

Application Number	17/2261/FUL	Agenda Item	
Date Received	10th January 2018	Officer	Rob Brereton
Target Date	7th March 2018		
Ward	Queen Ediths		
Site	45 Nightingale Avenue Cambridge CB1 8SG		
Proposal	Erection of two detached, three storey, four bedroom family homes with single storey elements to the front and rear following demolition of existing detached house and garage.		
Applicant	Mr Kuwaidar 144 Cambridge Road Great Shelford CB22 5JU		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none">• The proposal represents a net gain of a new dwelling which would contribute to meeting housing demand in the city.• The design and scale of the proposal are considered to positively address the surrounding built environment and character of the area.• The proposal would not have a significant adverse impact on adjoining residential amenity.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 No. 45 is a two storey detached dwellinghouse on the south eastern side of Nightingale Avenue. Nightingale Avenue is tree lined and characterised by detached dwellings which fill nearly the entire width of the plot. The houses generally have open front gardens. On the opposite site of the Avenue is Nightingale Recreation Ground.
- 1.2 The site is not within a Conservation Area and falls outside the Controlled Parking Zone.

2.0 THE PROPOSAL

- 2.1 Planning permission is sought for the erection of two detached, three storey, four bedroom family homes with single storey elements to the front and rear following demolition of existing detached house and garage.
- 2.2 The proposed four bedroom detached houses are identical. Both are gable ended with a box dormer on one slope of the roof, have flat roofed porches and single storey rear elements finished in sedum green roofs. These houses are proposed to be finished in a combination of materials including wood cladding, metal cladding, tiles and render. The ground floors contain a sitting room/study and an open plan kitchen/dining room, on the first floor there are two bedrooms and two bathrooms and the second floor is contained within the roofspace and dormer, it contains two further bedrooms and a bathroom. The site will be split in two at the front by a low hedgerow to the front and by a 1.8 metre high boundary fence to the rear. Bin and cycle stores are to be proposed in the rear gardens of each dwelling and each new house has space for off-street parking of two cars.

3.0 SITE HISTORY

Reference No.	Description	Outcome
C/03/1163	Variation of planning permission ref: C/02/1224/FP to allow retention of flat roofs.	Approved
C/02/1224	Erection of a single storey side extension with pitched roof connecting to main roof of existing dwelling.	Approved
C/02/0439	Erection of two storey side extension, garage and enlarged porch.	Withdrawn
C/71/0360	Erection of residential estate of 60 properties	Approved
C/70/0745	Addition of Music Room Stores to existing 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 Plan 2006	Local	3/1 3/4 3/7 3/10 3/12 4/13 5/1 8/4 8/6 8/10

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

Central Government Guidance	National Planning Policy Framework March 2012 National Planning Policy Framework – Planning Practice Guidance March 2014 Circular 11/95
Supplementary Planning Guidance	Sustainable Design and Construction (May 2007) Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012)

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 proposal should have no significant impact on the public highway, should it gain the benefit of planning permission, subject to the incorporation of the conditions regarding the treatment and maintenance of the proposed driveway.

Environmental Health

- 6.2 No objection subject to standard conditions limiting construction hours, collections during construction, piling and dust.

Landscape Design

- 6.3 No objection subject to a condition requiring further details of hard landscaping.

Urban Design

- 6.4 The proposed dwellings sit comfortably on the site. They retain the domestic character and scale of the surrounding area, which is a mix of mid-20th century houses of varying styles. The

proposal maintains the building line of the street. The existing dwelling is framed by trees and greenery. This should be maintained or replaced as much as is possible, to maintain the leafy suburban prevailing character.

There is approx. 700mm increase in the ridge height, which is acceptable in design terms. However it is unclear from the submitted information what impact the proposed dwellings will have on neighbouring properties.

