

<b>Application Number</b>	15/1728/FUL	<b>Agenda Item</b>	
<b>Date Received</b>	5th October 2015	<b>Officer</b>	Mr Amit Patel
<b>Target Date</b>	30th November 2015		
<b>Ward</b>	Coleridge		
<b>Site</b>	11 Lichfield Road Cambridge CB1 3SP		
<b>Proposal</b>	Change of use of three bedroomed semi-detached dwelling to HMO (8 rooms). Part two storey part single storey rear extension (following demolition of garage) and roof extension incorporating rear dormer.		
<b>Applicant</b>	71 Greville Road Cambridge CB1 3QJ		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"><li><input type="checkbox"/> Other properties in the area have been extended</li><li><input type="checkbox"/> The end use fits with the residential character of the area</li><li><input type="checkbox"/> The increase in 2 people over the permitted development of 6 people (C4 HMO) would not give rise to harmful impact</li><li><input type="checkbox"/> There is room on site to accommodate the bin and bike storage</li><li><input type="checkbox"/> The site is outside a Controlled Parking Zone</li></ul>
RECOMMENDATION	APPROVAL

## 1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The site is 11 Lichfield Road. It is a two storey dwelling located on the north side of the road. The area is residential in character. Properties benefit from front and rear gardens but generally the front garden is used for car parking.

- 1.2 The site falls outside a Conservation Area. The building is not listed or a Building of Local Interest. There are no tree preservation orders on the site. The site falls outside the controlled parking zone.

## **2.0 THE PROPOSAL**

- 2.1 The application seeks approval for the demolition of the existing single-storey garage and replace to it with a two-storey extension. To the rear the existing single-storey element will be replaced with a part two-storey and part single-storey element. The two-storey and single-storey elements will be part width but will combine to extend the full width of the existing building.

- 2.2 The proposal will also add a full width dormer over the extension and the existing roof.

- 2.3 The current house is a three bed-room semi-detached house and the change of use would increase this to an 8 bedroom House in Multiple Occupancy.

- 2.4 Councillor Herbert has commented:

a) the two storey extension is overlarge and overly dominant to both no 9 and no 15 Lichfield Road

b) the combination of the extensions proposed at the rear is ugly and poor design

c) the overall conversion from a 3 bed home into an 8 bed HMO is overdevelopment and not consistent with the character of the adjacent properties.

## **3.0 SITE HISTORY**

**None**

## **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, 3/11 5/1, 5/2, 5/7 8/2, 8/6, 8/10 10/1

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
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)

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 car parking may lead to dispute within the household. The applicants need to show car parking spaces measuring 2.5m by 5m. No highway safety concern but may have amenity impact.

### **6.2 Environmental Health**

The proposal is acceptable subject to conditions relating to construction hours, deliveries, piling and waste management. Informatives relating to Housing Health and Safety, Management of HMO, Licensing are also recommended.

### **6.3 Drainage**

The proposal is acceptable subject to a condition.

### **6.4 Head of Streets and Open Spaces (Landscape Team)**

The proposal is unacceptable due to the impact on the street scene, access and servicing, scale and massing, landscaping.

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

## 7.0 REPRESENTATIONS

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

- ☐ 1 Lichfield Road
- ☐ 2 Lichfield Road
- ☐ 3 Lichfield Road(x2)
- ☐ 4 Lichfield Road
- ☐ 4A Lichfield Road
- ☐ 5 Lichfield Road
- ☐ 6 Lichfield Road (x3)
- ☐ 7 Lichfield Road
- ☐ 8 Lichfield Road
- ☐ 9 Lichfield Road
- ☐ 10 Lichfield Road
- ☐ 12 Lichfield Road
- ☐ 14 Lichfield Road
- ☐ 15 Lichfield Road
- ☐ 17 Lichfield Road
- ☐ 18 Lichfield Road (x3)
- ☐ 21 Lichfield Road
- ☐ 23 Lichfield Road
- ☐ 24 Lichfield Road
- ☐ 25 Lichfield Road
- ☐ 29 Lichfield Road
- ☐ 32 Lichfield Road
- ☐ 34 Lichfield Road
- ☐ 37 Lichfield Road
- ☐ 39 Lichfield Road
- ☐ 41 Lichfield Road
- ☐ 42 Lichfield Road
- ☐ 44 Lichfield Road (x2)
- ☐ 46 Lichfield Road
- ☐ 49 Lichfield Road
- ☐ 57 Lichfield Road
- ☐ 65 Lichfield Road

