

PLANNING COMMITTEE**17th December 2019**

Application Number	19/0718/REM	Agenda Item	
Date Received	23rd May 2019	Officer	Lewis Tomlinson
Target Date	22nd August 2019		
Ward	Arbury		
Site	295 - 301 Histon Road		
Proposal	Reserved matters (layout, scale, appearance and landscaping) for the erection of 27 residential units including affordable dwellings following demolition of existing buildings together with associated infrastructure pursuant to application 15/0519/OUT.		
Applicant	N/A C/O Agent		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none">- The proposed development would make effective use of a previously developed site to create additional housing units;- The design and scale of the proposed development would be acceptable;- The proposed development would not have any significant adverse impact on the residential amenity of the neighbouring occupiers;- The proposal includes 40% affordable dwellings.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site, which is known as the 'Former Scotsdale Laundry and Nursery Site', extends to approximately 0.8 hectares in area and is located on the west side of Histon Road.
- 1.2 The site accommodates a number of buildings, Nos. 297-301 Histon Road located in the south-eastern corner of the site (used as offices, a dwelling and dance/martial arts studio) and a building previously used as a squash court facility located adjacent to the western boundary. Recently, both the squash court building and 299 Histon Road have been damaged by fires. The landowner is seeking to demolish these buildings under permitted development rights due to them being unsafe.
- 1.3 The southern section of the site comprises hardstanding and parking whilst the northern section is grassed/scrubland. The site is bounded by mature conifer trees along the majority of the southern and western site boundaries. There is an existing vehicular access to the site which is obtained to the south adjacent to No.303 Histon Road. Beyond the western edge of the site, this continues to form a pedestrian link to the Darwin Green development further to the west, although this is not a formal public right of way.
- 1.4 The site is surrounded by residential development on all sides. This consists of two-storey detached and semi-detached houses to the east (Histon Road) and west (Cavesson Court), two-storey detached houses to the north (Chancellors Walk) and bungalows and two-storey houses to the south (Carisbrooke Road and Tavistock Road).
- 1.5 The site comprises an allocated housing site, formally site 5.17 in the Cambridge Local Plan 2006 but presently site R1 in the Cambridge Local Plan 2018 and also part of the rear garden of No.309 Histon Road.

2.0 THE PROPOSAL

- 2.1 Outline planning permission with all matters reserved except for access for the demolition of all structures on site and the development of 27 dwellings was granted on 27th September 2016.

- 2.2 The proposal is for the reserved matters (layout, scale, appearance and landscaping) for the erection of 27 residential units including affordable dwellings following demolition of existing buildings together with associated infrastructure. This includes cycle parking, car parking and waste provision. In brief, the development includes:

Block of flats:

- o 3 x 1 bed flats
- o 6 x 2 bed flats

Dwellinghouses

- o 3 x 4 bed houses
- o 14 x 3 bed houses
- o 1 x 2 bed houses

- 2.3 The proposal has been amended since submission to ensure compliance with the requirements of Part M4 (2) of the Building Regulations, address Urban Design comments and to amend Plot 9.

- 2.4 It is to be noted that the scheme has been through an extensive pre-application process with officers.

3.0 SITE HISTORY

- 3.1 None relevant

4.0 PUBLICITY

- | | |
|-----------------------------|-----|
| 4.1 Advertisement: | Yes |
| Adjoining Owners/Occupiers: | 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 Plan 2018	Local	1, 3, 28, 29, 31, 32, 34, 35, 36, 41, 45, 50, 51, 55, 56, 57, 59, 61, 70, 71, 80, 81, 82, 85

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

Central Government Guidance	<p>National Planning Policy Framework 2019</p> <p>National Planning Policy Framework – Planning Practice Guidance March 2014</p> <p>Circular 11/95 (Annex A)</p>
Supplementary Planning Guidance	<p>Sustainable Design and Construction (May 2007)</p> <p>Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012)</p> <p>Planning Obligation Strategy (March 2010)</p>
Material Considerations	<p><u>City Wide Guidance</u></p> <p>Cycle Parking Guide for New Residential Developments (2010)</p>

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

- 6.1 The internal layout as proposed is not suitable for adoption by the Highway Authority and therefore the site will remain private. All matters pertaining to the provision of the access onto Histon Road have been suitably conditioned as part of the approval for 15/0519/OUT.
- 6.2 Recommends the inclusion of a condition regarding the proposed arrangements for future management and maintenance of the proposed streets.

