

Application Number	15/0804/FUL	Agenda Item	
Date Received	30th April 2015	Officer	Michael Hammond
Target Date	25th June 2015		
Ward	Trumpington		
Site	2 Barrow Road Cambridge CB2 8AS		
Proposal	New dwelling to rear of site with access from Trumpington Road.		
Applicant	Ms C Speed 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"> - The development would not be overbearing or cause any significant loss of amenity in terms of light, privacy or enclosure to neighbouring properties. - The design of the proposed dwelling and sub-division of the plot would be acceptable and would not harm the character of the area. - The proposal would not pose a threat to highway safety.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 The application site relates to a detached residential property situated within a large rectangular garden plot, on the southern side of Barrow Road. The site located on the corner of Barrow Road and Trumpington Road.

- 1.2 The large garden to the rear occupies a space of approximately 1,950m² and is shielded from Trumpington Road to the west by a row of large trees which runs parallel to the length of the garden which are all protected by a group tree preservation order.
- 1.3 The existing building on the site has elements of the Arts and Crafts style. It has a rectangular footprint and projecting front garage. The front elevation has symmetrical fenestration, across eaves dormers and part external chimney breasts, which are design features associated with the Arts and Crafts style.
- 1.4 The site is not within a Conservation Area although a proposal has been made by Barrow Road residents to make the road a Conservation Area. This was considered most recently by Environment Scrutiny Committee but the work to undertake the process of evaluation and consultation was not considered to be a priority.

2.0 THE PROPOSAL

- 2.1 The proposal is for the erection of a two-storey five bedroom detached dwellinghouse in the garden of no.2 Barrow Road. The proposed dwelling also includes a basement level which contains a swimming pool, gym, plant room, bathroom and two of the five bedrooms.
- 2.2 The proposed dwelling has been designed in a modern style. The main two-storey form of the proposed dwelling consists of two sloping mono-pitched roof, the largest of which is designed predominantly in white render while the smaller is in traditional brick. The single-storey element of the proposed dwelling projects beyond the footprint of the two-storey central block, and this is also designed in traditional brick but with a flat roof.
- 2.3 The two-storey aspect of the proposed dwelling would have an overall ridge height of 6.9m and 5.1m at its lowest point. The single-storey aspects measure 3m in overall height. The dwelling would occupy a space measuring 16.2m in length and 16.4m in width.
- 2.4 Additional information has been submitted for the Highway Authority in respect of turning areas and car parking arrangements.

- 2.5 Additional information regarding works to trees has also been submitted to the Local Planning Authority for comment by the Tree Officer.
- 2.4 The application is accompanied by the following supporting information:
1. Supporting Statement
 2. Tree Survey
 3. Plans

3.0 SITE HISTORY

No.2 Barrow Road (existing dwelling)

Reference	Description	Outcome
14/1615/FUL	Replacement dwelling.	REFUSED
15/0225/FUL	Erection of new dwelling following demolition of existing dwelling on the site.	Permitted.

- 3.1 Application reference 14/1615/FUL was a previously refused application to demolish and replace the existing detached dwelling at no.2 Barrow Road. This application was refused for the following reasons:
- The proposed development would appear overbearing, visually intrusive and result in an unacceptable invasion of privacy currently enjoyed by adjacent occupiers.
 - The proposed development would appear out of character and upset the consistent pattern of development along Barrow Road.
 - The proposed development would lead to a loss of a protected tree which would have a detrimental impact on the character of the area.
- 3.2 Application reference 15/0225/FUL a planning application which was granted planning permission to demolish the existing dwelling at no.2 Barrow Road and erect a replacement dwelling.

Land to the rear of No.2 Barrow Road (application site)

Reference	Description	Outcome
14/1616/FUL	New dwelling	WITHDRAWN

- 3.3 Application reference 14/1616/FUL was a previously withdrawn application to sub-divide the garden of no.2 Barrow Road and erect a new two-storey dwelling in the land to the south of no.2 Barrow Road. This proposed dwelling was designed with a pitched roof, was positioned further to the south and had an overall larger mass than the dwelling proposed under this application (15/0804/FUL). The differences between the previously withdrawn scheme and this proposed dwelling have been shown in the elevation drawings and the proposed site plan under this application.

