

Application Number	15/0926/FUL	Agenda Item	
Date Received	5th June 2015	Officer	Michael Hammond
Target Date	31st July 2015		
Ward	Trumpington		
Site	Meadowcroft House 16 Trumpington Road Cambridge Cambridgeshire CB2 8EX		
Proposal	Conversion of bin store into 1 no. 1 bed studio apartment, with the replacement of the existing roof and provision of additional parking space and cycle storage. Relocation of bin store.		
Applicant	Mr 5 Maling Court Union Street Newcastle upon Tyne Tyne & Wear NE2 1BP United Kingdom		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> - The proposal will not appear out of context or detract from the character of the area. - The removal of trees is considered acceptable and not harmful to the character of the area. - The proposal will not adversely harm the amenity of neighbouring occupiers.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 The application site, Meadowcroft House, is comprised of a large block of residential flats, four-storeys in height and designed with a dual winged roof. There is underground car parking below the flats and a large outdoor amenity area to the rear of the flats. There is a bin store at the front of the site and a

belt of large trees which runs along the edge of the site adjacent to Trumpington Road.

- 1.2 To the east of the site there are properties on Rayleigh Close, to the south is Douglas House which belongs to the University of Cambridge, and to the north of the site is St Faiths School.
- 1.3 The site is not within a Conservation Area. There is a group TPO area at the front (west) of the site.

2.0 THE PROPOSAL

- 2.1 The proposal seeks planning permission for the conversion of the existing bin store into 1no. one-bedroom studio apartment, with the replacement of the existing roof and provision of additional parking space and cycle storage. The bin store would be relocated to the north of the site.
- 2.2 The existing bin store occupies a space of 35m² at the front of the site, opposite the basement car park entrance. The bin store is constructed in brick work with timber cladding and designed with a flat roof measuring 2.7m.
- 2.3 The proposed one-bedroom studio dwelling would occupy a space of approximately 38.5m² in the same location as the existing bin store which would be replaced under these proposals. The proposed dwelling would be constructed in light brickwork with timber cladding and designed with a dual wing roof measuring 3.5m to the highest point. An 11m² area of outdoor decking space would be provided as private amenity space. There would also be provision for one car parking space, as well as a cycle store which could accommodate two cycles.
- 2.4 The replacement bin store would be sited adjacent to the north boundary of the site and would occupy an area of 27m². The bin store would be designed in timber cladding with a flat roof measuring 2.2m to the ridge.

3.0 SITE HISTORY

Reference	Description	Outcome
10/0360/FUL	Change of use of existing flat roof area to balcony with access. Construction of parapet wall with	Permitted.

09/0475/FUL	railings. Provision of balcony to apartment 19 on the southeast corner of Meadowcroft House.	Refused.
C/04/0894	Proposed residential development of 19 flats following demolition of hotel.	Permitted.

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 4/13 5/1 5/2 8/2 8/6 8/10

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

Central Government Guidance	National Planning Policy Framework March 2012 National Planning Policy Framework – Planning Practice Guidance March 2014 Circular 11/95
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Supplementary Planning Guidance	Sustainable Design and Construction (May 2007) Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012)
Material Considerations	<u>City Wide Guidance</u> Cycle Parking Guide for New Residential Developments (2010)
	<u>Area Guidelines</u> Trumpington Road Suburbs and Approaches Study (March 2012)

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)

6.1 No objection.

Environmental Health

6.2 No objection, subject to conditions.

Head of Streets and Open Spaces (Tree Team)

6.3 Tree removals required to accommodate the proposal will have no material impact on amenity or the character and appearance of the area. The healthy retention of retained trees can be safeguarded with the recommended specialised foundation design.

There is therefore no formal objection to the proposed, subject to the submission and approval of an Arboricultural Method Statement in accordance with BS5837 2012. The information is a pre-commencement requirement.

