

Application Number	15/2402/FUL	Agenda Item	
Date Received	23rd December 2015	Officer	Mr Sav Patel
Target Date	3rd March 2016		
Ward	Newnham		
Site	25 Grantchester Road Newnham Cambridge CB3 9ED		
Proposal	Demolish existing detached family house. Proposed detached, two storey, single family dwelling, with carport and summer house		
Applicant	Mrs A Sam 54 High Street Little Abington Cambs CB21 6BG		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> - The proposed dwelling is considered to be of high quality design which would improve the appearance of the site, street scene and character of the area; - 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. - The proposed development would not have any significant adverse impact on the residential amenity of the adjacent neighbours.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 The application site, no.25 Grantchester Road, is comprised of a two-storey detached dwelling designed in white render with a tile roof in a hipped form. The dwelling is set back considerably from the road in the centre of the plot and has a long front drive with landscaping on the front boundary. The surrounding area is residential in character and is formed of a range of large detached dwellings with generous garden plots.

1.2 There are no site constraints.

2.0 THE PROPOSAL

- 2.1 The proposal is for the demolition of the existing dwelling and development of a new detached two storey dwelling with summer house in the rear garden and bin and bike store adjacent to the front boundary.
- 2.2 The original submitted scheme has been revised to address concerns officers had regarding the scale of the proposed summerhouse at the rear of the site and the scale of the car port and garage at the front of the property and its impact on the street scene and character of the Grantchester Road, the potential overlooking issues from the first floor balcony at the rear and overlooking issues from the two first floor bedroom windows (excluding bathroom window) in the side (south) elevation of the proposed property.
- 2.3 The revised plans, which have been through the neighbour consultation process, show a reduced scale to the summerhouse which is more in keeping with the summerhouse that was approved under planning permission 15/0987/FUL. The car-port garage at the front of the site has been replaced with a single storey flat roof timber bin and bike store. The first floor balcony on the rear elevation has been maintained but now includes screens on both sides to restrict sideways views. With regards to the first floor bedroom windows in the south elevation, the applicant has agreed to obscure glaze these windows as they are ancillary windows. The bedrooms are served by much larger windows which face the garden and Grantchester Road.

3.0 SITE HISTORY

Reference	Description	Outcome
15/0987/FUL	Two storey side and rear extensions, addition of a double height bay window to the front elevation, and erection of a single storey Summer house.	APPROVED

4.0 PUBLICITY

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

5.0 POLICY

- 5.1 See Appendix 1 for full details of Central Government Guidance, Cambridge Local Plan 2006 policies, Supplementary Planning Documents and Material Considerations.

5.2 Relevant Development Plan policies

PLAN	POLICY NUMBER
Cambridge Local Plan 2006	3/1 3/4 3/7 3/11 3/12 4/4 4/11 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 Planning Policy Statement – Green Belt protection and intentional unauthorised development August 2015
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 objections and recommends the following conditions:

- No unbound materials;
- No gates;
- Manoeuvring area to be free of obstruction;

Environmental Health

6.2 The proposed development is acceptable subject to the following conditions and informatives:

- Construction hours;
- Collection/delivery hours during demolition and construction;
- Piling;
- Dust;
- Dust informative

Head of Streets and Open Spaces (Landscape Team)

6.3 The landscape officer has made the following comments:

- There is a concern about overlooking from the first floor Bedrooms 2 and 3 towards the dwelling and garden of the property to the south.
- There is an existing, implied construction set-back along Grantchester Road. We recommend that all new construction aligns with this implied line.
- We do not support the carport element at the frontage of the proposals. The carport becomes a very dominant feature on the street scene. The majority of the houses in the vicinity do not have a garage, while the ones that do are more integral with the houses. We feel the garage should be more integral to the structure and the structure would benefit from moving forward to the implied set-back to be more in line with other dwellings on Grantchester Road.
- The peak on the summer house is too dominant. The hipped roof at the lower ridge height is effective and more suitable as an ancillary structure to the main house.