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

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

Central	National Planning Policy Framework March
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Government Guidance	<p>2012</p> <p>National Planning Policy Framework – Planning Practice Guidance March 2014</p> <p>Circular 11/95</p> <p>Ministerial Statement (1 December 2014) by Brandon Lewis Minister of State for Housing and Planning (Department of Communities and Local Government)</p>
Supplementary Planning Guidance	<p>Sustainable Design and Construction (May 2007)</p> <p>Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012)</p>
	<p><u>City Wide Guidance</u></p> <p>Cycle Parking Guide for New Residential Developments (2010)</p>
	<p><u>Area Guidelines</u></p> <p>Trumpington Road Suburbs and Approaches Study (March 2012)</p>

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 of relevance.

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

Original Comments (14/05/2015)

- 6.1 Please request that the applicant dimension vehicular and pedestrian visibility splays (including splays onto the cycleway on Trumpington Road) on the submitted drawings. Please forward the amended drawing showing the above visibility splays to the Highway Authority for approval.

Second Comments (18/05/2015)

- 6.2 The information submitted is satisfactory. No objection subject to the following conditions: *No unbound material, no gates erected, first use of vehicular access, drainage, visibility splays, manoeuvring area, access as shown, traffic management plan, highways informative, highways encroachment informative, public utility informative.*

Head of Refuse and Environment

- 6.3 No objection subject to the following conditions: *Construction hours, piling, noise assessment and mitigation, substation informative*

Urban Design and Conservation team

- 6.4 No objection. As the Barrow Road Conservation Area has not been formally designated, only a limited weight can be given to the aspirations to include the site within the Conservation Area.

Drainage

- 6.5 No objection subject to condition: *Surface water drainage*

Streets and Open Space (Tree Officer)

- 6.6 Objection. The additional information provided confirms my assumption that a no-dig drive will not be possible in the area of

RPA located in the roadside verge. However this is not my primary reason for objecting to the proposal. The site is dominated by trees and the outside space limited. Once built and occupied there will be increased pressure for tree removals/works to improve light to the site and reduce leaf, fruit and seed litter. Such works would be detrimental to the character of Trumpington Road. In the event of approval being granted, include the following conditions.

6.7 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:

- No address given
- 29 Trumpington Road
- 30 Trumpington Road
- 3 Barrow Road
- 6 Barrow Road
- 11 Barrow Road
- 12 Barrow Road
- 21 Barrow Road
- 24 Barrow Road
- 27 Barrow Road
- 29 Barrow Road
- 30 Barrow Road
- 31 Barrow Road
- 45 Barrow Road
- 47 Barrow Road

7.2 The representations can be summarised as follows:

- Overlooking/ loss of privacy
- Noise and disturbance
- Visually dominant
- Enclosure
- Overdevelopment
- Damage to roots of protected trees.
- Impact on drainage.
- Loss of trees would detract from character of area.

- Overshadowing
- Proposed dwelling is out of character with the area.
- The proposed dwelling should be no higher than one-storey in scale.
- Proposed basement/ swimming pool could be used for commercial purposes which could lead to increase in traffic.
- Health and safety of future occupiers could be compromised by radiation from the substation.
- Highway safety concerns
- Materials and design are out of character.
- The proposal would contradict the Trumpington Road Suburbs and Approaches Study.
- The Barrow Road community's existing application for Conservation Status would be adversely affected.

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

Principle of Development

8.1 Policy 5/1 supports residential development on windfall sites subject to the existing land use and compatibility with existing land uses. There is no conflict with this policy. Policy 3/10 supports the use of sub-divided residential curtilages for new development only if the proposal causes no harm to neighbour amenity or the character of the area, and provides acceptable amenity space, car and cycle parking and waste storage. There is no conflict with this policy for the reasons set out in the succeeding sections of this report.

8.2 In my opinion, the principle of the development is acceptable and in accordance with Cambridge Local Plan (2006) policies 3/10 and 5/1.

Context of site, design and external spaces

8.3 In studying the context of the site, Barrow Road is a residential area which is formed primarily of large two-storey detached dwellings, set back from the road and with well landscaped fronts and sizable rear gardens. These properties are predominantly designed in an 'Arts and Crafts' style, typically in

brick and render with tiled hipped, gabled roofs and dormer windows. However, many of the dwellings have also been extended and altered to increase their size with modern interventions.

