

Application Number	17/1299/FUL	Agenda Item	
Date Received	25th July 2017	Officer	Michael Hammond
Target Date	19th September 2017		
Ward	Abbey		
Site	63 Ditton Walk Cambridge CB5 8QD		
Proposal	Erection of 2no self contained flats & 1no duplex		
Applicant	Mr Ian Purkiss		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> - The proposed development would enhance the character and appearance of the area. - The proposed works would respect the amenities of neighbouring properties. - The proposal would provide an acceptable living environment for future occupants.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site consists of a vacant parcel of land situated on the west side of Ditton Walk. There was previously a single-storey warehouse building on the site, set back from the frontage, but this has since been demolished. The red line boundary for the application site does not include a rectangular section of land to the rear. This area of land, whilst in the applicant’s ownership, is not part of the proposed development site.

- 1.2 To the west of the site is an existing car repair use with a large front forecourt area and beyond this use there are other commercial uses. To the east is a terrace of two storey dwellings with deep rear gardens, particularly no.65 and 67. To the north-east of the site is a recent development of a three storey residential apartment block and car parking area.

- 1.3 The residential form of the area is characterised by mainly two storey Victorian semi-detached and terrace houses, which are set back from the highway with small front threshold spaces. There are several recent infill houses and small scale residential developments along Ditton Walk and nearby to the site.
- 1.4 The application site is not located within any designated area of constraint and there are no listed buildings nearby. However, to the north of the site is Stourbridge Common which is a protected open space and within the Conservation Area.

2.0 THE PROPOSAL

- 2.1 Planning permission is sought for the erection of three residential flats on the application site. The proposed flats would be situated within a two-and-a-half storey brick building that takes the form of a detached dwellinghouse. It would measure approximately 5.6m to the eaves and 9.7m to the ridge of the pitched roof.
- 2.2 The ground-floor of the proposed building would host 2no. one-bedroom flats, each accessed independently. There would be an additional entrance on the side which would lead up to a duplex two-bedroom flat situated over the first-floor and loft level. There would be a rear amenity space area which is shown as three private amenity spaces with individual bin and cycle storage points. The table below provides the internal size of each unit:

Flat no.	Size
1	39.7m ²
2	45.6m ²
3	68.1m ²

- 2.3 The proposed development is very similar to a previously permitted scheme (16/1825/FUL) on this site which was granted permission for 4no. one-bedroom dwellings. The only significant alterations consist of a change to the rear external amenity space, changes to the side window and door arrangement, and change from part-pitched, part-flat roof to a single flat-roof on the single-storey rear element.

- 2.4 There is also a further extant permission on this site (15/2196/FUL) which was granted planning permission for 3no. flats (1no. two-bedroom and 2no. one-bedroom).
- 2.5 The proposal has been amended following concerns raised by officers regarding the narrow width of the side access and limited provision of external amenity space at the rear of the site.

3.0 SITE HISTORY

Reference	Description	Outcome
16/1825/FUL	Erection of 4 No. self contained units following demolition of the existing workshops with associated refuse, cycle, access and landscaping works.	Permitted.
15/2196/FUL	Erection of 3No. self contained flats (1 x 2bed and 2 x 1bed) following demolition of the existing workshops with associated refuse, cycle, access and landscaping works at the land of 63 Ditton Walk	APPROVED
09/1101/FUL	Erection of part single and two storey commercial building to be used in connection with catering butchers (following demolition of existing building).	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 Plan 2006	Local	3/1 3/4 3/7 3/11 3/12 4/13 5/1 7/3 8/2 8/4 8/6 8/10 10/1

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

Central Government Guidance	National Planning Policy Framework March 2012 National Planning Policy Framework – Planning Practice Guidance March 2014 Circular 11/95 (Annex A)
Supplementary Planning Guidance	Sustainable Design and Construction (May 2007) Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012) Planning Obligation Strategy (March 2010)
Material Considerations	<u>City Wide Guidance</u> Cycle Parking Guide for New Residential Developments (2010)

5.4 Status of Proposed Submission – Cambridge Local Plan

Planning applications should be determined in accordance with policies in the adopted Development Plan and advice set out in the NPPF. However, after consideration of adopted plans and the NPPF, policies in emerging plans can also be given some weight when determining applications. For Cambridge, therefore, the emerging revised Local Plan as published for consultation on 19 July 2013 can be taken into account, especially those policies where there are no or limited objections to it. However it is likely, in the vast majority of instances, that the adopted development plan and the NPPF will have considerably more weight than emerging policies in the revised Local Plan.