Further Information required:

- A tree survey and tree protection plan is required to assess this application.
- Bins have been placed directly outside the service door. This may prove to be unpleasant and is out of keeping with the Recap Waste Management Design SPD which states the location of bins should be in a shaded, well-ventilated area away from windows [and doors]. There should also be space shown for three bins as per the same document.
- Secure bike storage for 3 cycles needs to be shown at minimum in accordance with the Cycle Parking Guide for New Developments (Feb 2010)

Head of Streets and Open Spaces (Sustainable Drainage Officer)

- 6.4 The proposal represents a large increase in impermeable area and there are no indications of surface water drainage disposal methods. The Officer has recommended a surface water drainage condition.
- 6.5 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:

- 16 Grantchester Road;
- 18 Grantchester Road;
- 19 Grantchester Road;
- 24 Grantchester Road;
- 29 Grantchester Road;
- 48B Selwyn Road;

- 7.2 The representations can be summarised as follows:

Comments on original scheme:

Design, scale and layout

- The development is disproportionate to the site;
- Out of scale;
- The development extends beyond the existing building line of adjoining properties;
- The proposed development impinges severely on the existing garden space and would have an adverse effect on the amenity of the neighbourhood;
- Summerhouse is disproportionate in size and contrary to policy 3/4 in terms of siting massing and density;
- The scale of the development would adversely effect the amenity of the site and neighbourhood which is contrary to policy 3/11;

- Summerhouse does not contribute positively to its location due to its scale and form relative to the site and adjoining properties which is contrary to policy 3/12;
- The proposed development is likely to result in the removal of mature trees on the site and significantly reduce the garden area which is contrary to policy 4/11.

Residential amenity

- The summerhouse would have an impact on privacy of adjoining dwellings;
- Inadequate amenity space;

Other matters

- No site notice was displayed and only adjoining neighbours were consulted even though the proposal has wider ramifications

Comments on revised scheme:

Design, scale and layout

- The location of the revised dwelling would appear slightly overbearing;
- The proposal is very big for the area and out of keeping with the more modest proportions around;
- The dwelling extends up to the northern boundary and beyond the existing building line;
- The shed extends to the west boundary and exceeds the building line of other properties in Grantchester Road;
- The revised summerhouse is out of scale with the character of the area;
- The proposed development impinges severely on the existing garden space and would have an adverse effect on the amenity of the neighbourhood;
- Summerhouse is disproportionate in size and contrary to policy 3/4 in terms of siting, massing and density;
- The scale of the development would adversely effect the amenity of the site and neighbourhood which is contrary to policy 3/11;
- Summerhouse does not contribute positively to its location due to its scale and form relative to the site and adjoining properties which is contrary to policy 3/12;
- The proposed development is likely to result in the removal of mature trees on the site and significantly reduce the garden area;
- The summerhouse could be a second dwelling and should be restricted as such by condition;

Residential amenity

- The height of the summerhouse would loom over the patio and garden and so should be removed;
- The three first floor windows would overlook garden of no.27;
- The summerhouse would result in loss of privacy of adjoining properties in Grantchester Road;

- The developments at no.4 and no.26 for new dwellings together with this application will have a significant and adverse effect on residents of Grantchester Road in terms of noise, disruption and inconvenience;

Tree and landscaping

- Loss of all trees on site is regrettable;

Other matters:

- The proposal will increase price of houses in the area and accelerate the rate of change in the social mix of this part of Newnham;
- Loss of diversity in the population is detrimental to Newnham and Cambridge;
- Financial gain

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. Trees
4. Refuse arrangements
5. Highway safety
6. Car and cycle parking
7. Third party representations

Context of site, design and external spaces

8.2 The general site context is characterised by two storey dwellings that are set back from the road with partly landscaped front boundaries. Grantchester Road is also lined with trees on the grass verges. These features make a positive contribution to the street scene of this area.

8.3 The existing dwelling is a modest two storey building that is set well back from the road and within a generous plot. To the rear of the site there are examples of back land developments consisting of one and one and a half storey dwellings.

8.4 The revised proposed dwelling would bring the building footprint closer to Grantchester Road than existing and be set back from the front elevations of the dwellings either side (nos.21 and 27 Grantchester Road). The existing dwelling is set back 20 metres from the road whereas the proposed dwelling would be 15.3 metres from the road. This would result in the proposed dwelling being more prominent not only because of it being closer to the road but also because it will be wider and taller.

