

<b>Application Number</b>	18/1108/FUL	<b>Agenda Item</b>	
<b>Date Received</b>	12th July 2018	<b>Officer</b>	Lewis Tomlinson
<b>Target Date</b>	6th September 2018		
<b>Ward</b>	Abbey		
<b>Site</b>	560 Newmarket Road		
<b>Proposal</b>	Erection of a 1x Bed Bungalow along with car parking and associated landscaping.		
<b>Applicant</b>	Mr A De Simone c/o Agent		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> <li>• The design and scale of the development would not have an adverse impact upon the surrounding area.</li> <li>• The proposed development would not have any adverse impact on the residential amenity of adjoining neighbours and would provide acceptable living conditions for the future occupiers.</li> <li>• The proposal would not lead to a significant increase in on-street car parking in the surrounding streets.</li> </ul>
RECOMMENDATION	APPROVAL

**1.0 SITE DESCRIPTION/AREA CONTEXT**

1.1 The application site is comprised of a mid-terrace property situated on the south side of Newmarket Road, opposite the junction with Ditton Fields. The property is two-storeys in scale, rendered, and with a pitched roof that has a front gable end. There is a small garden to the front and a long garden to the rear. There is a car parking area at the far end of the site which

is accessed from a private road which connects Newmarket Road with Elfleda Road. The surrounding area is residential in character and is formed of similar-sized semi-detached and terraced properties.

1.2 There are no site constraints.

## **2.0 THE PROPOSAL**

2.1 The proposal seeks planning permission for the erection of a one-bedroom bungalow in the rear garden. The proposed bungalow would occupy a footprint of approximately 67m<sup>2</sup> and would have a pitched roof measuring approximately 2.7m to the eaves and 4.1m to the ridge. It would be accessed from a private road which links Newmarket Road and Elfleda Road. It would have one car parking space and would also provide cycle/bin storage for the proposed dwelling.

2.2 A similar scheme 17/1019/FUL which included the conversion of the existing property into two units was recommended for approval by officers but was refused by planning committee for the following reasons:

1. The cumulative impact of the proposed ground floor extensions and bungalow would result in an overdevelopment of the site by virtue of the excessive footprint and resulting massing. As a result the proposal would detract from the prevailing character and appearance of the area, contrary to policies 3/4, 3/10 and 3/12 of the Cambridge Local Plan (2006).
2. The cumulative impact of the proposed ground floor extensions and bungalow would result in inadequate external amenity space for future residents and poor pedestrian and vehicular access arrangements for occupants of the bungalow by virtue of its backland location. For this reason the proposal would fail to provide a satisfactory quality of living environment and standard of amenity for future occupiers. As such it is contrary to policies 3/7, 3/10, 3/12 and 5/2 of the Cambridge Local Plan (2006).

2.3 This scheme does not include any alterations to the existing dwelling and seeks planning permission solely for the erection of a bungalow to the rear of 560 Newmarket Road.

### 3.0 SITE HISTORY

Reference	Description	Outcome
17/1019/FUL	Change of use of existing dwelling into two flats, including extensions to the building along with frontage cycle and bin storage, and erection of a 1-bedroom bungalow at the rear of the site	Refused

### 4.0 PUBLICITY

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

### 5.0 POLICY

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

5.2 Relevant Development Plan policies

PLAN	POLICY NUMBER
Cambridge Local Plan 2006	3/1 3/4 3/7 3/10 3/11 3/12 4/4 4/9 4/13 5/1 8/2 8/4 8/6 8/10
Cambridge Local Plan 2014: Proposed Submission, July 2013 (submitted March 2014), (as	31, 35, 36, 50, 52, 55, 56, 57, 59, 61, 71, 81, 82

amended by the Inspectors' Main Modifications). <i>Thereafter referred to as Cambridge Local Plan (2014).</i>	
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### 5.3 Relevant Central Government Guidance, Supplementary Planning Documents and Material Considerations

Central Government Guidance	National Planning Policy Framework March 2018  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)
	<u>Area Guidelines</u>  Newmarket Road Suburbs and Approaches Study (October 2011)

### 5.4 Local Plan Inspectors' reports

On 3 September 2018, South Cambridgeshire District Council and Cambridge City Council published the Inspectors Reports on the South Cambridgeshire Local Plan and Cambridge Local Plan. The Inspectors have concluded that both Local Plans are 'sound' subject to a number of modifications being made. The

South Cambridgeshire Local Plan, taking account of the Inspectors conclusions, will be recommended for adoption at a meeting of full Council on 27 September 2018. The Cambridge Local Plan, taking account of the Inspectors conclusions, will be recommended for adoption at a meeting of full Council on 18 October 2018.