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:

Flat 2, Meadowcroft House	Flat 3, Meadowcroft House
Flat 4, Meadowcroft House	Flat 6, Meadowcroft House
Flat 9, Meadowcroft House	Flat 10, Meadowcroft House
Flat 11, Meadowcroft House	Flat 12, Meadowcroft House
Flat 14, Meadowcroft House	Flat 15, Meadowcroft House
Flat 17, Meadowcroft House	Flat 18, Meadowcroft House
Flat 19, Meadowcroft House	Flat 20, Meadowcroft House
St Faiths School	Hewitsons Solicitors, 42 Newmarket Road (on behalf of Flat 16, Meadowcroft House)

7.2 The representations can be summarised as follows:

- Out of character

- Contrary to Local Plan Policies 3/4 and 3/7 and the NPPF.
- Poor amenity for future occupiers
- Harm to the amenity of existing residents of Meadowcroft House
- Contrary to Local Plan Policy 5/2
- Harm to trees
- Contrary to Local Plan Policy 4/4.
- Relocated bin store would be inconvenient for all parties.
- Does not meet planning guidelines in terms of floorspace.
- Not respectful of character and context of the site and surrounding area.
- Increase in noise and disturbance due to likelihood of rent/ short-term tenants.
- New bin store would mean that collection vehicles will reverse into the site, causing traffic disruption
- New bin store will detract from views along Trumpington Road.
- Overlooking/ Loss of privacy
- Odour disturbance on balconies above bin store.
- Odour disturbance on St Faiths School
- When car spaces are full the grass area where the bin store is proposed is parked on by guests, workman etc. Unable for a bin lorry to access the bin store.
- Congestion of front drive/ parking area.
- No measurements are detailed on the plans.
- Loss of garden space for existing occupiers.
- Highway safety concerns
- The proposal has been put forward purely for financial gain
- Overdevelopment
- New wheelie bins may be too heavy for residents to open
- The existing residents are subject to regulations on harmony, non-disturbance, excessive noise etc. Will these be applied to this new dwelling?
- The flat could be increased in size under permitted development rights once it is built.
- There is spare cycle parking in the undercroft car park so the additional store is not necessary.
- What will happen to the two existing 'visitors' cycle spaces adjacent to the existing bin store?
- What will happen to the cold water pipe to the right of the existing bin store doors?

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 and impact on trees
3. Residential amenity
4. Refuse arrangements
5. Highway safety
6. Car and cycle parking
7. Third party representations

Principle of Development

8.2 Policy 5/1 of the Cambridge Local Plan (2006) is relevant. The policy generally supports additional residential development within the City:

“Proposals for housing development on windfall sites will be permitted subject to the existing land use and compatibility with adjoining uses”.

8.3 The site is situated within an existing and established residential area I therefore consider that residential development on this site could be supported.

8.4 Policy 5/2 of the Cambridge Local Plan (2006) is also relevant. It states that the conversion of single residential properties and the conversion of non-residential buildings into self-contained dwellings will be permitted except where:

- The residential property has a floorspace of less than 110 square meters;
- The likely impact upon on-street parking would be unacceptable;
- The living accommodation provided would be unsatisfactory;

- The proposal would fail to provide for satisfactory refuse bin storage or cycle parking; and
 - The location of the property or the nature of nearby land uses would not offer a satisfactory level of residential amenity
- 8.5 The first criteria of policy 5/2 relating to floorspace is not relevant to this application as the proposal does not involve the conversion of an existing residential property.
- 8.6 Policy 3/10 of the Cambridge Local Plan (2006) is also relevant. It states that residential development within the garden area or curtilage of existing properties will not be permitted if it will:
- a) - Have 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) – Provide inadequate amenity space, or vehicular access arrangements and parking spaces for the proposed and existing properties;
 - c) – Detract from the prevailing character and appearance of the area;
 - d) - Adversely affect the setting of Listed Buildings, or buildings or gardens of local interest within or close to the site;
 - e) - Adversely affect trees, wildlife features or architectural features of local importance located within or close to the site; and
 - f) - Prejudice the comprehensive development of the wider area of which the site forms part.
- 8.7 Of the above criteria, d) and f) are not relevant to the proposal as there are no listed buildings or related constraints within close proximity to the site and the proposal would not, in my view, prejudice comprehensive development of the wider area due to the site context. Therefore, criteria a), b) c) and e) are relevant and will be used to assess the proposed development.
- 8.8 In my opinion, subject to meeting the criteria of policies 3/10 and 5/2 of the Cambridge Local Plan (2006), the principle of the development is acceptable and in accordance with policy 5/1.

