

Application Number	18/1805/FUL	Agenda Item	
Date Received	7th January 2019	Officer	Andy White
Target Date	4th March 2019		
Ward	West Chesterton		
Site	Land to the r/o 89-91 De Freville Avenue		
Proposal	Erection of a single-storey two-bedroom dwelling.		
Applicant	Dr Langley 10 Langley Grove Sherfield-On-Loddon		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none">- The proposed design and scale of the development would be in keeping with the context of the site and character of the area and would not have any adverse impact on the Conservation Area.- The proposed dwelling would not have any adverse impact on the residential amenity of the adjacent neighbours in terms of overlooking or the proposal having an overbearing impact.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site has a gated access onto a private/shared drive which is located off Kimberley Road. The site forms part of the rear gardens to No's.89 and 91 De Freville Avenue.
- 1.2 To the east of the site are the residential gardens of No's 89 and 91 De Freville Avenue. To the north of the site is the residential garden and shed of No.87 De Freville Avenue. Immediately adjacent to the west of the site is a 1 metre wide footpath and beyond this is the dwelling of no.92 Kimberley Road which fronts, and also has access onto the private drive.

Immediately adjacent to the south of the site is a Horse Chestnut tree and beyond this are the university boathouses.

- 1.3 The site is within the De Freville Conservation Area. Banhams Close, to the south of the site, provides access to the boathouses and Beaulands Close. There is a mature Horse Chestnut tree adjacent to the southern boundary which overhangs the site. There is also a mature London Plane tree within the rear garden of no.87 De Freville Avenue. These trees are not protected by a Tree Preservation Order but the London Plane is within the Conservation Area. However, both trees are considered to have amenity value due to their size and locations. There are no trees within the site. The site falls close to the river, borders Flood Zone 1 and 2 and is situated within a Controlled Parking Zone.

2.0 THE PROPOSAL

- 2.1 This application was validated on 7th January 2019. The previous planning permission for 15/1710/FUL (an almost identical scheme) expired on 20th January 2019.
- 2.2 As with 15/1710/FUL the layout of this proposal is an 'L' shaped building which is sited towards the rear of the garden. The application originally proposed a hipped and half pitched roof form but has since been amended to a flat roof form. The access into the site is from Kimberley Road.
- 2.3 The proposal includes a driveway/amenity area at the front, enclosed bin and cycle storage to the south of the proposed dwelling. The changes to the previously approved scheme are:
- o The loss of a private amenity area to the north-east to create additional floor area
 - o The squaring off of the south and west elevations enabling space for the bin and cycle stores to the south of the proposed dwelling
 - o Revised internal layout with bedrooms in the southern part with living room, kitchen-dining area in the northern part. There are consequential window alterations.
 - o Roof on current scheme 1.2m lower than previously approved scheme
 - o Overall internal floor area increased by 5 sq.m
 - o Amenity space reduced by 10 sq.m

2.4 The application is supported by:

1. Design and Access Statement
2. Tree Survey
3. Arboricultural Impact Assessment
4. Surface Water Calculations
5. SUDS Maintenance Report

3.0 SITE HISTORY

Reference	Description	Outcome
15/1710/FUL	Proposed single storey dwelling on land behind 89-91 De Freville Avenue, including the removal of existing hardstanding, and removal of a tree.	Conditional Permission
13/1661/FUL	Erection of a 2-storey family dwelling on land to the rear of 89-91 De Freville Avenue.	Refused
C/03/0123	Application to renew planning permission C/99/0954 for the erection of one dwelling.	A/C
C/99/0954	Outline application (amendment of C/0954/94 to erect single dwelling in rear garden with access off private drive from Kimberley Road).	A/C
C/94/0954	Renewal of Planning Application C/0081/90 To Erect Single Dwelling (4 Bedroom Bungalow And Double Garage).	A/C
C/90/0081	Erection of Detached Bungalow (Renewal Of C/0481/85)	A/C
C/85/0481	Erection of Detached Bungalow	A/C
C/81/0189	Erection of detached bungalow and garage	A/C
C/73/1011	Change of use of existing garage accommodation to self-contained dwelling	A/C
C/64/0292	Erection of house or bungalow - r/o 89 De Freville Avenue.	Ref

4.0 PUBLICITY

4.1	Advertisement:	Yes
	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 2018 policies, Supplementary Planning Documents and Material Considerations.

