

Application Number	10/1222/FUL	Agenda Item	
Date Received	1st December 2010	Officer	Mr Eze Ekeledo
Target Date	26th January 2011		
Ward	Castle		
Site	19 The Crescent Cambridge Cambridgeshire CB3 0AZ		
Proposal	Erection of a dwelling.		
Applicant	6 Europa Court Sheffield Business Park Sheffield South Yorkshire S9 1XE		

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 19 The Crescent is a detached house on the north east side of the Crescent, which is accessed off Storeys Way. It is one of four dwellings of similar design that were erected in 2000/2001. To the north of the site is an access road serving an electricity sub-station beyond which lies the garden of 63 Storeys Way, which fronts Storeys Way. To the west is 71 Storeys Way which also fronts Storeys Way and which has a comparatively shallow rear garden. The principle garden area associated with no. 71 is to the south of the plot. To the east is 1 Fuller Way which sits slightly forward of 19 The Crescent and fronts Fuller Way, which is a cul-de-sac. To the south of the site is The Crescent, which serves the rear of numbers 1 to 17 The Crescent that front Storeys Way. Numbers 12, 14 and 15 sit immediately to the south of the site. There is no number 13 The Crescent.
- 1.2 The site is not allocated within the Cambridge Local Plan (2006), and falls outside the controlled parking zone. It falls just outside Storeys Way Conservation Area, which lies to the north and includes 63 Storeys Way. There are a number of small

trees on the site, but none of them are protected by a Tree Preservation Order. The building is not listed or a Building of Local Interest

2.0 THE PROPOSAL

2.1 Full planning permission is sought for the demolition of the existing house and garage on the site and the construction of a replacement house and garage. The existing house has suffered from structural problems and the foundations appear to have failed. It is vacant at present and cannot be inhabited.

2.2 The new house will be three storeys in height with a non-habitable loft space. It will be of a very similar design/appearance to the existing house, the key differences being as follows:

Floor layouts

Floor Level	Existing house	Proposed House
Ground Floor Area	160 sq metres	204 sq metres
Ground Floor	Garage, Utility Room, Office/Bedsit	Garage, Utility Room, Family Room, Games Room and Study
First Floor	Guest Bedroom over Garage. Lounge, Dining Room, Kitchen and roof terraces to front and rear over garage	Dining Room over Garage, Reception Room, Bedroom, Kitchen and roof terrace over garage to rear only
Second Floor	Four Bedrooms and Bathrooms	Four Bedrooms and Bathrooms
Loft Space	None	Storage

Front Elevation

- Removal of roof terrace and bringing forward of first floor front elevation to side projection by 2 metres to align with front of garage.
- Omission of patio doors and replacement with a two light casement window to first floor side projection facing south.
- Insertion of clear glazed window to first floor facing south.
- Alteration to fenestration to provide clear glazed south facing window to serve the loft space to meet the needs of the future occupier who is understood to be interested in astronomy.
- Addition of solar panel on roof of side projection.

West Side Elevation (facing 71 Storeys Way)

Increase in extent of western end of side projection to accommodate increase in depth. The existing arrangement presents a terrace and the side wall of the house to the neighbours at no. 71. The wall around the terrace is 4 metres above ground level; the eaves set back 2 metres at 5.5 metres and the ridge at 7 metres. The proposed arrangement will provide for a side wall 5.5 metres to eaves and 7.5 metres to ridge, 6 metres wide.

The amount of obscure glazing in the west elevation is reduced. A single clear glazed window is shown in the same position as an existing clear glazed window serving the Reception Room. The stairs serving the rear terrace have been removed and access is internal only.

North Rear Elevation (facing 63 Storeys Way)

The reduced garden depth allows the introduction of windows serving the Games Room and Utility Room at ground floor level. Additional clear glazed windows at first, second and loft level and Juliet balconies at second floor level. The provision of a screen return on the first floor roof terrace.

East Side Elevation (facing 1 Fuller Way)

Additional clear glazed ground floor windows facilitated by change in level of garden.
Amended locations and sizes of windows.
Three obscure glazed rooflights at loft level.

The Rear Garden

The rear garden is to be excavated to provide level access from the rear of the house and a retaining wall provided.