City Council Drainage Team

- 6.5 No objection subject to three standard sustainable drainage system conditions.
- 6.6 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 have made representations:

- Camcycle- The Bike Depot, 140 Cowley Road
- 41 Nightingale Avenue
- 43 Nightingale Avenue
- 45A Nightingale Avenue
- 47 Nightingale Avenue
- 25 Worts Causeway
- 137 Queen Ediths Way

- 7.2 The representations can be summarised as follows:

- The indicated cycle parking area in the rear garden is clearly too small to park the necessary number of cycles according to Appendix D of the 2006 Local Plan. Furthermore, the access gates to the rear garden appear to be less than 1 metre wide.
- The design, appearance and size of the new buildings is not in keeping with the surrounding area. There are no other narrow, three-storey buildings in Nightingale Avenue.

- Granting this application would set an unacceptable precedent and greatly change the character of the area.
- Currently all houses in Nightingale Avenue have a single dwelling on a single plot. To fit two houses on one plot would be out of character with the rest of the road.
- No house on this street has been demolished to make way from further development and this would set an unacceptable precedent.
- This road has free parking down one side which is used day and night. Due to congestion at the hospital roundabout, this road is used by drivers wishing to bypass this. This means that this residential road has far more traffic than intended. Any extra vehicles both during the build and after both houses are occupied is undesirable.
- It is far too wasteful of resources to demolish and rebuild.
- The application, rather disingenuously, suggests that the scale and massing of the proposed houses is in keeping with the surrounding area, but there is no evidence or illustration included in the application to support these claims; and any examination of the detail of the proposals show this is simply not the case.
- The proposal more than doubles the density of the development at No. 45 Nightingale Avenue by building on the existing garden, and so is an example of 'garden grabbing' which is now generally considered to be an inappropriate form of development.
- The proposal is for two three storey houses: even though the plans show the second floor being incorporated into the roof space of the new houses, the rooflines would have to be significantly higher than the existing houses along Nightingale Avenue (all of which have c.45cm of their first floor within the roof space). Allowing for insulation and appropriate habitable space ceiling heights it is likely that the roof ridge height would have to be increased by c1600mm (heights do not appear to be shown on submitted plans, nor is there an elevation drawing showing their height alongside neighbouring dwellings).
- The plot for this proposed development is situated directly opposite Nightingale Recreation Ground, which is an important and well-used public open-space. The massing of the existing houses along the southern side of Nightingale Avenue, the greenery between them and their low rooflines all contribute significantly to the character and visual amenity

of this open space. The avenue itself has an open, leafy character, which is important not only for local residents but also for significant numbers of staff at Addenbrookes who visit and walk here during their breaks. A denser, taller development would significantly alter the character and visual amenity of this public space.

- Whilst the density of this development might be appropriate in the City Centre, on the southern fringe of the City there is an expectation that a family house should have a family-sized garden.
- The proposed houses have little storage inside them so will require a lot of outbuildings.
- The proposal will overload the existing shared sewer.
- The proposal doubles the amount footprint currently on site.
- The proposal will significantly overshadow the rear garden of No. 43.
- The second floor roof windows could overlook adjoining properties.
- The amount of glazing proposed will not pass building regulation and will let noise pass easily.
- The proposed site excavation will cause a huge amount of disturbance.
- Acoustic shielding between floors is not achievable.
- Unwanted proposed boundaries will encroach or replace existing.
- Water runoff onto the highway will be excessive when compared to the existing situation.
- The proposal will impact neighbours trying to sell their properties