Context of site, design and external spaces and impact on trees

Response to context

8.9 The site is comprised of a large four-storey building which accommodates approximately 19 flats. The building is set within a generous plot with a large rear garden, underground car parking and a large front garden where the existing single-storey bin store is situated. There is a row of large protected trees which borders the front of the site and shields the building and its surroundings from public view, except for oblique views where the vehicle entrance is situated on Trumpington Road.

8.10 The Trumpington Road Suburbs and Approaches Study (2012) identifies the site as being within 'Character Area 3'. The study summarizes this area as:

"The overriding character of this section of Trumpington Road is of a wide, generous road flanked either side by mature deciduous trees, some of which overhang the road, that create a sense of enclosure and privacy."

8.11 This side of Trumpington Road, between the side roads of Newton Road and Bentley Road, is characterized by a series of large buildings situated within generous plots and set back from the road. The majority of the built form in this area is not visible from the main public view points along Trumpington Road due to the strong tree belt which flanks the road.

8.12 Buildings associated with St Faiths School to the north and Douglas House to the south are no greater than two-storeys in height and are generally traditional in design, with some later additions to these sites which are in contrast to this style. Meadowcroft House, in contrast, is of more of a modernist architectural approach and is unique in its roof form in terms of the two overhanging winged roofs which originates from the Bauhaus architectural movement.

8.13 The proposed studio would be set forward of the development line of Meadowcroft House, but, would not be visible from the street scene due to the tree belt that encloses the application site from view. The proposed dwelling would occupy a footprint similar to that of the existing bin store but would be 0.8m higher

than the existing bin store. In my opinion, although the nature of the building will be considerably different to that of the existing bin store, as there is a structure on this site of a similar footprint and scale, I do not consider the proposal will be out of context with the site or harmful to the character of the area in this respect.

- 8.14 The proposed replacement bin store would be sited on a strip of garden land at the front of the site, to the north of the existing access driveway. This bin store would be visible from direct views when standing outside the access entrance but would be obscured throughout the rest of the road due to the tree belt. As the existing bin store is situated forward of the development line, I do not consider the provision of a new bin store in this location to be out of context with the site and its surroundings.

Movement and Access

- 8.15 The proposed development would be accessed from the same point as the existing flats of Meadowcroft House. The house has been orientated so that the front of the house faces to the north so that it is adjacent to the proposed parking space. The proposal would also have relatively straightforward access to the larger shared amenity area of Meadowcroft House to the east of the site.
- 8.16 The relocated bin store would still be within walking distance of the main entrance of Meadowcroft House. The existing bin store is detached from the main building and the direct desire line to access this store is across the car park, close to the basement car park entrance. The proposed bin store will have a relatively similar access except it will be situated away from the basement car park entrance and closer to the main entrance. I do not consider the replacement bin store to be significantly different in terms of access and distances and is acceptable.

Layout

- 8.17 The proposed building has been orientated perpendicular to Meadowcroft House. The private amenity decking space and living room window would help contribute to the existing active frontage and surveillance over the car park area. In my opinion, the proposed dwelling would act cohesively in terms of its orientation and layout to Meadowcroft House, rather than try to

distance and isolate itself from the existing flats and this approach is supported.

- 8.18 The orientation of the bin store with the entrance facing to the south is supported.

Scale and massing

- 8.19 The proposed dwelling would be single-storey and would be slightly higher and larger in scale and mass than the existing bin store. As the proposed dwelling will not be visible from any public viewpoints, the impact of the proposal on the wider area will be insignificant. Nevertheless, I consider the footprint and scale to be acceptable for this type of development whereby it is respectful of the scale and massing of the existing bin store, as opposed to introducing a one and a half or two-storey building which would appear awkward on the site.
- 8.20 The replacement bin store is of a similar scale and footprint to the existing bin store and I do not consider it will appear prominent or out of context at this scale.