7.2 The representations can be summarised as follows:

### *Principle*

- ☐ The loss of a much needed family home is a concern
- ☐ Does not accord with policy 5/7

- ☐ Need for family homes and precedent

#### *Character and Context*

- ☐ The extensions are not in keeping with the character of the area

#### *Residential Amenity*

- ☐ Increase in noise
- ☐ Impact on light and overshadowing
- ☐ Loss of Privacy

#### *Highway Safety*

- ☐ Congestion on the road lead to hazards
- ☐ Number of bins on highway could cause public highway issues

#### *Drainage*

- ☐ Impact on drainage system

#### *Other*

- ☐ Doesn't align with the emerging local plan
- ☐ Developers would buy houses and convert them which will mean that it will be out of reach from ordinary families
- ☐ Standard of maintenance and repair likely to be affected
- ☐ There will be no social cohesion

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
3. Residential amenity
4. Refuse arrangements
5. Highway safety

6. Car and cycle parking
7. Sustainable Drainage
8. Third party representations

### **Principle of Development**

- 8.2 Comments have been received regarding the loss of family housing and setting a precedent. The conversion of this property is not considered to be loss of housing as the proposal is still providing a residential use but to a different social group than a family. On this basis I do not consider a precedent would be set.
- 8.3 The proposal seeks to convert an existing house into a House in Multiple Occupation. Policy 5/7 of the Cambridge Local Plan (2006) is relevant. The policy states such proposals will be permitted subject to:
- a. The potential impact on the residential amenity of the local area;
  - b. Suitability of the building or site;
  - c. Proximity of bus stop and pedestrian and cycle routes, shops and local services.
- 8.4 Criterion (a) of the above is discussed in depth later but criteria b and c are considered acceptable. In relation to criterion b, this is a three storey building and Housing Standards have commented that the site is acceptable for the proposed use. I consider there is room to accommodate the bins and cycle parking on site.
- 8.5 In relation to part (c) the site is close to Coleridge Road. There is good provision for public transport as well as pedestrian and cycle routes along Coleridge Road. The site is close to Mill Road and Cherry Hinton Road which have a variety of shops and other local services in the area.
- 8.6 Subject to the assessment in terms of design, residential amenity and amenity space and servicing, in my opinion, the principle of the development is acceptable and in accordance with policies 3/14 and 5/7.

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

### Response to context

8.7 Policy 3/14 allows for extension to properties subject to the proposal not having a harmful impact upon:

- a. reflect or successfully contrast with their form, use of materials and architectural detailing;
- b. do not unreasonably overlook, overshadow or visually dominate neighbouring properties;
- c. retain sufficient amenity space, bin storage, vehicular access and car and cycle parking; and
- d. do not adversely affect listed buildings or their settings, the character or appearance of conservation areas, gardens of local interest, trees or important wildlife features.

8.8 The proposal is to extend the rear of the house with a part two storey and part single-storey extension and convert the house into a 8 person House in Multiple Occupancy. The rear extensions are subservient to the existing house, in that they are set lower than the existing ridge height and finished with pitched and hipped roofs. This reflects the roof designs in the area. Comments have been received that the proposed side extension and rear extensions do not fit into the character of the street or surrounding area. The proposal to the side is a pitched roof which is the same as the existing house and this side element is set back from the front elevation. The rear parts will not be visible in the street and will appear subservient to the main house as the ridge line is set down. I do not consider that this is unacceptable and subject to the use of matching materials (condition 6) I consider that the proposal will fit well into the surrounding context and would accord with policy 3/14.

### Movement and Access

8.9 The proposal seeks to create a rear access which does not exist now, by demolishing the existing garage and setting the proposed side extension off the common boundary. This will allow movement around the existing building and routes to the rear garden area for the future occupiers and is therefore acceptable.

8.10 Cycle parking is provided on site in the rear garden. This will be in a safe and secure location. Being located close to amenities of Mill Road and Cherry Hinton Road, as well as walking and



cycling routes and close to public transport route I consider that the proposal is in a good sustainable location.