For the application considered in this report, there are no policies in the emerging Local Plan that should be taken into account.

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

- 6.1 The development is likely to impose additional parking demands upon the on-street parking on the surrounding streets and, whilst this is unlikely to result in any significant adverse impact upon highway safety, there is potentially an impact upon residential amenity which the Planning Authority may wish to consider when assessing this application.

Environmental Health

- 6.2 The kitchen/ living room window of flat no.1 on the ground-floor should be relocated to the north-east elevation to allow the window to be opened on the quieter façade to provide natural ventilation to the living room in the event of noise from the nearby workshop. Subject to this reconfiguration, the following conditions are recommended:

- Construction hours;
- Collection/ delivery hours;
- Construction/ demolition noise/ vibration and piling;
- Dust;

- Contaminated land;
- Acoustic assessment compliance;
- Ventilation;
- Dust informative;
- Asbestos informative;
- Site investigation informative;
- Remediation works informative;
- Materials chemical testing informative.

Urban Design and Conservation Team

Original comments (21/08/2017)

- 6.3 The layout plan should be revised to show a 1.5m wide side entrance for adequate cycle access to the rear.

Comments on additional information (11/10/2017)

- 6.4 The increase in the width of the side entrance is welcomed. It would be preferable if the enlarged amenity space is one large communal space rather than three individual spaces. This could be secured through the landscaping conditions though. The following conditions are recommended:

- Materials samples
- Non-masonry walling systems
- Window and door details

Head of Streets and Open Spaces (Landscape Team)

- 6.5 The stacked private gardens are a poor quality provision for gardens due to the separation from the associated dwelling. It would be preferable to provide a private garden for the associated ground floor flat and a larger communal garden as shown in the original scheme for the remaining two flats, but just larger so that bins and bikes can be effectively separated from the amenity area. It needs to be shown that three bins can be accommodated.

Head of Streets and Open Spaces (Tree Officer)

- 6.6 No objection.

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

7.0 REPRESENTATIONS

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

- 60 Ditton Walk
- 65 Ditton Walk

7.2 The representations can be summarised as follows:

- The proposed units fall below the Technical Housing Standard national space standards and are inadequate in terms of size.
- The minimum space standards form part of the National Planning Policy Framework.
- The space standards in the 2014 Emerging Local Plan should be applied.
- The proposed development, by way of its height and position forward of the building line of no.65, would be out of keeping with the area.
- Increase in traffic.
- Increase in car parking pressure on street.
- Moving the building back would allow for three car parking bays.
- Loss of light/ overshadowing
- Visual enclosure/ dominance
- Overlooking/ loss of privacy
- Confirmation of who owns the garden wall boundary and how it will be supported are needed.
- How will the car free development be regulated?

7.3 The owner/ occupier of the following address has made a representation in support of the application:

- 61 Ditton Walk

7.4 The representation can be summarised as follows:

- The proposal is supported.
- The amendments would improve the scheme.

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

8.0 ASSESSMENT

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

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

Principle of Development

8.2 The principle of demolishing the existing warehouse building and construction of a two-and-a-half storey residential building has already been established on this site in the previous planning permissions (16/1825/FUL & 15/2196/FUL). Therefore, as there has been no material change in the use of the site or to planning policy, the principle of residential continues to be acceptable

Context of site, design and external spaces

8.3 The design, scale, and footprint of the proposed development have for the most-part not materially changed from the previously approved scheme. I therefore do not consider it necessary to reassess the proposed development other than the material amendments to the external fabric and appearance of the building.

8.4 It is acknowledged that concerns have been raised regarding the position of the proposed building forward of the adjoining building line of no.65. It is pertinent to note that the proposed building line is identical to that of the two previous permissions. Notwithstanding this, I consider the building line of this side of Ditton Walk to be inconsistent due to the staggered set back of

the three residential blocks in close proximity formed of nos.65 – 69a, nos. 77 – 79 and nos. 81 – 83 Ditton Walk.

