

Application Number	15/1421/FUL	Agenda Item	
Date Received	3rd August 2015	Officer	Michael Hammond
Target Date	28th September 2015		
Ward	Newnham		
Site	Land Adjacent To 4 Grantchester Road Newnham Cambridge		
Proposal	The erection of a new dwelling following demolition of the existing garage and shed, with associated access and landscaping.		
Applicant	Mr & Mrs John Petter		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> - The proposed dwelling is of a relatively modest scale and design and is sensitive to the importance of the adjacent listed buildings by way of its subservient scale and appearance compared to these listed buildings. - The proposed dwelling would not adversely overlook, visually dominate or overshadow any neighbouring properties. - The proposal would not harm the adjacent Site of Local Nature Conservation Importance or the County Wildlife Site.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 The application site is comprised of a wedge-shaped parcel of land situated between no.4 and no.2 Grantchester Road. To the north of the site are nos.2 and 2b Grantchester Road which are both Grade II listed buildings and separated from the application site by a mature hedge along the boundary. To the south of the

site lies no.4 Grantchester Road which is a two-storey dwelling. Bolton's Pit Lake is situated to the west of the application site. The surrounding area is predominantly residential in character and is formed of detached and semi-detached properties set back from the edge of Grantchester Road.

- 1.2 The site falls within Flood Zone 2.
The site falls within a Smoke Control Order Area.
Bolton's Pit Lake to the west of the site is a County Wildlife Site and Site of Local Nature Conservation Importance.

2.0 THE PROPOSAL

- 2.1 The proposal, as amended, seeks planning permission for the erection of a single-storey dwelling and associated access and landscaping, following the demolition of the existing garage.

- 2.2 The proposed dwelling would be designed with a flat roof measuring 4.65m to the ridge of the roof lantern. The proposed dwelling would have two-bedrooms, bathrooms, a study and a kitchen/ sitting room. A covered bike and bin store would be sited at the front of the proposed dwelling and would measure 2.5m to the ridge with a flat roof. One car parking space would also be provided at the front of the site. The proposed dwelling would be designed in gault brick with an English cross bond and a Green roof with a lead flat roof to the lantern and porch.

- 2.3 The application is accompanied by the following supporting information:

1. Design Statement
2. Heritage Statement
3. Ecology Report
4. Arboricultural Report
5. Drainage Information
6. Drawings

3.0 SITE HISTORY

Reference	Description	Outcome
C/84/0425	ERECTION OF SINGLE-STOREY DWELLING UNIT AND GARAGE (AMENDED BY LETTER AND DRAWINGS NO. 984:01A and B DATED 31ST MAY, 1984)	Refused – Appeal Allowed
C/94/0824	ERECTION OF BUNGALOW WITH GARAGE.	Permitted.

A copy of the Inspector's Decision letter in relation to the appeal is attached.

4.0 PUBLICITY

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

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 3/11 3/12 4/3 4/4 4/6 4/7 4/10 4/13 5/1 8/2 8/6 8/10

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

Central Government Guidance	National Planning Policy Framework March 2012 National Planning Policy Framework – Planning Practice Guidance March 2014 Circular 11/95
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 No objection subject to conditions.

Environmental Health

6.2 No objection, subject to conditions.

Urban Design and Conservation Team

6.3 The application is supported as it will not affect the character or special interest of the listed buildings. Therefore it complies with policy 4/10 of the Cambridge Local Plan 2006, subject to condition.

Head of Streets and Open Spaces (Landscape Team)

6.4 No objection, subject to conditions.

Head of Streets and Open Spaces (Sustainable Drainage Officer)

6.5 No objection, subject to condition.

Natural England

6.6 No comment

Environment Agency

6.7 No objection, subject to completion of sequential test. Condition recommended.

Wildlife Trust

6.8 No objection, subject to condition.

Nature Conservation Projects Officer

6.9 No objection, subject to conditions.

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:

2 Grantchester Road	2A Grantchester Road
4 Grantchester Road	8 Grantchester Road
16 Grantchester Road	29 Grantchester Road
73 Barton Road	75 Barton Road
Boltons Pit Company Ltd	

7.2 The representations can be summarised as follows:

Design/ Impact on heritage assets

- The proposal would detrimentally harm the setting of the adjacent listed building at no.2 Grantchester Road.
- The proposal is contrary to policy 4/10 of the Local Plan (2006).
- Out of character with surrounding area.