### Open Space and Landscape

- 8.11 The site benefits from a front and rear garden. The front garden is to be used for car parking but the rear is a private garden for use by the proposed occupants. The site benefits from a large garden to the rear and with the proposed extensions, I consider that the garden area left is ample to provide cycle parking and private amenity space.
- 8.12 The Landscape Officer has commented that the proposal is not acceptable. I do not agree with their advice as the proposal meets the policies of the Local Plan and fits into its context as discussed above. I agree that the hard and soft landscaping can be better aligned to allow for a high quality environment and this can be controlled by condition and I therefore recommend condition. 5.

### Elevations and Materials

- 8.13 Comments have been received regarding the poor design of the extensions. The proposed extensions, to the side and rear are to be finished in matching materials. The block glass window to the front will be different in the street scene. However, this element is set back from the front elevation and I consider that the approach taken to the fenestration is acceptable as it will be read as an addition. The external materials will be matching and therefore I think the contemporary approach is acceptable in this instance.
- 8.14 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11 and 3/14.

### **Residential Amenity**

Impact on amenity of neighbouring occupiers

- 8.15 The Environmental Health team have commented that the proposal is acceptable subject to conditions relating to construction hours (7), deliveries (8), piling (9) and waste management (10) and informatives covering Housing Health and Safety (14), Management of HMO (15), Licensing (16).

- 8.16 Comments have been received that the proposal for a 8 person HMO can contain 16 people and create noise and disturbance. I consider that a condition to control the number of people to a maximum of 8 (Condition 4) and a management plan (Condition 3) can overcome these concerns. I therefore do not consider that this would be a reasonable reason for refusal. In addition, the Environmental Health, Housing and Licensing Team have enforcement powers if such situations arise.

#### Relationship with adjacent dwellings

- 8.17 The side and rear two-storey elements are located close to the common boundary with number 9 Lichfield Road. No. 9 is located west of the application site and has a single-storey garage abutting the common boundary with the application site. There are side first-floor windows to number 9 but these appear to serve landing or are secondary windows. There will be a separation gap of 4m from proposed extension to these windows.
- 8.18 Number 15 Lichfield Road is to the east of the site and will have the single-storey element adjacent to it. The two-storey element will be set off this boundary by 2m. Number 15 has a single-storey extension that is adjacent to the boundary, where the proposed single-storey element will be positioned.

#### Overshadowing/loss of light

- 8.19 The applicants have provided a shadow study relating to the proposed extensions. It shows that the majority of the shadowing will occur within the plot and there will be some to number 9 in the early hours, but this will be over the garage area and number 15 in the later hours of the day. I consider that as this will only be limited to these times and to these areas that the impact of overshadowing would not be significantly harmful.

#### Overlooking/loss of privacy

- 8.20 There will be a glass panel and window in the roof extension looking towards number 9. These windows serve the stairs and landing and therefore will be obscure glazed and non-openable. Subject to this condition 13, I consider that there will not be a significant loss of privacy.

- 8.21 There will be new windows in the rear elevation of the proposed two-storey extension that will give an outlook over the neighbours gardens. However, there are already first-floor windows that give an outlook over the neighboring gardens and therefore this will not be significantly different and I consider this acceptable.

#### Enclosure/loss of outlook

- 8.22 The two-storey element will be positioned close to the common boundary with number 9. It will extend beyond the single-storey garage at number 9 by 2.6m but is set lower than the main ridge and has a hipped and pitched roof. The majority of the two-storey element will be shielded by the single-storey garage and therefore the proposal will not have a harmful impact on number 9 through outlook and enclosure.
- 8.23 The two-storey element will be set off the common boundary with number 15 by 2.5m and benefits from a single-storey extension itself. The plans show that the two-storey element does not encroach on the 45 degree assessment from the habitable window at first-floor and therefore I consider that there will not be a harmful impact on this neighbour.

#### Noise and disturbance

- 8.24 Comments have been received that the proposal will increase the noise and disturbance due to the proposal having increased the number of people living at the property. Although this may be the case the applicant has permitted development rights to convert the property into a six person House in Multiple Occupancy (HMO). There will be an additional two people over the permitted development right. I do not consider that an additional two people above that allowed under permitted development rights would create the significant noise that the neighbours are concerned about. As mentioned previously there will be a management plan, see condition 3, as well as environmental health powers in place to overcome the concerns that have been raised and I consider this acceptable.