- 8.5 The proposed change to the window and door arrangement would not have a harmful impact on the character and appearance of the area. The proposed amendments would be limited to the side elevation and the domestic appearance of the front of the building would be retained.
- 8.6 The proposed amendment to the roof design of the single-storey rear element of the proposed building would not be prominent from the public realm and would be of a modest scale and design.
- 8.7 The proposed reconfiguration and reconsolidation of the rear external amenity space would not have a significant impact on the appearance of the development in my view. I agree with the advice of the Urban Design and Landscape Team that this external space could be arranged more effectively to improve the functional quality of the proposal. This would likely consist of a reduced threshold amenity space outside the rear of flat no.1 and a larger communal space to the rear for use by all of the proposed dwellings. Bin and cycle storage could then be situated in one location rather than split amongst three private gardens. Nevertheless, I am comfortable that this can be dealt with through a condition.
- 8.8 In my opinion, subject to conditions, 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

- 8.9 I have visited the neighbouring property at no.65 that has raised concerns regarding loss of light and overlooking.
- 8.10 In terms of loss of light, the main concern raised relates to the proposed two-storey bulk of the building and the fact that it projects forward of this neighbour and would overshadow the front living room window. In my opinion though, as the proposal is identical in terms of the scale, massing and positioning of the main two-storey mass to that of the two extant permissions on

this site, I do not consider it would be reasonable to raise this as a reason for refusal now. In any case, I do not consider that the impact of the proposed works would harmfully impact on this neighbour in terms of loss of light. I appreciate the front living window is the sole window for this habitable room, but, there would still be light reaching this window throughout the morning and up until midday and the early afternoon. Any overshadowing would be limited to the later afternoon hours and I do not consider the impact would be so great as to adversely impact on the amenity of this neighbour.

- 8.11 The proposed change to the single-storey rear element from a part-hipped part-flat roof to a flat roof would not have a harmful impact on this neighbour in my view. The proposed single-storey element would remain around 1.5m away from the shared boundary and at 3m in height to the ridge, I do not consider the level of massing would result in any significant loss of light or visual enclosure being experienced at this neighbouring property.
- 8.12 The proposed amendments would introduce additional windows onto the side elevation which face towards this neighbour. However, I am of the opinion that subject to these window being obscure glazed up to a height of 1.7m above the finished floor level, these windows would not compromise the privacy of this neighbour. I have recommended a condition to control this.
- 8.13 The number of people likely coming and going up and down the side access close to no.65 would be similar to that of the two previous permissions and I do not consider the reconfigured external amenity space would have a harmful impact on this neighbour in terms of comings and goings. Similarly, the likely number of cars that the proposal would introduce would be similar to that of the previous permissions. The proposed development includes cycle parking and there are good cycle links and public transport connections into the City Centre and I do not consider the proposal to be reliant on the private car as the main means of travel for future occupants.
- 8.14 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, 3/7 and 4/13.

Amenity for future occupiers of the site

- 8.15 The proposal would include bedroom windows for the two proposed ground-floor flats that face onto the side access. Whilst this is not ideal, this relationship was also proposed for one of the flats under the previous permissions and I do not consider it would be reasonable to require a radical re-design of the internal layout in light of these material considerations. Nevertheless, provided that these windows are obscure glazed up to 1.7m, the presence of other occupants moving up and down the side access would be unlikely to compromise the privacy of these rooms.
- 8.16 The Environmental Health Team has suggested that the movement of the rear ground-floor kitchen window to the side elevation would improve the quality of unit no.1 by removing the need for doors and windows to be fully closed when the adjacent workshop is in use. By re-positioning the kitchen window on the side elevation, it would allow for this window to remain open as a source of ventilation without resulting in a noisy living environment. Notwithstanding this, the noise assessment submitted with the applicant does demonstrate that this room can be ventilated mechanically and it is not dependent on the kitchen window being open throughout the day. Therefore, whilst it is desirable for the window to be relocated, I do not consider this to be necessary in order for the scheme to be acceptable. The applicant is not willing to amend the layout of the proposal to accommodate this suggestion and I consider this application should be assessed in its current format which the Environmental Health Team are not objectionable to in principle.
- 8.17 It is acknowledged that a third party has raised a concern regarding the small size of the two ground-floor units and how these fail to comply with the space standards of the Draft Local Plan (2014) Policy 50 and the National Planning Policy Guidance: Technical Housing Standards (March 2015). It is pertinent to note that Policy 50 of the Draft Local Plan (2014) can only be given limited weight due to the fact that there are objections to this policy and it is currently being examined as part of the plan making process. The Technical Housing Standards (2015) are guidance only and do not have any statutory meaning or use. The proposed flats are of a similar internal size to that of the approved permissions and I do not

consider it would be reasonable to raise this as a reason for refusal.