- 8.4 There are many examples of sub-division of gardens and subsequent new dwellings that face onto and are accessed via Trumpington Road, which are identified as nos. 20, 22 and 30 Trumpington Road. No.20 is relatively modern in its design and is of a similar scale and appearance to the dwelling proposed under this application. No.22 is a more traditional one-and-a-half storey dwelling which occupies a similar floor area to that of the proposed scheme. No.30, immediately to the south of the application site, is a one-and-a-half storey dwelling with a steep pitched roof which accommodates habitable rooms in the roof space. The orientation and siting of the building facing towards and adjacent to Trumpington Road means the proposed dwelling relates to Trumpington Road, as oppose to the street scene of Barrow Road
- 8.5 In consideration of the strong precedent of residential sub-division in the surrounding area, I consider that the principle of sub-dividing this land and erecting a dwelling is acceptable.
- 8.6 It is acknowledged that objections have been raised regarding the height and scale of the proposed dwelling at 6.9m. However, the proposed dwelling would be 0.25m lower than no.30 Trumpington Road to the south and so I do not consider that this proposed dwelling would appear too high in the context of the site. The two-storey massing is also staggered in height and so the actual bulk of the proposed dwelling is broken up successfully which reduces its overall visual prominence from the street scene. As a result, I consider the scale of the proposed dwelling to be reflective of the context of the site and in keeping with the character of the area.
- 8.7 Objections have also been raised from local residents regarding the choice of materials and the modern design of the proposed dwelling and how these are not in keeping with the character of the area. Whilst the selection of materials and overall design form is different to the 'Arts and Craft' style in the surrounding area, I believe that this contrast, by way of its modern design approach, works successfully and would not detract from the character of the area. Given the orientation and position of the

proposed dwelling, I consider this site to be unique and independent of the more unified building style set by properties along Barrow Road. Furthermore, no.20 Trumpington Road is a successful example of how this style of dwelling can fit into the context of the area.

- 8.8 Comments have been made from local residents stating that this would be an overdevelopment of the plot. However, in studying the ratio of floor space compared to plot size of the similar developments along Trumpington Road, I consider the proposed building to occupy a similar floor space and shares a similar plot size to that of these existing properties. The proposed dwelling does not appear cramped or constrained in the context of the plot and so I am of the opinion that this is not an overdevelopment of the plot.
- 8.9 It is identified that references have been made from neighbouring properties stating that the proposal would be contrary to the Trumpington Road Suburbs and Approaches Study (March 2012). The application is site is within 'Character Area no.3' of the Suburbs and Approaches Study, which is defined as: *"Its dominant character is that of substantial tree belts and tree specimens that flank the road on both sides for the majority of this stretch, along with timber fencing, hedging and gates."* In my opinion, as the tree belt is not being significantly altered with under these proposals, I consider the proposal to retain this defined character and therefore be in compliance with this study.
- 8.10 Concerns have been raised by residents along Barrow Road stating that the Barrow Road community's existing application for Conservation Status would be adversely affected by the proposal. However, as the area has not been designated as a Conservation Area this does not hold any significant weight in the determination of this application. The Conservation Team has raised no objection to the proposal and I agree with this advice.
- 8.11 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/10, 3/11 and 3/12.

Residential Amenity

Impact on amenity of neighbouring occupiers

8.12 The main consideration in terms of residential amenity is the impact on no.30 Trumpington Road, no.5 Porson Road and nos.2-4 Barrow Road as these properties all border the application site.

Overlooking

8.13 Firstly the only window that looks out to the north is a first floor bathroom window. This coupled with the substantial separation distance between no.2 Barrow Road and the proposed dwelling would mean there would be no loss of privacy experienced at this neighbouring property.

8.14 Secondly, while there are views from the proposed first floor bedroom that would look out to the south-west, the existing fenestration in the south-west corner of the site and the extensive separation distance between the rear of no.5 Porson Road would mean there would be no harmful overlooking from this corner window.

8.15 Thirdly, concerns have been raised regarding the overlooking that the proposed dwelling could cause on no.4 Barrow Road. However, given the separation distance between the proposed dwelling and the rear of no.4 being in excess of 40m and the extensive boundary treatment that shields the site from this neighbouring property, I do not consider there to be an issue of overlooking.