#### Overspill car parking

- 8.25 Comments have been received that the proposal is likely to increase on street parking demands and leading to highway safety hazards. The site is outside a controlled parking zone and therefore anyone can park in the street. The Highway Authority have also commented that there would not be a Highway Safety problem with the change of use and increased people and I agree with their advice.
- 8.26 The proposal is to have two car parking spaces on site. Although there are no measurements shown and the Highways have requested that a plan showing two spaces measuring 2.5m by 5m be shown, I consider that there is room on site to accommodate the two car parking spaces but should be noted that this is an existing situation.
- 8.27 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

- 8.28 The proposal seeks to create individual units with shared kitchen/dining/sitting facility. The size of rooms within the proposed building will provide for a bed, storage and work space. There will be room to move around these spaces. In addition to this the occupiers will benefit with large communal garden space and I consider that this will provide a high quality living environment.
- 8.29 The plans show that the rooms are of a sizeable area the smallest of which is room 1, which measures 3.2m by 4m equating to 12.8m<sup>2</sup>. The area of amenity space provided roughly measures 13m by 3m at the narrowest point and equates to 39m<sup>2</sup>.
- 8.30 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 3/14.

## **Refuse Arrangements**

- 8.31 The plans show that there will be a dedicated bin area to the front of the property. Comments have been received that this is not characteristic of the area and there is not sufficient space for storage, which will encroach into the highway causing a hazard.
- 8.32 The Environmental Team has concluded that the bin store can be conditioned so that ample room is provided. I agree with their advice as there is room on site to provide a bin store area.
- 8.33 Having visited the site I noted that other properties store their bins to the front of their properties. I therefore consider that the solution of a bin store to the front is acceptable.
- 8.34 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

## **Highway Safety**

- 8.35 Comments have been received regarding car parking causing a hazard on the highway. The local Highway Authority have commented that the proposal will not have a highway safety issue and therefore I accept the advice given.
- 8.36 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/2.

## **Car and Cycle Parking**

### *Car Parking*

- 8.37 The Highway Authority have commented that the car parking to the front needs to be within a 2.5m by 5m space. I note that this area is already used as car parking but can be accommodated. There are no parking standards specifically relating to HMO's. Due to the proximity to local amenities, and bus and cycle links, I consider the level of parking provision to be acceptable in this location.
- 8.38 I consider that being in a sustainable location and the level of car parking is not on a 1 to 1 basis the occupants should be

informed that the City has a Car Club which could be used to alleviate the need for cars and add this as an informative (17).

### *Cycle Parking*

- 8.39 A covered and secure store is provided for bike storage to the rear. I consider that this is acceptable and there is room on site to accommodate this but require a block plan showing the stands and spacing within this store to accommodate 8 bikes. I recommend a condition for this further information (12).
- 8.40 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

### **Sustainable Drainage**

- 8.41 Comments have been received that the proposal will add to the drainage system. This is not specifically a planning matter but the issue of sustainable drainage is. The Sustainable Drainage Officer has commented that the proposal is acceptable subject to condition 11. I consider this acceptable and attach a condition.

### **Third Party Representations**

- 8.42 The concerns raised have been addressed in the main body of the report above.

Principal of development – including appropriate for student accommodation, only for student accommodation, loss of housing, not in accordance with policy 5/7	Covered in paragraphs 8.2 – 8.7
Amenity – including noise and disturbance, overbearing and overlooking, overdevelopment	Covered in 8.11 – 8.15
Traffic – including increased movements will impact on highway safety, increased parking, access	Covered in 8.11 and 8.20 – 8.23
Drainage – Including sustainable drainage	Covered in 8.26 – 8.27
Other – including according	Covered in 8.28 – 8.31.

with emerging plan, developers buying the houses, maintenance and social cohesion	
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- 8.43 Comments have been received that the proposal does not align with the emerging plan. The emerging plan carries little weight in the decision making process as it is not adopted and still out for examination. Therefore it would be difficult to justify refusal on these grounds.
- 8.44 The issue of developers buying houses is a free market decision. The need to control who buys houses cannot be a reason for refusal but the change of use is and has been addressed in the report above.
- 8.45 The maintenance of the property would be for the owners. The need to control this within the planning application is unreasonable and would not be a reason for refusal.
- 8.46 The issue of social cohesion is not a justifiable planning reason as the control of individuals to interact or force to interact will depend upon the person/s and not the use of the property.

