

Application Number	10/1114/FUL	Agenda Item	
Date Received	4th November 2010	Officer	Mr James D'Arcy
Target Date	30th December 2010		
Ward	Arbury		
Site	1 Brownlow Road Cambridge Cambridgeshire CB4 3NG		
Proposal Applicant	Erection of a new dwelling. Mr And Mrs C Dunn 1 Brownlow Road Cambridge Cambridgeshire CB4 3NG		

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site is an area of land adjacent to and east of number 1 Brownlow Road, a two-storey semi-detached residential property located in north west Cambridge, on the south-west corner of the junction of Histon Road and Brownlow Road.
- 1.2 The entrance to Brownlow Road is framed by very substantial planting on the south side, immediately east of the site and less substantial but significant planting north of the junction. The immediate house type is medium size, semi-detached houses, but elsewhere within the road there are also bungalows and detached properties, all of a broadly common design and palette of materials. No. 1 Brownlow Road has a substantial side garden area east of the dwelling, which is where the application building is proposed. Most of the properties have off-street parking, although vehicles are also parked on-street.
- 1.3 The property is not located within a Conservation Area, nor will it impact upon any listed buildings or protected trees.

2.0 THE PROPOSAL

- 2.1 The application seeks permission for the erection of a detached residential dwelling, with 3 named bedrooms and an attic room

within the roof space. The building is designed to stand alongside 1 Brownlow Road on the same building line as both 1 and 3, with its ridge in the same alignment as those houses. It is sited hard on what would become the common boundary with No. 1, at a distance of only 1.4 metres from the flank wall of 1 Brownlow Road. The property has a flat frontage to Brownlow Road, with velux windows on the rear roof plane. There is a high level window on the gable end to Histon Road, and a single window at ground, first floor, and roof level on the elevation to number 1 Brownlow Road.

2.2 Access is proposed from the existing frontage to Brownlow Road, across part of what will remain the frontage to No.1, and no details have been provided in relation to bin and cycle storage.

2.2 The application is accompanied by the following supporting information:

1. Design Statement
2. Proposed Floor Plans
3. An arboricultural Statement was submitted in late February, long after the application.

3.0 SITE HISTORY

Reference	Description	Outcome
C/83/0980	Erection of detached dwelling house and garage	REF
10/0356/FUL	Erection of a new dwelling.	REF

10/0356, the most recent application was refused for the following reasons:

1. The proposed building, because of its design and its position in relation to the existing semi-detached building, 1 Brownlow Road, would introduce a visually discordant and unsympathetic element to the street frontage, which would be out of character with street. The siting, size and scale of the building would furthermore have a material impact upon trees in and outside the site, leading to the potential loss of several trees. For these reasons the proposal is out of context and does not relate well to its surroundings; does not achieve a good relationship with adjacent buildings and spaces; will not have a positive impact upon its setting in terms of scale, form and location; and rather than respecting the prevailing character and appearance of the area, will materially detract from it. The proposal is therefore not in conformity with policies 3/4, 3/7, 3/10 and 3/12 of the Cambridge Local Plan (2006) and advice given in Planning Policy Statement 1.

2. The potential damage to and loss of the trees resulting from the proposed development is in conflict with policies 4/4 and 3/10 of the Cambridge Local Plan 2006.

4.0 PUBLICITY

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

5.0 POLICY

5.1 Central Government Advice

Planning Policy Statement 1: Delivering Sustainable Development (2005)
Planning Policy Statement 3: Housing (2006):

5.2 Cambridge Local Plan 2006

3/1 Sustainable development
3/4 Responding to context
3/7 Creating successful places
3/10 Subdivision of Existing Plots
4/13 Pollution and amenity
5/1 Housing provision

5.3 Supplementary Planning Documents

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

5.4 Material Considerations

City Wide Guidance

Cycle Parking Guide for New Residential Developments (2010)

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

6.1 Further information, conditions and informatives requested.

Head of Environmental Services

6.2 Request conditions relating to potential noise disruption and hours of work/deliveries.

6.3 The Arboricultural Officer does not consider the proposal will have a material impact upon trees on the area of land outside the site on the frontage to Histon Road at the entrance to Brownlow Road.