8.16 Finally, objections have been raised from the neighbouring property at no.30 Trumpington Road concerning the overlooking that the proposed dwelling could cause. The only outlook on the south elevation of the proposed dwelling that faces towards no.30 that could potentially offer overlooking opportunities is the corner window of the first floor bedroom. The proposed corner bedroom window would be situated 20m away from this neighbouring property and the view out to the south-east would be partially obscured by the existing large tree on the south of the site, and the view itself would be oblique. In respect of this separation distance and the lack of outlook to the south-east, I do not consider that the proposed dwelling would overlook this neighbouring property. I note that there is an approved planning permission (14/0347/FUL) at this neighbouring property to remove the former substation building and to extend the

property out towards the application site by 2.5m. However, even in the event that this proposed extension and demolition does take place, I remain of the position that the obliqueness of the angle from the first floor windows of the proposed dwelling and the separation distance of 17.5m would still be sufficient as to preserve the privacy for this neighbouring property.

Overshadowing

- 8.17 In studying the orientation of the sun's path against the application site, the only nearby properties that could potentially be overshadowed are nos.2 and 4 Barrow Road as these are positioned to the north of the application site. No.30 Trumpington Road and No.5 Porson Road are positioned directly to the south and so the levels of sunlight reaching each of these properties will be unaffected by the proposed dwelling.
- 8.18 It is considered that the separation distance between the proposed dwelling and no.2 Barrow Road of over 30m is adequate to ensure that there will be no harmful levels of overshadowing over this neighbouring property. There may be some overshadowing over part of the rear garden of no.2 but this is not considered to be so great as to significantly harm the amenity of this neighbour, where a refusal of planning permission could be sustained.
- 8.19 The extensive separation distance between the application site and no.4 Barrow Road means that this neighbouring property will not be significantly overshadowed by this proposed dwelling. It is acknowledged that there may be some overshadowing over the latter half of this neighbour's rear garden in the evening hours but this level of overshadowing would be minor and not harmful to residential amenity.

Visual Enclosure/ Dominance

- 8.20 The respective separation distances of the proposed dwelling from nos.2-4 Barrow Road and no.5 Porson Road, coupled with the ridge height of 6.9m of the proposed dwelling, is sufficient as to prevent the proposed dwelling from being visually dominating outlooks from this neighbouring dwelling.
- 8.21 It is noted that objections have been received from the neighbouring property at no.30 Trumpington Road regarding the

enclosure that this proposed dwelling would cause on the north facing windows of this neighbour. The ground floor element of the proposed development measures 3m in ridge height and would be positioned 17 away from this neighbouring property. In light of this relatively modest scale and reasonable separation distance, this element of the proposed dwelling would not visually enclose this neighbour. The two-storey element of the proposed dwelling visible from no.30 would measure 6.9m at its highest point before sloping down to the south at a height of 5.6m and would be situated 20m from the outlooks of this neighbour. I consider this separation distance from the two-storey mass, coupled with the design of the roof form, to be sufficient as to prevent the proposed dwelling from being perceived as visually dominant when looking out of the north facing windows of this neighbouring property.

- 8.22 Similar, to paragraph 8.14 of this report, comments have been made in respect of the approved extension at no.30 and the impact that the proposed dwelling could have if this is constructed. However, I remain of the position that the ground floor of the proposed dwelling is of a modest scale that would not be visually dominant at a prospective distance of 14.5m, and that the distance of 17.5m from the two-storey element is still far enough to retain an acceptable outlook for this neighbouring property.

Noise and disturbance

- 8.23 Neighbour objections have been raised regarding the potential commercial use of the basement swimming pool and associated rooms on this level of the proposed dwelling and the noise and disturbance that this could cause. I agree that if this basement were to be used independently from the proposed dwelling and not incidental to the residential amenity of the future occupiers, it could lead to an increase in comings and goings that could harm the amenity of neighbouring occupiers. A commercial use would need planning permission of itself and so a new application to use this for commercial purposes would be needed for the pool to be used in this manner.
- 8.24 Given the residential context of the site, I do not consider that the levels of noise and disturbance from the proposed dwelling would be noticeably different than that at present and that

consequently the amenity of neighbours will not be unduly disturbed by future occupiers of the site.

