a single storey extension, 3.4 m in height and 4.2 m in depth. As a result, the proposal seeks an additional 450 mm in depth and 500 mm in height when compared to the existing. This element of the proposal has not been altered from the previous application, but is considered to be acceptable as the increases are marginal and shall not materially harm the amenity of the neighbouring occupier to the east.

8.20 The proposed first floor extension has a depth and height that is no greater than the existing, which is considered to be acceptable. The previous application proposed a timber screen that projected for a further 1.5 m in depth. The view of Officers and the Inspector was that this feature introduced further bulk and scale to the east elevation, which was overbearing to the

neighbour. By removing this feature in the present application it is considered that the situation is no worse than existing and that the previous concerns have been addressed.

8.21 The largest difference between the previous application and the current application is the way that the new second floor extension is designed. Previously the design sought to introduce a new high level extension that sat on the common boundary with No.1 and projected in depth for 5.5 m beyond the rear elevation of No.1. This was considered to be unacceptable and this additional height would have resulted in an overbearing impact upon No.1 and a material loss of light to the courtyard garden. To overcome these concerns, the current design is much reduced. A 45 degree angle has been taken from the dormer window of No.1 at second floor height and this has assisted in forming the parameters of development to No.3. On the boundary with No.1 a new gable end is formed that projects no more than 700 mm beyond the rear elevation of No.1. A new extension is then formed on the west boundary with No.5, that projects for 2.75 m at a distance of 2 m from the common boundary with No.1. As such, I believe that the scale of this extension is less overbearing and does not enclose No.1 to such an extent as the previous application. The current proposal also improves the level of light that will reach the windows and courtyard of No.1 too. For this reason, I consider that the proposal has overcome previous reasons for refusal and shall not significantly harm the amenity of the neighbour to the east, 1 Victoria Road.

8.22 Turning to No.5, who is the neighbour on the western boundary. The previous application was refused in part because of the impact upon the occupants of No.5. This was because the development sought to project beyond the rear elevation of No.5 in a manner that was considered to be harmful to the occupants amenity. However, in order to overcome this, the current application has greatly reduced this impact. Like with No.1, the ground floor will be 450 mm longer and 500 mm higher than the existing, which is considered to be acceptable. The first floor does not seek a material alteration to the existing and at second floor, the development does not project any deeper than the eastern flank wall of No.5, ensuring that there is no overbearing impact. I am satisfied that this proposal has addressed previous concerns and will not harm the amenity of No.5 in such a way as to stop their enjoyment of their property.

Loss of privacy

- 8.23 The proposed development seeks to alter the fenestration of the property and to introduce a roof terrace to the first floor. At first floor it is proposed to incorporate French doors that will allow access to the roof terrace. However, in order to reduce the bulk and massing of the proposed development, the screening to east and west elevations has been removed. As such, to use this area as a roof terrace would have significant implications to both No.1 and No.5 in terms of overlooking of their properties. For this reason, an amendment has been sought to replace the French doors with a window and the outcome of this request shall be reported on the amendment sheet.
- 8.24 Given the presence of other properties who have second floor extensions and the very nature of this area, I do not consider that there is a significant loss of privacy from the introduction of a second floor extension to the property.

Other issues

- 8.25 In the representations, concerns about security and the construction process have been raised.
- 8.26 There are concerns that the introduction of roof terraces to the development will be a security risk to neighbours as it provides an easy means of jumping between properties. Policy 3/7 of the Cambridge Local Plan 2006 does require that new development is secure and does not pose a security risk. Although I have some sympathy with the neighbour, I do not consider that the reality of introducing roof terraces will significantly increase the risk of more burglaries as the rear gardens are well overlooked in this area.
- 8.27 The proposal does require significant engineering works in order to achieve the proposed design. The existing property is sandwiched between two properties, and to remove the existing building, create a basement level and then re-construct a two storey dwelling with loft extension will have a major impact upon neighbours. This is in terms of creating new foundations and piling procedures, the general noise of construction and the creation of dust for a period of at least 1 year, that are all going to impact upon the living conditions for the neighbours.

However, it is not the role of the local planning authority to prevent all forms of development that may result in some measure of pollution (vibration or noise), but rather to control the development in order to minimise this pollution. Conditions have been recommended for each of the above points, in order to mitigate against the potential harm to the amenity of neighbouring properties, arising from the pollution of development.

- 8.28 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 and Cambridge Local Plan (2006) policies 3/4 and 3/7.