Drainage/ Flooding

- Increase in flood risk
- Increased pressure on drainage

Construction Process

- Potential damage to foundations of neighbouring properties from proposed basement.
- Noise and disturbance during construction.
- Potential damage to listed building during construction from vibrations.
- How will elderly and retired people deal with noise and disturbance of construction on a daily basis?

Highway Safety/ Parking

- Impact of access on highway safety
- Increase in parking pressure on Grantchester Road
- How will contractor vehicles access the site through the narrow access?
- How would fire engines use the narrow access?

Ecology/ Wildlife

- Potential harm to the adjacent nature conservation area during construction.
- What is the anticipated effect of light pollution from the roof lantern on wildlife?

Pollution

- Smoke pollution to neighbouring properties from use of chimney.
- Light pollution from skylights/ lantern.
- Will light shine into bedrooms disturbing sleep?

Other

- Who will be responsible for rectifying any structural problems that arise immediately or in the future?
- Which construction company has experience excavating and drilling at close proximity to a concrete listed house of this unique construction?
- Who will underwrite any damage and will subsequent cost be borne by owners?
- Is the flat roof lower than the existing building when taking into account the roof lantern?
- What is the total height of the proposed building?
- Is the previous granting of planning permission relevant taking into account the listing of 2 and 2a in 2000?
- How will straw bales be sufficient to protect the lake when the working site area is so tight?
- Is a party wall agreement required?
- No consideration of underground kilns/ clay has been made.
- The covenant on the applicants land means they need to gain the approval of the Bolton Pit Company for any development.

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

8.0 ASSESSMENT

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

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

Principle of Development

8.2 The principle of residential development in this location is considered to be acceptable and accords with policy 5/1, as it would be a use that is compatible with surrounding uses. The principle of developing this site for residential development has been established by the previous permissions on this site (C/84/0425 & C/94/0824).

8.3 In my opinion, the principle of the development is acceptable and in accordance with policy 5/1.

Context of site, design and external spaces (and impact on heritage assets)

Response to context

8.4 The application site is situated outside the Conservation Area but is within close proximity to nos.2 and 2A Grantchester Road which are both Grade II listed buildings situated immediately to the north of the application site. As a result, consideration as to

the impact on the setting of these listed buildings needs to be undertaken.

- 8.5 No.2 and No.2A were originally built from between 1961-1964 with No.2A being purely residential whilst no.2 was also used as a house with a studio for use by Professor Sir Colin St John Wilson, the architect of the buildings. These properties were the first houses in Britain built of ferro-concrete blocks and are reflective of the functional and austerity based principles of the post-war modernism movement. The buildings are designed externally with concrete columns with the ground-floor being recessed behind the building line of the first-floor.
- 8.6 To the east and south of the site, residential properties are typically two-storeys in scale and designed with either pitched or hipped roofs. The surrounding area is relatively eclectic in terms of detailed design as properties are designed in a range of brick types and renders, and some properties are orientated with the gable end facing towards the road whilst others are set perpendicular to this.
- 8.7 The Conservation Team has been consulted in respect of the impact on the setting of the adjacent listed buildings. In their response, they have explained how the northern boundary of the site is very clearly defined on historic mapping as never being part of the curtilage of the listed buildings and that the existing structure have no connection to the listed buildings. They also state that the low level of the building, its position within the site and design are not considered to detract from the character or special interest of the listed buildings and therefore is not considered to have a negative impact on their setting. When viewed from the street, the listed buildings would dominate and draw the eye, and from the lake looking towards the buildings, the gardens to nos.2 and 2A do not go to the lake and therefore any views from there towards the developments would not be unduly affected by the new dwelling.
- 8.8 I agree with the reasoning provided by the Conservation Team and consider the proposal to respect the setting of the adjacent listed buildings.

Movement and Access

- 8.9 Cycle and bin storage would be sited to the front of the site in a secure covered outbuilding with a logical route to the public highway for ease of access.
- 8.10 One car parking space would be provided at the front of the site and this means of access and general arrangement is characteristic of properties along this road.