Consistent with NPPF paragraph 48, the publication of the Inspectors' Reports increases substantially weight that can be attributed to the Local Plans in decision making. The examination process has now concluded. The Inspectors' have concluded that the Local Plans are sound (subject to the modifications which they have recommended) and, as such, there are no longer unresolved objections to the Local Plans. As such, substantial weight may now be attached to the policies of the Local Plans when making planning decisions.

The adopted development plan, in technical terms, remains the starting point for planning decision making. The Local Plans are however a material consideration to which substantial weight may now be attached.

Given the state of advancement of the Local Plans in the process toward adoption, it is considered that, generally, in the context of a planning decision, where there is a conflict between the outcome which arises from the application of policies of the adopted development plan and those of the Local Plans, the Local Plans will generally outweigh the adopted plan and will prevail. Where there is consistency, then the policies of the Local Plan add substantial weight in favour of the outcome which accords with the application of policies of the adopted development plans and those of the Local Plans.

## **6.0 CONSULTATIONS**

### **Cadent Gas**

- 6.1 Recommends an informative regarding gas pipelines identified on site.

## **Cambridgeshire County Council (Highways Development Management)**

- 6.2 The proposal displaces the existing parking for the dwelling at 560 Newmarket Road, which is likely to engender an application for a vehicular crossing of the footway to Newmarket Road. Although this is undesirable, the existence of accesses to either side of the property would, in my opinion, mean no demonstrable significant additional adverse impact upon the highway network could be shown should such a proposal come forward.

### **Environmental Health**

- 6.3 No objection subject to conditions regarding construction hours, collection/ delivery hours, piling, dust and an informative regarding dust.

### **Landscape Officer**

- 6.4 No objection subject to hard and soft landscaping and boundary treatment conditions.

### **Urban Design Officer**

- 6.5 It is considered that there a no material urban design issues with this proposal.

### **Sustainable Drainage Engineer**

- 6.6 It is not possible to comment on the proposed development and the additional information set out below will be required in order to provide comments: surface water drainage strategy & foul drainage strategy.
- 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:

- 9 Elfleda Road
- 558 Newmarket Road
- 562 Newmarket Road
- 563 Newmarket Road
- 566 Newmarket Road
- 568 Newmarket Road
- 574 Newmarket Road

7.2 The representations can be summarised as follows:

- Previous reasons for refusal have not been addressed
- Precedent for future development
- Use of the back access/padlocked gate
- Potential creation of new access to the front
- Loss/lack of car parking
- Disturbance/damage caused by construction
- Out of keeping with character of area
- Adverse impact upon tranquillity of gardens due to noise and disturbance
- Loss of parking for existing dwelling at 560 Newmarket Road
- Access to the dwelling for deliveries and waste collection
- Overlooking
- Decrease in value of properties

7.3 Councillor Johnson has objected to the proposal as the reasons for refusal for 17/1019/FUL have not been addressed. Councillor Johnson also refers to his previous objections to 17/1019/FUL, namely overlooking and loss of privacy, and comments that these concerns remain valid.

7.4 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. Drainage
8. Archaeology
9. Third party representations
10. Planning Obligations (s106 Agreement)

### **Principle of Development**

- 8.2 The provision of extra housing within the city is supported in the Cambridge Local Plan (2006). As policy 5/1 points out, proposals for housing development on windfall sites will be permitted, subject to the existing land use and compatibility with adjoining uses.
- 8.3 The principle of developing the site for residential purposes is considered acceptable and conforms to the provisions set out in the development plan. However, while residential development is broadly supported, it must comply with considerations such as impact on the appearance of the area and impact on the amenity of neighbouring properties. These, and other relevant issues, are assessed below.