- 2.3 During the course of determination the application was amended to reduce the size of the new first floor window on the front elevation from a three light to two light casement and to provide a return screen to the roof terrace as described above.
- 2.4 The application is accompanied by the following supporting information:
1. Design and Access Statement
 2. Renewable Energy Feasibility Report
 3. Drawings

3.0 SITE HISTORY

Reference	Description	Outcome
C/00/0125/RM	Erection of 3 houses with private gardens.	APC
C/98/1021/OP	Outline application for erection of 5 dwellings.	APC

- 3.1 The site was the subject of enforcement action when the existing dwelling was under construction. This related principally to the obscure glazing of windows and screening of the roof terrace.

4.0 PUBLICITY

4.1 Advertisement:	No
Adjoining Owners:	Yes
Site Notice Displayed:	No
Public Meeting/Exhibition (meeting of):	No
DC Forum	No

5.0 POLICY

Central Government Advice

- 5.1 **Planning Policy Statement 1: Delivering Sustainable Development (2005):** Paragraphs 7 and 8 state that national

policies and regional and local development plans (regional spatial strategies and local development frameworks) provide the framework for planning for sustainable development and for development to be managed effectively. This plan-led system, and the certainty and predictability it aims to provide, is central to planning and plays the key role in integrating sustainable development objectives. Where the development plan contains relevant policies, applications for planning permission should be determined in line with the plan, unless material considerations indicate otherwise.

5.2 Planning Policy Statement 3: Housing (2006): Sets out to deliver housing which is: of high quality and is well designed; that provides a mix of housing, both market and affordable, particularly in terms of tenure and price; supports a wide variety of households in all areas; sufficient in quantity taking into account need and demand and which improves choice; sustainable in terms of location and which offers a good range of community facilities with good access to jobs, services and infrastructure; efficient and effective in the use of land, including the re-use of previously developed land, where appropriate. The statement promotes housing policies that are based on Strategic Housing Market Assessments that should inform the affordable housing % target, including the size and type of affordable housing required, and the likely profile of household types requiring market housing, including families with children, single persons and couples. The guidance states that LPA's may wish to set out a range of densities across the plan area rather than one broad density range. 30 dwellings per hectare is set out as an indicative minimum. Paragraph 50 states that the density of existing development should not dictate that of new housing by stifling change or requiring replication of existing style or form. Applicants are encouraged to demonstrate a positive approach to renewable energy and sustainable development.

5.3 Planning Policy Statement 3: Housing has been reissued with the following changes: the definition of previously developed land now excludes private residential gardens to prevent developers putting new houses on the brownfield sites and the specified minimum density of 30 dwellings per hectare on new housing developments has been removed. The changes are to reduce overcrowding, retain residential green

areas and put planning permission powers back into the hands of local authorities. (June 2010)

- 5.4 **Planning Policy Statement 5: Planning for the Historic Environment (2010):** sets out the government's planning policies on the conservation of the historic environment. Those parts of the historic environment that have significance because of their historic, archaeological, architectural or artistic interest are called heritage assets. The statement covers heritage assets that are designated including Site, Scheduled Monuments, Listed Buildings, Registered Parks and Gardens and Conservation Areas and those that are not designated but which are of heritage interest and are thus a material planning consideration. The policy guidance includes an overarching policy relating to heritage assets and climate change and also sets out plan-making policies and development management policies. The plan-making policies relate to maintaining an evidence base for plan making, setting out a positive, proactive strategy for the conservation and enjoyment of the historic environment, Article 4 directions to restrict permitted development and monitoring. The development management policies address information requirements for applications for consent affecting heritage assets, policy principles guiding determination of applications, including that previously unidentified heritage assets should be identified at the pre-application stage, the presumption in favour of the conservation of designated heritage assets, affect on the setting of a heritage asset, enabling development and recording of information.
- 5.5 **Planning Policy Statement 22: Renewable Energy (2004):** Provides policy advice to promote and encourage the development of renewable energy sources. Local planning authorities should recognise the full range of renewable energy sources, their differing characteristics, location requirements and the potential for exploiting them subject to appropriate environmental safeguards.
- 5.6 **Circular 11/95 – The Use of Conditions in Planning Permissions:** Advises that conditions should be necessary, relevant to planning, relevant to the development permitted, enforceable, precise and reasonable in all other respects.

