

Application Number	15/0908/FUL	Agenda Item	
Date Received	27th May 2015	Officer	Mr Amit Patel
Target Date	22nd July 2015		
Ward	Queen Ediths		
Site	14 Worts Causeway Cambridge CB1 8RL		
Proposal	Demolition of existing dwelling and erection of 2 no. detached dwellings with new access via Alwyne Road		
Applicant	Mr Ian Purkiss c/o Agent United Kingdom		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> <input type="checkbox"/> The proposal would fit into the residential character of the area <input type="checkbox"/> The proposal would provide adequate amenity space for future occupants <input type="checkbox"/> The proposal would not raise significant highway safety issues
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 14 Worts Causeway is a corner plot which addresses Alwyne Road and Worts Causeway. The current building is a single-storey bungalow with extensions to the rear of the site. The site, due to its topography, is higher at the Worts Causeway end and falls away towards Alwyne Road.
- 1.2 The area is residential in character and the majority of the properties are a mixture of semi-detached and detached properties. The properties are generally set behind mature boundaries. There is not a uniform design to the properties within the street.
- 1.3 The site is outside the Conservation Area. The building is not listed or a Building of Local Interest. There are trees within the

site but none are protected by a Tree Preservation Order. The site falls outside the controlled parking zone.

2.0 THE PROPOSAL

- 2.1 The application is to demolish the existing bungalow and replace it with two detached properties.
- 2.2 The applicants have amended the design and the main changes are that the proposal is for a pair of semi-detached properties with car parking and bins and bike storage on site.
- 2.3 Both of the units would have front and rear gardens and the front boundaries would mirror those of surrounding properties with planting.

3.0 SITE HISTORY

Reference	Description	Outcome
C/88/0007	Alterations and erection of single storey extension to existing bungalow.	A/C

4.0 PUBLICITY

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

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 Plan 2006	Local	3/1 3/4 3/7 3/10 3/11 3/12 4/4 5/1 8/2 8/6 8/10 10/1

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

Central Government Guidance	<p>National Planning Policy Framework March 2012</p> <p>National Planning Policy Framework – Planning Practice Guidance March 2014</p> <p>Circular 11/95</p> <p>Planning Policy Statement – Green Belt protection and intentional unauthorised development August 2015</p>
Supplementary Planning Guidance	<p>Sustainable Design and Construction (May 2007)</p> <p>Planning Obligation Strategy (March 2010)</p>

Material Considerations	<p><u>City Wide Guidance</u></p> <p>Cambridge City Council (2011) - Open Space and Recreation Strategy</p> <p>Balanced and Mixed Communities – A Good Practice Guide (2006)</p> <p>Cambridgeshire Design Guide For Streets and Public Realm (2007)</p> <p>Cycle Parking Guide for New Residential Developments (2010)</p>
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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, there are no policies in the emerging Local Plan that should be taken into account.

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

Comments dated 29th May 2015

- 6.1 Conditions relating to visibility splays, drainage, driveway materials and informative relating to works in the highway.

Additional Comments on revision

No additional comments

Environmental Health

Comments dated 29th May 2015

No objection in principle subject to conditions relating to construction hours, piling and dust

Head of Streets and Open Spaces (Landscape Team)

The proposal is supported subject to conditions relating to hard and soft landscaping and works and boundary treatment

Streets and Open Spaces (Trees)

No comments have been received. The comments will be recorded on the amendment sheet or verbally.

Development Control Forum (Meeting of 12th August 2015). See appendix 1.

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:

Comments relating to the first submission:

- 15 Almoners Avenue (X2)
- 2 Alwyne Road
- 3 Alwyne Road (x3)
- 6 Alwyne Road
- 9 Alwyne Road
- 11 Alwyne Road
- 12 Alwyne Road
- 14 Alwyne Road

- 15 Alwyne Road (x4)
- 2 Babraham Road (x2)
- 15 Bowers Croft
- 19 Bowers Croft
- 2B Cavendish Avenue
- 6 Worts Causeway
- 12 Worts Causeway (x2)
- 12A Worts Causeway (x3)
- 21 Bowers Croft (x2)
- 21 Worts Causeway
- 22 Worts Causeway
- 23 Worts Causeway
- 25 Worts Causeway (x2)
- 29 Worts Causeway
- 31 Worts Causeway (x3)
- Broadreach Field Way
- 18 Field Way
- 77 Beaumont Road
- 32 Selwyn Gardens

