

Application Number	19/0960/FUL	Agenda Item	
Date Received	9th July 2019	Officer	Mary Collins
Target Date	3rd September 2019		
Ward	Coleridge		
Site	Land R/o 440 Cherry Hinton Road Cambridge Cambridgeshire CB1 8BA		
Proposal Applicant	Erection of a one bedroom dwelling Mr Andrew Newbigging 440 Cherry Hinton Road Cambridge CB1 8BA		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none">- The proposed development would respect the character and appearance of the surrounding area.- The proposed development would not have any significant adverse impact on the amenity of surrounding occupiers.- The proposed development would provide accessible living accommodation and a good level of indoor and outdoor amenity for future occupiers.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The site is situated on the southern side of Cherry Hinton Road and in the rear garden of 440 Cherry Hinton Road where there is currently an outbuilding. To the eastern boundary is a public footpath which links Cherry Hinton Road and Bullen Close with the semi-detached property of 444 Cherry Hinton Road and the Territorial Army Centre to the other side of the footpath. To the

rear of the proposed application site is Hinton Grange Nursing Home which lies to the south.

- 1.2 The dwelling at 440 Cherry Hinton Road is semi-detached forming a pair with 438 Cherry Hinton Road and these properties lie to the north of the application site.

2.0 THE PROPOSAL

- 2.1 Planning permission is sought for the erection of a one-bedroom dwelling. It would have a pitched roof and would be 6.5 metres high to the ridge and 3.5 metres to eaves level. It would have a footprint of approximately 8.65 metres wide by 7.3 metres deep and would be one and a half storey with first floor accommodation in the roof-space.
- 2.2 The dwelling would face east and would have its ridge aligned parallel with the public footpath which it would front. To this principal elevation it would have a contemporary dormer window. Materials would be slate for the roof covering and grey gault bricks for the walls.
- 2.3 The application is accompanied by the following supporting information:
1. Design Statement
 2. Drawings

3.0 SITE HISTORY

Reference	Description	Outcome
04/1162/FUL	Erection of two storey side and rear extension to existing dwelling house.	Approved 22.12.2004

4.0 PUBLICITY

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

5.0 POLICY

5.1 See Appendix 1 for full details of Central Government Guidance, Cambridge Local Plan 2018 policies, Supplementary Planning Documents and Material Considerations.

5.2 Relevant Development Plan policies

PLAN		POLICY NUMBER
Cambridge Local Plan 2018		1 3 28
		31 32 35 36
		50 51 52 55 56 57 59 71
		81 82

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 Practice Guidance Circular 11/95 – The Use of Conditions in Planning Permissions (Annex A)</p> <p>Technical housing standards – nationally described space standard – published by Department of Communities and Local Government March 2015 (material consideration)</p> <p>Great Cambridge Planning (2020) – Sustainable Design and Construction Biodiversity Checklist for Land Use Planners in Cambridgeshire and Peterborough (March 2001).</p> <p>Cambridge and South Cambridgeshire Strategic Flood Risk Assessment (November 2010)</p> <p>Strategic Flood Risk Assessment (2005)</p> <p>Cambridge and Milton Surface Water Management Plan (2011)</p>
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	Cycle Parking Guide for New Residential Developments (2010)
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6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Control)

- 6.1 Objection: The Highway Authority requests that the application be refused on the grounds of highway safety in its present format for the following reason:

While the design and access statement states that the proposed dwelling will not have access to an off street car parking space the inclusion of the whole site including the existing property within the red line for development means that it would be possible to provide an additional car parking space accessed off the public footpath adjacent to the site. While there may be an irregular set of gates enabling access to the rear of 440 Cherry Hinton Road from the footpath this application would regularise this situation and given formal permission for an access which could from the dimensions provided be used for motor vehicle access. The increased motor vehicle use of the irregular access that the proposed single dwelling will create will represent a detriment to the users of the public footpath and thus to highway safety.

The above recommendation can be overcome if the width of the gates shown as accessing the public footpath to the rear of 440 Cherry Hinton Road is reduced to below 1.6m thus preventing motor vehicle access while still allowing cycle or bin access.

The streets in the vicinity provide uncontrolled parking, and so, as there is no effective means to prevent residents from owning a car and seeking to keep it on the local streets this demand is likely to appear on-street in competition with existing residential uses.

The development may therefore impose additional parking demands upon the on-street parking on the surrounding streets and, whilst this is unlikely to result in any significant adverse impact upon highway safety, there is potentially an impact upon

residential amenity which the Planning Authority may wish to consider when assessing this application.

Recommend conditions added to any permission that the Planning Authority is minded to issue requiring:

- no demolition or construction works shall commence on site until a traffic management plan has been agreed in writing with the Planning Authority.
- all deliveries and removal of waste from the site shall take place between the hours of 09.30hrs to 15.30hrs seven days a week.
- proposed paved areas be constructed so that their falls and levels are such that no private water from the site drains across or onto the adopted public highway.
- proposed paved areas be constructed using a bound material to prevent debris spreading onto the adopted public highway.

Drainage and flooding

- 6.2 No Objection: The proposals are in an area of surface water flood risk and in accordance with the NPPF a flood risk assessment is required to demonstrate the proposals will not increase flood risk elsewhere and be safe for the occupants for the lifetime of the development.

As this is a minor development and the surface water flood risk issues have been addressed through the Finished Floor Level being set a minimum of 300mm above existing ground level and an area of flood compensation provided, it would be acceptable to obtain outstanding information by way of a condition, seeking a surface water drainage scheme, maintenance arrangements, finished floor levels and scheme for flood resilience.