#### Policy 3/10 Sub-division of Existing Plots & Policy 52 Protecting garden land and the subdivision of existing dwelling plots

- 8.4 As the proposal is for the subdivision of an existing residential plot, policy 3/10 of Cambridge Local Plan (2006) is relevant in assessing the acceptability of the proposal. Policy 3/10 allows for the sub-division of existing plots, subject to compliance with specified criteria. Policy 52 of the Cambridge Local Plan 2014: Proposed Submission, July 2013 (submitted March 2014), (as amended by the Inspectors' Main Modifications) criteria is similar to policy 3/10 of the Cambridge Local Plan (2006) but the detailed criteria has changed.
- 8.5 Policy 52 of the Cambridge Local Plan 2014: Proposed Submission, July 2013 (submitted March 2014), (as amended by the Inspectors' Main Modifications) states that: Proposals for development on sites that form part of a garden or group of gardens or that subdivide an existing residential plot will only be permitted where:



- a. the form, height and layout of the proposed development is appropriate to the surrounding pattern of development and the character of the area;
- b. sufficient garden space and space around existing dwellings is retained, especially where these spaces and any trees are worthy of retention due to their contribution to the character of the area and their importance for biodiversity;
- c. the amenity and privacy of neighbouring, existing and new properties is protected;
- d. provision is made for adequate amenity space, vehicular access arrangements and parking spaces for the proposed and existing properties; and
- e. there is no detrimental effect on the potential comprehensive development of the wider area.

8.6 I consider that the proposal complies with the above five criteria and the reasons for this are set out in the relevant sections of this report.

### **Context of site, design and external spaces**

8.7 The first reason for refusal on application 17/1019/FUL refers to the cumulative impact of both the ground floor extensions to the existing property and the proposed bungalows and how this would amount to overdevelopment. This proposal differs from application 17/1019/FUL as the conversion of the existing property along with the ground floor extensions has been removed from the proposal, and the application solely seeks permission for the erection of a bungalow.

8.8 Backland developments and outbuildings are typically single-storey and of a more domestic scale. The proposed dwelling would be of a scale and mass that would be in keeping with the character of the area. There are other examples of similar scaled developments in the rear gardens of other properties in the surrounding context, such as no.554 Newmarket Road and nos.10A and 23A Elfleda Road, and I am of the opinion that the proposal would be in keeping with this pattern of development. I have recommended a materials condition to ensure the proposed bungalow would be of an acceptable appearance. The Urban Design Team have raised no objections to the application. The Landscape Team is supportive of the proposed works subject to conditions and I have recommended these

accordingly. It is my opinion the form, height and layout of the proposed development is appropriate to the surrounding pattern of development and the character of the area and would not constitute as overdevelopment.

- 8.9 In my opinion the proposal is compliant with policies 3/4, 3/7, 3/10, 3/11 & 3/12 of the Cambridge Local Plan (2006) and policies 52, 55, 56, 57 and 59 of the Cambridge Local Plan (2014).

### **Residential Amenity**

- 8.10 The proposed bungalow would not in my opinion lead to a significant loss of light at either neighbouring property. At 4.1m in height, with a pitched roof that slopes down to around 2.7m in height as it falls towards the neighbouring boundaries, I do not consider this mass would lead to a harmful loss of light. Any loss of light would be minor and limited to the latter parts of neighbouring gardens in the late afternoon or early morning respectively.
- 8.11 The proposed bungalow would be set approximately 1.2m away from the two adjoining boundaries. I am of the opinion that given the single-storey scale proposed with a low eaves height, the proposed dwelling would not appear visually overbearing from neighbouring gardens. It would be sited a considerable distance from the main window of neighbours.
- 8.12 It is acknowledged that concerns have been raised from third parties in relation to the proposed French doors on the north elevation of the bungalow and the loss of privacy that this would cause to the adjoining occupiers. I do not consider there would be any direct views to the ground-floor windows of neighbours due to the boundary treatment which would be secured through condition as this would obscure views. The proposed outlook back towards the first-floor windows of neighbours would be positioned around 20m away and I am of the opinion that this separation distance is sufficient to ensure that no harmful loss of privacy would be experienced. A condition is recommended to remove permitted development rights to not only protect neighbouring properties, but also to protect the character of the area and the external amenity space provided for the dwelling.

8.13 The Environmental Health Team has recommended various construction related conditions in order to protect the residential amenity of occupiers of properties in the wider area during construction. I accept this advice and have recommended the conditions accordingly.

8.14 For these reasons, 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 policies 3/4, 3/7 and 4/13 of the Cambridge Local Plan (2006) and policies 35, 55 & 56 of the Cambridge Local Plan (2014).