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

8.0 ASSESSMENT

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

1. Principle of development
2. Context of site, design and external spaces
3. Residential amenity

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

Principle of Development

- 8.2 The property currently situated on the subject site is not characterised as a building of architectural merit as it is not Listed, a Building of Local Interest or within a Conservation Area. It therefore has permitted development rights to be demolished without planning permission subject to Environmental Health being satisfied with technical demolition details. I note this fallback position and I also note Environmental Health have no objection to the demolition subject to further details being provided by condition. I am therefore of the opinion the principle of the proposed demolition is acceptable.
- 8.3 Policy 5/1 of the Cambridge Local Plan (2006) states that proposals for housing development on windfall sites will be permitted subject to the existing land use and compatibility with adjoining uses. The surrounding area is predominantly residential and it is therefore my view that the proposal complies with policy 5/1 of the Local Plan.
- 8.4 Policy 3/10 of the Cambridge Local Plan (2006) states residential development will not be permitted if it will [the relevant extracts are listed below]:
- have a significant adverse impact on the amenities of neighbouring properties through loss of privacy, loss of light, an overbearing sense of enclosure and the generation of unreasonable levels of traffic or noise nuisance;
 - provide inadequate amenity space, or vehicular access arrangements and parking spaces for the proposed and existing properties;
 - detract from the prevailing character and appearance of the area;
- 8.5 In my opinion, the principle of the development is acceptable and in accordance with policy 5/1. The relevant criteria of policy 3/10 are considered in further detail below.

Context of site, design and external spaces

- 8.6 Nightingale Avenue is characterised by substantial two storey detached properties whom mainly fill the width of the plot. The majority of plots on this street are uniform in width. The proposal would subdivide the plot in a manner not typical of the pattern of development in this location. I note from my site visit that Nightingale Avenue contains a lot of mature planting and the majority of properties are tree lined to the front. These trees break up views along the street and in this context the atypical development pattern proposed here would not have a significant visual impact. I do not consider it to be a reason to refuse the proposal. The existing dwelling is framed by trees and greenery and the scheme does not propose to change this. Finer details of fenestration will also be important to the frontage to maintain the openness of the frontage as much as possible. These details are recommended to be sought by a condition which requires hard and soft landscaping scheme for the site.
- 8.7 Neighbours have voiced concerns that the proposal is an overdevelopment of the site. The scheme, while leaving a gap of 0.8 metres to the northern western boundary and 1 metre to the southern western boundary, takes up the majority of the frontage of the site facing the streetscene. This is common in this location. While the depth of the proposed buildings at first and second floor level would be greater than the single dwelling they would replace, the depth is comparable with No. 43 Nightingale Avenue and 2.5 metres greater than No. 45a Nightingale Avenue. In this context I therefore do not consider the scale and bulk of the proposal to be an overdevelopment of site, but in keeping with the character of the area.
- 8.8 There is no definitive architectural style on Nightingale Avenue, which is mix of mid-20th century houses of varying styles. I consider the proposed contemporary design would complement the architecture on this street. I note while the proposed dwellings maintain the established building line they would have a ridge height approximately 0.7 metres higher than immediately adjoining properties. As can be seen in the streetscene provided building height is not uniform on this part of the road and as these properties have a low eaves height I do not envisage they will appear overly dominant. Both properties are gable fronted and have box dormers that face

each other. Box dormers that are visible from the streetscene are not a prominent feature on Nightingale Avenue but they are well integrated into the design and well indented from the front facade, I consider they have a subservient form which complements the contemporary design. I also note that the dormers are not visible from wider views but only when an observer is standing directly in front of the scheme. In these circumstances I consider these dormers are acceptable. The quality of materials will be paramount to this being a successful scheme and a high quality piece of infill design. I recommend a condition is added to ensure this. I note Urban Design have support the proposed design approach.

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

Residential Amenity

Impact on amenity of neighbouring occupiers

Overlooking

- 8.10 The first floor master bedroom window in unit 1 faces the boundary with No. 43 Nightingale Avenue. Proposed elevation drawings indicate this to be obscurely glazed. A condition is recommended to ensure this. Similarly, in unit 2, the first floor master bedroom window faces the boundary with No. 45a Nightingale Avenue, and the condition should apply here too.
- 8.11 Apart from these windows and those in bathrooms which also face neighbouring boundaries all the upper floor windows in the new dwellings would face either the road frontage or down the rear garden. I do not consider any significant opportunity for overlooking beyond what already exists would be created.