5.2 Relevant Development Plan policies

PLAN	POLICY NUMBER
Cambridge Local Plan 2006	1 3 28 31 32 33 35 36 50 51 52 55 56 57 58 59 61 71 81 82

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

Central Government Guidance	National Planning Policy Framework 2019 National Planning Policy Framework – Planning Practice Guidance 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)
	Planning Obligation Strategy (March 2010)
Material Considerations	<u>City Wide Guidance</u> Cycle Parking Guide for New Residential Developments (2010)
	<u>Area Guidelines</u> De Freville Conservation Area Appraisal (2009)

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

- 6.1 Following implementation of any Permission issued by the Planning Authority the residents of the new dwelling should be informed that it will not qualify for Residents' Permits (other than visitor permits) within the existing Residents' Parking Schemes operating on surrounding streets.

Environmental Health

- 6.2 The proposal is acceptable subject to conditions relating to construction hours and piling.

Drainage

- 6.3 Following submission of surface water drainage details the drainage engineer commented that proposals have indicated a suitable surface water drainage strategy.

Urban Design and Conservation Team

- 6.4 The development proposed is acceptable subject to the imposition of the conditions requiring a sample panel and roof details.

Streets and Open Spaces (Landscape Team)

- 6.5 Original comments which were received prior to amended proposals stated “Amenity space is combined in part with car parking/vehicle manoeuvring space. More consideration and separation of the space is needed to ensure that an adequate area is given over to amenity for the house as there is no rear garden space but only the frontage area. The frontage should be designed to discourage any potential for additional parking or there will be even less area devoted to amenity. The root protection plan must be updated to reflect the current building design proposals”.
- 6.6 Amended comments - the scheme is acceptable subject to conditions relating to boundary treatment, green roofs and hard and soft landscaping

Streets and Open Space (Trees)

- 6.7 The proposal is not materially different from the previously approved scheme with regard to impact on trees. Should the application be granted consent the Tree Protection conditions should be applied.

Cadent Gas

- 6.8 There is operational gas apparatus within the application site boundary which may include a legal interest (easements or wayleaves) in the land which restricts activity in proximity to Cadent assets in private land. If buildings or structures are proposed directly above the gas apparatus, then development should only take place following a diversion of this apparatus.
- 6.9 The above responses are a summary of the comments that have been received. Full details of the consultation responses can be inspected on the application file.

7.0 REPRESENTATIONS

- 7.1 The owners/occupiers of the following addresses have made representations objecting to the proposal and amended proposals:

- o 87 De Freville Avenue
- o 76 Kimberley Road
- o 90 Kimberley Road
- o 92 Kimberley Road
- o Beaulands Close Management Ltd

7.2 The representations can be summarised as follows:

- o 15/1710/FUL has now lapsed
- o Internal layout is materially different to 15/1710/FUL
- o Architectural design does not minimise effects on neighbouring properties
- o The roof is lower than previously approved scheme but roof extends beyond the start of the high level window to the east of neighbouring dwelling.
- o Impact on trees
- o Impact of the trees on the proposed house through loss of light and leading to the loss of the trees
- o Impact of traffic generally and specifically in relation to the access, causing inconvenience to residents
- o Plans need clarifying as road name is marked incorrectly
- o Access to the site should be from De Freville Avenue and Beaulands Close car park
- o Current works to boat house are causing disruption to residents its unreasonable and unfair to inflict further activity
- o Beaulands Close is a private right of way and does not include access to De Freville Avenue
- o Impact of the proposal on the drainage system as the lower end of Kimberly Road is badly affected
- o The scale and massing is overbearing and will lead to the loss of light
- o Unsuitable as a backland development which is out of character
- o The size of the amenity space is inadequate and not acceptable
- o There is no right of way for vehicular access from Beaulands Close and it will not be granted
- o No right of access to footpath which is locked at both ends.
- o Concern about the capacity of the site to accommodate construction materials as well as the new development
- o Restrictions on traffic and construction activity are required
- o The construction traffic and additional traffic associated with the development will add to an existing hazard on the lane