- 8.18 The general arrangement for bin and cycle storage access is similar to that of the previous permissions. The rear external amenity space, whilst reduced in size compared to the previous permissions, would still provide a large amenity space that is capable of being used by all of the proposed units. This includes the two-bedroom flat which is most likely to be dependent on external amenity space as it is capable of being occupied as a family unit.
- 8.19 In my opinion, subject to conditions, 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.

Refuse Arrangements

- 8.20 The proposal includes bin storage in the rear amenity space area and currently shows three individual stores within three private spaces. There would be a considerable drag distance from the rear-most amenity space to the front of the site for collections. However, a large communal store could be integrated closer to the front of this amenity space which could overcome this and the hard and soft landscaping condition could control this. No green bins have been shown on the proposed plans. However, given the lack of any green garden space and the one and two-bedroom sizes of the flats, I do not consider a full-sized green bin would be needed. If necessary one or possibly two green bins could be integrated into the large communal bin store to be used by all occupiers which would likely satisfy this provision.
- 8.21 In my opinion, subject to condition, the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

Highway Safety

- 8.22 The Highway Authority has raised no objection to the proposed development and I agree with this advice.

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

Car and Cycle Parking

8.24 Car parking has been addressed in paragraph 8.13 of this report. I have recommended a car club informative.

8.25 The quantity of cycle storage proposed is acceptable in principle but it is recommended that one larger communal store with internal locking mechanisms, rather than three individual stores, is considered to make more efficient use of the external amenity space. I am content that this can be controlled by way of the hard and soft landscaping condition.

8.26 In my opinion, subject to condition, the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

Third Party Representations

8.27 The majority of the third party representations have been addressed in the main body of this report. The outstanding comments have been addressed below:

<u>Comment</u>	<u>Response</u>
The minimum space standards form part of the National Planning Policy Framework.	The space standards do not form part of the National Planning Policy Framework and are guidance only.
Increase in traffic.	The proposal would not lead to a significant increase in traffic in my opinion. No car parking is proposed and any impact on the surrounding streets from on-street car parking would be limited in my view.
Moving the building back would allow for three car parking bays.	I do not consider it necessary for car parking to be integrated into the development.

<p>Confirmation of who owns the garden wall boundary and how it will be supported are needed.</p>	<p>The ownership of the wall is a civil/ legal matter. The structural support of the wall is a building regulation matter. I have recommended a boundary treatment condition for the boundaries of the site to be defined.</p>
<p>How will the car free development be regulated?</p>	<p>It would not be reasonable to prevent residents from parking cars through a planning condition. Whilst I do not consider the site to be dependent on car parking, there may be a degree of car parking on the surrounding streets. However I do not consider this impact would be significant given the size of the proposed flats and level of existing car parking already present on the surrounding streets.</p>

Planning Obligations (s106 Agreement)

- 8.28 National Planning Practice Guidance Paragraph 031 ID: 23b-031-20160519 sets out specific circumstances where contributions for affordable housing and tariff style planning obligations (section 106 planning obligations) should not be sought from small scale and self-build development. This follows the order of the Court of Appeal dated 13 May 2016, which gives legal effect to the policy set out in the Written Ministerial Statement of 28 November 2014 and should be taken into account.
- 8.29 The guidance states that contributions should not be sought from developments of 10-units or less, and which have a maximum combined gross floorspace of no more than 1000sqm. The proposal represents a small scale development and as such no tariff style planning obligation is considered necessary.

9.0 CONCLUSION

- 9.1 The proposed development would respect the amenities of neighbouring properties. The proposal would provide an acceptable living environment for future occupants. The proposed works would be very similar to the two extant permissions on this site and is considered to be compliant with policy.

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. Submission of Preliminary Contamination Assessment:

Prior to the commencement of the development (or phase of) or investigations required to assess the contamination of the site, the following information shall be submitted to and approved in writing by the local planning authority:

(a) Desk study to include:

- Detailed history of the site uses and surrounding area (including any use of radioactive materials)
- General environmental setting.
- Site investigation strategy based on the information identified in the desk study.

(b) A report setting set out what works/clearance of the site (if any) is required in order to effectively carry out site investigations.

Reason: To adequately categorise the site prior to the design of an appropriate investigation strategy in the interests of environmental and public safety in accordance with Cambridge Local Plan 2006 Policy 4/13.