- 8.5 The design of the revised proposed dwelling would make a positive contribution to the street scene and the character of the area. The design has responded to the existing character of the area by including features such as projecting gables, a hipped roof, chimney stacks and a subservient flat roof dormer. Concerns have been raised regarding the scale of the proposed dwelling and its proximity to the side boundaries. The dwelling has been designed to respond to each side boundary to minimise its impact. The dwelling has been designed in two parts; a forward project two storey gable and a lower, steep roof section with a half hipped roof. The eaves height of the steeped roof section, which would be located approx. 500mm from the northern boundary with no.21, would be between 2.4 metres and 4.5 metres before returning to a ridge height of 6.9 metres. The hipped roof section would slope away from the boundary as it meets the ridge. The main front elevation of no.21 would be located 10 metres from the proposed dwelling (8.4 metres from the ground floor bay window). At this range and due to the design of the northern elevation of the proposed dwelling, I believe this would result in an acceptable relationship. The visual bulk and appearance of the northern elevation would be broken down by the variation in roof form and lower ridge height. This would in my view reduce the visual bulk and scale of the proposed dwelling on no.21. The northern elevation contains a first floor window which would serve an en-suite. I have recommended an obscure window condition to ensure there is no overlooking impact on the occupiers of no.21.
- 8.6 The south elevation would be set off the southern boundary by 1.865 metres. No.27, which is to the south, has been extended with a two storey side extension with a hipped roof to match the opposite end. This has brought the dwelling closer to the side boundary with the application site. The south elevation of the proposed dwelling is more conventional in design compared to the north elevation in terms of having a consistent eaves and ridge line. The proposed dwelling would project 2.2 metres along the side elevation of no.27. Therefore the visual impact of the dwelling from the side elevation of no.27 would not be significant or appear overbearing. It should also be noted that planning permission to extend the side and rear at two storey of the existing dwelling (no.25) was approved last year. This increased the width of the dwelling and brought it closer to the southern boundary with a consistent eaves height of 5.4 metres and ridge height of approx. 7.6 metres. Whilst the proposed dwelling is deeper, it is lower in height than the approved design and in my view, a better design solution.
- 8.7 The proposed summerhouse which would be located adjacent to the rear boundary of the site, has been revised in terms of its design. The original design contained a large gable element at the centre of the building and was full width of the plot. This gave the building a dominant appearance, which was not considered to be appropriate in the garden setting. The revised the summerhouse is considered to be a modest outbuilding which is set in from the side boundaries and set off the rear boundary. The summerhouse contains two projecting gables at the front and a flat façade

on the rear. The summerhouse is proposed to be used in connection with the main house and there is no intention from the applicant to use this separately as a self contained dwelling. I have nevertheless recommended a condition to restrict it from being used separately. I consider the design and scale of the proposed summerhouse to be acceptable in this back land context and would maintain a generous garden space between the rear of the dwelling and summerhouse which is appropriate for a family dwelling. It should also be noted that planning permission (15/0987/FUL) for a similar summerhouse in this location was approved last year. At the front of the site the proposal include a small timber storage shed which is to be used to store the bin and bikes. The scale of the shed is modest and would not detract from the appearance of the dwelling.

- 8.8 In my view the proposed dwelling has been designed to respond to the site context in terms of the adjoining neighbours and the character of the area. The architectural form of the dwelling incorporates features which are found locally to create a design of dwelling that would enhance the site and make a positive contribution to the street scene and character of the area. The summerhouse would be largely hidden from view and so its impact on the street scene would be limited. The summerhouse would appear as an ancillary outbuilding to the main dwelling without significantly reducing or compromising the amount of usable garden space.
- 8.9 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11 and 3/12.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.10 The main consideration is the impact of the proposed extensions on nos. 21, 23 and 27 Grantchester Road given the proximity of these dwellings to the application site.

Overlooking

- 8.11 The south elevation contains three first floor windows; two serving bedrooms and one serving a bathroom. The existing dwelling contains two bedroom windows in the south elevation which are clear pane. However the new dwelling would be closer to the southern boundary and the application shows these windows with obscure glazing and restrictors. On this basis, I do not consider the proposed dwelling would infringe on the privacy of the occupier of no.27 in terms of overlooking.
- 8.12 The north elevation contains an en-suite window a first floor level which is to be obscure glazed. I have recommended a condition to ensure this window is obscure glazed and has restricted opening. Therefore, there would be no overlooking and loss of privacy on the occupiers of no.21 and 23 Grantchester Road.

