

<b>Application Number</b>	15/1704/FUL	<b>Agenda Item</b>	
<b>Date Received</b>	9th September 2015	<b>Officer</b>	Mr Sav Patel
<b>Target Date</b>	4th November 2015		
<b>Ward</b>	Trumpington		
<b>Site</b>	49 Barrow Road Cambridge Cambridgeshire CB2 8AR		
<b>Proposal</b>	Replacement dwelling with associated access and landscaping, following demolition of the existing building.		
<b>Applicant</b>	Dr A Noor 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"><li>– The proposed replacement dwelling would be an enhancement on the existing dwelling in terms of design and appearance from the street scene.</li><li>– The scale of the proposed dwelling is considered to be acceptable in this context and would sympathetically assimilate into the site without appearing dominant or out of keeping.</li><li>– The proposed dwelling has been designed to mitigate the impact on the adjoining residents to a level that would not be considered significant.</li></ul>
RECOMMENDATION	APPROVAL

## **1.0 SITE DESCRIPTION/AREA CONTEXT**

- 1.1 The application site is located on the eastern side of Barrow Road and to the south of a private footpath. Barrow Road runs parallel with and between Porson Road (to the south) and

Bentley Road (to the north) and consists of large detached dwellings on generous plots. Barrow Road has a small dogleg which runs north to south and connects to Porson Road and Barrow Close. The section of Barrow Road to the south of the Porson Road junction is a cul-de-sac. To the east of Barrow Road are Vicar's Brook and Hobson's Brook. Beyond these brooks are Clare College's playing fields.

- 1.2 The site consists of a two storey post war detached dwelling, which has a single storey flat roof element on the northern side, which extends beyond the rear boundary of the dwelling. The dwelling is set back from the road but further forward of no.51. The front boundary (west) defined by a low wall. The northern and southern boundaries are defined by a 1.8 metre timber fence. The rear garden is laid to grass.
- 1.3 There is a clear distinction between the architectural styles in Barrow Road south of the private footpath. To the north of the footpath, the architecture is of arts and crafts style, which is an important characteristic of Barrow Road. To the south of the footpath, the housing development is more modern and functional in style which is typical of post war housing. However, many of the dwellings to the south of the site have been either been replaced or extended with contemporary additions.
- 1.4 The rear half of the site is located within a flood zone 3. Other than this, the site is not located within an area of development constraint.

## **2.0 THE PROPOSAL**

- 2.1 The proposal is for a replacement dwelling on the site following demolition of the existing. This proposal is a resubmission of an earlier application which was withdrawn due to concerns with its scale and dominance.
- 2.2 The proposed dwelling has two elements; the main two " storey section and a single storey section (similar to the existing property). The main two storey section would be 10.75 metres in depth; 14.2 metres wide; and 8.7 metres to the ridgeline (approx. 5 metres to the eaves). The single storey pitched roof section which would project off the northern side of the rear elevation would be 10.2 metres in depth; 5.8 metres wide; and 4.1 to the ridge (2.2 metres to the eaves). In total the proposed

dwelling would have a depth of 22 metres compared to the existing dwelling which has a depth of 17.1 metres.

2.3 The proposed dwelling would be set back from the footprint of the existing dwelling by between 5.2 and 6 metres. This would bring it into a similar line as no.51. The proposal is to turn the front garden area into a driveway with an in-out access.

2.4 The application is accompanied by the following supporting information:

- ☐ Planning Statement;
- ☐ Shadow Study;
- ☐ Plans

### 3.0 SITE HISTORY

Reference	Description	Outcome
15/0769/FUL	Proposed replacement 5 bedroom house	WITHDRAWN

### 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 3/11 3/12
		4/4
		5/1
		8/1 8/2 8/6

### 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>
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>
Material Considerations	<p><u>City Wide Guidance</u></p> <p>Cycle Parking Guide for New Residential Developments (2010)</p> <p>Roof Extensions Design Guide (2003)</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 that should be taken into account.