Open Space and Landscape

- 8.21 The proposed works would involve the removal of three trees and crown lifting works to four other trees. Two of the trees that would be removed are on the grass verge where the replacement bin store would be sited, while the other tree that would need to be removed is adjacent to the proposed dwelling. The Tree Officer has been consulted on the application and considers that the works to these trees are acceptable and would not harm the character of the area. I agree with this advice and consider that as the main frontage of trees will not be harmed by the proposal, the works to trees is acceptable. The Tree Officer has recommended a condition to require an arboricultural method statement prior to the commencement of the proposed works. In respect of the sensitive context of the site and its surroundings in terms of protected trees, I agree with the recommended condition. As the proposed dwelling is within close proximity of the roots of trees protected under the group tree preservation order, a condition has been recommended to remove permitted development rights for the dwelling to prevent any harm occurring to these neighbouring trees.

8.22 The proposal would provide a small portion of private amenity space and would also be within walking distance of the large open garden area of the site to the rear. The presence of the proposed dwelling would likely deter residents of Meadowcroft House from using the front garden area due to the distance of the proposed dwelling from this garden space. However, there would still be ample levels of outdoor amenity space for these occupiers at the rear of the site. Furthermore, the front landscaping area serves as a visual buffering for views of the flats from Trumpington Road and is less frequently used as an amenity area for these existing occupiers.

Elevations and Materials

8.23 The proposed studio has been designed with a similar roof form and appearance to the main building of Meadowcroft House, albeit on a considerably reduced scale. In respect of the uniqueness of the design of Meadowcroft House, I consider the approach to overall form to be a positive reflection of the character of the area. The materials are also similar to those of the existing bin store and Meadowcroft House and would transition well with the surrounding area. A condition has been included that would require materials samples of the brickwork and timber cladding to be agreed by the Local Planning Authority prior to the proposed work commencing. The proposed fenestration is domestic in appearance and would not appear out of context with Meadowcroft House. Conditions have also been attached which remove permitted development rights to extend or alter the proposed building as these works could negatively impact on the design of the building and could affect the character of the area.

8.24 The proposed replacement bin store would be designed in timber cladding and with large doors orientated to the south. The approach to the elevations clearly has the appearance of an ancillary bin store and does not appear visually prominent or out of context because of this. The materials condition described in the preceding chapter would also necessitate the details of the timber cladding for this bin store to be provided as well.

Design Conclusion

- 8.25 Overall, as the proposed studio will not be visible from the street scene, is single-storey in scale and reflective of the contemporary design of Meadowcroft House, this element of the proposal is considered to be acceptable from a design perspective. The proposed replacement bin store would be set a considerable distance back from the road and would only be visible from limited views from Trumpington Road. The single-storey scale and ancillary nature of this bin store will not appear prominent from these views, nor will it detract from the aesthetics of the much grander form of Meadowcroft House. The proposed removal and works to trees will not impact on the dense tree belt which fronts the site and so the character of the area will not be harmed in terms of landscaping.
- 8.26 In my opinion, subject to condition, the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/10, 3/11, 3/12 and 4/4.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.27 The main consideration in terms of impact on neighbour amenity is the impact on the residents of Meadowcroft House to the east and the occupiers of St Faiths School to the north.

Relationship with adjacent dwellings

- 8.28 The proposed studio dwelling would be orientated with windows facing to the north and south and would have no windows looking out to the east and west. The dwelling would be accessible from the north of the site and the private outdoor amenity area and parking space would be directly to the north of the dwelling.
- 8.29 The nearest flats to the proposed studio dwelling, those facing out to the west of the building, would be situated over 20m from the proposed dwelling. The proposed replacement bin store would be over 12m away from the nearest flat. The flats of Meadowcroft House all have windows facing out towards the west of the site and also have balcony areas that project out to

the west. The proposed bin store would be positioned approximately 0.7m from the boundary of St Faiths School.