5.7 East of England Plan 2008

SS1: Achieving Sustainable Development
T9: Walking, Cycling and other Non-Motorised Transport
T14: Parking
ENV7: Quality in the Built Environment
ENV6: The Historic Environment
ENG1: Carbon Dioxide Emissions and Energy Performance
WM6: Waste Management in Development

5.8 Cambridge Local Plan 2006

3/1 Sustainable developments
3/4 Responding to context
3/6 Ensuring coordinated development
3/7 Creating successful places
3/11 The design of external spaces
3/12 The design of new buildings
4/11 Conservation Areas
4/13 Pollution and amenity
5/1 Housing provision
5/4 Loss of housing
8/6 Cycle parking
8/10 Off-street car parking
8/16 Renewable energy

5.9 Supplementary Planning Documents

Cambridge City Council (May 2007) – Sustainable Design and Construction:

5.10 Material Considerations

Area Guidelines

Storeys Way Conservation Area Appraisal (2008)

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

6.1 No objection, however the garage is of limited depth and would not accommodate many models of vehicle currently in production. It is noted that the size of the garage is as existing.

Head of Environmental Services

- 6.2 Concern is raised regarding the noise impact of the electricity sub station and a noise survey is recommended. No objection in principle subject to conditions to control construction hours, deliveries during construction, control of airborne dust, piling and storage of waste. There are no contaminated land issues.

Historic Environment Manager

- 6.3 No objection.

Environment Agency

- 6.4 No objections.

Anglia Water

- 6.5 No comments received.
- 6.7 The above responses are a summary of the comments that have been received. Full details of the consultation responses can be inspected on the application file.

7.0 REPRESENTATIONS

- 7.1 The owners/occupiers of the following address has made representations:

71 Storey's Way

- 7.2 The representations can be summarised as follows:

The first floor window in the main part of the house should be obscure glazed to prevent overlooking of sunbathing/barbecue area of the garden to no. 71.

The need for the first floor rear roof terrace to be screened to a minimum height of 1.8 metres.

Windows to the front elevation facing The Crescent should be obscure glazed to control overlooking and loss of privacy.

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 the Conservation Area
3. Renewable energy and sustainability
4. Residential amenity
5. Refuse arrangements
6. Highway safety
7. Car and cycle parking
8. Third party representations
9. Planning Obligations Strategy

Principle of Development

Demolition of existing house

8.2 The existing house does not benefit from any specific protection e.g it is not a Building of Local Interest. Planning permission is required for its demolition because it is a dwelling house, however I have no objections to the demolition because the structural integrity of the house has clearly failed and it cannot be occupied. Given the need for housing this situation should not be allowed to prevail.

Proposed development

8.3 The principle for developing a dwelling on the plot of land has been established by the outline permission ref: C/98/1021/OP approved February 1999 and reserved matters permission ref: C/00/0125/RM approved May 2000. The area surrounding the site is predominately residential and in my view the principle of residential development here is acceptable and in accordance with policy 5/1 of the Cambridge Local Plan and updated central government advice in Planning Policy Statement 3 'Housing' (2010). The lost accommodation resulting from the demolition

of the existing house is to be replaced by more than an equivalent amount of new floorspace and therefore the proposals accord with policy 5/4 of the Cambridge Local Plan.

- 8.4 The presence of the existing dwelling on the site is a significant material consideration in the assessment of the impact of the proposed dwelling. My assessment, therefore, focuses on the differences between the two houses in terms of their context, impact on the amenities currently enjoyed by neighbours and ancillary facilities.