Layout

- 8.11 The proposed dwelling has been recessed behind the main building line of properties along this side of Grantchester Road and projects relatively deep into the garden due to the narrowness of the plot. I consider that positioning the dwelling behind the established building line is acceptable in this instance due to the mitigating effect it has on its impact on the adjacent listed buildings. The proposed dwelling would be less prominent in the street scene than a proposal which was level or proud of the building line and helps the proposed development to read as sensitive and subordinate to the listed buildings. The additional depth into the garden would not, in my opinion, detract from the character of the area due to the lack of visibility of this element of the proposed works from public viewpoints.
- 8.12 The proposal is unorthodox in terms of its internal layout and orientation as the main windows and visual outlook are situated on the west side of the property rather than towards the front of the site. However, given that the proposed dwelling is set back from the road and the natural vista out towards the Lake is set to the west, the orientation of the property seems appropriate for this location.

Scale and massing

- 8.13 The proposed dwelling would be single-storey in scale and would be of a relatively unobtrusive level in terms of visual mass when observed from the street scene due to the constrained width of the plot. Whilst the proposal is noticeably smaller in height compared to that of properties along Grantchester Road, I do not perceive this as being detrimental to the character of the area or to the adjacent listed buildings.

The proposal has been purposefully designed to be of a subservient scale and mass compared to the listed buildings so as to ensure that the view of the listed buildings from public viewpoints is not drawn away or diverted by the proposed dwelling. In this circumstance I consider the proposed approach to scale and massing to be appropriate for the site and surrounding area and not harmful to the character of the wider area.

Open Space and Landscape

- 8.14 The proposal would involve the removal of four trees on-site and two areas of dense vegetation. The vast majority of trees to the west of the proposed dwelling would be retained and the more prominent tree situated along the front boundary would also be retained. The hedgerows along the south and north boundaries would also be retained. As none of the existing trees or other plantings on site are protected, I do not consider the loss of these features to warrant refusal as they could be removed without the benefit of planning permission or any other consent. The retention of the hedgerow boundaries with neighbouring properties is supported as it helps to retain a level of privacy between neighbouring properties and a suitable green buffer between the site and the listed buildings.

Elevations and Materials

- 8.15 The proposed pergola at the front of the dwelling and the integrated bins and cycle storage would be designed with oak posts with weatherboarding and a lead flat roof. As the proposed pergola and storage is relatively modest in scale and mass and would be set back from the street, I consider the proposed materials for this element of the proposed works to be appropriate.
- 8.16 The proposed dwelling would be designed with a flat green roof which helps to alleviate the proposed loss of vegetation on the site and provide green views for the upper floors of the adjacent listed building at no.2A. Gault brick with an English cross bond would be used on the walls with plinth details and parapet wall cappings to be constructed with simple stone details. Again, the street is relatively heterogeneous in terms of materials and the two buildings either side of the site contrast one another. The proposed use of gault brick would not appear out of character

with the surrounding area and the implementation of a green roof would help alleviate the impact of building over this densely vegetated site when viewed from the adjacent listed building.

8.17 The fenestration of the elevation appears residential in character, particularly the west elevations where the rhythm of the long-glazed windows divided by the columns of the rear porch element provide a distinct residential sense of character. As described in the layout section of this assessment, the front elevation of the proposal could be argued to lack an active frontage and be fairly plain in its detailing. Nevertheless this modest approach to elevation treatment is outweighed by the benefit of the vast outlook to the west and the overall need for the site to be sensitive and inconspicuous when viewed against the adjacent listed buildings.

8.18 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11, 3/12 and 4/10.

Residential Amenity

Impact on amenity of neighbouring occupiers

8.19 The main consideration is the impact of the proposed development on the two adjacent properties at nos.2A and 4 Grantchester Road

No.2A Grantchester Road

8.20 No.2A is situated immediately to the north of the application site and is comprised of a two-storey residential property with rear (west) facing ground and first-floor level windows, as well as ground and first-floor level windows on the rear return element which face toward the application site.

8.21 In respect of potential overlooking, I do not consider the proposed dwelling would have any harmful visual outlooks across to this neighbour. The only window on the north elevation of the proposed dwelling would be a groundfloor level bedroom window which would only look out onto the boundary treatment between the two properties and would not have expansive views into the garden or windows of this neighbour.