Amenity for future occupiers of the site

8.15 The floor space of the proposed units is provided in the table below. Policy 50 of Cambridge Local Plan 2014: Proposed Submission, July 2013 (submitted March 2014), (as amended by the Inspectors' Main Modifications) sets out internal residential space standards. The proposed dwelling exceeds that. In my opinion, the proposed dwelling would provide a high quality internal living environment for the future occupants.

Unit	Number of bedrooms	Number of bed spaces (persons)	Number of storeys	Policy Size requirement (m <sup>2</sup> )	Proposed size of unit (m <sup>2</sup> )	Difference in size
1	1	2	1	50	56	+6

8.16 The size of the external amenity space in the previous application 17/1019/FUL was 7m in depth, it has been increased to 11m in depth in this scheme. The external amenity space for the existing property would remain unaltered from the existing situation as the proposed extensions are no longer proposed. This would comply with the external amenity section of Policy 50 of the Cambridge Local Plan (2014).

8.17 Whilst the access arrangements would remain the same as the previous scheme, there have been improvements to the amount of garden space that is proposed for the bungalow which I consider will ensure that the future occupants would enjoy a satisfactory level of amenity.

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 policy 3/7 of the Cambridge Local Plan (2006) and policy 50 of the Cambridge Local Plan (2014).

### **Refuse Arrangements**

8.19 Bin storage for the proposed bungalow would be situated at the rear of the site adjacent to the private lane. The planning statement states that waste would be collected from the private road of Cut Throat Lane to the west. The Waste Team previously raised no objection on application 17/1019/FUL to the proposed refuse arrangement as this is similar to that of no.10A Elfleda Road whereby bins are already collected from this lane. A condition is recommended requesting further details of this storage. In my opinion the proposal is compliant with policy 3/12 of the Cambridge Local Plan (2006) and policy 57 of the Cambridge Local Plan (2014).

### **Highway Safety**

8.20 The vehicular/pedestrian access remains the same for the proposed dwelling as it did in 17/1019/FUL. The Highway Authority has raised no objection to the proposal on the grounds of highway safety. Neighbours have raised issues with the lack of car parking which is addressed in the relevant section for car parking.

8.21 In my opinion the proposal is compliant with policy 8/2 of the Cambridge Local Plan (2006) and policy 81 of the Cambridge Local Plan (2014).

### **Car and Cycle Parking**

8.22 It is acknowledged that objections have been raised in relation to the pressure on on-street car parking the proposal would cause and the lack of car parking proposed. There are currently two car parking spaces at the rear of the site which serve the existing three-bedroom property. The proposal would reduce the level of car parking to one space at the rear of the site. The retained car parking space would be for the one-bedroom dwelling and the two-bedroom dwellings would be car-free.

- 8.23 The car parking space would only be accessible by the landowners who have access through a locked gate. There is a degree of informal car parking that takes place on the grass verges between the pavement and the road but this is not widespread in my view. There are some sections of Ditton Fields opposite that allow for on-street parking although much of the roadside nearest to the application site is double-yellow lined or has dropped kerbs. The majority of properties along Elfleda Road to the south of the site have off-street car parking. I consider, there is a degree of existing on-street car parking pressure on the surrounding streets but I do not consider this level could be argued to be at a critical state.
- 8.24 The site is in a sustainable location with good cycle and public transport links to the wider area and there are local shops and services along Barnwell Road and the adjacent retail parks within walking distance. Coldhams Common is also within walking distance of the site. In my opinion, the pressure on on-street car parking caused by the proposed development would be relatively minor in respect of the sustainable location of the site coupled with the fact that one car parking space would be retained. Overall, I do not consider the proposal would exacerbate on-street car parking to such an extent as to harm the amenity of the surrounding residential properties.
- 8.25 Secure cycle parking would be provided at the front of the bungalow within a store for bins and cycles. A condition is recommended requesting further details of this store. This level of cycle parking would comply with policy. A condition is also recommended to ensure that the proposed car parking space is associated with the proposed dwelling.
- 8.26 In my opinion the proposal is compliant with policies 8/6 and 8/10 of the Cambridge Local Plan (2006) and policy 82 of the Cambridge Local Plan (2014).