Overshadowing / Enclosure

No. 43 Nightingale Avenue

- 8.12 No. 43 Nightingale Avenue is located north-east of the subject site. Unit 1 would be indented 0.8 metres from the boundary with No. 43 Nightingale Avenue and there would be 5.5 metres between the two properties. No. 43 Nightingale Avenue has two windows facing the side elevation of unit 1. The first is a

stairwell window and the second is a living room window. As the stairwell is not a habitable room some loss of light to this window is considered acceptable. Loss of light to the living room is also considered acceptable as this room is dual aspect with a glazed opening also to the rear of this building. A detrimental loss of daylight is therefore not envisaged to this habitable room.

- 8.13 The rear elevation of the upper floors of unit 1 does not surpass the rear elevation of No. 43 Nightingale Avenue; however the single storey element to the rear extends 5.9 metres past this neighbour's rear elevation. This single storey element is flat roofed and has a height of 2.9 metres. However the ground level on the application plot is lower than at No. 43, so the height above the ground level of this neighbour is 2.4 metres. This means the extension is just 0.6 metre higher than the boundary wall/fence. I do not consider an extension of this height indented 1 metre from the shared boundary would have a detrimental enclosure impact on the rear garden of No. 43 Nightingale Avenue.
- 8.14 The main two and a half storey bulk of unit 2 will lead to the loss of some western evening light in the rear garden of No. 43 Nightingale Avenue. I consider because of the short period of time this impact would occur and because the majority of this neighbour's significant rear amenity space will not be overshadowed this impact is not significant enough to warrant refusing this application. I also note this impact will be very similar to the overshadowing produced by the existing dwelling as this proposal while 0.7 metre greater in ridge height, has similar eaves to the existing dwelling.

No. 45a Nightingale Avenue

- 8.15 No. 45a Nightingale Avenue is located south-west of the subject site. Unit 2 would be indented 1 metre from the boundary with No. 45a Nightingale Avenue and there would be 2.1 metres between the two properties. This neighbouring property has three glazed openings facing the proposal. These include a glazed conservatory, a first floor stairwell window and glazed French doors leading to a sitting room. Loss of light to the first floor stairwell window is considered acceptable as it is not a habitable room. The conservatory not only has glazing facing the proposal but also a glazed roof and glazing facing down the

garden. It is therefore considered that a detrimental level of daylight would not be lost to this habitable room. The living room within this neighbour's single storey rear extension is also dual aspect with a window facing down No. 45a's rear garden. As these French doors are nearly 9 metres away from the proposed single storey element of unit 2 no detrimental levels of loss of daylight to this habitable room are envisaged.

- 8.16 Unit 2 would be approximately 5 metres closer to the boundary with No. 45a Nightingale Avenue than the existing detached property. The rear elevation of the upper floors of unit 2 would extend 2.5 metres further than the rear facade of No. 45a. I consider this additional bulk coupled with the orientation of unit 2 will lead to a limited additional sense of enclosure to the rear garden of No. 45. I do not consider that this would cause significant harm to the neighbours' amenity such as to merit refusal. Any loss of sunlight to the rear garden at No. 45 would be very limited and confined to early summer mornings.
- 8.17 All other neighbouring properties are too far away for any overshadowing and enclosure impacts.

Noise and disturbance during demolition and construction

- 8.18 The Environmental Health Team does not consider that the proposed two detached houses will create a significant additional detrimental level of noise impact to neighbours. I agree with this assessment. I note the proposed side passages, that future residents would use, adjoin the boundaries with Nos. 43 and 45a Nightingale Avenue. I do not consider the future occupants using these passageways would unduly disturb the occupants of the neighbouring properties.
- 8.19 I note this application involves lowering the ground level by approximately 0.4 metres as well as demolition and construction. I therefore agree with Environmental Health that conditions are warranted to control the demolition and construction process. I therefore recommend conditions limiting construction hours, collections during demolition/construction, piling and dust.
- 8.20 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, 3/12 and 4/13.