- 8.22 The proposal will not be perceived as visually dominant from the amenity space and rear windows of this neighbouring property. The upper section of the proposed dwelling and the roof lantern will likely be visible from this neighbouring property. The proposed dwelling would be set over 3m from the nearest window of no.2A and is generally fairly respectful in terms of its height as the main mass of the house would be no greater than 4m in height (excluding the roof lantern).
- 8.23 Similar to the aforementioned paragraph, the general mass and scale of the proposed development is not likely to cause a significant degree of overshadowing over this neighbouring property. There is already a high level of boundary treatment between the two sites and the additional scale and mass from the proposed dwelling will not exacerbate the levels of overshadowing to such a degree as to warrant refusal of the application.

No.4 Grantchester Road

- 8.24 No.4 Grantchester Road is comprised of a two-storey detached property situated to the south of the site. This neighbour does have several north facing windows which face towards the site although these do not appear to serve habitable rooms as the main outlooks for this neighbour are to the east and west.
- 8.25 The proposed dwelling would have three windows which face out towards this neighbouring property, but these windows all serve as means of light for the corridor and entrance of the dwelling and so there would not be any harmful overlooking caused by these windows.
- 8.26 The proposed dwelling would likely be visible from the rear habitable windows of no.4. However, as the proposed dwelling is single-storey in scale and the hedge line between the two properties would be retained, I am of the opinion that the proposal would not be perceived as visually dominant from this neighbouring property.
- 8.27 No.4 is situated to the south of the proposed dwelling and so I do not consider there will be any harmful overshadowing cast over this neighbouring property.

8.28 In my opinion the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and I consider that it is compliant with Cambridge Local Plan (2006) policies 3/4 and 3/7.

Amenity for future occupiers of the site

8.29 The proposal would provide a two-bedroom dwelling with adequate outlooks for all habitable rooms and a generous provision of outdoor amenity space for future occupiers. The site is within close proximity of nearby bus stops and cycle routes into the city centre from Barton Road to the north of the site. Sufficient cycle parking has been proposed and the site would provide one parking space for the new dwelling.

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 3/12.

Flooding

8.31 It is noted that representations have been made in relation to the potential flooding and drainage pressures that the proposal could cause.

8.32 The Drainage Officer and Environment Agency had both originally raised objections to the applications due to the absence of a sequential test which is required as the application site falls within a flood zone. Following the submission of the sequential test the Drainage Officer was satisfied with the proposed information, subject to condition. In respect of this consultee's expert advice in this area, I am minded to agree with this and consider that the likely increase in flooding and drainage pressures caused by the proposal will not be so great as to warrant refusal, subject to the implementation of a condition.

Ecology

8.33 It is noted that concerns have been raised from neighbouring properties regarding the potential impact of the proposed dwelling on the Barton Road Pool County Wildlife and Site of

Local Nature Conservation Importance, in particular the light pollution from the roof lantern. The proposed dwelling would be over 25m from the edge of these adjacent wildlife and nature sites.

- 8.34 An ecology report has been submitted with the application and this has been considered by both the Wildlife Trust and the Nature Conservation Projects Officer. The proposed roof lantern would be well shielded from the adjacent lake by the existing mature trees, and the separation distance and domestic use of the proposed dwelling means it is unlikely to cause any harm to the nature or wildlife sites. The Wildlife Trust and the Nature Conservation Projects Officer are both supportive of the proposal, subject to a condition requiring the implementation of the mitigation measures listed in the ecology report. The Nature Conservations Project Officer has also requested a condition requiring details of the internal bat roost features to be provided and this has been recommended. A condition to restrict external lighting along the boundary of the Barton Road Pool County Wildlife Site has also been suggested to avoid harm to bats and this has been recommended accordingly.
- 8.35 In my opinion, subject to conditions, the proposal is compliant with Cambridge Local Plan (2006) policies 4/3, 4/6 and 4/7.

Refuse Arrangements

- 8.36 The refuse arrangements appear satisfactory in both the type and level of provision proposed.
- 8.37 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

Highway Safety

- 8.38 It is noted that objections have been received in relation to the potential highway safety conflict between cars entering and exiting the site and the adjacent footpath. However, as the vast majority of other properties along Grantchester Road are accessed in this manner, I do not consider this arrangement will be any worse than at present. Furthermore, the Highway Authority has raised no objection to the proposal on the grounds of highway safety, subject to a traffic management plan condition, and I am minded to agree with this advice.