## **6.0 CONSULTATIONS**

### **Cambridgeshire County Council (Highways Development Management)**

- 6.1 The visibility splay lines are sub-standard however shortfall is not considered to create such detriment to justify refusal and garage dimensions are acceptable. On this basis, the proposal would have no significant adverse effect upon the public highway subject to conditions on no unbound material; no gates; access laid out in accordance to CCC specification; access with adequate drainage measures; visibility splays; access retained free of obstruction; no works to public highway without consent; public utility apparatus.

### **Environmental Health**

- 6.2 The proposed development is acceptable subject to conditions/informatives on construction hours, collection during construction, piling, and dust.

### **Landscaping**

- 6.3 The proposed development is acceptable subject to conditions on hard and soft landscaping and boundary treatment.

### **Drainage Officer**

- 6.4 The proposed development is acceptable subject to a condition requiring an FRA to be submitted for agreement.

### **Environment Agency**

- 6.5 Objection. Site is located within the Flood Zone 3 but no flood risk assessment has been submitted.
- 6.6 The applicant is aware of this objection and is in the process of submitting further information to overcome this objection. I shall update members on the progress of this on amendment sheet or orally at the Committee meeting.

- 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:

- 3 Barrow Road
- 6 Barrow Road
- 11 Barrow Road
- 18 Barrow Road
- 24 Barrow Road
- 25 Barrow Road
- 27 Barrow Road
- 28 Barrow Road
- 29 Barrow Road
- 39 Barrow Road
- 40 Barrow Road (Support)
- 45 Barrow Road
- 46 Barrow Road (Support)
- 47 Barrow Road
- 51 Barrow Road
- 55 Barrow Road (Support)
- 57 Barrow Road

- 7.2 The representations can be summarised as follows:

In objection:

Design and Scale

- Concerns with the impact of the ridge height and set back will make nearby houses appear smaller in comparison;
- Height of proposed dwelling compared to no.51 and other existing houses would increase its prominence;
- The staggered layout of no.49,51 and 53 would be altered;
- Very high density and high ridge height which would appear out of place and out of keeping in relation to other houses;
- Proposed height would make a negative contribution to surrounding area;
- The proposed dwelling should be moved west and lowered in height;

- Proposed ridge height 1 metre above surrounding properties would set a poor precedent;
- Proposed set back of the dwelling would spoil the stepped layout in the location;
- The design would not make a positive contribution to the neighbourhood;

#### Residential amenity

- The proposed dwelling would cause substantially overlook and overshadow and loss of privacy of the residential amenity of the neighbouring properties;
- Scale, height and set back would have a detrimental impact;
- Loss of sunlight over outdoor space in adjoining neighbour's garden, particularly in winter months;
- The proposed dwelling will appear overbearing;
- Overshadow the footpath;
- The proposed set back of the dwelling would appear severely enclosing;

#### In support:

- Dwelling is well located on the site and allows off street parking and garden space;
- Considerable improvement on the existing and will enhance the appearance of Barrow Road and Porson Road;
- Proposed layout of driveway will increase safety in the road for all users;