7.2 The representations can be summarised as follows:

- Out of character due to the wide frontage, use of materials and height
- Overdevelopment as the density and layout are not in keeping with the area
- Internal and external layout of the development is not defined
- Design is not appropriate for the area especially the height
- Loss of privacy
- Overshadowing
- Plot 2 does not following the building line
- Interlocking between the proposed dwellings appear to show that the site is inadequate for the development
- Internal head space is inadequate at roof level
- Highway safety with cars coming out from driveway close to the junction
- Parking and access will be a hazard for road users
- Car parking spaces is against Council policy for sustainability
- The impact on the trees needs to be assessed

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

Comments relating to the revised scheme

- Broad Reach, Field Way
- 2 Alwyne Road
- 3 Alwyne Road
- 5 Alwyne Road
- 7 Alwyne Road
- 11 Alwyne Road
- 15 Alwyne Road
- 15 Almoners Avenue
- 4 Worts Causeway
- 6 Worts Causeway
- 8 Worts Causeway
- 12 Worts Causeway
- 12a Worts Causeway
- 15 Worts Causeway
- 19 Worts Causeway
- 22 Worts Causeway
- 23 Worts Causeway
- 25 Worts Causeway
- 29 Worts Causeway
- Throgmorton House, Alwyne Road
- 15 Bowers Croft
- 21 Bowers Croft
- 2 Babraham Road

7.4 The representations can be summarised as follows:

- The proposal is out of keeping due to density and internal room sizes and layout
- Visual dominance from the neighbouring gardens
- Landscaping to the boundary hides the buildings but will not be in this instance
- The proposal is for profit only to the detriment of other residents
- The layout is not functional for the use
- The houses would be brought by buy to let landlords due to the size of the properties

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

8.0 ASSESSMENT

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

1. Principle of development
2. Context of site, design and external spaces
3. Residential amenity
4. Refuse arrangements
5. Highway safety
6. Car and cycle parking
7. Third party representations
8. Planning Obligations (s106 Agreement)

Principle of Development

8.2 The provision of higher density housing in sustainable locations is generally supported by central government advice contained in National Planning Policy Framework. 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. Such proposals will not be permitted where:

- a) there is a significant adverse impact on the amenities of neighbouring properties, through loss of privacy, loss of light, an overbearing sense of enclosure and the generation of unreasonable levels of traffic or noise nuisance;
- b) they provide inadequate amenity space, vehicular access arrangements and car parking spaces for the proposed and existing properties;
- c) where they detract from the prevailing character and appearance of the area;
- d) where they adversely affect the setting of Listed Buildings;

- e) where there is an adverse impact upon trees, wildlife or architectural features within or close to the site;
 - f) where development prejudices the comprehensive development of the wider area, of which the site forms part.
- 8.4 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 (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 detailed elements of the proposal have to be assessed against the criteria of policies 3/4, 3/10 and 3/12 of Cambridge Local Plan 2006.

Context of site, design and external spaces

Response to context

- 8.6 The proposal is for the demolition of the existing bungalow and replacing it with two, two-storey semi-detached dwellings. Representations have been received regarding the proposal being out of character with the area due to the density, height, use of materials and layout of the scheme as well as the boundary treatment. This is a highly visible plot within the street scene of Worts Causeway and Alwyne Road.
- 8.7 Having visited the site and the surrounding area, I am of the view that the area is mixed in character, with bungalows, detached and semi-detached houses, and that this form of development would not appear out of place. There is no uniform design of dwellings with different materials being used in the area. I recommend a condition to control this (Condition 3). The proposed dwellings are arranged in a semi-detached pair with plot 2 set back to address the corner. The scale and massing of the proposal is generally in line with other existing dwellings facing Worts Causeway. I note that the proposal will be slightly higher than the adjoining semi-detached houses by 0.8m, however, the proportions of the roof and the building height are similar, and reflect the topography of the land rather than the

design of the buildings. I do not consider that the proposed height would be harmful.

- 8.8 I appreciate that the proposed plot sizes are smaller than others in the area but the layouts are far from being cramped; this is an efficient use of the land. The garden sizes are approximately 50m² and 60m² respectively, which is sufficient for the size of the houses being proposed. The National Planning Policy Framework encourages the sustainable and more efficient use of land and this proposal does just that.
- 8.9 The general characteristic of the road, due to the topography, has a heavily planted front boundary. The revised scheme seeks to re-create this and the landscape team has suggested conditions (7 to 8) to provide details of this and I consider this acceptable.