Context of site, design and external spaces and impact on the Conservation Area

- 8.5 In my view the differences that I have identified in paragraph 2.2 above will not have a significant impact on the overall design of the building and the site context. Although the new house will look different to the existing one it will not have any additional impact on the setting of the Conservation Area to the north. The Conservation Officer shares this view.
- 8.6 The most significant visual impact in the streetscene of The Crescent will result from the changes to the front elevation. The overall height of the main part of the house is not changing and the mass and proportions of the gable end are remaining the same. The increase in the roof height of the side projection by 0.5 metres and the bringing forward of the first floor to align with the garage will make this part of the building appear more dominant but it will still remain visually ancillary to the main house and will be an acceptable addition to the street. The changes to the fenestration on the front elevation will also result in a change to the appearance of the building but again these are acceptable.
- 8.7 In my opinion, subject to conditions to secure the use of suitable external materials and boundary treatment (conditions 2, 3 and 12), the proposal is compliant with East of England Plan 2008 policy ENV7, Cambridge Local Plan 2006 policies 3/4, 3/12 and 4/11 and with government guidance in PPS1 and PPS3.

Renewable energy and sustainability

- 8.8 Since the application proposes only 428.77m² of total floorspace, the proposal does not need to address policy 8/16.

However the application is accompanied by a renewable energy feasibility report, which concludes that the proposed dwelling has approximately 24m² south facing pitched roof with potential of being utilised for solar thermal array, and proposed solar thermal panels on the roof of the proposed building could achieve an 8.73% reduction in CO₂ emissions from the development. Although the application does not propose to implement this technology in their report, the applicants suggest that energy efficiency measures taken with this technology were it implemented would result in a saving of 537kg of CO₂ per annum compared to a notional building satisfying the minimum requirements of the Building Regulations. I am of the view that the applicants' feasibility report regarding energy efficiency and sustainable energy generation is to be welcomed. However it is not possible to secure implementation via planning condition in my view.

Residential Amenity

Impact on amenity of neighbouring occupiers

8.9 There are four potential issues regarding overlooking/enclosure which have been introduced as a result of the amendments to the plans:

- overlooking from the windows at first and second floor level on the west elevation of the building towards the garden and barbecue area at 71 Storey's Way.
- overlooking from the first floor rear roof terrace and the north facing French doors of the building down through the ground floor lounge windows at 71 Storey's Way.
- overlooking from first floor dining room windows directly above the garage on the south elevation of the building towards the garden and barbecue area at 71 Storey's Way and enclosure from additional mass of side projection
- overlooking from the windows at third/loft floor level on the east elevation of the building towards the garden area at 1 Fuller Way.

I have considered each of these impacts as follows in reaching my recommendation:

Overlooking from first and second floor windows on the west elevation

- 8.10 In common with the existing house, with the exception of one clear glazed window serving a room on the first floor of the main building, all windows in the west elevation are to be obscure glazed. The clear glazed window sits 7 metres off the boundary with 71 Storeys Way. The applicant has been requested to either omit this window or provide obscure glazing to it but has declined to do so. Given that the existing clear glazed window in this position is of the same size and already overlooks the garden of 71 Storeys Way I think it unreasonable to base a refusal of planning permission on the grounds of overlooking from this window because there will be no additional impact. I have recommended a condition to require the submission and approval of the glass to be used for the glazing of these windows and their permanent retention as obscure glazed windows.

Overlooking from the first floor rear roof terrace

- 8.11 A 1.8 metre high screen fence is shown on the amended plan along the full west elevation of the roof terrace and for 1.2 metres along its northern elevation. In my view this screen will control the potential for overlooking from the roof terrace and the Dining Room towards 71 Storeys Way. I have recommended a condition to secure the submission and approval of details of the screen fence prior to implementation and provision of the screen prior to occupation of the dwelling.

Overlooking from first floor dining room windows on the south elevation

- 8.12 The bringing forward of the first floor front elevation to align with the garage does change the relationship between the proposed house and 71 Storeys Way in two ways. First there will be an additional level of enclosure resulting from the increased mass of the west elevation and second the first floor windows will be closer to the private garden area serving 71 Storeys Way because the front terrace is to be removed.
- 8.13 In my view the additional enclosure will not have a significant impact on residential amenity because the additional mass

created will not be extensive. The impact of the windows serving the dining room is more balanced. The existing terrace affords views into the private garden of 71 Storeys Way however this terrace would probably not be used all year round. The Dining Room window has been reduced in size compared with that originally proposed and given its size and the relationship of this window to the frontage, it is my view that the degree of potential overlooking is not sufficient to justify a recommendation of refusal. It would not be appropriate to obscure glaze the window as suggested by the resident of 71 Storeys Way because the room that it serves is a habitable room.