Amenity for future occupiers of the site

Outlook

- 8.21 The proposed windows in both houses all have an acceptable outlook onto private amenity space. I consider the use of an obscurely glazed window in the master bedrooms is acceptable as there are other transparent windows proposed in these bedrooms.

Amenity space

- 8.22 I consider each of the proposed amenity spaces to the rear are of a sufficient size and quality for each four-bedroom dwelling. The Landscaping team also considers these amenity spaces acceptable subject to a condition on details of hard and soft landscaping. To ensure both amenity space remain sufficient in size in the future I recommend a condition removing permitted development rights.
- 8.23 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.

Refuse Arrangements

- 8.24 The refuse arrangements appear satisfactory and to comply with the RECAP Waste Management and Design Guide 2012.
- 8.25 In my opinion the proposal is compliant in this respect with Cambridge Local Plan (2006) policy 3/12.

Highway Safety, Car and Cycle Parking

- 8.26 County Highways has no objection to the proposal in terms of highway safety. Having been to site I note the existing access arrangement will not change as part of application and no additional areas of hardstanding are proposed. However, I do note this proposal would split the existing driveway in half. This

leaves unit 1 with two parking spaces and unit 2 also with two parking spaces. This amount of off-street parking accords with Appendix C of the Cambridge Local Plan (2006) and is considered acceptable. I have only recommended a condition requiring the provision of the access prior to occupation of the dwelling as I do not consider the other conditions recommended by Highways are necessary to make the development acceptable.

8.27 Appendix D of the Cambridge Local Plan (2006) requires four bedroom properties to have a minimum of 3 cycle parking spaces. I do not think either of the sheds provided are large enough to cater for the 3 cycle spaces. However, it is my opinion that both the rear amenity spaces of unit 1 and unit 2 are large enough to house separate cycle stores that are large enough for 3 cycle spaces. I recommend further details are sought by condition.

8.28 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/2, 8/6 and 8/10.

8.29 Third Party Representations

Concern	Response
Cycle parking	See paragraph 8.26 and condition 10
Design and scale is not in keeping	See paragraphs 8.6 – 8.9
Precedent	Each case is adjudged on its own merits. Approving this application cannot create a precedent.
Impact of extra vehicles during build	See paragraph 8.18 – 8.19 and conditions 3 and 4
Demolition is a waste of resources	In these circumstances there is no policy support for this statement see paragraph 8.2
Visual impact on the recreation ground	I do not consider the scale and design of this proposal will have an adverse impact on the streetscene or Nightingale Avenue Recreation Ground across the road. See paragraphs 8.6 – 8.9
Overdevelopment of site	See paragraphs 8.6 – 8.7

More outbuildings will be required	See paragraph 8.22 and condition 12
The proposal will overload the existing shared sewer	This is not a matter for the consideration of the Planning Authority but a matter to be assessed by Building Control.
The proposal will significantly overshadow the rear garden of No. 43	See paragraphs 8.12 and 8.14
The second floor roof windows could overlook adjoining properties	As these are angled and 1.7 metres above the finished floor level of the second floor within the roofspace no overlooking impacts are envisaged.
The amount of glazing proposed will not pass building regulation and will let noise pass easily.	This is not a matter for the consideration of the Planning Authority but a matter to be assessed by Building Control.
Site excavation will cause a huge amount of disturbance	See paragraph 8.19 and conditions 3 - 6
Acoustic shielding between floors is not achievable	This is not a matter for the consideration of the Planning Authority but a matter to be assessed by Building Control.
Unwanted proposed boundaries will encroach or replace existing	This is not a matter for the Planning Authority but a civil matter under the Party Wall Act.
Water runoff will be excessive when compared to the existing situation.	See condition 7
Impact on neighbours wishing to sell their properties	This is not a matter for the consideration of the Planning Authority.