Movement and Access

- 8.10 The proposed scheme will have routes around the buildings and to the car parking area. The layout of which will allow cars to be kept off the street and be integrated within the development. The spaces shown are adequate for this type of development and appropriate. I note that the car parking will be positioned a distance away from the front entrance to plot 2 but this will be close to the rear access and would still allow a good relationship for entering the dwelling.

Layout

- 8.11 The proposed dwellings would face Worts Causeway, which accords with most other properties along Worts Causeway. There would be boundary treatment that would be erected to allow the separation from highway and private space as well as the splitting of the land to create individual private amenity space. This is welcomed and the boundary treatment is recommended to be conditioned.

Open Space and Landscape

- 8.12 The proposal will create two plots. Each plot has a front and rear garden area. The existing trees are not protected. Representations have been received that the existing trees have not been properly considered. The proposal is to introduce

new trees along the Worts Causeway boundary and retain the existing trees, which are along the boundary with Alwyne Close. I consider that this will add to the amenity value of the space created for future occupiers.

- 8.13 The landscaped area is functional and linked to the individual plots. These areas are accessed either from the front or the rear of the proposed buildings and therefore are well linked to the houses.

Elevations and Materials

- 8.14 The proposed buildings follow the established building lines of Worts Causeway and Alwyne Close. Plot 2 has been slightly set back which addressed the junction and therefore is acceptable. There will be bins and bike storage for each plot.
- 8.15 The proposal seeks to use modern materials such as render and vertical Cedar cladding boards on the elevations, the roof will be finished in natural slate and the windows and doors will be made from composite aluminum. Although the materials are modern in appearance this is not out of character, as other properties in and around the area have used modern materials for external finishing.
- 8.16 Taking all of the above into consideration I do not consider that the proposal is an overdevelopment or would be out of character with the area.
- 8.17 Subject to conditions, in my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/10, 3/11, 3/12.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.18 The existing bungalow is low level and the proposed building are two-storey in height with rooms in the roof. I consider that the occupiers of the two adjacent buildings of 15 Alwyne Close and 16 Worts Causeway are those most likely to notice the impact from the proposed development. The building as a whole will be to the north of 15 Alwyne Road and west of the adjoining property 16 Worts Causeway. The building at first-

floor will be 16m away from the boundary with 15 Alwyne Close and the ground floor will be set away by 11m.

Overshadowing/loss of light

- 8.19 Representations have been received regarding the proposal having a negative impact upon the neighbouring occupiers through overshadowing.
- 8.20 The main bulk of the building would align with the gable end of number 16 and would be set away from the boundary by 6.2m. Number 16 is due east of the site. Taking all of this into consideration, I do not consider that number 16 will suffer from any significant loss of light. No. 16 is south facing and any loss of light is likely to be restricted to the end of the day.
- 8.21 Number 15 Alwyne Close is due south of the proposed development and the separation distance from the first-floor element to the common boundary is 16m. Taking this into consideration, I do not consider that there will be any significant loss of light to this property.

Overlooking/loss of privacy

- 8.22 Representations have been received regarding overlooking and loss of privacy to the neighbours.
- 8.23 There are proposed windows facing the garden of no. 16. These windows are at first-floor level and are angled to give views towards the middle of the garden area of no. 16. This area is already partially overlooked by the attached dwelling at no 18 Worts Causeway. Given the separation distance of 11m between the proposed first floor windows and the area of garden of no. 16, I consider the impact to be acceptable.
- 8.24 There are windows at first-floor level, angled away from no. 15, towards Alwyne Close. There is also a separation distance of 16m from the windows to the boundary. I do not consider that there will be any significant impact upon this neighbour through overlooking.
- 8.25 There are velux windows in the roof. The applicants have provided a plan showing that the sill of the velux is at a level that would stop any direct overlooking downwards to the

neighbours (it is set at 1.6m from the finished floor level). I consider that this should be increased to 1.7m in line with the permitted development limits (condition 13); this will mitigate the concerns for overlooking to the neighbours. In addition to this, there will be some planting along the boundaries to mitigate overlooking and I consider this acceptable.