Drainage Officer

- 6.3 No objection subject to surface water drainage and maintenance conditions.

Environmental Health Officer

- 6.4 No further conditions recommended on the reserved matters application.

Landscape Officer

- 6.5 No objection subject to conditions regarding landscaping and boundary treatment.

Sustainability Officer

- 6.6 Support subject to a renewable energy implementation condition.

Tree Officer

- 6.7 While there is no formal objection to the proposal due to the limited quality of the existing tree stock, detailed landscape proposals should include trees of stature in key locations. Where large trees might conflict with hard surfacing engineered pits should be used. Key areas include the entrance from Histon Road, the entrance between plots 17 and 18, open space south

of plot 9, north of the apartment block and at the entrance to the apartment block car park.

Urban Design Officer

- 6.8 Supports the scheme as amended. Recommends conditions regarding materials samples and sample panel.

Waste Officer

- 6.9 No objection.
- 6.10 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 objections:

- o 9 Tavistock Road
- o 21 Tavistock Road
- o 23 Tavistock Road
- o 296 Histon Road
- o 302 Histon Road
- o 303 Histon Road
- o 305 Histon Road
- o 309 Histon Road
- o 311 Histon Road
- o 2 Carisbrooke Road
- o 35 Martingale Close
- o Camcycle
- o 2 Hawkins Road

- 7.2 The representations can be summarised as follows:

- o The three storey block of flats will overlook the rear bedrooms and rear gardens of 21 and 23 Tavistock Road
- o Plots 9 and 8 will overlook and will be overbearing on 311 Histon Road
- o Access to 311 Histon Road could lead to further backland development

- o The garages on plots 9 and 18 would have an overbearing impact upon 305 Histon Road
- o The plans are inaccurate
- o The properties would be visible from Histon Road
- o The dormer window and ground sliding doors on Plot 9 will overlook 305 Histon Road
- o There would be potential for conflict between pedestrians, cyclists and cars due to visitor parking being located close to the access
- o Not enough car parking
- o Overlooking into the garden of 309 Histon Road
- o Ongoing tree maintenance?
- o Loss of garden for 303 Histon Road
- o Removal of asbestos from the site
- o Increase of traffic from the site
- o Noise and traffic during construction
- o Retention of conifer trees along the boundary of Tavistock Road
- o Loss of light to garden and back rooms at 309 Histon Road
- o Concern that services need to be upgraded to cope with the addition of more houses
- o Plot 9 should be a smaller house as it is a backland development of 309 Histon Road
- o Plot 9 and 18 are too large and too near to the properties on Histon Road
- o Increase parking on street will cause traffic safety concerns
- o Should be a pavement linking Histon Road to Darwin Green
- o Drainage should be considered carefully
- o External lightning shouldn't shine into neighbouring properties windows
- o Primary access from Darwin Green to Histon Road for cyclists and pedestrians. The access from Darwin Green is not big enough. Speed bumps have to be carefully considered for cyclists.
- o Inappropriate cycle storage for the dwellings.

7.3 A further objection has also been received from Councillor Cheney Payne:

- o Neighbouring properties will be overlooked
- o Three storey block of flats will out of keeping with the surrounding two storey/single storey dwellings.

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, 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. Trees
9. Archaeology
10. Affordable housing
11. Planning obligations
12. Third party representations

Principle of Development

8.2 The principle of development has been accepted through the outline planning permission 15/0519/OUT.

Context of site, design and external spaces

8.3 The permission was in outline form only, with only the access details agreed. Issues relating to the scale, form, layout and design of the dwellings have been submitted as a part of this application. The scale of the proposed buildings are appropriate to their locality and consistent with the Illustrative Masterplan (Drawing No. 336/120/001) submitted with the Outline Planning

Application, ranging from 1.5 – 3 storeys with a gradual step up towards the centre of the site.