Amenity for future occupiers of the site

- 8.29 Given the location of the property on a busy road, which is located within an Air Quality Management Area (AQMA) a condition has been suggested by Environmental Health that a scheme is submitted which will protect future residents from exposure to high levels of air pollution and exhaust fumes. While I appreciate that all properties along Victoria Road are in the same circumstances, the opportunity provided by the redevelopment of this site, allows for improved ventilation in order to protect future occupants.

- 8.30 I consider that if the above condition is satisfied, that the proposal is acceptable as it has been designed so that the property can be easily adapted when the occupant requires a wheelchair. 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

- 8.31 The application does not detail where the proposed bin storage will be facilitated. It is my understanding that the wheelie bins are presently located in the rear garden and are taken through the garage and along the vehicle access for collection on Croft Holme Lane. I consider that such an arrangement could still be retained as part of this proposal as none of the houses along this section of Victoria Road have access to the front of the

properties from the garden except through the house which would be unacceptable. I consider that as the site remains as one residential property with no intensification of use, it is unreasonable to apply a condition requiring details of the waste storage prior to occupation as the owners will continue to make arrangements for their waste collection in the manner that already exists.

- 8.32 In my opinion the proposal is compliant with East of England Plan 2008 policy WM6 and Cambridge Local Plan (2006) policy 3/12.

Highway Safety

- 8.33 The proposed development does not endanger highway safety.
- 8.34 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/2.

Car and Cycle Parking

- 8.35 The Car Parking Standards (2006) allow a maximum of 2 spaces per dwelling over 2 bedrooms. Off-street car parking for 1 car is provided by way of a garage at the southern end of the site, which is accessed from a vehicular access off of Croft Holme Lane. This arrangement will not alter as a consequence of the proposed development and as the property is located close to a local centre and public transport routes, I consider that the provision of only one space is acceptable.
- 8.36 The proposed development is required to provide cycle parking for at least 3 cycles in accordance with the cycle parking requirements set out in the Cambridge Local Plan 2006. No details have been provided detailing the proposed cycle parking, however, given the presence of a garage and rear garden, I consider that an appropriate location can be achieved. However, I consider that as the site remains as one residential property with no intensification of use, it is unreasonable to apply a condition requiring details of the cycle storage prior to occupation as the owners will continue to make arrangements for storage of the bicycles in the manner that already exists.

8.37 In my opinion the proposal is compliant with East of England Plan 2008 policies T9 and T14 and Cambridge Local Plan (2006) policies 8/6 and 8/10.

Third Party Representations

8.38 I consider that I have addressed the representations regarding noise and sociable construction hours above. The former part of the objection related to the fact that they considered that their property would be vulnerable in terms of security and structurally when the demolition and re-building process occurred. I have suggested that if the application were approved, conditions could be imposed which would mitigate against this vulnerability, but that ultimately such concerns are a civil matter and would be addressed under the Party Wall Act 2004. As a result this issue cannot be considered as part of the planning application as no material consideration can be given to it.

Planning Obligation Strategy

8.39 There is no requirement for a planning obligation strategy as the proposed dwelling is a replacement dwelling and contains the same number of bedrooms as the existing.

9.0 RECOMMENDATION: APPROVE subject to the following conditions:

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

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

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

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

3. Except with the prior agreement of the local planning authority in writing, 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. No demolition or construction works shall commence on site until a traffic management plan has been agreed with the Planning Authority in consultation with the Highway Authority. The principle areas of concern that should be addressed are:

- i. Movements and control of muck away lorries (all loading and unloading should be undertaken off the adopted public highway);

- ii. Contractor parking, for both phases all such parking should be within the curtilage of the site and not on street;

- iii. Movements and control of all deliveries (all loading and unloading should be undertaken off the adopted public highway);

- iv. Control of dust, mud and debris, please note it is an offence under the Highways Act 1980 to deposit mud or debris onto the adopted public highway.

Reason: To avoid displacement of loose material onto the highway in the interests of highway safety (Cambridge Local Plan policy 8/2).

5. No part of the structure shall overhang or encroach under the public highway and no gate, door or ground floor window shall open outwards over the public highway.