- 8.13 The proposed dwelling includes a 1.1 metre projecting balcony on the rear elevation. Following concerns of potential overlooking of neighbouring gardens from sideways views, the applicant has installed screens on each side of the balcony to restrict views into the garden. On this basis, I do not consider the proposed balcony would cause any significant level of overlooking over and above that which already exists. I have recommended a condition for the screening material to be submitted to and approved prior to development.

Overshadowing/loss of light

- 8.14 Due other orientation of the site, the proposed dwelling would not have any overshadowing or loss of light impact on the occupier of no.27 Grantchester Road, as the site is located north of no.27.
- 8.15 The site is, however, located south of no.21 and 23 Grantchester Road. No.21 and 23 are located away from the side boundary with the application site by 9.4 metres (excluding bay window which is 8 metres away) and 10.7 metres, respectively. However, the proposed dwelling would be positioned between both dwellings and so each dwelling would maintain an outlook from the south elevation.
- 8.16 The impact on no.23 would not be significant as the side elevation of the proposed dwelling would extensively be off-set from the south facing elevation of no.23. Therefore, given the level of separation of 10.7 metres and scale of the proposed dwelling adjacent to the northern boundary, I do not consider the proposal would cause significant levels of overshadowing of the garden area of no.23 over and above that which is created by the existing dwelling. The garden of no.23 is likely to receive sufficient daylight and sunlight throughout the day.
- 8.17 With regards to the impact on no.21, the existing dwelling already creates some degree of overshadowing impact on no.21. The proposed dwelling would be located slightly closer to the boundary and be 3.6 metres nearer to the road than the existing dwelling. The proposed dwelling would be 10 metres from the main south elevation of no.21 (8.4 metres from the ground floor bay window). However, the proposed dwelling would be lower in height compared to the existing dwelling. The existing dwelling has an eaves height of 5.4 metres and a ridge height of 7.3 metres. The proposed dwelling would have an eaves height of between 2.4 and 4.5 metres rising to a ridge height of 6.9 metres. The start of the ridge line would be approx. 12.1 metres from the main front elevation of no.21. Therefore, in my view, the proposed dwelling is unlikely to cause a significant adverse level of overshadowing of the side garden and south elevation of no.21 when compared to the existing situation such that it would have an adverse impact on the residential amenity of the existing occupiers.
- 8.18 The proposed summerhouse would be located adjacent to the rear boundary of the site and next to the side elevation of no.48b Selwyn Road. The summerhouse would be set off the boundary by approx. 600mm. The rear elevation would be 4 metres in height with a width of 10.4 metres. The

side gable end of no.48b is located close to the application site boundary. The gable is a blank elevation. As the proposed summerhouse would be located within the width of the side gable of no.48b, I do not consider it would cause any significant overshadowing of any habitable rooms and the garden area of no.48b, such that it would have an adverse impact on the residential amenity of the existing occupiers.

Enclosure/visual dominance

- 8.19 The proposal would bring the proposed dwelling 2.0 metres closer to the side boundary with no.27 than the existing dwelling. However the side elevation of the proposed dwelling would still be set off the boundary with no.27 by 2.2 metres. Whilst the proposed dwelling would be closer to the boundary with no.27 and set further back, I do not consider the proposed dwelling would create a significant adverse sense of enclosure on the residential amenity of the occupiers of no.27, given that this neighbouring property is set off forward of the proposed dwelling.
- 8.20 In terms of no.21 and 23, due to the design of the northern elevation of the proposed dwelling and level of separation, I do not consider that, in this context, the proposed dwelling would appear overbearing such that it would create an adverse sense of enclosure on the residential amenity of the existing occupiers.
- 8.21 The proposed summerhouse would not cause any overbearing impact on the occupiers of no.21, 23 and 27 Grantchester Road due to its levels of separation and position within the site from these existing dwellings. In terms of no.48b Selwyn Road, the summerhouse would not have any adverse impact on the occupier due to its position adjacent to the side gable. Planning permission (15/0987/FUL) has been granted for a summerhouse which is close to the boundary and 2.8 metres in height. I do not consider the proposed dwelling has any features that would adversely affect the residential amenity of the occupier of no.48b.
- 8.22 The proposed dwelling has been designed to ensure the impact on the residential amenity of the occupiers of the dwellings either side and to the rear is not adversely affected. The summerhouse is of a modest scale and would not have any adverse impact on the residential amenity of the surrounding occupiers.
- 8.23 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

- 8.24 The proposed dwelling would provide a high quality living environment for future occupiers due to the level of accommodation within the proposed dwelling and amount of usable outdoor space.