Enclosure/loss of outlook

- 8.26 Representations have been received regarding the proposal creating a loss of outlook. The building form would be visible from the gardens of the neighbouring occupiers. However, as there is a 16m separation distance between number 15 and the two-storey element and there is a 6m separation gap between the gable and common boundary with number 16 Worts Causeway, I consider that these distances, together with the main orientation of the adjacent properties, would not give rise to a significant sense of enclosure or loss of outlook from them.

Construction activities

- 8.27 The Environmental Health Team has commented that the proposal is acceptable subject to conditions (10 to 12). The area is residential in character and there is likelihood that construction activity could potentially generate noise and disturbance. Therefore conditions are recommended for controlling working hours, piling and dust.
- 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 Cambridge Local Plan (2006) policies 3/4, 3/7, 3/10 and 3/12.

Amenity for future occupiers of the site

- 8.29 The proposal is for two-four bed units. There are 3 large bedrooms and a box room for each property. Comments have been received that the internal layout and head height adds to the issue of the proposal not being acceptable. There are no internal space standards in the current Local Plan. Three rooms are shown on the first-floor with two rooms showing beds and space around which could accommodate storage. The larger rooms are approximately 3m by 3m and the smaller room measures 3m by 2.2m. The master bedroom in the roof is larger

and considering the sizes, I consider that this would create high quality living accommodation.

8.30 The two units would each have their own private amenity space. There is also space to the side and front of each plot. Each garden is south facing and the rear garden area is 10m or more in depth and over 5m wide at the narrowest point. This will give the future occupiers sufficient room to be able to enjoy this space for the size of the family.

8.31 Representations have been received that the first-floor window of plot 1 looking towards Alwyne Road will also give views into bedroom three of plot 2 at first-floor level. I consider that this part of the window be obscure glazed and can be controlled by condition to mitigate this impact (Condition 14).

8.32 In my opinion the proposal provides a high-quality living environment and an appropriate standard of residential amenity for future occupiers, and I consider that in this respect it is compliant with Cambridge Local Plan (2006) policies 3/7, 3/10 and 3/12.

Refuse Arrangements

8.33 The plans show three bin spaces. The Environmental Health has raised no concern regarding the bin space shown and therefore I consider that this is acceptable.

8.34 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

Highway Safety

8.35 Comments have been raised regarding the potential highway safety and hazard from the car parking proposed, specifically the cars coming out of the car parking spaces close to junctions and the access being hazardous for other road users. The area is outside a control parking zone and the car parking space for plot one is an existing car parking space. Plot 2's car parking space is accessed from Alwyne Close, which is a dead end road. The highway authority has not raised any concerns regarding the issues raised but have recommended conditions, which I recommend (Condition 4).

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

Car and Cycle Parking

Car Parking

8.37 Representations have been raised regarding the introduction of car parking is not in line with the sustainability of Council Policy. However, the Cambridge Local Plan (2006) sets out that for developments of this nature car parking spaces for a four-bedroom unit, outside a controlled parking zone can have a maximum of two car parking spaces. The proposal provides one for each unit and is therefore within the standards set out.

Cycle Parking

8.38 The plans show 4 cycle parking spaces for each plot, which is to the rear of the site in secure and covered spaces. This standard requires 3 spaces for 4 bed units and this is an over provision and will help to encourage sustainable travel.

8.39 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

Third Party Representations

8.40 Representations have been received that internal head heights are not appropriate for the area. The section drawing shows the floor to ceiling height at 2.3m. This is acceptable and would not be a material consideration in planning terms.

8.41 The issue relating to profit is not a material consideration.

8.42 The manner in which a person uses routes around buildings is a personal choice and could not be reasonably controlled by planning. I therefore consider that this would be an unreasonable ground to refuse the application.

8.43 The proposal is for two 4 bed dwellings. I acknowledge that a house could be converted into a small (C4) House in Multiple Occupation without the need for formal planning permission for 6 or less people. I do not think it would be reasonable to refuse the application on these grounds.

Design and Context – including appropriate for character and context, scale and massing, out of character with street and materials	Covered in paragraphs 8.6 – 8.17
Amenity – including noise and disturbance, overbearing and overlooking, overdevelopment	Covered in 8.16 and 8.18 – 8.30
Traffic – including increased movements will impact on highway safety, increased parking, access	Covered in 8.33 and 8.35 – 8.36
Trees – including works to accommodate the building	Covered in 8.12
Other – including internal head height, profit maximization and use of routes and end use	Covered in 8.38 to 8.41.