### **Drainage**

- 8.27 The Drainage Team has requested the submission of a surface water drainage strategy to be submitted prior to determination. On the previous application the Drainage Team raised no objection to the proposal subject to a pre-commencement condition. It is my view that it would be unreasonable to

requested such information prior to determination where previously it was acceptable to impose a condition.

8.28 In my opinion, subject to condition, the proposal is compliant with the paragraph 163 of the National Planning Policy Framework (2018) and policy 31 of the Cambridge Local Plan (2014).

### **Archaeology**

8.29 On the previous application the Historic Environment Team has recommended an archaeological condition which I have included on the application accordingly.

8.30 In my opinion, subject to condition, the proposal is compliant with policy 4/9 of the Cambridge Local Plan (2006) and policy 61 of the Cambridge Local Plan (2014).

### **Third Party Representations**

8.31 Some of the third party representations have been addressed in the main body of this report. Those outstanding have been addressed below:

<u>Comment</u>	<u>Response</u>
Increase in traffic pressures to the area.	The Highway Authority has raised no objection to the proposed development in terms of increased vehicle movements. The proposal is for one dwelling and I do not consider this increase would have a drastic impact on the existing transport network.
Disturbance/damage caused by construction	This is a civil/ legal matter between the owners of the private road as this does not form part of the adopted public highway.
This would set a precedent for future development.	In terms of precedent, each planning application is considered on its own merits. The proposal is considered to be compliant with policies

	which relates to the development of dwellings within existing residential plots.
Negative impact upon value of surrounding properties.	This is not a planning consideration.
Access to the dwelling for deliveries	The delivery of goods to the rear bungalow would be a matter for the future occupant of this dwelling to arrange. I do not anticipate any deliveries through the private access road would be harmful to neighbour amenity given that vehicle movements already take place along this lane.
Access by emergency vehicles.	The Cambridgeshire Fire and Rescue Service did not object to the principle of a residential development at the rear of the site on the previous application. They also confirmed that this would be covered by Building Regulations.

### **Planning Obligations (s106 Agreement)**

8.32 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.

8.33 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 Both reasons for refusal on the previous application 17/1019/FUL cite the cumulative impact of both the conversion of the existing property into two units and the erection of the bungalow. As this application seeks planning permission for solely the erection of a bungalow, the cumulative impact has been removed and I am of the view that the proposal has addressed the first reason for refusal and part of the second reason for refusal.

9.2 The second reason for refusal states:

2. The cumulative impact of the proposed ground floor extensions and bungalow would result in inadequate external amenity space for future residents and poor pedestrian and vehicular access arrangements for occupants of the bungalow by virtue of its backland location. For this reason the proposal would fail to provide a satisfactory quality of living environment and standard of amenity for future occupiers. As such it is contrary to policies 3/7, 3/10, 3/12 and 5/2 of the Cambridge Local Plan (2006).

9.3 The size of the external amenity space in the previous application 17/1019/FUL was 7m in depth, it has been increased to 11m in depth in this scheme. The external amenity space for the existing property would remain unaltered from the existing situation. The Highway Authority has raised no objection to vehicular or pedestrian access to the proposed bungalow on this application. In consideration of the above points, I am of the opinion that the proposal goes far enough to address the previous second reason for refusal.

9.4 Therefore in conclusion, it is my view that the proposal has sufficiently addressed the previous reasons for refusal and would not amount of overdevelopment, have an adverse impact upon the area, the neighbouring properties or the future occupants of the development.



## 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: 0800hours 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) and Cambridge Local Plan 2014: Proposed Submission, July 2013 (submitted March 2014) (as amended by the Inspectors' Main Modifications, policy 35)

4. 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: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2006 policy 4/13 and Cambridge Local Plan 2014: Proposed Submission, July 2013 (submitted March 2014), (as amended by the Inspectors' Main Modifications, policy 35)

5. In the event of the foundations for the proposed development requiring piling, no such piling shall take place until a report / method statement detailing the type of piling and mitigation measures to be taken to protect local residents in terms of noise and or vibration has been submitted to, and approved in writing by the local planning authority. 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 and Cambridge Local Plan 2014: Proposed Submission, July 2013 (submitted March 2014), (as amended by the Inspectors' Main Modifications, policy 35)

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 and Cambridge Local Plan 2014: Proposed Submission, July 2013 (submitted March 2014), as amended by the Inspectors' Main Modifications, policy 35)