- o 16/1171/FUL resulted in demolition of the City of Cambridge Boathouse and the building of a replacement which towers above the eaves of neighbouring boathouses.
- o Not agreed that the principle of development was established under previous permissions as the dwelling is different.

7.3 Letters of support were received from:

- o 59 Thornton Road, Girton
- o 89 De Freville Avenue

7.4 The comments note that permission has already been granted for a similar dwelling and therefore the impact on the Boat Houses will not be any different; that the roof is lower and expressing a view that the applicant will use materials appropriate to the new dwellings location within a conservation area and Cambridge.

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

8.0 ASSESSMENT

Principle of Development

8.1 The previous permission 15/1710/FUL has lapsed during the course of the consideration of this application. However, it is a material consideration that needs to be assessed in relation to the adoption of the Cambridge Local Plan 2018. In this regard the Plan does not materially differ in its support for sustainable development (Policy 3) within appropriate locations and as such the fact that a nearly identical footprint was previously permitted has significant weight in the consideration of this application and as such the principle of a replacement dwelling is acceptable.

8.2 Policies 52 and 55 set out the relevant criteria for assessing proposals involving the subdivision of existing plots which remain acceptable in principle, subject to design and the impact on the open character of the area. Policy 52 is an up to date version of policy 3/10 from the 2006 Plan and given that the proposed dwelling is located in an identical location to the one approved under the previous policy the proposal is considered

to be in accordance with sections a, b and e of Policy 52. Sections c and d, are considered below.

Context of site, design and external spaces

- 8.3 The site is located to the east of no.92 Kimberley Road which is of similar scale to the proposed dwelling. The proposed dwelling would be in keeping with development in the vicinity. The previous officer report stated *“The existing built form in Kimberley Road and De Frevilles Avenue is characterised by two storey Victorian terrace housing. The garden depths of the dwellings in De Freville Avenue are nearby double the depth of the dwellings in Kimberley Road. Many of these rear gardens contain tree planting. To the south of the site are the university boathouses which front the river. The boathouses are large two storey building. Between the boathouses and application site is a private/shared access known as Banham Close which leads to the gated development of Beaulands Close. In this context, the proposed subdivision of part of the rear of no.89-91 De Frevilles Avenue is considered to be acceptable as it would retain a significant amount of garden space for the host dwelling. The proposed dwelling would also not appear out of character in this context and would not be entirely visible from Kimberley Road or De Freville Avenue”. “The proposed contemporary design and form is considered to be acceptable in this location. The design is of similar appearance to no.92 with its angular form, pitched and hipped roofs and use of extensive glazing. The proposed dwelling would also relate well with the traditional form of the host dwellings without creating an awkward juxtaposition. I am therefore satisfied that the proposed development is of high quality and would make a positive visual contribution to this site. The proposal would also not have a significant detrimental impact on the character or appearance of the Conservation Area”. “In terms of external space, the proposal would provide two area of outdoor space; the main area at the front of the dwelling off Banham Close and a smaller private courtyard in the north-east corner. The external space at the front of the site would provide provision for car parking, cycle and bin storage. I am satisfied that the proposal provides sufficient amount of private amenity space to serve the proposed dwelling of this size”.*
- 8.4 The proposal has been assessed against the space standards of policy 50 and is considered to meet the gross internal

floorspace standard, bedrooms standard and requirements for external amenity space. The dwelling contains 129 sq.m of internal floorspace; the main bedroom is 20.2 sq.m; the second bedroom is 13.3 sq.m and the dwelling has accessible dedicated amenity space.