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

## **Context of site, design and external spaces**

- 8.2 Barrow Road consists of mainly large two storey detached dwellings, which are set back from the road with well landscaped frontages and on generous plots with deep rear gardens. The character of the street has a spacious suburban feel with wide grass verges, tree lined avenue and a general consistency in terms of building line and two storey scale on both sides. In terms of architecture, many of the dwellings are in an 'Arts and Crafts' style, typically in brick and render with steep tiled hipped and gabled roofs, and dormer windows. Many of the dwellings have also been extended and altered with modern interventions, which have diluted the arts and craft style.
- 8.3 There is distinct change in architectural style south of the private footpath. The dwellings here are much more modern in appearance in comparison. Whilst the character has been maintained in terms of two storey detached dwellings on generous plots, the style is contrasting. No.49 is a typical two up two down pitched roof, gabled ended dwelling with single storey flat roof side extension. The existing dwelling has little architectural merit such that it appears jarring in comparison to no.47. However, in terms of street scene, the existing dwelling can only be viewed in context with the neighbouring property no.51, as the boundary trees and set back prevents the dwelling to be viewed in context with no.47.
- 8.4 Many of the original dwellings to the north have been well preserved. It is apparent that the footpath is a threshold into a distinctly different built environment. There have been many noticeable extensions/alterations and even replacement dwellings, in this part of Barrow Road which, in my view, have helped improved the visual appearance of the area and street scene.
- 8.5 Therefore, in terms of the proposed replacement dwelling, my view is that it would be an improvement on the existing. The proposal is a revised design from that which was originally submitted and eventually withdrawn (planning application ref: 15/0769/FUL) due to concerns with its design and scale. The applicant was advised to draw inspiration from the main and positive features of Barrow Road. As a the design of the proposed dwelling responds to the arts and crafts style of the dwellings to the north by having features such as projecting



front gables, hipped roofs and dormer windows. These features are considered to help reduce the scale of the dwelling whilst maintain a sense of grandeur. The proposed dwelling would make a bold statement in this part of Barrow Road and contribute positively to the street scene in terms of its appearance. I am therefore satisfied with the design and appearance of the proposed dwelling.

- 8.6 In terms of scale and layout, the proposed dwelling would be bigger in overall size and footprint than the existing dwelling but no different to some of the other original and modern replacement dwellings nearby. Local Plan policy 3/12 (New buildings) is relevant for consideration of this proposal. Policy 3/12 requires new buildings to have a positive impact on their setting in terms of location on the site, height, scale and form, materials, detailing and wider townscape and landscape impacts and available views. The footprint of the proposed new dwelling can be comfortably accommodated within the large rectangular plot. The proposed dwelling has a deeper footprint as compared with the existing house and its neighbour no.51, but this does not result in any harm to the character and appearance of the suburban street scene or from the rear gardens. Therefore, in my view it would not appear out of character or out of scale.
- 8.7 The main differences between the existing and proposed are, the proposed dwelling is set 6 metres back to the east (5.1 metres if taken from the projecting gable) from the existing footprint. This would result in the dwelling being in line with the frontage of no.51 instead no.47. The two storey element of the proposed dwelling would be closer to the northern boundary than the existing two storey element, but it would be set off the boundary by just over 1.2 metres. Currently the single storey flat roof extension is located on the boundary. In terms of height, the ridge of proposed dwelling would be 700mm higher than the existing and span 1.3 metres more than the existing. The increase in ridge height and ridge span is not considered to result in the new dwelling having a significantly harmful impact on the character or appearance of the area. The single storey hipped roof rear element is considered to be ancillary to the main dwelling and would not be visible from public realm. The proposed dwelling would still maintain a generous amount of rear garden space and provide a generous driveway for several vehicles to park off street. Concerns have been raised

regarding the loss of the stepped layout of development between no.49, 51 and 53 and the impact this would have on the street scene. In my view the stepped layout is not an important characteristic of this area as there is no consistent layout pattern that makes a positive contribution to the street scene and is therefore not a feature worthy of protection. The setting back of the proposed dwelling would give the relationship between no.49 and no.51 consistency as they would sit side by side.

- 8.8 Materials and detailing are important elements to ensure the appearance of the proposed dwelling is appropriate. I have therefore recommended a materials condition (3) so that such details can be agreed before development is commenced.
- 8.9 In my view therefore, the proposed replacement dwelling would result in an improvement on the existing dwelling and responds and contribute positively to the existing built environment and street scene without having a significantly detrimental impact on the character or appearance of the area.
- 8.10 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11, 3/12.