4. Submission of site investigation report and remediation strategy:

Prior to the commencement of the development (or phase of) with the exception of works agreed under condition 3 and in accordance with the approved investigation strategy agreed under clause (b) of condition 3, the following shall be submitted to and approved in writing by the local planning authority:

(a) A site investigation report detailing all works that have been undertaken to determine the nature and extent of any contamination, including the results of the soil, gas and/or water analysis and subsequent risk assessment to any receptors

(b) A proposed remediation strategy detailing the works required in order to render harmless the identified contamination given the proposed end use of the site and surrounding environment including any controlled waters. The strategy shall include a schedule of the proposed remedial works setting out a timetable for all remedial measures that will be implemented.

Reason: To ensure that any contamination of the site is identified and appropriate remediation measures agreed in the interest of environmental and public safety in accordance with Cambridge Local Plan 2006 Policy 4/13.

5. Implementation of remediation.

Prior to the first occupation of the development (or each phase of the development where phased) the remediation strategy approved under clause (b) to condition 4 shall be fully implemented on site following the agreed schedule of works.

Reason: To ensure full mitigation through the agreed remediation measures in the interests of environmental and public safety in accordance with Cambridge Local Plan 2006 Policy 4/13.

6. Completion report:

Prior to the first occupation of the development (or phase of) hereby approved the following shall be submitted to, and approved by the local planning authority.

(a) A completion report demonstrating that the approved remediation scheme as required by condition 4 and implemented under condition 5 has been undertaken and that the land has been remediated to a standard appropriate for the end use.

(b) Details of any post-remedial sampling and analysis (as defined in the approved material management plan) shall be included in the completion report along with all information concerning materials brought onto, used, and removed from the development. The information provided must demonstrate that the site has met the required clean-up criteria.

Thereafter, no works shall take place within the site such as to prejudice the effectiveness of the approved scheme of remediation.

Reason: To demonstrate that the site is suitable for approved use in the interests of environmental and public safety in accordance with Cambridge Local Plan 2006 Policy 4/13

7. Material Management Plan:

Prior to importation or reuse of material for the development (or phase of) a Materials Management Plan (MMP) shall be submitted to and approved in writing by the Local Planning Authority. The MMP shall:

a) Include details of the volumes and types of material proposed to be imported or reused on site

b) Include details of the proposed source(s) of the imported or reused material

c) Include details of the chemical testing for ALL material to be undertaken before placement onto the site.

d) Include the results of the chemical testing which must show the material is suitable for use on the development

e) Include confirmation of the chain of evidence to be kept during the materials movement, including material importation, reuse placement and removal from and to the development.

All works will be undertaken in accordance with the approved document.

Reason: To ensure that no unsuitable material is brought onto the site in the interest of environmental and public safety in accordance with Cambridge Local Plan 2006 policy 4/13.

8. Unexpected Contamination:

If unexpected contamination is encountered whilst undertaking the development which has not previously been identified, works shall immediately cease on site until the Local Planning Authority has been notified and/or the additional contamination has been fully assessed and remediation approved following steps (a) and (b) of condition 4 above. The approved remediation shall then be fully implemented under condition 5

Reason: To ensure that any unexpected contamination is rendered harmless in the interests of environmental and public safety in accordance with Cambridge Local Plan 2006 Policy 4/13.

9. 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)

10. There should be no collections from 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)

11. Prior to the commencement of the development hereby approved (including any pre-construction, demolition, enabling works or piling), the applicant shall submit a report in writing, regarding the demolition / construction noise and vibration impact associated with this development, for approval by the local authority. The report shall be in accordance with the provisions of BS 5228:2009 Code of Practice for noise and vibration control on construction and open sites and include full details of any piling and mitigation measures to be taken to protect local residents from noise and or vibration. 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 nearby properties (Cambridge Local Plan 2006 policy 4/13)

12. 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

13. The noise insulation scheme and mitigation requirements as stated within the Cass Allen acoustic design assessment dated 12 October 2017 (ref: RP01-16260, Rev 2) shall be fully implemented, maintained and not altered unless otherwise agreed in writing by the local planning authority.

Reason: To protect the amenity of future occupiers (Cambridge Local Plan 2006 policies 3/7, 3/12 and 4/13)

14. Prior to the commencement of development/construction, details of an alternate ventilation scheme to open windows for flat 1 living room / kitchen to negate / replace the need to open windows, in order to protect future occupiers from external noise shall be submitted to and approved in writing by the local planning authority. The ventilation scheme shall achieve at least 2 air changes per hour. Full details are also required of the operating noise level of the alternative ventilation system. The scheme shall be installed before the use hereby permitted is commenced and shall be fully retained thereafter.