6.4 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 occupiers of the following addresses have made representations:

7, 11 Brownlow Road

7.2 Concerns were detailed relating to:

- the occupation of the dwelling,
- the design and scale of the dwelling
- Potential increase in traffic flow

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. Neighbour Representations

Principle of Development

8.2 Policy 5/1 of the Cambridge Local Plan explains that provision is made for an increase of 12,500 dwellings over the period 1999-2016; although it recognises that many of these will be on larger sites within the urban area and in the urban extensions, development for housing on windfall sites, such as this, will be permitted subject to the existing land use and compatibility with adjoining uses.

8.3 The updated PPS3 (June 2010) reclassifies private residential gardens from previously developed or brownfield land to greenfield land. This does not, however, mean that garden land cannot be developed under any circumstances. At the present time, national policy does not preclude the development of private gardens, but garden land is now not considered to be brownfield land and is not, therefore, of the same priority for development as was the case previously. Proposals for the development of garden land will continue to be assessed against Policy 3/10 of the Cambridge Local Plan (2006) relating to the subdivision of plots.

8.4 In my opinion, and notwithstanding the new guidance about the status of garden land, the broad principle of development is acceptable and in accordance with policy 5/1, but must be considered in the light of the 2010 PPS 3 - Housing and other policies of the Local Plan 2006, including policy 3/10 which addresses the subdivision of gardens.

8.5 Policy 3/10 of the Cambridge Local Plan 2006, Sub-division of Existing Plots, states that residential development within the

garden area or curtilage of existing properties will not be permitted if it will:

- a) - 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;
- b) - provide inadequate amenity space, or vehicular access arrangements and parking spaces for the proposed and existing properties;
- c) - detract from the prevailing character and appearance of the area;
- d) - adversely affect the setting of Listed Buildings, or buildings

or

gardens of local interest within or close to the site;

- e) - adversely affect trees, wildlife features or architectural features of local importance located within or close to the site;
- and

- f) - prejudice the comprehensive development of the wider area

of

which the site forms part.

- 8.6 These six elements are not uniformly relevant to this site. I do not think that the development of this site would prejudice the comprehensive development of the wider area of which the site forms part, and it would not prejudice the setting of Listed Buildings, or buildings or gardens of local interest within or close to the site; on that basis I consider neither d) or f) to be relevant here. The other parts of this policy will be discussed later on in the report.

Context of site, design and external spaces

- 8.7 The application site is a generous side garden to a semi-detached house the appearance of which is common to the other houses at the entrance to the street. The proposed house is rather higher (about 800mm) than the adjacent houses but the difference will not be very apparent when entering the site (because of the position set back from the road, coupled with the surrounding planting) and would provide an appropriate, slightly higher stop to development when leaving Brownlow Road. Although the house is still taller than the existing neighbours, the difference is much less marked than it was when the previous application was considered, as the house

currently proposed is 8.3 metres in height as opposed to the 9m previously proposed.

- 8.8 While it is acknowledged that the impact will be less coming off Histon Road (traveling west), the house could have a very negative impact on the area and be potentially harmful to the street scene if it necessitated the removal of trees in the immediate vicinity, especially those outside the site. The loss of the tree in the site frontage would erode slightly the appearance of the locality, but the applicant has suggested that this could potentially remain until other planting has had the chance to develop and the backdrop of trees outside the site would diminish any loss. The greatest concern previously was about the trees outside the site, between it and Histon Road, and in this latest application the proposal both sets the dwelling another 400mm off the site boundary (750mm as opposed to 350mm) but also provides a tree survey. The consequence is that the view taken by the arboricultural officer is that with care about foundations controlled through appropriate conditions the proposal should not have an adverse impact on the trees.
- 8.9 On that basis I consider that, on balance, the proposal is broadly acceptable. I recognize that the building would not accord with the primarily semi-detached nature of the immediate streetscene, but consider that the positioning on the end of Brownlow Road, coupled with the axis of the ridgeline according with the neighbours, and the less significant increase in height, will all work to make the house sit comfortably in the local townscape and not detract from the prevailing character and appearance of the area. For these reasons the proposal is broadly in conformity with criteria c) and e) of policy 3/10 of the Cambridge Local Plan (2006) and is also in accordance with policies 3/4, 3/7 and 3/12 of the Local Plan.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.10 I consider that the impact upon neighbouring occupiers from the additional residential unit would be very limited. The impact on houses to the south, across the rear garden would be no different from that of nos. 1 and 3 Brownlow Road. There would be potential overlooking of and loss of privacy to the rear garden of no.1, but I do not consider that would be materially

different or worse than is already experienced from the neighbour at no.3. Although the proposed house is now designed so that it will project 1 metre behind the rear of the two storey element of no.1, I do not consider the proposal would result in any material loss of light to or outlook from no.1, or cause the occupiers of that house to suffer any sense of enclosure.