Planning Obligations (s106 Agreement)

8.44 The Community Infrastructure Levy (CIL) Regulations 2010 have introduced the requirement for all local authorities to make an assessment of any planning obligation in relation to three tests. Each planning obligation needs to pass three statutory tests to make sure that it is

- (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.

8.45 In line with the CIL Regulations, councils can pool no more than five S106 contributions towards the same project. The new ‘pooling’ restrictions were introduced from 6 April 2015 and relate to new S106 agreements. This means that all contributions now agreed by the city council must be for specific projects at particular locations, as opposed to generic infrastructure types within the city of Cambridge.

8.46 Having discussed the proposal with the Urban Growth Manager, it is felt that there is insufficient evidence to demonstrate compliance with the CIL Regulations tests in relation to informal open space/play space/indoor sports facilities/outdoor sports facilities and community facilities.

9.0 CONCLUSION

9.1 The proposal is for the demolition of an existing bungalow and replacement with two 4 bed units. The proposal would provide front and rear gardens and green space to the side of each dwelling. The development would be finished in modern materials and the scale and massing would be similar to the surrounding buildings. The boundary treatment would be strengthened to make the proposal less intrusive and there would be no hazard to the public highway. Taking all of this into account I recommend APPROVAL for this proposal.

10.0 RECOMMENDATION

APPROVE subject to the following conditions:

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

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

2. 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. 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)

4. The two 2.0 x 2.0 metres pedestrian visibility splays shown on drawing number PL(90)01 Rev P3 shall be kept clear of all planting, fencing, walls and the like exceeding 600mm high.

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

5. The proposed drive ways shall be constructed so that their falls and levels are such that no private water from the site drains across or onto the adopted public highway.

Reason: for the safe and effective operation of the highway. (Cambridge Local Plan (2006) policy 8/2).

6. The proposed drives be constructed using a bound material to prevent debris spreading onto the adopted public highway.

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

7. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg furniture, play equipment, refuse or other storage units, signs, lighting); proposed and existing functional services above and below ground (eg drainage, power, communications cables, pipelines indicating lines, manholes, supports); retained historic landscape features and proposals for restoration, where relevant. Soft Landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme.

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development. (Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

8. No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatments to be erected. The boundary treatment shall be completed before the use hereby permitted is commenced and retained thereafter unless any variation is agreed in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure an appropriate boundary treatment is implemented. (Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

9. No construction work or demolition work shall be carried out or plant operated other than between the following hours: 0800 hours and 1800 hours on Monday to Friday, 0800 hours and 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. In the event of the foundations for the proposed development requiring piling, prior to the development taking place the applicant shall provide the local authority with a report / method statement for approval detailing the type of piling and mitigation measures to be taken to protect local residents from noise and/or vibration. Potential noise and vibration levels at the nearest noise sensitive locations shall be predicted in accordance with the provisions of BS 5228-1&2:2009 Code of Practice for noise and vibration control on construction and open sites. 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 the adjoining properties.
(Cambridge Local Plan 2006 policy 4/13)

11. 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 nearby properties Cambridge Local Plan 2006 policy4/13

12. In this condition retained tree means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of two years from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (Tree Work).

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with British Standard 5837 and the approved plans and particulars before any equipment, machinery or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason: To protect the visual amenity of the area and to ensure the retention of trees on site. (Cambridge Local Plan 2006 policies 3/4, 3/11, 3/12 and 4/4)

13. The development shall not be occupied until the proposed rear velux roof lights shall be installed so that the sill height shall be a minimum of 1.7m.

Reason: To protect the amenity of the neighbouring occupiers. (Cambridge Local Plan (2006) policies 3/10 and 3/12).

14. The windows identified as having obscured glass on drawing number PL(21)02-P3 and PL(21)01-P3 on the west elevation at first floor level shall be obscure glazed to a minimum level of obscurity to conform to Pilkington Glass level 3 or equivalent prior to commencement of use of the dwelling and shall be fixed shut and shall be retained as such thereafter.

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

INFORMATIVE: The granting of a 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 that a separate permission must be sought from the Highway Authority for such works.

INFORMATIVE: Please note that the use of permeable paving does not give the Highway Authority sufficient comfort that in future years water will not drain onto or across the adopted public highway and physical measures to prevent the same must be provided.