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

6. The access shall be provided as shown on the approved drawings and retained free of obstruction.

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

7. 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 3/14 and 4/11)

8. 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 Building of Local Interest and the Conservation Area. (Cambridge Local Plan 2006, policies 4/11 and 4/12)

9. All new joinery [window frames and doorways] shall be recessed at least 75mm back from the face of the wall / façade. The means of finishing of the 'reveal' shall 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: To avoid harm to the special interest of the Building of Local Interest and the Conservation Area. (Cambridge Local Plan 2006, policies 4/11 and 4/12)

10. Prior to the commencement of the development a scheme to protect future residents of this development from exposure to high levels of air pollution and exhaust odours associated with the Victoria Road façade, shall be submitted to and approved in writing by the local planning authority. 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 safeguard amenity and health of future occupants of the residential unit (Cambridge Local Plan 2006 policies 3/12, 4/13 and 4/14)

11. a. Prior to the occupation of the development a noise report that considers the impact of noise on the Victoria Road façade upon the proposed development shall be submitted in writing for consideration by the local planning authority.

b. Following the submission of the noise report and prior to the occupation of development, a noise insulation scheme for protecting the affected residential units from noise as a result of the proximity of the bedrooms and living rooms to high ambient noise levels on the Victoria Road façade (dominated by traffic and vehicle noise), shall be submitted to and approved in writing by the local planning authority.

The scheme shall detail the acoustic noise insulation performance specification of the external building envelope of the affected residential units (having regard to the building fabric, glazing and ventilation) and 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 prior to occupation of the residential units and shall not be altered without prior approval.

Reason: To protect the amenity of future occupants of this property from the noise from the public highway (Cambridge Local Plan 2006 policy 4/13)

12. Before the development hereby permitted is occupied, a scheme for the insulation of the plant that is installed in order to ventilate the basement shall be submitted to and approved in writing by the local planning authority which specifies how the level of noise emanating from the said plant shall be minimised to ensure that neighbouring properties are not disturbed. The scheme as approved shall be fully implemented before the use hereby permitted is commenced.

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

13. Prior to the commencement of the development hereby approved (including any pre-construction, demolition, enabling works or piling), the applicant shall submit a report in writing, regarding the demolition / construction noise and vibration impact associated with this development, for approval by the local authority. The report shall be in accordance with the provisions of BS 5228-1:2009 Code of Practice for noise and vibration control on construction and open sites and include full details of any piling and mitigation measures to be taken to protect local residents from noise and or vibration. Development shall be carried out in accordance with the approved details.

Due to the proximity of this site to existing residential premises and other noise sensitive premises, impact pile driving is not recommended.

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

14. 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 the adjoining properties (Cambridge Local Plan 2006 policy 4/13)

15. Prior to the commencement of development, full details of the on-site storage facilities for waste including waste for recycling shall be submitted to and approved in writing by the local planning authority. Such details shall identify the specific positions of where wheelie bins, recycling boxes or any other means of storage will be stationed and the arrangements for the disposal of waste. The approved facilities shall be provided prior to the commencement of the use hereby permitted and shall be retained thereafter unless alternative arrangements are agreed in writing by the local planning authority.

Reason To protect the amenities of nearby residents/occupiers and in the interests of visual amenity (Cambridge Local Plan 2006 policies 3/12 and 4/11)

16. 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)

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

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

INFORMATIVE: The air quality condition above is likely to be achieved by mechanical ventilation, complying with the requirements of approved document F (Ventilation) for both background and purge ventilation / summer cooling, sourcing air from the rear of the development away from the road. Such ventilation may also be required to achieve the internal noise levels required by PPG 24.

INFORMATIVE: The applicant is advised that implementation of the application hereby approved will result in neither the existing residents of the site, nor future residents able to qualify for Residents' Parking Permits (other than visitor permits) within the existing Residents' Parking Schemes operating on surrounding streets.

INFORMATIVE: To satisfy the noise insulation condition for the building envelope as required above, the Council expects the scheme to achieve the good internal noise levels of British Standard 8233:1999 Sound Insulation and noise reduction for buildings-Code of Practice. Where sound insulation requirements preclude the opening of windows for rapid ventilation and summer cooling, acoustically treated mechanical ventilation may also need to be considered within the context of this internal design noise criteria.

INFORMATIVE: The level of noise insulation between the proposed new dwelling and those existing must comply with Building Regulations approved document E to provide resistance to the transmission of sound. This will be particularly important in respect of the proposed basement home cinema. It is assumed that Building Control will deal with this matter.

INFORMATIVE: The applicant 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, in the event that the property is to be let in the future as a HMO.

Reasons for Approval

1. This development has been approved, conditionally, because subject to those requirements it is considered to conform to the Development Plan as a whole, particularly the following policies:

East of England plan 2008:
SS1,H1,T2,T9,T14,ENV6,ENV7,WM6

Cambridge Local Plan (2006):
3/1,3/4,3/7,3/12,4/10,4/11,4/13,4/14,5/1,8/2,8/6,8/10

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.

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

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

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

These papers may be inspected on the City Council website at: www.cambridge.gov.uk/planningpublicaccess or by visiting the Customer Service Centre at Mandela House.