- 8.25 In my opinion the proposal provides a high-quality living environment and an appropriate standard of residential amenity for future occupiers, and I consider that in this respect it is compliant with Cambridge Local Plan (2006) policies 3/7 and 3/12.

Trees

- 8.26 The proposal involves the removal of several trees on-site. It is the applicant's intention to landscape the entire site with hard and soft landscaping. However, the applicant has agreed to carry out replacement planting of native trees to compensate for the loss at the front of the site. I have recommended a hard and soft landscaping condition to ensure comprehensive landscaping details are submitted and agreed prior to development. The loss of the trees at the rear of the site has already been approved by planning permission 15/0987/FUL.
- 8.27 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 4/4.

Refuse Arrangements

- 8.28 The proposal includes provision for three refuse bins which are to be located within a secure enclosure adjacent to the northern boundary. The applicant has also shown that additional provision can be made in the storage shed at the front of the site. There is enough space within the site to accommodate the required level of refuse bins and the proposed location of this is considered to be acceptable.
- 8.29 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

Highway Safety

- 8.30 The proposed dwelling would use the existing access that serve the existing dwelling. No highway safety issues have been raised by the County Highway Authority subject to conditions. As the new dwelling would use the existing access, I have not recommended the conditions suggested by the County Highway Authority.
- 8.31 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/2.

Car and Cycle Parking

Car parking

- 8.32 The site has a deep front drive which has sufficient space to accommodate at least two vehicles and allow them to leave the site in forward gear.

Cycle parking

- 8.33 The proposal includes provision for four cycles to be stored within the storage shed at the front of the site. This is considered to be compliant with the cycle parking guide.
- 8.34 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

Third Party Representations

- 8.35 I have addressed the majority of the third party representations in the above section of the report. These are summarised in the below table:

Representation	Response
Design, Scale and Layout	
The development is disproportionate to the site;	The proposed development is considered to proportionate as it maintain sufficient spacing around the dwelling and provides a generous amount of usable garden space at the rear.
Out of scale;	The proposed dwelling has been revised from the original scheme such that it now appears as a dwelling that responds sympathetically to the site context and is of a scale that is suitable for this site and location.
The development extends beyond the existing building line of adjoining properties;	The proposed revised scheme maintains a position behind no.21 and 27 the same as the existing dwelling. The storage shed at the front is an ancillary structure and would not have any adverse impact on the street scene.
The proposed development impinges severely on the existing garden space and would have an adverse affect on the amenity of the neighbourhood;	See para 8.7
Summerhouse is disproportionate in size and contrary to policy 3/4 in terms of siting massing and density;	The summerhouse has the scale and appearance of an ancillary building that is subservient to the main dwelling.
The scale of the development would adversely effect the amenity of the site and neighbourhood which is contrary to policy 3/11;	The proposed dwelling would enhance the site and improve the street scene of Grantchester Road to the benefit of the neighbourhood.
Summerhouse does not contribute positively to its location due to its scale and form relative to the site and adjoining properties which is contrary to policy 3/12;	The summerhouse would be located at the rear of the site and so would not be entirely visible from the road due to its ancillary scale.
The proposed development is likely to result in the removal of mature trees on	See paras 8.26-8.27