- 8.5 In my opinion there is nothing in the current proposal that would lead to an alternative conclusion to that reached in relation to 15/1710/FUL and I consider that the proposal accords with Policies 50, 52 55, 56 and 57 of the Cambridge Local Plan (2018).

Trees

- 8.6 The Tree officer has assessed the proposal and, subject to the imposition of conditions, raised no objection to the proposal. The Tree Protection Programme and other conditions will be applied should planning permission be granted.
- 8.7 As such the proposal is compliant with Cambridge Local Plan (2018) policy 71.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.8 The design of the building has changed with higher eaves and flat roof utilized with this scheme. The dwelling is still single-storey and the design continues to have the development on its closest west flank elevation set to the north of the low-level window in the east flank of No. 92 Kimberly Road, with the remaining windows in the east elevation of No.92 being high-level and therefore unaffected by the proposal. Although the internal arrangements have changed, given that the proposal is reduced in height, is on a similar footprint and has windows in very similar locations there is nothing within the proposal that would lead to a differing conclusion to that reached on 15/1710/FUL namely that the proposed development would not lead to unacceptable harm to the amenity of any neighbouring dwelling.
- 8.9 As such the proposal is considered to respect the residential amenity of its neighbours and the constraints of the site and I

consider that it is compliant with Cambridge Local Plan (2018) policies 50, 52, 55, 56 and 57.

Amenity for future occupiers of the site

- 8.10 The proposed 2-bed dwelling would provide future occupants with a high quality living environment and a high standard of living accommodation.
- 8.11 The consideration of the previous proposal which was informed by Shade Analysis, concluded that *the amount of shading would not be significant to have a significantly detrimental impact on the amenity of future occupiers such that it would warrant refusal. In this location, it is expected that there will be some shading due to the surrounding trees. In order to reduce the impact of shading, the design incorporates angled roof form, high level and roof windows to allow daylight to filter into the internal rooms. The trees are also likely to help to regulate solar gain during summer months as the proposed dwelling would be south facing. Furthermore, the Horse Chestnut to the south is a deciduous tree and therefore in winter months the when the trees is out of leaf, the impact from shading would not be as significant.*
- 8.12 The current proposal has higher eaves and a flat roof but this does not alter the previous conclusion reached regarding the amenity of future occupiers. The previous scheme had two areas of amenity space whereas this proposal includes one area of outdoor space - the front courtyard which would host the car parking with the cycle parking and bin storage provisions being relocated to the south of the currently proposed dwelling. Whilst the amount of amenity space is 10 sq.m less than the earlier scheme, as the provision includes a verandah there is considered to be sufficient usable provision for the future occupiers.
- 8.13 It is considered that the proposal provides a high-quality living environment and an adequate standard of residential amenity for future occupiers, and as such it accords with Cambridge Local Plan (2018) policies 50, 52, 55, 56 and 57.

Refuse Arrangements

- 8.14 A dedicated enclosed bin store is proposed to the south of the proposed dwelling. The future occupiers will have to wheel the bins to Kimberley Road for collection. The drag distance would be approx. 45 metres. Whilst this is above the 30 metres that is recommended by the RECAP Design Guide, I do not consider an extra 15 metres bin drag for this one dwelling would be unreasonable and would not in my view justify refusing the application. I am therefore satisfied that the bin storage arrangements are acceptable.
- 8.15 In my opinion the proposal accords with Cambridge Local Plan (2018) policy 52, 57.

Highway Safety

- 8.16 The County Highway Authority has not raised any concern with the proposal in terms of highway safety. The proposed development would be accessed from a private/shared lane which also serves Beaulands Close to the east and the boathouses to the south. This access was previously considered to be acceptable to serve a dwelling. There has been no change in circumstance that would lead to a different conclusion for the current proposal.
- 8.17 In my opinion the proposal accords with Cambridge Local Plan (2018) policy 81.