Overshadowing/loss of light

8.30 The proposed replacement bin store is single-storey in scale would be situated to the north-west of Meadowcroft House. As a result, I do not consider the proposal will harmfully overshadow the occupiers of this neighbouring building. The occupiers of St Faiths School are situated directly to the north of the bin store but given the scale of development in comparison to the density and size of trees that run along this boundary, the proposal will not have any significant impact on these occupiers in terms of overshadowing.

8.31 The proposed studio dwelling would also be single-storey in scale and situated to the west of Meadowcroft House. In my opinion, given the separation distance of over 20m, coupled with the single-storey scale of the development, the proposal will not unduly overshadow the occupiers of the adjacent building.

Overlooking/loss of privacy

8.32 The proposed studio dwelling would have no windows that look out in the direction of adjacent properties. Concerns have been raised from some of the occupiers of Meadowcroft House regarding the loss of privacy that the outdoor private amenity area would cause in terms of users of this space looking out towards the balconies of Meadowcroft House. While I appreciate that there would be views from this private space out towards the balconies of Meadowcroft House, these balconies would be in excess of 24m from the private space of the studio dwelling. In my opinion, I do not consider that the views from this private amenity space will be so harmful that they will compromise the privacy of these neighbouring occupiers.

Enclosure/loss of outlook

8.33 Neither the proposed bin store or studio dwelling will visually enclose or dominate outlook for neighbouring properties due to the single-storey nature of these buildings and the distances from neighbouring outlooks.

Noise and disturbance

- 8.34 The proposed studio dwelling will not, in my opinion, increase the levels of comings and goings to such an extent as to harm neighbour amenity. The car park area is already used by residents and visitors of Meadowcroft House so there is already a degree of noise and disturbance in this area. The domestic use and number of people and coming and going to this studio dwelling will not result in any significant change in noise or disturbance to neighbouring properties.
- 8.35 The number of people using the proposed bin store will not be drastically increased under the proposed works. This car park area already accommodates the existing bin store and so the movement of people going to and from this bin store and the distance involved will not be significantly different to that of present. Concerns have been raised regarding the odour disturbance that could be caused on the neighbouring occupiers of St Faiths School and Meadowcroft House balconies in terms of smells from bins. However, the bin store would be fully enclosed and so I am content that there will not be a significant increase in odour arising from the re-positioning of this bin store. The Environmental Health team has not raised this as an issue.

Overspill car parking

- 8.36 One car parking space would be provided for future occupiers of the proposed dwelling which is in accordance with the Local Plan parking standards. The existing parking area outside the front of Meadowcroft House is informal in the sense that it is a large gravel area with no markings or designations for parking. Based on the scale of the proposed dwelling and its associated works the proposal would likely lead to the loss of one or two of these informal spaces. The vast majority of the existing resident's parking spaces would be retained as these are provided underground, whereas this informal space is typically used by non-residents. Consequently, while there will likely be a displacement of non-resident parking, I do not consider this will adversely harm the amenity of residents of Meadowcroft House.
- 8.37 Objections have also been made on the grounds that the proposed replacement bin store would restrict the ability of overspill parking onto this grass verge which is informally used

at present. However, as this grass area is not designed nor designated as a parking area, I do not consider the loss of these potential informal overspill spaces to be a reason for refusal.

Construction activities

- 8.38 The Environmental Health team has recommended a construction hours condition. In respect of the residential context of the site, I agree with this recommended condition.
- 8.39 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 5/2.