7. No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the building(s) is/are occupied and retained thereafter unless any variation is agreed in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure an appropriate boundary treatment is implemented. (Cambridge Local Plan 2006 policies 3/4, and 3/11 and Cambridge Local Plan 2014: Proposed Submission, July 2013 (submitted March 2014), (as amended by the Inspectors' Main Modifications, policies 55, and 59)

8. 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 and Cambridge Local Plan 2014: Proposed Submission, July 2013 (submitted March 2014), (as amended by the Inspectors' Main Modifications, policies 55, 57 and 59)

9. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the chalet bungalow hereby permitted have been submitted to and approved in writing by the local planning authority. Development of the chalet bungalow 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, 3/10 and 3/12 and Cambridge Local Plan 2014: Proposed Submission, July 2013 (submitted March 2014), (as amended by the Inspectors' Main Modifications, policies 52, 55, and 57)

10. No development shall commence until details of facilities for the covered, secured parking of bicycles and facilities for the storage of bins at the front of the bungalow, for use in connection with the development hereby permitted have been submitted to and approved by the local planning authority in writing. The approved 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 and appropriate storage of bins. (Cambridge Local Plan 2006 policies 3/4, 3/7 and 8/6 and Cambridge Local Plan 2014: Proposed Submission, July 2013 (submitted March 2014), (as amended by the Inspectors' Main Modifications, policies 55, 56, and 82)

11. The car parking space at the rear of the site adjacent to the proposed bungalow of the development hereby permitted shall be used solely by the future occupants of the bungalow. The car parking space shall be retained for use by the future occupants of the chalet bungalow unless otherwise agreed in writing by the local planning authority.

Reason: To provide a high quality living environment for future occupiers (Cambridge Local Plan policies 3/4 and 3/10 and Cambridge Local Plan 2014: Proposed Submission, July 2013 (submitted March 2014), (as amended by the Inspectors' Main Modifications, policies 52, 55 and 82)

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 dwellinghouses; additions etc to the roof of the dwellinghouses; and the provision within the curtilage of the dwellinghouses 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 dwellings, to protect the character of the area and to protect the amenity of neighbouring occupiers (Cambridge Local Plan 2006 policies 3/4, 3/10 and 3/12 and Cambridge Local Plan 2014: Proposed Submission, July 2013 (submitted March 2014), (as amended by the Inspectors' Main Modifications, policies 52 and 57)

13. 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 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 and the measures taken 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.

Reason: To minimise flood risk (Paragraph 163 of the National Planning Policy Framework (2018) and Cambridge Local Plan 2014: Proposed Submission, July 2013 (submitted March 2014), (as amended by the Inspectors' Main Modifications, policy 31)

14. No development shall take place within the area indicated until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.

Reason: To secure the preservation of the archaeological interest of the area either by record or in situ as appropriate. (Local Plan 2006 Policy 4/9 and Cambridge Local Plan 2014: Proposed Submission, July 2013 (submitted March 2014), (as amended by the Inspectors' Main Modifications, policy 61)

**INFORMATIVE:** The applicant should have regard to the responsibilities, obligations and requirements stated in the letter from Cadent Gas dated 19/07/2018.

Considerations in relation to gas pipeline/s identified on site:

Cadent have identified operational gas apparatus within the application site boundary. This may include a legal interest (easements or wayleaves) in the land which restricts activity in proximity to Cadent's assets in private land. The Applicant must ensure that proposed works do not infringe on Cadent's legal rights and any details of such restrictions should be obtained from the landowner in the first instance.

If buildings or structures are proposed directly above the gas apparatus then development should only take place following a diversion of this apparatus. The Applicant should contact Cadent's Plant Protection Team at the earliest opportunity to discuss proposed diversions of apparatus to avoid any unnecessary delays.

If any construction traffic is likely to cross a Cadent pipeline then the Applicant must contact Cadent's Plant Protection Team to see if any protection measures are required.

All developers are required to contact Cadent's Plant Protection Team for approval before carrying out any works on site and ensuring requirements are adhered to.

Email: [plantprotection@cadentgas.com](mailto:plantprotection@cadentgas.com) Tel: 0800 688 588

**INFORMATIVE:** The residents of the site, whether in existing or the proposed residential units will not qualify for Residents' Permits (other than visitor permits) within the existing Residents' Parking Schemes operating on surrounding streets