- 8.25 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 and 3/7.

Amenity for future occupiers of the site

- 8.26 The proposed dwelling provides acceptable outlook and habitable space for future occupiers and the level of outdoor amenity space is suitable. The site includes cycle parking and is close to nearby bus stops along Trumpington Road. Concerns have been raised regarding the quality of the living space for the two basement bedrooms which are served by lightwells. However, I consider that as the main habitable spaces and outdoor amenity space is well served by natural lighting that the use of lightwells is acceptable to provide natural light for the future occupiers of this bedroom.

- 8.27 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 and 3/12.

Trees

- 8.28 The tree protection plan demonstrates that only a relatively small bush will be lost as a result of the proposed development. I do not consider this loss would detract from the established tree line that runs parallel to Trumpington Road.
- 8.29 I note that concerns have been raised regarding the potential harm to the tree roots that could be caused by the foundations of the proposed basement. However, the tree protection plan demonstrates that the proposed foundations would not interfere with the roots of these large trees.
- 8.30 The Tree Officer had originally raised concerns regarding the proposed access off Trumpington Road and how the excavation works for an access would likely interfere with the root protection area of tree no.17. However, the applicants have

provided information to demonstrate that no major excavation work will be required to form the proposed access and that a predominantly 'no dig' construction is possible. I consider that a 'no dig' construction is possible and that the access can be created without causing harm to the root of tree no.17. The tree protection plan and arboricultural method statement condition recommended by the Tree Officer will ensure that this construction does not interfere with the adjacent trees roots.

8.31 The Tree Officer has raised concerns regarding the increased pressure that the proposal will cause for the removal/ significant pruning of the large copper beach tree on the south of the site once it is built. The Tree Officer has explained that this is because the proposed garden is limited in area and is already dominated by trees and therefore this tree will likely be requested to be felled to increase the levels of sunlight for this garden and to reduce leaf, fruit and seed litter. While I appreciate the point raised by the Tree Officer, I do not agree with the advice raised in this instance. The garden area would still receive adequate amounts of sunlight up until approximately 11:00AM – 12:00PM, and additional light for a short period in the early afternoon from the south-west. Furthermore, while the tree in question is of a significant stature and appearance, it is for the most part obscured from view by the dense tree belt that fronts Trumpington Road, which contributes far more significantly to the character of the area. As a result, I do not consider this potential pressure on the need to fell the protected tree a significant threat to the character of the area.

8.32 In my opinion, subject to condition, the proposal is compliant with Cambridge Local Plan (2006) policy 4/4.

Refuse Arrangements

8.33 Refuse arrangements are provided externally at the front of the site in a refuse store. The provision and type of refuse arrangements is acceptable for the proposed development.

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

Highway Safety

- 8.35 The Highway Authority has raised no objection to the proposal on the ground of highway safety. I agree with this advice and consider the proposal to not pose a threat to highway safety.
- 8.36 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/2.

Car and Cycle Parking

- 8.37 The proposal provides two car parking spaces for future occupiers, in accordance with the Local Plan car parking standards.
- 8.38 The proposal provides five secure covered cycle parking spaces for future occupiers, in accordance with the Local Plan cycle parking standards.
- 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 The majority of third party representations have been addressed in the main body of this report. The below table addresses all of the third party representations.

Representations	Addressed
Overlooking/ loss of privacy	See paragraphs 8.13 – 8.16
Noise and disturbance	See paragraphs 8.23 – 8.24
Visual dominance/ Enclosure	See paragraphs 8.20 - 8.22
Overshadowing	See paragraphs 8.17 - 8.19
Overdevelopment	See paragraph 8.8
Proposed dwelling and materials are out of character	See paragraphs 8.3 – 8.7
Proposed dwelling should be no higher than one-storey in scale	See paragraph 8.6
Loss of trees would detract from character of the area	See paragraphs 8.28 – 8.32