## 9.0 CONCLUSION

- 9.1 The proposal is for a side and rear extension and change of use to a 8 person House in Multiple Occupancy. Having assessed the application and taken on board all the comments received, I consider that the proposal is acceptable and accords with the policies with the Cambridge Local Plan (2006) and therefore subject to conditions the proposal is acceptable and I recommend APPROVAL.

## 10.0 RECOMMENDATION

**APPROVE** subject to the following conditions:

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

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

2. The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

3. Prior to the occupation of the building a Management Plan shall be submitted to and approved in writing by the local planning authority. The Management Plan shall then be implemented in accordance with the approved details.

Reason: To protect the amenity of neighbouring occupiers. (Cambridge Local Plan (2006) policies 3/7 and 4/13).

4. The premises shall be used by a maximum of 8 people.

Reason: For the avoidance of doubt, and because use of the building for any other purpose would require re-examination of its impact. (Cambridge Local Plan 2006 policies 3/4, 3/12, 4/13 and 8/2)

5. 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)

6. The extension hereby permitted shall be constructed in external materials to match the existing building in type, colour and texture.

Reason: To ensure that the extension is in keeping with the existing building. (Cambridge Local Plan 2006 policies 3/4, and 3/14)

7. 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)

8. 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)

9. 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)

10. Prior to the commencement of development, full details of the on-site storage facilities for waste including waste for recycling shall be submitted to and approved in writing by the local planning authority. Such details shall identify the specific positions of where wheeled bins, will be stationed and walk distances for residents including the specific arrangements to enable collection from the kerbside or within 5m of the adopted highway/ refuse collection vehicle access point. The approved facilities shall be provided prior to the commencement of the use hereby permitted and shall be retained thereafter unless alternative arrangements are agreed in writing by the local planning authority.

Reason - To protect the amenities of nearby residents /occupiers and in the interests of visual amenity. Cambridge Local Plan 2006 policies 3/12 and 4/13

11. 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 system should be designed such that there is no surcharging for a 1 in 30 year event and no internal property flooding for a 1 in 100 year event + 30% an allowance for climate change. 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.

iii. The surface water drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

Reason: To reduce the risk of flooding in the area. (National Planning Policy Framework (2012) and National Planning Policy Guidance (2014))

12. No development shall commence until full details of large scale parking of bicycles for use in connection with the development hereby permitted have been submitted to and approved by the Local Planning Authority in writing. The agreed facilities shall be provided in accordance with the approved details before use of the development commences.

Reason: To ensure appropriate provision for the secure storage of bicycles. (Cambridge Local Plan 2006 policy 8/6)

13. The windows and glass block wall identified on drawing number D.100.1, D.100.2 and D.100.3 on the southwest elevation at ground/first/second 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 be non-openable and shall be retained as such thereafter.

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

**INFORMATIVE:** The Housing Act 2004 introduced the Housing Health & Safety Rating System as a way to ensure that all residential premises provide a safe and healthy environment to any future occupiers or visitors. Each of the dwellings must be built to ensure that there are no unacceptable hazards for example ensuring adequate fire precautions are installed, habitable rooms without adequate lighting or floor area etc. Further information may be found here:

<https://www.cambridge.gov.uk/housing-health-and-safety-rating-system>

**INFORMATIVE:** Management Regulations apply to all HMOs (whether or not they are licensable) and impose certain duties on managers and occupiers of such buildings. Persons in control of or managing an HMO must be aware of and comply with the Management of Houses in Multiple Occupation (England) Regulations 2006. These regulations stipulate the roles and responsibilities of the manager and also the occupiers of HMOs. Further information may be found here:  
<https://www.cambridge.gov.uk/houses-in-multiple-occupation>

**INFORMATIVE:** The Housing Act 2004 introduced Mandatory Licensing for Houses in Multiple Occupation (HMOs) across all of England. This applies to all HMOs of three or more storeys and occupied by five or more persons forming more than one household and a person managing or controlling an HMO that should be licensed commits an offence if, without reasonable excuse, he fails to apply for a licence. It is, therefore, in your interest to apply for a licence promptly if the building requires one. Further information and how to apply for a Licence may be found here:  
<https://www.cambridge.gov.uk/licensing-of-houses-in-multiple-occupation>.

**INFORMATIVE:** The applicant is encouraged to ensure all future tenants/occupiers of the flats are aware of the existing local car club service and location of the nearest space.