### **Residential Amenity**

#### **Impact on amenity of neighbouring occupiers**

- 8.11 The proposed dwelling has been redesigned from that originally submitted (and withdrawn) in order to respond to Officers concerns with its impact on the adjacent neighbor at no.47. The previous proposal was for a dwelling which extended nearly 18 metres along the northern boundary at two storey level.
- 8.12 In response to concerns with the scale and dominant/overbearing impact of the northern elevation on the occupiers of no.47, the applicant reduced the two storey depth of the dwelling along the northern boundary to 11.7 metres and set the dwelling 1.2 metres off the boundary. The roof form has also been revised to reduce its scale and dominance by incorporating a hipped element. The proposed dwelling would only impact the adjacent occupiers of at no.47 and no.51. I do not consider any other neighbours would be affected. I therefore set out below my response to the impact on both below.

## No.47 Barrow Road

- 8.13 The impact on no.47 would be significantly reduced compared to the previous scheme, in my view. No.47 would, due its layout, be set between 17.4 metres (front) and 19 metres (rear) from the proposed dwelling. This level of separation combined with the reduction in the depth and revised roof form would not result in the proposed dwelling having a significant adverse impact on the residential amenity of the occupiers of no.47. It is understood that no.47 use the side garden area as their main amenity area, and there are concerns the proposed dwelling would have a detrimental impact on the outlook from this area and cause overshadowing. The southern boundary of no.47 is defined by a mixed group of semi mature trees such as Silver Birch and conifers. There is a gap in the boundary that would be partly enclosed by the proposed dwelling which is a concern of the occupier of no.47. The applicant has produced a shadow study, which demonstrates that the impact from the proposed dwelling would be felt during the winter solstice when the sun is at its lowest. The applicant has not included the existing trees in the study. The shadow study appears to show that the existing dwelling causes overshadowing during this winter solstice. The proposed dwelling would, during this time, cause additional overshadow which would extend to the rear amenity area. The proposed dwelling would not cause any overshadowing at other times of the year, particularly the spring equinox and summer solstice. According to the Site Layout Planning For Daylight and Sunlight: A guide to good practice (2011 2nd edition), it recommends that at least half of the 'amenity areas' which includes back gardens, should receive at least two hours of sunlight on 21 March." The garden area of no.47 would receive significantly more than two hours of sunlight during this time. I am therefore satisfied that whilst the proposed dwelling will cause some overshadowing, the degree of overshadowing, particularly during spring and summer, would not be significant enough to warrant refusal.
- 8.14 The outlook from the side garden area would be altered by the introduction of the proposed dwelling, as it would partly enclose the gap in the boundary. However, in my view, due to the level of separation and reduction in depth from the previous scheme, it would be difficult to argue the proposed dwelling would have such an adverse impact on outlook, particularly as the occupier

of no.47 would maintain an uninterrupted eastern outlook. I therefore do not consider the impact on outlook would be significant enough to warrant refusal.

- 8.15 In terms of overlooking, the northern elevation of the proposed dwelling includes two small windows which would serve a dressing room and en-suite. These are not habitable rooms. Nevertheless, I have recommended a condition (3) for these windows to be obscure glazed and for any opening to be restricted to 45 degrees. The windows in the rear elevation including dormer would not in my view cause any loss of privacy as setting back of the dwelling would reduce the amount of garden space that would be overlooked. The proposed dwelling would not cause any more overlooking than the existing dwelling. Therefore, in my view, subject to obscure glazing condition (3), the proposed development would not cause any significant loss of privacy by overlooking of the private garden area of no.47.

#### 51 Barrow Road

- 8.16 The proposed dwelling would be located north of no.51 and therefore would not cause any significantly levels of overshadowing.
- 8.17 No.51 has a single storey side extension which is located adjacent to the side boundary with no.49. The proposed dwelling would maintain a similar level of separation from the boundary as the existing dwelling (800mm). However, the proposed dwelling would project past the rear elevation of no.51 by approx. 4.5 metres at two storey level. The main two storey element of no.51 is located approx. 5 metres from the side boundary with no.49 and would be approx. 5.8 metres from the side elevation of the proposed dwelling. Having stood in the garden of no.51 and looked towards the northern boundary, the proposed dwelling would be highly visible. However, unlike no.47, no.51 does not have a side garden area. The main garden space is to the rear and the outlook from the rear (east) of the dwelling is uninterrupted. The additional depth of the proposed dwelling beyond no.51 would not cut across the 45 degree rule. I am therefore satisfied that, whilst the proposed dwelling would be noticeable on the northern boundary, it would not have a significantly adverse impact on the residential

amenity of the occupier no.51 in terms of outlook or overbearingness.