Damage to roots of protected trees.	See paragraph 8.29 – 8.30
Highway safety concerns.	See paragraph 8.33
Proposed basement/ swimming pool could be used for commercial purposes.	See paragraph 8.23
Health and safety of future occupiers could be compromised by radiation from the substation.	The Environmental Health Team has recommended a noise insulation condition and a substation informative stating that the applicant should seek further advice regarding radiation levels.
Impact on drainage	The drainage officer has recommended a surface water drainage condition.
The proposal would contradict the Trumpington Road Suburbs and Approaches Study	See paragraph 8.9
The Barrow Road community's existing application for Conservation Status would be adversely affected.	See paragraph 8.10

9.0 CONCLUSION

9.1 In conclusion, it is considered that the proposed development would not detract from the character of the area, and would not harm the amenity of neighbouring occupiers and therefore, 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. 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 nearby properties (Cambridge Local Plan 2006 policy 4/13)

5. PartA Prior to the commencement of refurbishment/ development works an acoustic report that includes the provisions of British Standard (BS) 4142:2014, Methods for rating and assessing industrial and commercial sound, which considers the impact of noise upon the proposed development shall be submitted in writing for consideration by the local planning authority. Part B Following the submission of an acoustic report and prior to the commencement of refurbishment/ development works, a noise insulation scheme detailing the acoustic noise insulation performance specification of the external building envelope of the residential units (having regard to the building fabric, glazing and ventilation) for protecting the residential units from noise from the neighbouring industrial use 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 prior to occupation of the residential units and shall not be altered.

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

6. No building hereby permitted shall be occupied until surface water drainage works have been implemented in accordance with details that have been submitted to and approved in writing by the local planning authority. Before these details are submitted an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles set out in The National Planning Policy Framework and associated Guidance, and the results of the assessment provided to the local planning authority. The submitted details shall:
 - i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters; and
 - ii. provide a management and maintenance plan for the lifetime of the development and any arrangements to secure the operation of the scheme throughout its lifetime.

Reason: To minimise flood risk (Cambridge Local Plan 2006, Policy 4/16)

7. No unbound material shall be used in the surface finish of the driveway within 6 metres of the highway boundary of the site.

Reason: To avoid displacement of loose material onto the highway in the interests of highway safety

8. Notwithstanding the provision of Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking, amending or re-enacting that order) no gates shall be erected across the approved access unless details have first been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety.

9. Prior to the commencement of the first use the vehicular access where it crosses the public highway shall be laid out and constructed in accordance with the Cambridgeshire County Council construction specification.

Reason: In the interests of highway safety and to ensure satisfactory access into the site.

10. The access shall be constructed with adequate drainage measures to prevent surface water runoff onto the adjacent public highway, in accordance with a scheme submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority.

Reason: To prevent surface water discharging to the highway.

11. Two 2.0 x 2.0 metres visibility splays shall be provided as shown on the drawings. The splays are to be included within the curtilage of the new dwelling. One visibility splay is required on each side of the access, measured to either side of the access, with a set-back of two metres from the highway boundary along each side of the access. This area shall be kept clear of all planting, fencing, walls and the like exceeding 600mm high.

Reason: In the interests of highway safety.

12. The manoeuvring area shall be provided as shown on the drawings and retained free of obstruction.

Reason: In the interests of highway safety.

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

Reason: In the interests of highway safety.

14. 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: in the interests of highway safety

15. No development shall take place until an arboricultural method statement, tree constraints plan and tree protection plan, 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).

16. The approved AMS and TPP will be implemented throughout the development and the agreed means of protection shall be retained on site until all equipment, and surplus materials have been removed from the site. Nothing shall be stored or placed in any area protected in accordance with this condition, and the ground levels within those areas shall not be altered nor shall any excavation be made without the prior written approval of 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).

17. 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 treatment to be erected. The boundary treatment shall be completed before the building(s) is/are occupied 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)

INFORMATIVE: This development involves work to the public highway that will require the approval of the County Council as Highway Authority. It is an OFFENCE to carry out any works within the public highway, which includes a public right of way, without the permission of the Highway Authority. Please note that it is the applicant's responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council. No part of any structure may overhang or encroach under or upon the public highway unless licensed by the Highway Authority and no gate / door / ground floor window shall open outwards over the public highway.

Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, the cost of which must be borne by the applicant.

INFORMATIVE: Substation 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.

INFORMATIVE: The pergola structure shown on the elevations is outside the red-line ownership of this application. Approval of this planning application does not include the erection of this pergola structure.