Car and Cycle Parking

Car parking

- 8.18 The proposed Ground Floor Plan shows a car parked in the front courtyard. Whilst the courtyard would appear to accommodate up to two vehicles, there would not be enough space for them to turn and leave the site in forward gear. It may be possible for one to do so. Nevertheless, as the access is onto a private/shared drive and not a busy road, it is not considered that the car parking provision would be unacceptable in this location.

Cycle parking

- 8.19 The proposal includes a dedicated, enclosed and secure cycle store to the south of the proposed dwelling which would accommodate four cycles. I am satisfied with the proposed cycle parking arrangements.
- 8.20 In my opinion the proposal is compliant with Cambridge Local Plan (2018) policies 82.

Third Party Representations

- 8.21 The material planning issues raised by local residents have been addressed in the above assessment and in the assessment of the previous scheme. Other issues particularly relating to problems associated with the construction of the new boathouse are not relevant to the consideration of this application but are clearly a source of frustration to local residents.

9.0 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 91 of the Town and Country Planning Act 1990 (as amended by 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 2018 policy 35)

4. 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 2018, Policy 35)

5. Before starting any brick or timber cladding work, a sample panel of the facing materials to be used shall be erected on site to establish the detail of bonding, coursing and colour, type of jointing shall be agreed in writing with the Local Planning Authority. The quality of finish and materials incorporated in any approved sample panel(s), which shall not be demolished prior to completion of development, shall be maintained throughout the development.

Reason: In the interests of the visual amenity of the Conservation Area and to ensure that the quality and colour of the detailing of the brickwork/stonework and jointing is acceptable and maintained throughout the development.
(Cambridge Local Plan 2018 policies 57 and 61)

6. No development above ground level, other than demolition, shall commence until:

Full details of the type and source of roof covering materials and the ridge, eaves and hip details, if appropriate, have been submitted to the Local Planning Authority as samples and approved in writing; and

Full details of the green roofs have been submitted to and approved in writing by the local planning authority. The details shall include details of build-ups, make up of substrates, planting plans for biodiverse roofs, methodologies for translocation strategy and drainage details where applicable.

The roofs shall thereafter be constructed only in accordance with the approved details.

Reason: To avoid harm to the special interest of the Conservation Area. (Cambridge Local Plan 2018, policy 61) and in the interests of responding suitably to climate change and water management (Cambridge Local Plan 2018; Policy 31)

7. No development above ground level, other than demolition, shall commence until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatments to be erected. The boundary treatment shall be completed in accordance with the approved details prior to the first occupation or the bringing into use of the development (or other timetable agreed in writing by the Local Planning Authority) and retained as approved thereafter.

Reason: To ensure an appropriate boundary treatment is implemented in the interests of visual amenity and privacy (Cambridge Local Plan 2018 policies 55, 57 and 59)

8. Prior to the occupation of the development, hereby permitted, the curtilage(s) of the approved dwelling(s) shall be fully laid out and finished in accordance with the approved plans. The curtilage(s) shall remain as such thereafter.

Reason: To ensure an appropriate level of amenity for future occupiers and to avoid the property being built and occupied without its garden land (Cambridge Local Plan 2018 policies 50, 52, 55 and 56)

9. No development above ground level, other than demolition, shall commence until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. The 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); 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.

All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing by the Local Planning Authority. The maintenance shall be carried out in accordance with the approved schedule. Any trees or plants that, within a period of five years after planting, are removed, die or become in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved, unless the Local Planning Authority gives its written consent to any variation.