8.18 In terms of overlooking, the southern elevation of the proposed dwelling contains a window at first floor which would serve a bathroom. This window would face onto the gable end of no.51. Nevertheless, as with no.47, I have recommended a condition (3) for this window to be obscure glazed and for any opening to be restricted to 45 degrees. This in my view would prevent any overlooking issues.

8.19 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

8.20 The proposed new house provides a high-quality living environment, appropriate in this setting, and an appropriate standard of residential amenity for future occupiers, and I consider that in this respect it is compliant with Cambridge Local Plan (2006) policies 3/7 and 3/12.

### **Refuse Arrangements**

8.21 The proposal is to incorporate the refuse receptacle within the integral garage.

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

### **Highway Safety**

8.23 The applicant has demonstrated on plan that adequate visibility splays and car parking dimensions can be accommodated.

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

## **Car and Cycle Parking**

### **Car parking**

- 8.25 The proposal includes an integral garage and there would be enough space in the driveway to accommodate at least two more.

### **Cycle parking**

- 8.26 The proposed dwelling makes provision for four cycles to be stored within the garage. There is also enough space within and around the dwelling to accommodate additional spaces.
- 8.27 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

## **Third Party Representations**

- 8.28 I have addressed most of the comments received by third party representation in the above section. However, I set out below the comments that I have not addressed.

<b>Representation</b>	<b>Response</b>
Concerns with the impact of the ridge height and set back will make nearby houses appear smaller in comparison;	I have addressed this point in paras 8.5 and 8.6 of my report.
Height of proposed dwelling compared to no.51 and other existing houses would increase its prominence;	I have addressed this point in paras 8.5 and 8.6 of my report.
The staggered layout of no.49,51 and 53 would be altered;	I have addressed this point in para 8.6 of my report.
Very high density and high ridge height which would appear out of place and out of keeping in relation to other houses;	The proposed dwelling would fit comfortably with this plot without appearing overdevelopment. The increased ridge height would not be significant enough to make the dwelling appear out of place and would add variation into the street scene.

Proposed height would make a negative contribution to surrounding area;	I have addressed this point in paras 8.5 and 8.6 of my report.
The proposed dwelling should be moved west and lowered in height;	The proposal to set the dwelling further back from the original footprint would not have a significant adverse impact on the adjoining neighbours.
Proposed ridge height 1 metre above surrounding properties would set a poor precedent;	This is incorrect. The increase in ridge height would be 0.7 metres. Each planning application is considered on its own merits.
Impact residential amenity	See paragraphs 8.10 to 8.17
Overshadow the footpath;	The proposed dwelling would increase the level of overshadowing over the footpath however, this would only apply to a small section of the path and the path is already enclosed by boundary vegetation. I do not consider the additional impact would be significant enough to warrant refusal.

## Planning Obligations

8.29 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.

- 8.30 This application was received prior to the High Court ruling on 31 July 2015, which quashed the ministerial statement from the Department of Communities and Local Government in late November 2014 that S106 contributions should not be sought from developments of fewer than 11 homes. Whilst this means that new S106 contributions can once again be considered for housing developments of 10 homes or less, the implications of the S106 pooling constraints, which came into effect from 6 April 2015, also need to be taken into account.
- 8.31 Given the Council's previous approach to S106 contributions (based on broad infrastructure types within the City of Cambridge), the pooling constraints mean that:
- S106 contributions have to be for projects at specific places/facilities.
  - The amount of S106 contributions secured has to relate to the costs of the project for mitigating the development in the context of the capacity of existing facilities serving the development.
  - Councils can no longer sign up to any more than five new S106 contributions (since 6 April 2015) for particular projects to mitigate the impact of development.
- 8.32 The Council is, therefore, now seeking S106 contributions for specific projects wherever practicable, but this does not mean that it will be possible to seek the same number or amount of contributions as before. In this case, for example, there has not been enough time, since the High Court ruling, to identify suitable specific on-site projects. Council services are currently reviewing and updating their evidence bases to enable more S106 contributions for specific projects to be recommended in future. More details on the council's approach to developer contributions can be found at [www.cambridge.gov.uk/s106](http://www.cambridge.gov.uk/s106).