Amenity for future occupiers of the site

- 8.40 The proposed dwelling would occupy an internal floor area of roughly 30m². Concerns have been raised regarding the poor level of floor space for future occupiers and how this quantity is not in keeping with the standards set in policy 50 of the emerging Local Plan (2014). However, as this policy has not been formally adopted at the time of writing this report, the policy has very little weight in the determination of this application. An 11m² private amenity decking space would be provided which is adequate for this level of development. All rooms have acceptable outlooks and the dwelling is within comfortable walking distance of the large shared amenity space at the rear of Meadowcroft House. The proposed dwelling is close to public transport links and cycle routes into the city and also has a parking space. Whilst it is acknowledged that the proposed dwelling is small in size, the proposal helps to provide a mix of accommodation for the city and contributes positively to the wider area because of this. In my opinion, I consider the proposal to provide an acceptable standard of living for future occupiers.
- 8.41 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, 3/12 and 5/2.

Refuse Arrangements

- 8.42 Bins for the new dwelling would be accommodated within the replacement bin store which is acceptable for this type of development.
- 8.43 The proposed replacement bin store would provide sufficient capacity for the existing occupiers, as well as the occupiers of the proposed dwelling. The Environmental Health team has not raised any concerns with the provision or type of refuse arrangements. The distance between the flats of Meadowcroft House and replacement bin store would be similar to that of the existing arrangement.
- 8.44 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12 and 5/2.

Highway Safety

- 8.45 The Highway Authority has not raised any concerns with the proposed works.
- 8.46 Concerns have been raised regarding the position of the new bin store and how this may encourage refuse vehicles to reverse into the site which could pose a threat to Highway Safety. However, as the Highway Authority has not raised this as a concern, I do not consider this is a reason for refusal.
- 8.47 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/2.

Car and Cycle Parking

- 8.48 The proposal would provide one car parking space which is in accordance with the car parking standards of the Local Plan (2006)
- 8.49 The proposal would provide two secure covered cycle parking spaces which are in accordance with the cycle parking standards of the Local Plan (2006).
- 8.50 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

Third Party Representations

8.51 The third party representations have been addressed in the table below.

Representation	Response
<ul style="list-style-type: none"> - Out of character - Harm to trees - Not respectful of character and context of the site and surrounding area. - Contrary to Local Plan Policy 4/4. - New bin store will detract from views along Trumpington Road. - Overdevelopment 	See paragraphs 8.9 – 8.26
<ul style="list-style-type: none"> - Harm to the amenity of existing residents of Meadowcroft House - Overlooking/ Loss of privacy - Odour disturbance on balconies above bin store. - Odour disturbance on St Faiths School 	See paragraphs 8.27 – 8.39
<ul style="list-style-type: none"> - Poor amenity for future occupiers - Does not meet planning guidelines in terms of floorspace. 	See paragraphs 8.40 – 8.41
Contrary to Local Plan Policies 3/4 and 3/7 and the NPPF.	The proposal is considered to be compliant with policies 3/4 and 3/7 of the Local Plan, as explained in the assessment section of this report. The proposal is compliant with guidance set out in the NPPF.
Contrary to Local Plan Policy 5/2	The proposal is considered to be compliant with policy 5/2 of the Local Plan, as explained in the assessment section of this report.

Relocated bin store would be inconvenient for all parties.	See paragraph 8.43
<ul style="list-style-type: none"> - New bin store would mean that collection vehicles will reverse into the site, causing traffic disruption - Highway safety concerns 	See paragraphs 8.45 – 8.47
Increase in noise and disturbance due to likelihood of rent/ short-term tenants.	The tenancy type of future occupiers is not a planning consideration.
When car spaces are full the grass area where the bin store is proposed is parked on by guests, workman etc. This will make it unable for a bin lorry to access the bin store.	See paragraph 8.37
Congestion of front drive/ parking area.	See paragraph 8.36
No measurements are detailed on the plans.	The plans are drawn to scale. It is not a requirement for the applicant to label the measurements on the plans.
Loss of garden space for existing occupiers.	See paragraph 8.22
The proposal has been put forward purely for financial gain	The motive of the applicant is not a planning consideration.
New wheelie bins may be too heavy for residents to open	The Environmental Health team has not raised any objection to the proposed refuse arrangements. The bins will need to comply with the standards of Cambridgeshire County Council.
The existing residents are subject to regulations on harmony, non-disturbance, excessive noise etc. Will these be applied to this new dwelling?	Legal covenants/ agreements outside of the planning remit are not planning considerations. This is a legal/ civil matter.
The flat could be increased in size under permitted development rights once it is built.	A condition has been attached which removed all permitted development rights for the future occupiers of the proposed dwelling.