8.11 My only concern is with the ability to provide appropriate car parking. It would appear that it can only be achieved by taking access across the front of No.1, which is not an entirely satisfactory arrangement and could lead to a loss of amenity to the occupiers of that dwelling. There is however a distance of about 14 metres between the house and the street and I think a porous surface could be achieved that could differentiate between the two properties and allow for a shared access to be used without undue disturbance to either party. What cannot be achieved without a greater likelihood of disturbance to the other property is the requirement of the Local Highway Authority that vehicles are required to enter and leave the site in forward gear. While I have some sympathy because of the proximity of the site to the Histon Road junction, I am of the view, given the ability to create dropped crossings without the need for permission, that it would not be reasonable to make the ability to enter and leave the site in forward gear a requirement through a condition

8.12 In my opinion the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and I do not consider there to be a conflict with criterion a) of policy 3/10.

Amenity for future occupiers of the site

8.13 In terms of the level of accommodation and size of garden provided I am of the opinion that the provision made by the proposal, in terms of volume, is more than adequate. As well as provision for car parking to the front there is space on the site in the rear garden for adequate cycle parking and bin storage to meet the Council standard, and enough width to the side, following the reduction in width of the house, to achieve access to the rear. I was previously concerned both about the potential impact of the house on the trees off site and the potential of those trees to leave the garden dominated and overshadowed to a degree that the residents would consider

themselves too enclosed. The counter argument is that the position is little different than what exists currently for no.1, and while I do not subscribe to that completely, the impact will be different at different times of the year and it has been made plain to the applicants that the trees outside the site will not be topped or felled to address any problem the enclosure the proposal creates.

- 8.14 In my opinion the proposal would provide an adequate level of amenity for prospective occupants in term of accommodation and physical area of garden and does not therefore conflict with policy 3/10a). On balance I accept that the relationship with the trees which is better than was previously proposed is acceptable and should not cause an issue in relation to Local Plan policy 4/4.

Neighbour Representations

- 8.15 The concerns about occupation of the dwelling are noted, but cannot be considered a material issue as the dwelling has to be considered as what has been applied for, namely a single dwellinghouse. If there are changes to that then they will have to be addressed through the planning legislation. The design and scale of the dwelling have been addressed above. Concerns about the traffic flow are noted, but the local highway authority has not raised objection and the actual movements likely to be generated by a dwelling of this size are, relatively, small.

9.0 Planning Obligation Strategy

- 9.1 The Community Infrastructure Levy Regulations 2010 have introduced the requirement for all local authorities to make an assessment of any planning obligation in relation to three tests. If the planning obligation does not pass the tests then it is unlawful. The tests are that the planning obligation must be:

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

In bringing forward my recommendations in relation to the Planning Obligation for this development I have considered these requirements. The Planning Obligation Strategy (2010) provides a framework for expenditure of financial contributions collected through planning obligations. The applicants have indicated their willingness to enter into a S106 planning obligation in accordance with the requirements of the Strategy. The proposed development triggers the requirement for the following community infrastructure:

Open Space

- 9.2 The Planning Obligation Strategy requires that all new residential developments contribute to the provision or improvement of public open space, either through provision on site as part of the development or through a financial contribution for use across the city. The proposed development requires a contribution to be made towards open space, comprising outdoor sports facilities, indoor sports facilities, informal open space and provision for children and teenagers. The total contribution sought has been calculated as follows.
- 9.3 The application proposes the erection of one four-bedroom house. No residential units would be removed, so the net total of additional residential units is one. A house or flat is assumed to accommodate one person for each bedroom, but one-bedroom flats are assumed to accommodate 1.5 people. Contributions towards children’s play space are not required from one-bedroom units. The totals required for the new buildings are calculated as follows:

Outdoor sports facilities					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
studio	1	238	238		
1 bed	1.5	238	357		
2-bed	2	238	476		
3-bed	3	238	714		
4-bed	4	238	952	1	952
Total					952

Indoor sports facilities					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
studio	1	269	269		
1 bed	1.5	269	403.50		
2-bed	2	269	538		
3-bed	3	269	807		
4-bed	4	269	1076	1	1076
Total					1076

Informal open space					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
studio	1	242	242		
1 bed	1.5	242	363		
2-bed	2	242	484		
3-bed	3	242	726		
4-bed	4	242	968	1	968
Total					968

Provision for children and teenagers					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
studio	1	0	0		0
1 bed	1.5	0	0		0
2-bed	2	316	632		
3-bed	3	316	948		
4-bed	4	316	1264	1	1264
Total					

9.4 Subject to the completion of a S106 planning obligation to secure the requirements of the Planning Obligation Strategy (2010), I am satisfied that the proposal accords with Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1 and P9/8 and Cambridge Local Plan (2006) policies 3/8 and 10/1.