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

Car and Cycle Parking

8.40 The proposal would provide one car parking space which is in accordance with the maximum parking standards of the Local Plan (2006). I do not consider that the additional pressures on on-street parking caused by the proposed development will be so great as to adversely impact on neighbour amenity. The proposal would only provide two bedrooms and would provide one off-street parking space which is in accordance with the maximum parking standards.

8.41 Two cycle parking spaces would be provided in a secure covered location, in accordance with the cycle parking standards of the Local Plan (2006).

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

Third Party Representations

8.43 The third party representations have been addressed in the table below:

<u>Comment</u>	<u>Response</u>
The proposal would detrimentally harm the setting of the adjacent listed building at no.2 and 2A Grantchester Road.	These points have been addressed in paragraphs 8.4-8.18 of this report.
The proposal is contrary to policy 4/10 of the Local Plan (2006).	
Out of character with surrounding area.	
Increase in flood risk	See paragraphs 8.31 – 8.32.
Increased pressure on drainage	
Potential damage to foundations of neighbouring properties from proposed basement.	This is a building regulation/ civil matter and is not a planning consideration.

Noise and disturbance during construction.	A construction hour's condition has been included to ensure that works do not take place during unneighbourly hours.
How will elderly retired people deal with noise and disturbance of construction on a daily basis?	
Potential damage to listed building during construction from vibrations.	This is a building regulation/ civil matter and is not a planning consideration.
Impact of access on highway safety.	See paragraph 8.38
Increase in parking pressure on Grantchester Road	See paragraph 8.40
How will contractor vehicles access the site through the narrow access?	The movement of contractor vehicles will be managed through a Traffic Management Plan condition.
How would fire engines use the narrow access?	This is a building regulation matter and is not a planning consideration.
Potential harm to the adjacent nature conservation area during construction.	See paragraphs 8.33 – 8.34.
What is the anticipated effect of light pollution from the roof lantern on wildlife?	
Smoke pollution to neighbouring properties from use of chimney.	The proposed dwelling would be domestic in use and would not result in levels of light or smoke pollution significantly greater than that of other residential properties in this area.
Light pollution from skylights/ lantern.	
Will light shine into bedrooms disturbing sleep?	
Who will be responsible for rectifying any structural problems that arise immediately or in the future?	This is a legal/ civil matter and not a planning consideration.
Which construction company has experience excavating and drilling at close proximity to a concrete listed house of this unique construction?	This is not a planning consideration.
Who will underwrite any damage and will subsequent cost be borne by owners?	This is a legal/ civil matter and not a planning consideration.

Is the flat roof lower than the existing building when taking into account the roof lantern?	The height of the proposed building would be higher than the existing garage building when taking into account the roof lantern.
What is the total height of the proposed building?	The overall height to the ridge of the roof lantern is 4.65m.
Is the previous granting of planning permission relevant taking into account the listing of 2 and 2a in 2000?	The site history is relevant regardless of the date nos.2 and 2A were listed.
How will straw bales be sufficient to protect the lake when the working site area is so tight?	The Wildlife Trust and Ecology Officer are satisfied with the mitigation measures, including the straw bales.
Is a party wall agreement required?	This is a legal/ civil matter and not a planning consideration.
No consideration of underground kilns/ clay has been made.	This is a building regulation matter and not a planning consideration.
The covenant on the applicants land means they need to gain the approval of the Bolton Pit Company for any development.	This is a civil/ legal matter and not a planning consideration.

Planning Obligations (s106 Agreement)

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

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

In bringing forward my recommendations in relation to the Planning Obligation for this development I have considered these requirements.

- 8.45 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.
- 8.46 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.
- 8.47 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.

9.0 CONCLUSION

- 9.1 The proposed dwelling would not detrimentally harm the setting of the adjacent listed buildings at nos.2 and 2A Grantchester and would not harm the character of the wider area.
- 9.2 The adjacent wildlife and nature conservation sites would not be adversely impacted by the proposed development.

- 9.3 The proposed dwelling would provide one off-street car parking space and would not drastically increase the pressure on on-street parking in the surrounding area.
- 9.4 The proposal would not adversely impact the amenity of neighbouring properties.
- 9.5 The proposed dwelling would provide a high quality living environment for future occupiers.