- 8.4 The layout of the site is split into 3 streets. Street 1 would have the larger units, while street 3 and street 2 would have units that are 1.5 and 2 storey. The apartment block would be three storeys in height and would be accessed off street 2. This apartment block would follow the building line set by the properties to the west. There is a pedestrian access to Darwin Green at the further south west point of the site. To the south of the apartment block would also be a parking area serving the apartment block and to the north of the site would be a Local Area of Play (LAP). There is a further shared amenity area to the east of the site. The streets would be shared between pedestrians, cyclists and cars. The introduction of the visitor car parking near the access should encourage car users to slow down. The 3 streets allow the proposed layout of the site to be clearly legible.
- 8.5 The materials include light buff brick, light through render, reconstructed stone, clay tiles/slate roofs and timber cladding throughout the site. The proposed design of the dwellings would respond well to the surrounding properties. The proposed materials and detailing on the dwellings and block of flats will provide a high quality finish.
- 8.6 The Landscape Officer and Urban Design Team were consulted as part of the application and support the design subject to the imposition of conditions regarding hard and soft landscaping, landscape maintenance and management plan, boundary treatment and external materials.
- 8.7 The form, height and layout of the proposed development is considered appropriate to the surrounding pattern of development and the character of the area and would not constitute overdevelopment. In my opinion the proposal is compliant with Cambridge Local Plan (2018) policies 55, 56, 57 & 59.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.8 The site is surrounded by residential properties. To the north is Chancellors Walk, to the west is Martingale Close/Cavesson Court, to the south is Tavistock Road and to the east is Histon Road.

Properties on Histon Road

- 8.9 Plot 18 would be situated close to the boundary of 303 and 305 Histon Road but would be circa 35m away from 303 and circa 27m from 305. There is also a large outbuilding located at the end of the garden of 305 Histon Road. Plot 9 would be a 1.5 storey dwelling located directly to the rear of 309 Histon Road. This part of the site was not originally included in the housing allocation but was included as part of the outline planning application. There is an existing fence that has split the garden of 309 from the land that is included in the application. However, this boundary/fence should be at least 2.8m further into the application site. Therefore, the proposal would result in the shared boundary of plot 9 and 309 Histon Road being moved at least 2.8m further into the site, increasing the size of the garden of 309 Histon Road in comparison to the existing situation.
- 8.10 The gable of Plot 9 would face towards 309. The gable would have a steep pitch and would be situated circa 20m away from the rear elevation of 309 Histon Road. Following a site visit to 309 Histon Road and a review of the plans, it is officer's view that this relationship is considered to be acceptable. There is a proposed first floor window on the gable facing 309 but this would be obscured glazed. The neighbouring property has also raised concerns that the proposed dormer window on the south elevation of plot 9 would overlook their garden. The angle would be too oblique to overlook the garden. Interlooking into an ancillary outbuilding is considered a common situation within an urban setting and would not warrant a refusal of the application. Given the siting of plot 9 at the very rear of the gardens of 305 and 309 Histon Road, it would not have a significant overbearing impact or result in significant loss of light. To ensure the residential amenity of the occupiers of the immediate properties along Chancellors Walk are protected in the future, it

is recommended that the removal of permitted development rights Class B (loft conversions, rear dormers) and Class A (extensions) for plot 9 and Class B (loft conversions) for plot 18 is included. The occupants of 311 Histon Road have raised concerns that plots 8 & 9 would be overbearing and cause overlooking of their property. Plot 8 would be circa 26m away from the rear elevation of 311 which is considered to be an acceptable distance and plot 9 would be set off the side boundary of 311 by circa 9m. There would be a first floor window on the side elevation of plot 8 which would serve a bedroom. This bedroom is also served by 2 additional windows. Therefore, to remove any perception of being overlooked, a condition is recommended to obscure glaze this window. The windows on the side elevation of plot 9 are all high level windows and would not cause any significant overlooking of 311 Histon Road.

Properties on Chancellors Walk

- 8.11 The rear elevation of plot 8 would be circa 12m away from the property on Chancellors Walk which is directly to the rear. This gap between plots 1 to 8 and the properties on Chancellors Walk gradually increase to 16m at Plot 1. Only 21 Chancellor Walk has a rear elevation facing the site, but it would be 25m away from the rear elevation of plot 3. In officers' views, these distances are considered acceptable and would not result in a significant overbearing impact or cause significant overlooking issues. To ensure the residential amenity of the occupiers of the immediate properties along Chancellors Walk are protected in the future, I recommend removing permitted development rights Class B (loft conversions, rear dormers) for plots 1 to 8.