the site and significant reduce the garden area which is contrary policy 4/11.	
The location of the revised dwelling would appear overbearing;	See paras 8.19-8.22
The proposal is very big for the area and out of keeping with the more modest proportions around;	The proposed dwelling is entirely in keeping with the surrounding built form and of high quality design. The scale of the dwelling has been specifically designed to respond to the site context.
<u>Residential amenity</u>	
The height of the summerhouse would loom over the patio and garden of 48b Selwyn Road and so should be removed;	The rear elevation of the summerhouse would face onto the side gable end and so would not have any adverse impact on the patio and garden area.
The three first floor windows would overlooking garden of no.27	These windows are to be obscure glazed.
The summerhouse would result in loss of privacy of adjoining properties in Grantchester Road;	The summerhouse would not result in the loss of any privacy. It should be noted that the principle of a summerhouse in this location has been approved (15/0987/FUL).
The developments at no.4 and no.26 for new dwellings together with this application will have a significant and adverse effect on residents of Grantchester Road in terms of noise, disruption and inconvenience;	Each planning application is considered on its own merits.
<u>Tree and landscaping</u>	
Loss of tree	The applicant has proposed to include some replacement planting to compensate for the loss of the trees at the front of the site. I have recommended a landscaping condition.
<u>Other matters</u>	
The proposal will increase price of houses in the area and accelerate the rate of change in the social mix of this part of Newnham;	This is not a material planning consideration.
Loss of diversity in the population is detrimental to Newnham and Cambridge;	As above.
Financial gain	Not a material planning consideration.

9.0 CONCLUSION

- 9.1 The existing dwelling is in a state of disrepair and is somewhat of an eyesore within the street scene. The proposed redevelopment of the site includes the demolition of the existing dwelling to construct a new five bed dwellinghouse with a detached single storey summerhouse and ancillary storage shed for bin and bikes.

- 9.2 The proposed dwelling has been designed to respond to the architectural character of the area in terms of form and massing but also in terms of the adjacent neighbours. The design and scale of the proposed dwelling is considered to be of high quality such that it would improve the appearance of the site, repair the street scene and make a positive contribution to the area. I have recommended conditions such as to materials, hard and soft landscaping and boundary treatment to ensure the overall site makes an improvement to the site and character and appearance of the area.
- 9.3 The proposed dwelling has also been designed to mitigate its impact on the adjacent neighbours. The roof form in the north elevation facing no.21 and 23 has been designed in such a way to break down the massing and visual dominance of the dwelling. I am satisfied that this has been done successfully such that the proposed dwelling would not have a significant adverse impact on the residential amenity of the occupiers. The same with no.27 which has been extended to the side at two storey bringing it closer to the site boundary. I do not consider the proposed dwelling would have any significantly adverse impacts on the residential amenity of the occupiers of no.27. The proposed summerhouse at the rear of the site has been revised and is now proposed to be positioned within the width of the side gable of no.48b Selwyn Road so as it does not appear overbearing. The scale of the proposed summerhouse would have no adverse impact on the residential amenity of the other surrounding occupiers. Planning permission (15/0987/FUL) has been granted for a similar summerhouse in this location.

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 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. 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 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), where relevant. Soft Landscape works shall include planting plans; written specifications (including cultivation and other operations associated with tree, plant and grass establishment); schedules of trees and plants, noting species, tree and 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)

5. 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. (Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

6. 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)

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. 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

11. Prior to the commencement of development a scheme for surface water drainage works shall be submitted to and approved in writing by the local planning authority. The details shall include an assessment 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 the National Planning Policy 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 + an allowance for climate change. The submitted details shall include the following:

1) 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;

2) A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The approved details shall be fully implemented on site prior to the first use/occupation and shall be retained thereafter.

Reason: To ensure appropriate surface water drainage. (Cambridge Local Plan 2006 policy 4/16)

12. Prior to occupation of the development hereby approved details of the side screens for the first floor balcony on the rear elevation shall be submitted to and agreed in writing by the Local Planning Authority. The details shall include the type of material, size of the screens, how they would be attached to the building and a maintenance plan. The screens shall be installed and maintained in accordance with the approved details.

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

13. The windows on the south and north elevation 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).

14. The summerhouse hereby approved shall only be used for purposes incidental to the occupation of the main dwellinghouse and shall at no time shall it be used for sleeping purposes or be independently occupied.

Reason: If the summerhouse were to be slept in or used as separate unit of accommodation it could give rise to harm to adjoining residential amenity and provide a poor level of amenity for its intended occupiers (Cambridge Local Plan 2006 policies 3/4, 3/10 and 3/12).

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

-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