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 2018 policies 55, 57 and 59)

10. Prior to commencement and in accordance with BS5837 2012, a phased tree protection methodology in the form of an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) shall be submitted to the local planning authority for its written approval, before any tree works are carried and before equipment, machinery or materials are brought onto the site for the purpose of development (including demolition). In a logical sequence the AMS and TPP will consider all phases of construction in relation to the potential impact on trees and detail tree works, the specification and position of protection barriers and ground protection and all measures to be taken for the protection of any trees from damage during the course of any activity related to the development, including supervision, demolition, foundation design, storage of materials, ground works, installation of services, erection of scaffolding and landscaping.

Reason: To satisfy the Local Planning Authority that trees to be retained will be protected from damage during any construction activity, including demolition, in order to preserve arboricultural amenity in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71: Trees.

11. The approved tree protection methodology will be implemented throughout the development and the agreed means of protection shall be retained on site until all equipment, and surplus materials have been removed from the site. Nothing shall be stored or placed in any area protected in accordance with approved tree protection plans, and the ground levels within those areas shall not be altered nor shall any excavation be made without the prior written approval of the local planning authority. If any tree shown to be retained is damaged, remedial works as may be specified in writing by the local planning authority will be carried out.

Reason: To satisfy the Local Planning Authority that trees to be retained will not be damaged during any construction activity, including demolition, in order to preserve arboricultural amenity in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71: Trees.

12. Prior to the commencement of site clearance a pre-commencement site meeting shall be held and attended by the site manager, the arboricultural consultant and LPA Tree Officer to discuss details of the approved AMS.

Reason: To satisfy the Local Planning Authority that trees to be retained will not be damaged during any construction activity, including demolition, in order to preserve arboricultural amenity in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71: Trees.

13. If any tree shown to be retained on the approved tree protection methodology is removed, uprooted, destroyed or dies within five years of project completion, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

Reason: To satisfy the Local Planning Authority that arboricultural amenity will be preserved in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71: Trees.

14. Notwithstanding the provisions of Schedule 2, Part 1, Class A 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(s) shall not be allowed without the granting of specific planning permission.

Reason: To protect the amenity of occupiers of adjoining properties (Cambridge Local Plan 2018 policies 52, 55, and 57).

15. Notwithstanding the provisions of Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that order with or without modification), no new windows or dormer windows (other than those expressly authorised by this permission), shall be constructed without the granting of specific planning permission.

Reason: To protect the amenity of occupiers of adjoining properties (Cambridge Local Plan 2018 policies 52, 55, and 57).

16. The scheme for surface water drainage works as shown on Drawing No 18/0525/100/P4 shall be fully implemented on site prior to the first use/occupation and shall be retained thereafter.

The management and maintenance scheme identified in the Drainage & SuDS Maintenance Plan Revision B dated 26.4.19 produced by Andrew Firebrace Partnership Structural & Civil Engineering Consultants shall be implemented in accordance with sections 2 and 3 of the report.

Reason: To ensure appropriate surface water drainage. (Cambridge Local Plan 2018 policies 31 and 32)

17. Before the development hereby permitted is commenced details of the following matters shall be submitted to and approved by the local planning authority in writing.

- i) contractors access arrangements for vehicles, plant and personnel,
- ii) contractors site storage area/compound,
- iii) the means of moving, storing and stacking all building materials, plant and equipment around and adjacent to the site,
- iv) the arrangements for parking of contractors vehicles and contractors personnel vehicles.

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

Reason: To protect the amenity of the adjoining properties during the construction period. (Cambridge Local Plan 2018 policies 57 and 58)

18. Notwithstanding the approved plans, the dwellings hereby approved shall be constructed to meet the requirements of Part M4(2) 'accessible and adaptable dwellings' of the Building Regulations 2010 (as amended)

Reason: To secure the provision of accessible homes (Cambridge Local Plan 2018 policy 51)

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).

INFORMATIVE: The applicant is advised that following implementation of any Permission issued by the Planning Authority in regard to this proposal, the residents of the new dwelling will not qualify for Residents' Permits (other than visitor permits) within the existing Residents' Parking Schemes operating on surrounding streets.

INFORMATIVE Cadent has 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 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
Tel: 0800 688 588