Overlooking from the windows at third/loft floor level on the east elevation

- 8.14 The existing windows serving the east side of the building are all clear glazed. Although the position of windows is changing I do not consider that there is any justification for the obscure glazing of these windows. The proposed velux windows in the west roof slope are shown as obscure glazed and I have recommended a condition to secure the retention of glazing as obscure.
- 8.15 In my opinion, subject to conditions to control obscure glazing and the terrace screening (conditions 10 and 11) and those recommended by the Environmental Health Officer to control the impact of construction works (conditions 4, 5, 6, 7 and 9), the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and I consider that it is compliant with East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4 and 3/7.

Amenity for future occupiers of the site

- 8.16 I do not consider that the alterations that have been made to the plans will reduce the level of amenity afforded to the future occupiers of the house. The changes to the garden will provide a more useable outside space and additional floor space and windows at ground floor will improve the internal space.
- 8.17 The Environmental Health Officer has raised concern about potential noise impact from the electricity sub-station at the rear. However this is an existing arrangement and I do not consider it

reasonable to impose a condition to require further assessment or mitigation.

- 8.18 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 East of England Plan 2008 policy ENV7 Cambridge Local Plan 2006 policies 3/7 and 3/12.

Refuse Arrangements

- 8.19 Waste and recycling storage space are proposed in the area adjacent to the main site entrance. In my view the space provided is adequate, and the arrangement proposed is satisfactory. I acknowledge that collection vehicles will cause some obstruction to the highway, but this does not represent a worsening of the current situation.
- 8.20 In my opinion, subject to a conditions to secure detailed provision (condition 8), the proposal is compliant with East of England Plan 2008 policy WM6 and Cambridge Local Plan 2006 policy 3/12.

Highway Safety

- 8.21 The arrangements for site access are not changing and the Highways Authority officer has raised no objections on the grounds of highway safety. In my view, the proposal is in accordance with East of England Plan 2008 policy T14 and Cambridge Local Plan 2006 policy 8/2.

Car and Cycle Parking

- 8.22 There is space within the site for two cars to be parked, one in the garage and one on the drive. Space for the parking of four cycles is provided in the garage. This provision is as existing and accords with the adopted Car Parking Standards. In my opinion the proposal is compliant with East of England Plan 2008 policy T9 and with Cambridge Local Plan 2006 policies 8/6 and 8/10.

Third Party Representations

- 8.23 I have addressed the issues raised by the occupier of 71 Storeys Way above, in the section relating to Residential Amenity.

Planning Obligation Strategy

- 8.24 A Planning Obligation is not required because the proposed dwelling is the same size as the existing and its occupation will not place an additional burden on community infrastructure.

9.0 CONCLUSION

- 9.1 The application is for the demolition of an existing dwelling and the construction of a replacement dwelling to a similar design. There will be no significant additional impacts on residential amenity. The development accords with the Development Plan and I have considered material considerations the key one of which is the presence of the existing house. Approval is recommended.

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. 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. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4, 3/12 and 3/14)

3. 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. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4 and 3/12)

4. Except with the prior written agreement of the local planning authority in writing no construction work or demolition shall be carried out or plant operated other than between the following hours: 0800 hours to 1800 hours 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. Before the development hereby permitted is commenced details of the following matters shall be submitted to and approved by the local planning authority in writing.

- i) contractors access arrangements for vehicles, plant and personnel,

- ii) contractors site storage area/compound,

- iii) the means of moving, storing and stacking all building materials, plant and equipment around and adjacent to the site,

- iv) the arrangements for parking of contractors vehicles and contractors personnel vehicles.

Thereafter the development shall be undertaken in accordance with the approved details.

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

6. Except with the prior agreement of the local planning authority in writing, there should be no collection or deliveries to the site during the demolition and construction stages outside the hours of 0700 hrs and 1900 hrs on Monday - Saturday and there should be no collections or deliveries on Sundays or Bank and public holidays.