10.0 RECOMMENDATION

APPROVE subject to the following conditions:

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

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

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

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

3. No 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. 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)

5. 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)

6. 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

7. 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.

8. 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.

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 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

11. Before starting any brick or stone work, a sample panel of the facing materials to be used shall be erected on site to establish the detail of bonding, coursing and colour and type of jointing and shall be agreed in writing with the local planning authority. The quality of finish and materials incorporated in any approved sample panel(s), which shall not be demolished prior to completion of development, shall be maintained throughout the development.

Reason: In the interests of visual amenity and to ensure that the quality and colour of the detailing of the brickwork/stonework and jointing is acceptable and maintained throughout the development. (Cambridge Local Plan 2006 policies 3/4 and 3/12)

12. 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 (e.g. furniture, play equipment, refuse or other storage units, signs, lighting); proposed and existing functional services above and below ground (e.g. 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. (Cambridgeshire and Peterborough Structure Plan 2003 policy P1/3 and Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

13. All hard and soft landscape works shall be carried out in accordance with the approved details, and to a reasonable standard in accordance with the relevant recommendation of the appropriate British Standard or other recognised code of good practice. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed by the local planning authority in writing. The maintenance shall be carried out in accordance with the approved schedule. Any trees or plants that, within a period of five years after planting, are removed, die or become in the opinion of the local planning authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved, unless the local planning authority gives its written consent to any variation.

Reason: To ensure provision, establishment and maintenance of a reasonable standard of landscaping in accordance with the approved design. (Cambridgeshire and Peterborough Structure Plan 2003 policy P1/3 and Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

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

Reason: To ensure an appropriate boundary treatment is implemented. (Cambridgeshire and Peterborough Structure Plan 2003 policy P1/3 and Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

15. Prior to commencement of development a scheme for the disposal of surface water drainage shall be submitted to and approved in writing by the local planning authority. The submitted information shall include details of the acceptance of the scheme by Anglian Water. The drainage scheme shall be implemented and maintained throughout the development in accordance with the approved details submitted to the Local Planning Authority and shall not be altered unless otherwise agreed in writing by the local planning authority.

Reason: To minimise flood risk.

16. The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) July 2015, Peter Brett Associates LLP (Ref:32213 FRA Final) and the following mitigation measures detailed within the FRA:
 - a). Finished floor levels are to be raised to 10.70m Ordnance Datum Newlyn (ODN).
 - b). Flood Storage Compensation volume will be no smaller than 1.61m³.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason: To reduce the risk of flooding to the proposed development and future occupants.

17. Prior to commencement of the development full details of the internal bat roost features shall be submitted to and approved by the Local Planning Authority in writing. The development shall be implemented in accordance with the agreed details unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of making adequate provision for the protection of bats, Cambridge Local Plan policy 4/7

18. No external or artificial lighting shall be used along the western boundary of the site adjacent to the County Wildlife Site at any time, unless otherwise agreed in writing by the local planning authority.

Reason: To protect the foraging habitats for bats and other species, Cambridge Local Plan policy 4/7.

19. The mitigation and biodiversity enhancement measures listed on pages 6 and 7 of the Ecology Report dated 12.10.2014 submitted as part of this application (Project no. AEL0941 / Version no. 1.0) shall be fully implemented and maintained thereafter and not altered unless otherwise agreed in writing by the local planning authority.

Reason: To avoid harm to the County Wildlife Site and Site of Local Nature Conservation Importance (Cambridge Local Plan policies 4/3, 4/6 and 4/7)

INFORMATIVE: If during the works, contamination is encountered, works should immediately cease and the LPA should be informed. Contamination shall be fully assessed and an appropriate remediation scheme agreed with the LPA. The applicant/agent will need to satisfy themselves as to the condition of the land and its proposed use, to ensure development is not prejudicial to health.

INFORMATIVE: The principle areas of concern that should be addressed are:

- i. Movements and control of muck away lorries (wherever possible all loading and unloading should be undertaken off the adopted public highway)
- ii. Contractor parking, for both phases (wherever possible all such parking should be within the curtilage of the site and not on street).
- iii. Movements and control of all deliveries (wherever possible 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.

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.

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.