Community Development

- 9.5 The Planning Obligation Strategy (2010) requires that all new residential developments contribute to community development facilities, programmes and projects. This contribution is £1256 for each unit of one or two bedrooms and £1882 for each larger unit. The total contribution sought has been calculated as follows:

Community facilities			
Type of unit	£per unit	Number of such units	Total £
1 bed	1256		
2-bed	1256		
3-bed	1882		
4-bed	1882	1	1882
Total			1882

- 9.6 Subject to the completion of a S106 planning obligation to secure the requirements of the Planning Obligation Strategy (2010), I am satisfied that the proposal accords with Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1 and P9/8 and Cambridge Local Plan (2006) policies 5/14 and 10/1.

Waste

- 9.7 The Planning Obligation Strategy (2010) requires that all new residential developments contribute to the provision of household waste and recycling receptacles on a per dwelling basis. As the type of waste and recycling containers provided by the City Council for houses are different from those for flats, this contribution is £75 for each house and £150 for each flat. The total contribution sought has been calculated as follows:

Waste and recycling containers			
Type of unit	£per unit	Number of such units	Total £
House	75	1	75
Flat	150		
Total			75

9.8 Subject to the completion of a S106 planning obligation to secure the requirements of the Planning Obligation Strategy (2010), I am satisfied that the proposal accords with Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1 and P9/8 and Cambridge Local Plan (2006) policies 3/7, 3/12 and 10/1.

10.0 Conclusion

10.1 The house proposed by this latest application has reduced the height and the width of the proposed dwelling, turned the ridge around and allowed access along the side. I am of the opinion that although these changes may not be very major they have done enough to mitigate the objections raised when the last application was refused. While the issue of the use and status of garden land has changed in the last year, that test was in place before the previous application was considered and was not a reason for refusal, of itself. While use of such land may be inappropriate in certain circumstances I do not consider there to be a conflict with policy 3/10 of the Local Plan, which provides local tests for the use of garden land. Subject to the imposition of conditions to mitigate some of the potential impact of the proposal it is recommended that the application be approved.

11.0 Recommendation

APPROVE, subject to the following conditions:

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

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

2. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the external surfaces is appropriate. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4, 3/12 and 3/14)

3. No development shall commence until 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 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. (Cambridge Local Plan 2006 policy 8/6)

4. Except with the prior written agreement of the local planning authority in writing no construction work or demolition shall be carried out or plant operated other than between the following hours: 0800 hours to 1800 hours Monday to Friday, 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

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

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extensions, or additions or garages shall be erected other than those expressly authorised by this permission.

Reason: To protect the amenity of adjoining properties, and to prevent overdevelopment of the site. (Cambridge Local Plan 2006 policies 3/4 and 3/14)

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or with any order revoking and re-enacting that Order with or without modifications) no windows or dormer windows shall be constructed other than with the prior formal permission of the local planning authority.

Reason: To protect the amenity of adjoining properties. (Cambridge Local Plan 2006 policies 3/4 and 3/14)

7. No work shall start on the application site (including soil stripping, pre-construction delivery of equipment or materials, the creation of site accesses, and positioning of site huts) until:
- a) A Tree Protection Plan has been submitted to and agreed in writing by the local planning authority.
 - (b) The developer has appointed a competent arboriculturalist and there has been a site meeting between the site agent, the developer's arboriculturalist, and the Council's Arboricultural Officer.
 - (c) All development facilitation pruning, where required, has been completed in accordance with BS 3998:1989.
 - (d) All tree protection barriers and ground protection measures have been installed to the satisfaction of the local planning authority

Reason: To protect the health and welfare of the protected trees on the site. (Cambridge Local Plan 2006 policy 4/4)

8. All Arboricultural works shall be carried out by a competent tree contractor, proficient in both root-zone and aerial arboricultural work and shall follow strictly the agreed method statements and specifications.

The developer's arboriculturalist shall monitor, record and confirm the implementation and maintenance of tree protection measures as set out in the conditions of the planning permission.