Reason: Due to the proximity of residential properties to this premises and that extensive refurbishment will be required, the above conditions are recommended to protect the amenity of these residential properties throughout the redevelopment in accordance with policies 4/13 and 6/10 of the Cambridge Local Plan (2006)

7. No development shall commence until a programme of measures to minimise the spread of airborne dust and mud from the site during the 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 neighbours and highway users, and to avoid pollution. (Cambridge Local Plan (2006) policies 3/4, 4/13 and 8/2)

8. 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 wheelie bins, recycling boxes or any other means of storage will be stationed and the arrangements for the disposal of waste. 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 in accordance with policies 4/13 and 6/10 of the Cambridge Local Plan (2006)

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 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 – Part 4: “COP for noise and vibration control applicable to piling operations”, development shall be carried out in accordance with the approved details.

Reason: Due to the proximity of this site to existing residential premises and other noise sensitive premises, impact pile driving is not recommended and to protect the amenity of these residential properties throughout the redevelopment in accordance with policies 4/13 and 6/10 of the Cambridge Local Plan (2006)

10. Prior to the commencement of development, full details of the glass to be used for obscure glazing to all windows shown as to be obscure glazed on the approved plans, including samples, shall be submitted to and approved by the local planning authority in writing. The obscure glazed windows shall be fitted with the approved obscure glass prior to first occupation of the dwelling hereby approved and shall be retained as obscure glazed window thereafter unless other wise agreed in writing by the local planning authority.

Reason: To prevent overlooking of adjacent occupiers and to protect residential amenity. (Cambridge Local Plan (2006) policies 3/4 and 3/12).

11. Prior to the commencement of development, full details of the screen to be erected to the west and north sides of the first floor rear terrace shall be submitted to and approved by the local planning authority in writing. The proposed screening shall not be less than 1.8 metres high when measured from the top of the wall surrounding the terrace, shall extend along the full length of the west side and shall extend a minimum of 1.2 metres along the northern side. The screen shall be erected in accordance with the approved details prior to first occupation of the dwelling hereby approved and shall be retained thereafter unless otherwise agreed in writing by the local planning authority.

Reason: To prevent overlooking of adjacent occupiers and to protect residential amenity. (Cambridge Local Plan (2006) policies 3/4 and 3/12)

12. 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 approved details.

Reason: To ensure an appropriate boundary treatment is implemented. (Cambridge Local Plan (2006) policies 3/4, and 3/12.

INFORMATIVE: The Housing Act 2004 introduces 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.

The dwelling must be built to ensure that there are no unacceptable hazards for example ensuring adequate fire precautions are installed, all habitable rooms have adequate lighting and floor area etc.

The applicant/agent is advised to contact housing standards at Mandela House, 4 Regent Street, Cambridge and Building Control concerning fire precautions, means of escape and the HHSRS

Reasons for Approval

1. This development has been approved, conditionally, because subject to those requirements it is considered to conform to the Development Plan as a whole, particularly the following policies:

East of England plan 2008: SS1; T9; ENV6 and 7 and ENG1;

Cambridge Local Plan (2006): 3/1; 3/4; 3/6; 3/7; 3/11; 3/12; 4/11, 4/13; 5/1, 5/4, 8/6, 8/10 and 8/16;

2. The decision has been made having had regard to all other material planning considerations, none of which was considered to have been of such significance as to justify doing other than grant planning permission.

These reasons for approval can be a summary of the reasons for grant of planning permission only. For further details on the decision please see the officer report online at www.cambridge.gov.uk/planningpublicaccess or visit our Customer Service Centre, Mandela House, 4 Regent Street, Cambridge, CB2 1BY between 8am to 6pm Monday to Friday.

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

Under Section 100D of the Local Government Act 1972, the following are “background papers” for each report on a planning application:

1. The planning application and plans;
2. Any explanatory or accompanying letter or document from the applicant;
3. Comments of Council departments on the application;
4. Comments or representations by third parties on the application as referred to in the report plus any additional comments received before the meeting at which the application is considered; unless (in each case) the document discloses “exempt or confidential information”
5. Any Structure Plan, Local Plan or Council Policy Document referred to in individual reports.

These papers may be inspected on the City Council website at:
www.cambridge.gov.uk/planningpublicaccess

or by visiting the Customer Service Centre at Mandela House.