## **9.0 CONCLUSION**

- 9.1 The proposed replacement dwelling would make a positive contribution to the street scene and area. It is accepted that it is an improvement on the existing. The design, scale and layout of the proposed dwelling is considered to be of high quality and would not appear out of keeping or have an adverse impact on the residential amenity of the adjoining neighbours.



- 9.2 The applicant has demonstrated that the proposed dwelling would not cause significant levels of overshadowing over the adjacent gardens. The proposed dwelling has also been revised from its original inception to mitigate the impact on the residential amenity of the adjoining occupier. The scale and roof form has been reduced from the original scheme and there are no habitable room windows that would cause overlooking.

## **10. RECOMMENDATION**

**APPROVE** subject to completion 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 driveway hereby approved shall be constructed using a bound material for the first 6m from the back of the adopted public highway, to prevent debris spreading onto the adopted public highway. Once constructed the driveway shall thereafter be retained as such.

Reason: In the interests of highway safety in accordance with Policy 8/2 of the Cambridge Local Plan 2006.

5. The driveway hereby approved shall be constructed so that its falls and levels are such that no private water from the site drains across or onto the adopted public highway. Once constructed the driveway shall thereafter be retained as such.

Reason: for the safe and effective operation of the highway in accordance with Policy 8/2 of the Cambridge Local Plan 2006.

6. 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).

7. 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.

8. 2.0 x 2.0 metres visibility splays shall be provided as shown on drawing no.02 PL3. The splays are to be included within the curtilage of the new dwelling. One visibility splay is required on each side of each 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.

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

Reason: In the interests of highway safety.

10. 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)

11. There should be no collection or deliveries to the site during the demolition and construction stages outside the hours of 0800 hours and 1800 hours on Monday to Friday, 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

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

12. 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)

13. 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

14. 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)

15. 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)

16. The windows on the south and north elevations 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 and shall have restrictors to ensure that the window cannot be opened more than 45 degrees beyond the plane of the adjacent wall and shall be retained as such thereafter.

Reason: In the interests of residential amenity (Cambridge Local Plan 2006 policies 3/4 and 3/12 or 3/14).

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

**INFORMATIVE:** Notwithstanding any consent granted under the relevant planning act/s, the applicant is advised that before any works are carried out on any footway, carriageway, verge or other land forming part of the public highway the express consent of Cambridgeshire County Council as the Local Highway Authority will be required. All costs associated with any construction works will be borne by the developer.

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

**INFORMATIVE:** Dust condition informative

To satisfy the condition requiring the submission of a program of measures to control airborne dust above, the applicant should have regard to:

-Council's Supplementary Planning Document - "Sustainable Design and Construction 2007":  
<http://www.cambridge.gov.uk/public/docs/sustainable-design-and-construction-spd.pdf>

-Guidance on the assessment of dust from demolition and construction

[http://iaqm.co.uk/wp-content/uploads/guidance/iaqm\\_guidance\\_report\\_draft1.4.pdf](http://iaqm.co.uk/wp-content/uploads/guidance/iaqm_guidance_report_draft1.4.pdf)

-Control of dust and emissions during construction and demolition - supplementary planning guidance

[https://www.london.gov.uk/sites/default/files/Dust%20and%20Emissions%20SPG%208%20July%202014\\_0.pdf](https://www.london.gov.uk/sites/default/files/Dust%20and%20Emissions%20SPG%208%20July%202014_0.pdf)