Reason: To protect the health and welfare of the protected trees on the site. (Cambridge Local Plan 2006 policy 4/4)

9. Notwithstanding the position of the proposed house shown on the submitted drawings, prior to the commencement of development, details of the foundations to be used in the construction of the house and a report on the implications of the foundations for nearby trees shall be submitted to the local planning authority for approval, which is to be given in writing.

Reason: To safeguard the nearby trees outside the site (Cambridge Local Plan 2006 policy 4/4)

10. 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 neighbouring properties (Cambridge Local Plan 2006 policy 4/13)

11. Prior to the commencement of development the applicant is required to submit to the Local Planning Authority an assessment of the ambient noise in accordance with Planning Policy Guidance PPG24 'Planning and Noise.' Any recommendations along with proposed measures for protecting the affected rooms from the ambient noise levels, such as acoustic double-glazing and acoustic ventilation, should be provided to and agreed by the Local Planning Authority and implemented prior to the occupation of the dwelling. Regard should be made to British Standard 8233:1999 'Sound Insulation and Noise Reduction for Buildings' Code of Practice and the WHO (World Health Organisation) Guidelines for Community Noise.

Alternatively prior to commencement of the development a noise insulation scheme detailing a glazing and acoustically treated mechanical ventilation specification / scheme to reduce the level of noise experienced in the habitable rooms, as a result of the proximity of the bedroom/living room fronting towards the busy public highway (Histon Road), shall be submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be fully implemented before the use hereby permitted is commenced and shall not be altered without prior approval.

Reason: To protect the amenity of future occupants of this property from the noise from the public highway in accordance with Cambridge Local Plan 2006 policy 4/13

12. Prior to the commencement of development, details shall be submitted to the local planning authority for approval, which is to be given in writing, of the proposed detailed design, including the materials to be used, of the access and vehicle parking and turning areas to be provided for the proposed and existing dwellings. The details shall demonstrate that the areas will be made of porous materials, or that provision is made to direct run-off water from the surfaces to a permeable or porous area or surface within the curtilage of the proposed dwellinghouse. They shall also exclude any loose material for a distance of 6 metres back from the highway boundary, to minimise the chance of the carrying or inadvertent depositing of such material on the public highway. The details as agreed shall be implemented before the dwelling hereby approved is first occupied.

Reason: To ensure that this aspect of the development is delivered in a sustainable manner and to avoid displacement of loose material onto the highway in the interests of highway safety (Cambridge Local Plan 2006 policy 3/1, 3/4, and 4/13)

13. Notwithstanding the provision of Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking, amending or re-enacting that order) no gates shall be erected across the approved access unless details have first been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety.

14. Prior to the commencement of the first use, the vehicular access, if it requires any amendment or alteration, shall where it crosses the public highway, be laid out and constructed in accordance with the Cambridgeshire County Council construction specification.

Reason: In the interests of highway safety and to ensure satisfactory access into the site.

15. The access shall be provided as shown on the approved drawings and a 4.5m wide access strip, 5metres deep from the highway boundary, shall be kept free of obstruction. The remaining areas of the site frontage save for the laurel hedging on the eastern boundary and areas for the parking of cars shall also be maintained free of any obstruction to maximise the area for the manoeuvring of vehicles.

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

INFORMATIVE: This development involves work to the public highway that will require the approval of the County Council as Highway Authority. It is an OFFENCE to carry out any works within the public highway, which includes a public right of way, without the permission of the Highway Authority. Please note that it is the applicant's responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council.

INFORMATIVE: Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, the cost of which must be borne by the applicant.

INFORMATIVE: The demolition of the garage/shed may give rise to dust and therefore the applicant/developer is advised to ensure that appropriate measures to minimise the spread of airborne dust from the site are employed. Further guidance can be obtained from the Section on dust pollution in the Council's Sustainable Design and Construction supplementary planning document.

INFORMATIVE: New development can sometimes cause inconvenience, disturbance and disruption to local residents, businesses and passers by. As a result the City Council runs a Considerate Contractor Scheme aimed at promoting high standards of care during construction. The City Council encourages the developer of the site, through its building contractor, to join the scheme and agree to comply with the model Code of Good Practice, in the interests of good neighbourliness. Information about the scheme can be obtained from The Considerate Contractor project Officer in the Planning Department (Tel: 01223 457121).