Properties on Martingale Close/Cavesson Court

- 8.12 The application proposes a three storey block of flats in the south west. The block of flats would be in line with the properties on the southern side of Cavesson Court. It would slightly protrude further than the rear elevation of the adjacent property on Cavesson Court but this would not have a significant overbearing impact. There is also a mature belt of trees on this boundary. The built form of plot 1 would be a sufficient distance from the neighbouring properties on Martingale Close/Cavesson Court.

Properties on Tavistock Road

- 8.13 The application proposed a three storey block of flats in the south west of the site. The properties directly to the south of the apartment block are situated circa 35m away. Neighbours are concerned that the future residents of the apartment block will overlook the gardens and rear elevations of 21 and 23 Tavistock Road. Given the distance between the proposed block of flats and the properties on Tavistock Road, the proposal would not result in a significant amount of overlooking. The dwellings on Plots 14 to 17 would be situated circa 30m away from the properties on Tavistock Road.
- 8.14 Officers have assessed above the potential impact on the residential amenity of the surrounding occupiers in terms of overlooking, overbearing sense of enclosure and overshadowing. Officers are satisfied that the proposed units due to their orientation, layout and distance from existing dwellings and boundaries, would not have a significant adverse impact on the residential amenity of the neighbouring occupiers such that it would warrant refusal of the application.

Wider area

- 8.15 Neighbours have raised concerns regarding the impact of the demolition and construction phase. A Demolition and Construction Environmental Management Plan condition was imposed on the outline consent. This will address noise, dust, removal of materials and construction traffic. The impact of additional demand for car parking spaces on residential amenity has been assessed in the 'car parking' section below. In conclusion the proposal adequately respects the residential amenity of its neighbours and the constraints of the site, and is compliant with Cambridge Local Plan (2018) policies 35, 55 and 56.

Amenity for future occupiers of the site

- 8.16 Policy 50 of the Cambridge Local Plan (2018) sets out internal residential space standards. All the proposed units comply and the majority slightly exceed the standards. In this regard, the units would provide a high quality internal living environment for the future occupants. The gross internal floor space

measurements for units in this application are shown in the table below:

Block of flats

Unit	Number of bedrooms	Number of bed spaces (persons)	Number of storeys	Policy Size requirement (m ²)	Proposed size of unit	Difference in size
1	2	4	1	70	71	+1
2	1	2	1	50	52	+2
3	2	4	1	70	71	+1
4	2	4	1	70	70	0
5	1	2	1	50	52	+2
6	2	4	1	70	70	0
7	2	4	1	70	72	+2
8	1	2	1	50	52	+2
9	2	4	1	70	70	0

Houses

Unit	Number of bedrooms	Number of bed spaces (persons)	Number of storeys	Policy Size requirement (m ²)	Proposed size of unit	Difference in size
1	4	7	2	115	153	+38
2	4	7	2	115	153	+38
3	4	7	2	115	153	+38
4	3	5	2	93	116	+23
5	3	5	2	93	116	+23
6	3	6	2	103	134	+31
7	3	6	2	103	134	+31
8	3	6	2	103	134	+31
9	3	6	2	103	156	+53
10	3	6	3	108	139	+31
11	3	6	3	108	139	+31
12	3	6	3	108	139	+31
13	3	6	3	108	134	+26
14	3	4	2	84	74	-10**
15	3	5	2	93	88	-5**
16	3	5	2	93	88	-5**
17	2	4	2	79	88	+9
18	3	6	2	103	156	+53

- 8.17 The applicant is amending the scheme to ensure that units 14 to 17 comply with space standards. An update will be provided on the amendment sheet.
- 8.18 Policy 50 of Cambridge Local Plan (2018) states that all new residential units will be expected to have direct access to an area of private amenity space.
- 8.19 All the proposed Units will have direct access to an area of private amenity space. All the dwellinghouses would have gardens that are an acceptable size for the proposed number of bedrooms. Units 19 to 21 within the apartment block are on the ground floor and benefit from acceptable size terraces. Units 22 to 27 will have a balcony each. It is also to be noted, that the proposal will provide a high quality landscaped shared amenity area immediately to the north of the apartment block and also a further area in the east section of the site for all occupants to enjoy. The details of the landscaping can be secured through condition.
- 8.20 To ensure that adequate private amenity space is retained for units 14 to 17, it is recommended that permitted developments rights are removed for extensions and outbuildings. A further condition is recommended to ensure the amenity of the future occupiers is protected:
- o Appropriate boundary treatment to provide privacy for the ground floor terraces on units 19 – 21 of the block of flats
- In conclusion the proposal provides a high-quality living environment and an appropriate standard of residential amenity for future occupiers, and is compliant with Cambridge Local Plan (2018) policy 50.