Reason: To provide an acceptable living environment for future occupiers (Cambridge Local Plan 2006 policies 3/7, 3/12 and 4/13)

15. 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 and 3/12).

16. Full details of all non-masonry walling systems, cladding panels or other external screens including structural members, infill panels, edge, junction and coping details, colours, surface finishes/textures and relationships to glazing and roofing are to be submitted to and approved in writing by the LPA. This may consist of large-scale drawings and/or samples. Thereafter the development shall be undertaken in accordance with the agreed details unless the LPA agrees to any variation in writing.

Reason: To ensure that the appearance of the external surfaces is appropriate. (Cambridge Local Plan 2006 policies 3/4 and 3/12).

17. Full details of all windows and doors, as identified on the approved drawings, including materials, colours, surface finishes/textures are to be submitted to and approved in writing by the LPA. This may consist of large-scale drawings and/or samples. Thereafter the development shall be undertaken in accordance with the agreed details unless the LPA agrees to any variation in writing.

Reason: To ensure that the appearance of the external surfaces is appropriate. (Cambridge Local Plan 2006 policies 3/4 and 3/12).

18. The windows on the north-east side elevation, as shown on drawing no.P-2-01 REV A, shall be obscure glazed to a minimum level of obscurity to conform to Pilkington Glass level 3 or equivalent and obscured glazed up to a height of no lower than 1.7m above the finished floor level prior to commencement of use (of the development) 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 and to provide an acceptable living environment for future occupants (Cambridge Local Plan 2006 policies 3/4 and 3/12).

19. 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, including bin and cycle storage; pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg furniture, play equipment, refuse or other storage units, signs, lighting). 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. The development shall be carried out in accordance with the approved details and maintained thereafter.

Reason: In the interests of visual amenity, to ensure that suitable hard and soft landscape is provided as part of the development and to ensure bin and cycle storage can be incorporated into the development. (Cambridge Local Plan 2006 policies 3/4, 3/11, 3/12, 4/13 and 8/6)

20. No development shall take place until there has been submitted to and approved by the local planning authority in writing a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with a timetable agreed in writing with 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)

21. Notwithstanding the approved drawings, prior to commencement of development a plan showing the layout of the rear external amenity space, including bin and cycle storage details, shall be submitted to and approved in writing by the local planning authority. The rear amenity space shall be laid out in accordance with the approved details and retained thereafter.

Reason: To provide a satisfactory level of amenity for future occupants (Cambridge Local Plan (2006) policies 3/4, 3/11 and 3/12).

22. 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. (National Planning Policy Framework (2012) paragraph 103)

23. No demolition or construction works shall commence on site until a traffic management plan has been agreed with the Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: in the interests of highway safety (Cambridge Local Plan 2006 Policy 8/2).

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

- Air Quality Monitoring in the Vicinity of Demolition and Construction Sites 2012

http://www.iaqm.co.uk/wp-content/uploads/guidance/monitoring_construction_sites_2012.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

INFORMATIVE: Asbestos containing materials (cement sheeting) may be present at the site. The agent/applicant should ensure that these materials are dismantled and disposed of in the appropriate manner to a licensed disposal site. Further information regarding safety issues can be obtained from the H.S.E.

INFORMATIVE: The site investigation, including relevant soil, soil gas, surface and groundwater sampling should be carried out by a suitably qualified and accredited consultant/contractor in accordance with a quality assured sampling, analysis methodology and relevant guidance. The Council has produced a guidance document to provide information to developers on how to deal with contaminated land. The document, 'Contaminated Land in Cambridge- Developers Guide' can be downloaded from the City Council website on <https://www.cambridge.gov.uk/land-pollution>. Hard copies can also be provided upon request

INFORMATIVE: Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance.

INFORMATIVE: Any material imported into the site shall be tested for a full suite of contaminants including metals and petroleum hydrocarbons prior to importation. Material imported for landscaping should be tested at a frequency of 1 sample every 20m³ or one per lorry load, whichever is greater. Material imported for other purposes can be tested at a lower frequency (justification and prior approval for the adopted rate is required by the Local Authority). If the material originates from a clean source the developer should contact the Environmental Quality Growth Team for further advice.

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

INFORMATIVE: Traffic Management Plan 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.