Reasons for Approval

1. This development has been approved subject to conditions and following the prior completion of a section 106 planning obligation (/a unilateral undertaking), because subject to those requirements it is considered to generally conform to the Development Plan, particularly the following policies:

East of England plan 2008: SS1, ENV6, ENV7

Cambridge Local Plan (2006): 3/1, 3/4, 3/7, 3/8, 3/10, 4/4, 4/13, 5/1

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

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

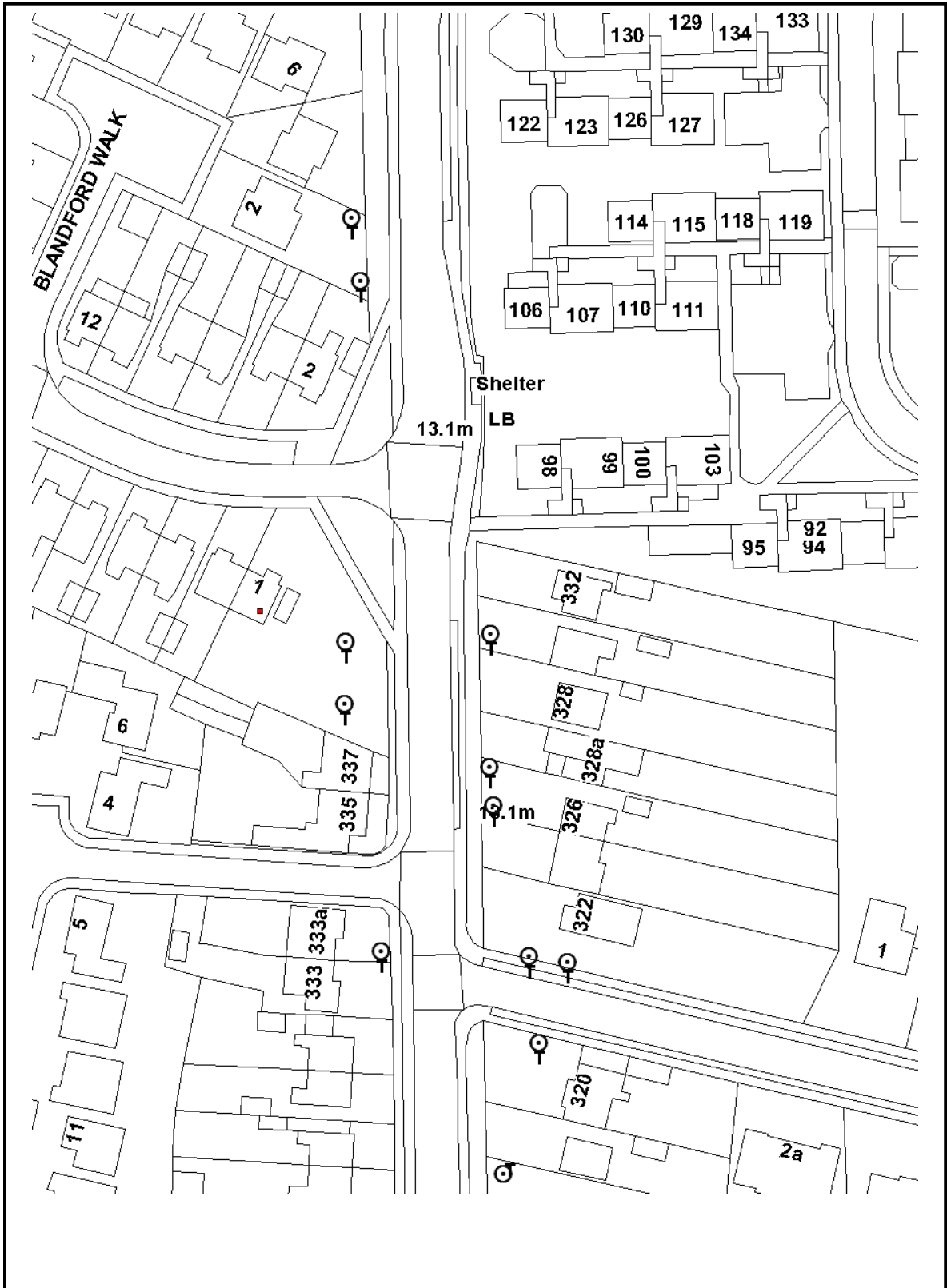
LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

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

1. The planning application and plans;

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

These papers may be inspected by contacting John Summers (Ext.7103) in the Planning Department.



10/1114/FUL
1 Brownlow Road Cambridge