Accessible homes

- 8.21 The development has been assessed for compliance with Policy 51 in relation to the all the new units. The agent amended the internal layout of the block of flats to ensure the proposal complies with the requirements of Part M4 (2) of the Building Regulations. A condition is recommended to secure this requirement.

Refuse Arrangements

- 8.22 The proposed refuse storage for the flats is within an integrated store in the block of flats. The waste Officer has raised no objection to this. There is adequate space for the bins to go in the rear gardens of the proposed dwellings.
- 8.23 In conclusion the proposal is compliant in this respect with Cambridge Local Plan (2018) policy 57.

Highway Safety

- 8.24 The access arrangements were agreed at the outline application stage. The Highway Authority was consulted as part of the application and does not consider there would be any adverse impact upon highway safety in terms of the detailed design. As the streets within the site would not be adopted by the Highway Authority, a condition regarding street management and maintenance is recommended. Camcycle and neighbours have raised concern about the safety for pedestrians and cyclists accessing Histon Road from Darwin Green and vice versa. However, the access from Darwin Green was shown to be pedestrian only. There is limited space on the site to provide a separate cycle/pedestrian path. No speed bumps are proposed as part of the application.
- 8.25 In conclusion the proposal is compliant with Cambridge Local Plan (2018) policy 81.

Car and Cycle Parking

Car Parking

- 8.26 Neighbours have raised concerns that there isn't enough car parking proposed on the site. The site is located on Histon Road and is a key route into the city. The proposal would provide at least 1 car parking space per unit with most units having space to park 2 cars. This complies with the maximum standards in the Cambridge Local Plan (2018) which seeks a maximum of 1 car parking space for dwellings with up to 2 bedrooms and 2 car parking spaces for dwellings with 3 or more bedrooms. The proposal would also include 6 visitor car parking spaces. In conclusion this level of provision is

considered to be acceptable particularly having regard to the identified available capacity in surrounding streets.

Cycle Parking

- 8.27 Integrated cycle storage is provided for the apartment block on the side elevations with added space for cargo bikes etc. Cycle storage sheds are provided in the rear gardens of the dwellings. The side by side stacking of cycles are not ideal but is commonly accepted. The proposed amount of cycle parking is policy compliant.
- 8.28 In conclusion the proposal is compliant with Cambridge Local Plan (2018) policy 82.

Integrated water management and flood risk

- 8.29 The Drainage Team has advised that a surface water drainage strategy can be secured by condition in this case. This has been addressed by condition on the outline permission.

Trees

- 8.30 There are a number of trees on the site and surrounding the site. The site does not fall within a conservation area and there are no Tree Preservation Orders on any trees on the site or on any of the trees surrounding the site. The Tree Officer does not object to the proposal due to limited quality of the existing tree stock. Notwithstanding the above, there is scope for a high quality landscape scheme which can be secured through a landscaping condition.

Archaeology

- 8.31 The Historic Environment Team has requested the same condition from the outline consent to be applied to the reserved matters consent. This condition has not been discharged on the outline and is therefore still active. There is no need to duplicate the condition.

Affordable Housing

- 8.32 The proposed development is for 27 dwellings, 10 of these dwellings would be affordable. The apartment block would

house 9 of these units, and plot 14 would house the other unit. This complies with the requirements of policy 45 of the Cambridge Local Plan (2018), and has already been secured through a S106 Agreement attached to the outline consent.

Planning Obligations (s106 Agreement)

8.33 A Section 106 agreement has been agreed and signed as part of the outline planning permission.

Third Party Representations

8.34 I have dealt with the substantive third party representations in the preceding paragraphs and those remaining issues are dealt with in the table below.

Representation	Response
The plans are inaccurate	Plans have been amended in order to address this. Notwithstanding, officers have visited the site to assess the impact.
Ongoing tree maintenance?	A landscaping condition is recommended.
Removal of asbestos from the site	A DCEMP condition was on the outline consent. Regardless of this, various laws and regulations control the removal of asbestos
Noise and traffic during construction	A DCEMP condition was on the outline consent which aims to reduce the impact upon neighbouring properties during construction.