There is spare cycle parking in the undercroft car park so the additional store is not necessary.	The spare cycle parking is not convenient for future occupiers of the proposed dwelling and the proposed cycle store is considered acceptable.
What will happen to the two existing 'visitors' cycle spaces adjacent to the existing bin store?	These will be removed. There are alternative areas on-site for visitor cycle parking.
What will happen to the cold water pipe to the right of the existing bin store doors?	This will be removed. Planning permission is not required for the removal/ replacement of this pipe.

9.0 CONCLUSION

9.1 In conclusion, I consider the proposal will be in keeping with the character of the area and will not harm the amenity of neighbouring occupiers. Approval is recommended.

10.0 RECOMMENDATION

APPROVE subject to the following conditions:

1. 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.

2. 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.

3. 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)

4. 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 and 3/12)

5. Notwithstanding the provisions of Schedule 2, Part 1, Classes A and B of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that order with or without modification), no new windows or dormer windows (other than those expressly authorised by this permission), shall be constructed without the granting of specific planning permission.

Reason: To protect the amenity of adjoining properties
(Cambridge Local Plan 2006 policies 3/4, 3/10 and 3/12).

6. Notwithstanding the provisions of Schedule 2, Part 1, Class D of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that order with or without modification), the erection or construction of a porch outside the external door of the dwellinghouse(s) shall not be allowed without the granting of specific planning permission.

Reason: To protect the visual amenity of the neighbourhood
(Cambridge Local Plan 2006 policies 3/4, 3/10 and 3/12).

7. Notwithstanding the provisions of Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that order with or without modification), the provision within the curtilage of the dwellinghouse(s) of any building or enclosure, swimming or other pool shall not be allowed without the granting of specific planning permission.

Reason: To protect the amenity of adjoining properties (Cambridge Local Plan 2006 policies 3/4, 3/10 and 3/12).

8. Notwithstanding the provisions of Schedule 2, Part 1, Class F of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that order with or without modification), the provision within the curtilage of the dwellinghouse(s) of a hard surface for any purpose incidental to the enjoyment of the dwellinghouse(s), shall not be allowed without the granting of specific planning permission.

Reason: In the interests of visual amenity (Cambridge Local Plan 2006 policies 3/4, 3/7 and 3/12).

9. Notwithstanding the provisions of Schedule 2, Part 2, Class A of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that order with or without modification), no fences, gates, walls or other means of enclosure forward of the principal elevation shall be erected within the curtilage of the dwellinghouse(s) without the granting of specific planning permission.

Reason: To protect the visual amenity of the neighbourhood and in the interests of highway safety (Cambridge Local Plan 2006 policies 3/4 and 8/2).

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 take place until such time as an arboricultural method statement, tree constraints plan and tree protection plan, applicable to the associated site, in accordance with BS:5837:2005, have been submitted to and approved in writing by the local planning authority. These shall include:
- a) Plans showing trees to be removed, identified by number.
 - b) Plans showing trees to be retained, identified by number, with canopies accurately plotted.
 - c) A tree constraints plan that identifies root protection areas of retained trees within, adjacent to, or which overhang the development site.
 - d) The precise location and design details for the erection of protective tree barriers and any other physical protection measures.
 - e) A method statement in relation to construction operations in accordance with paragraph 7.2 of the British Standard.

The arboricultural method statement shall be carried out as approved unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of visual amenity and safeguarding trees that are worthy of retention (Cambridge Local Plan 2006 policy 4/4).

INFORMATIVE: Electricity substations are known to emit electromagnetic fields. The Radiation Protection Agency has set standards for the release of such fields in relation to the nearest premises. The applicant should contact The National Grid EMF unit on 0845 702 3270 for advice regarding the electric/magnetic fields that are associated with electric substations.