9.0 CONCLUSION

- 9.1 I am of the opinion that the proposal complies with the relevant policies and will not have a significant detrimental impact the character of the streetscene on neighbouring properties, highway safety or the amenity of future occupiers. I recommend that the application is approved subject to conditions.

10.0 RECOMMENDATION

APPROVE subject to the following conditions:

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

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

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

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

3. No construction work or demolition work shall be carried out or plant operated other than between the following hours: 0800 hours and 1800 hours on Monday to Friday, 0800 hours and 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

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

4. There should be no 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)

5. In the event of the foundations for the proposed development requiring piling, prior to the development taking place the applicant shall provide the local authority with a report / method statement for approval detailing the type of piling and mitigation measures to be taken to protect local residents from noise and/or vibration. Potential noise and vibration levels at the nearest noise sensitive locations shall be predicted in accordance with the provisions of BS 5228-1&2:2009 Code of Practice for noise and vibration control on construction and open sites. Development shall be carried out in accordance with the approved details.

Due to the proximity of this site to existing residential premises and other noise sensitive premises, impact pile driving is not recommended.

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

6. No 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 policy 4/13)

7. No development hereby permitted shall be commenced until surface water drainage works have been submitted to and approved in writing by the local planning authority. Before these details are submitted, an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles set out in The National Planning Policy Framework and associated Guidance, and the results of the assessment provided to the local planning authority. The system should be designed such that there is no surcharging for a 1 in 30 year event and no internal property flooding or flooding off site for a 1 in 100 year event + 40% an allowance for climate change. The submitted details shall:

- a. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site, details of the existing and proposed systems for discharge of surface water runoff including discharge rates and the proposed measures to prevent pollution of the receiving groundwater and/or surface waters; and
- b. provide 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 to secure the operation of the scheme throughout its lifetime.

No building works hereby permitted shall be commenced until infiltration testing results and calculations in accordance with BRE Digest 365 have been undertaken and submitted in writing to the local planning authority. No building hereby permitted shall be occupied until drainage works have been implemented in accordance with details that have been submitted to and approved in writing by the local planning authority. The surface water drainage scheme shall be managed and maintained thereafter in accordance with the agreed details and management and maintenance plan for the lifetime of the development.

Reason: To ensure appropriate surface water drainage. (National Planning Policy Framework 2012)

8. Before occupation of the dwelling, the access shall be provided in accordance with the approved drawings and shall be retained in accordance with these details and free of obstruction thereafter.

Reason: In the interests of highway safety. (Cambridge Local Plan policy 8/2)

9. 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)

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

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

11. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg furniture, play equipment, refuse or other storage units, signs, lighting); proposed and existing functional services above and below ground (eg drainage, power, communications cables, pipelines indicating lines, manholes, supports); retained historic landscape features and proposals for restoration, where relevant. Soft Landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme.

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development. (Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

12. Notwithstanding the provisions of Schedule 2, Part 1, Classes A, B and E of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that order with or without modification): the enlargement, improvement or other alteration of the dwellinghouse; the construction of dormer windows/roof extensions; and the provision within the curtilage of the dwellinghouse of any building or enclosure, swimming or other pool, shall not be allowed without the granting of specific planning permission.

Reason: To ensure sufficient amenity space is retained for future occupiers of the dwelling and to protect the character of the area. (Cambridge Local Plan 2006 policies 3/4, 3/10 and 3/12)

13. The windows identified as having obscured glass on drawing number 17/1002/PL-04 (As Proposed Plans and Elevations) shall be obscure glazed to a minimum level of obscurity to conform to Pilkington Glass level 3 or equivalent prior to commencement of use (of the extension) 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)

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: The Housing Act 2004 introduced the Housing Health & Safety Rating System as a way to ensure that all residential premises provide a safe and healthy environment to any future occupiers or visitors.

Each of the dwellings must be built to ensure that there are no unacceptable hazards for example ensuring adequate fire precautions are installed; all habitable rooms have adequate lighting and floor area etc.

Further information may be found here:

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