9.0 CONCLUSION

9.1 In conclusion, the proposal is of a high quality design and would not result in an adverse impact upon neighbouring properties and would also provide an acceptable level of amenity for future occupiers.

10.0 RECOMMENDATION

APPROVE subject to the following conditions:

1. 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.

2. Materials Samples

Prior to the commencement of the development hereby approved, with the exception of below ground works, full details including samples of the materials to be used in the construction of the external surfaces shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the external surfaces is appropriate.
(Cambridge Local Plan 2018 policies 55 and 57)

3. Sample Panel

Before starting any brick/stone 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 and type of jointing and 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 visual amenity 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 55 and 57)

4. Hard and soft landscaping: 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 and these works shall be carried out as approved. These details shall include:
- a. means of enclosure;
 - b. car parking layouts and allocation plans;
 - c. pedestrian and cycle circulation area and cycle parking plans;
 - d. hard surfacing materials;
 - e. minor artefacts and structures including but not limited to:
 - i. street furniture
 - ii. play equipment
 - iii. refuse and cycle storage units
 - iv. external lighting feature details
 - v. proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines indicating lines, manholes, supports).
 - f. Soft Landscape works shall include:
 - i. planting plans
 - ii. written specifications (including cultivation and other operations associated with plant and grass establishment)
 - iii. schedules of plants, noting species, plant sizes and proposed numbers/densities
 - iv. tree pit details for trees in hard and soft landscape
 - v. 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 2018; Policies 55, 57 and 59)

5. 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)

6. For the hereby approved dwelling (plot 9), notwithstanding the provisions of Schedule 2, Part 1, Classes A and 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): the enlargement, improvement or other alteration of the dwellinghouses, including insertion of new windows; loft conversion including rear dormers; 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 dwelling, to protect the character of the area and to protect the amenity of neighbouring occupiers (Cambridge Local Plan 2018 policies 52 and 57)

7. For the hereby approved dwellings (plots 1, 2, 3, 4, 5, 6, 7, 8 and 18), 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): the enlargement, improvement or other alteration of the dwellinghouses, including insertion of new windows; loft conversion including rear dormers; 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 dwelling, to protect the character of the area and to protect the amenity of neighbouring occupiers (Cambridge Local Plan 2018 policies 52 and 57)

8. Prior to the occupation of the development, hereby permitted, the curtilages of the ground floor approved units 19 to 21 of the block of flats and the 18 dwelling houses (plots 1 to 18) of the development shall be fully laid out and finished in accordance with the approved plans. The curtilages 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, 55 and 56)

9. Prior to the occupation of the development, hereby permitted, the first floor window on the east facing elevation of plot 9 and the first floor window on the east facing elevation of plot 8 shall be obscure glazed to a minimum level of obscurity to conform to Pilkington Glass level 3 or equivalent and shall have restrictors to ensure that the windows cannot be opened more than 45 degrees beyond the plane of the adjacent wall. The glazing shall thereafter be retained in accordance with the approved details.

Reason: In the interests of residential amenity (Cambridge Local Plan 2018 policies 55, 57/58).

10. The approved renewable energy technology (as set out in the Renewable Energy Statement produced by Green Heat Ltd) shall be fully installed and operational prior to the first occupation of the development and shall thereafter be retained and remain fully operational in accordance with a maintenance programme, which shall be submitted to and agreed in writing by the local planning authority.

No review of this requirement on the basis of grid capacity issues can take place unless written evidence from the District Network Operator confirming the detail of grid capacity and its implications has been submitted to, and accepted in writing by, the local planning authority. Any subsequent amendment to the level of renewable/low carbon technologies provided on the site shall be in accordance with a revised scheme submitted to and approved in writing by, the local planning authority

Reason: In the interests of reducing carbon dioxide emissions (Cambridge Local Plan 2018, policy 28).

11. No development shall commence until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved in writing by the Local Planning Authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details.

Reason: In the interests of highway safety (Cambridge Local Plan 2018 policy 81)

12. Notwithstanding the approved plans, the dwellings, hereby permitted, shall be constructed to meet the requirements of Part M4(2) 'accessible and adaptable dwellings' of the Building Regulations 2010 (as amended 2016).

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