Environmental Health

- 6.3 No Objection: Noise and disturbance from the construction activities at the premises has the potential to affect the amenity at nearby sensitive receptors if not controlled. Therefore, in the interests of amenity, recommend the following standard conditions:

- Construction hours
- Construction delivery/collection hours

- Piling.

Any boiler installed should be low NOx and meet a dry NOx emission rating of 40mg/kWh. Therefore recommend the bespoke low NOx informative.

Waste

- 6.4 No Objection: Waste storage and recycling covered and enclosed bin stores will be provided for 3No. 240 litre wheeled bins, to be moved by residents to the roadside for collection. The travel distance of 21m from the dwelling to the store and a further 30m from the storage area to the highway is within the RECAP guidance.

Tree Officer

- 6.5 No Objection: There are no arboricultural objections to the proposal. The proposed new building is located at a greater distance from the south and west boundaries than the existing building and with appropriate protection measure, trees of public value can be retained.

Should the application be granted consent recommend the following conditions:

1) Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP)

- 6.6 The above responses are a summary of the comments that have been received. Full details of the consultation responses can be inspected on the application file.

7.0 REPRESENTATIONS

- 7.1 The owners/occupiers of the following addresses have made representations:

- 438 Cherry Hinton Road

- 7.2 The representations can be summarised as follows:

- Overshadowing of garden by the proposed building. Views of expanse of roof up to the apex at around 7m. Garden faces

south and we currently enjoy sun from early morning through to the end of the day. -The position of the proposed building in the rear garden of 440 Cherry Hinton Rd causes concern as it is not proposed to sit on the existing footprint of the current double garage and workshop. Indeed, a 6m length has been allowed from the existing rear boundary for a garden and patio area before the build starts. The length of the rear of the building is 7.8m.

- Sewerage
- Drainage of surface water
- Damage to trees and their roots - the demolition of the existing structures, the digging of ground for the foundations in the clay soil and the depth of the digging may impact negatively on the roots of trees and shrubs near the boundary in our garden. There are also established trees near the construction site in the r/o of 440 Cherry Hinton Road which would either be damaged or may need to be removed due to the suggested site for the two storey one-bedroom dwelling.
- Character and context of the site and the local area - To be more in keeping suggest a single storey one bedroom dwelling be considered, possibly in line with that at the rear of 387 Cherry Hinton Road CB1 8DB (as per planning application 15/1505/FUL of 5 August 2015).
- Noise and disturbance from the demolition and construction of the proposed dwellings

Further to the amended plans, again submit objection.

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

8.0 ASSESSMENT

Context of site, design and external spaces

- 8.1 The siting of the proposed building in the rear garden of 440 Cherry Hinton Road, in close proximity to a formal public footpath with its own frontage, is acceptable in principle.
- 8.2 The proposed dwelling would provide an active frontage with the footpath and would be set back behind a metre-deep strip which would provide a defensible threshold. A kitchen window

at ground floor level and a dormer window would provide natural surveillance to the front.

- 8.3 The proposal relates well to the footpath and the scale of the dwelling, given the long garden depths, its frontage and the scale of other dwellings in the locality, is considered acceptable and within context. Third parties suggest a single storey building would be more appropriate to the context. However, with such a substantial garden depth, officers consider there is more leeway to provide a 1.5 storey building in this location without unduly impacting on the character of the area or on residential amenity.
- 8.4 In the opinion of officers the proposal is compliant with Cambridge Local Plan (2018) policies 52, 55, 56, 57, 59.

Residential Amenity

Amenity of future occupiers

- 8.5 The gross internal floor space measurements for units in this application are shown in the table below:

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	1	2	2	58	85	+27

The proposal meets the Technical Standards for internal space provision.

Size of external amenity space

- 8.6 The proposed dwelling would have private amenity space to the rear and sides. The main external space would be south facing leading off from a ground floor living / kitchen room and would be more than adequate to allow for future occupants to sit out with a table and chairs, hang washing out etc.
- 8.7 The existing dwelling would be left with a resultant rear garden of approximately 16 metres in depth by 8 metres in width which is considered an acceptable level of outdoor amenity space.

Accessible homes

- 8.8 The development has been assessed for compliance with Policy 51 and complies with the requirements of Part M4 (2) of the Building Regulations, Accessible and Adaptable Homes. The proposed dwelling would need to be raised in relation to surrounding ground levels to protect future occupiers from flood risk and the applicant has confirmed that an access ramp can easily be accommodated to the main entrance (to comply with Part M4 (2) of the Building Regulations).
- 8.9 In the opinion of officers, the proposal provides an adequate level of residential amenity for future occupiers and is compliant with Cambridge Local Plan (2018) policies 50, 51, 52 and 56.

Impact on amenity of neighbouring occupiers (No. 438 Cherry Hinton Rd)

- 8.10 The proposed dwelling would be situated to the east of the adjoining residential garden and to the south east of the dwelling at 438 Cherry Hinton Road. No rear facing habitable room windows are proposed at first floor level. A raised skylight to provide light to a stairwell is indicated on the plans but this would be well above (1.7m) finished floor level (to be secured by condition 24). A north facing first floor bathroom window would be obscure glazed. The potential for overlooking into the garden and towards the rear of this property would not arise. PD rights for additional windows are recommended to be removed by condition.
- 8.11 With respect to loss of daylight to the rear garden, the applicant has provided a shadow analysis of the proposed development.
- 8.12 BRE Guidance recommends that for it to appear adequately sunlit throughout the year, at least half of a garden or amenity area should receive at least two hours of sunlight on 21 March. If as a result of new development an existing garden or amenity area does not meet the above and the area which can receive two hours of sun on 21 March is less than 0.8 times its former value, then the loss of sunlight is likely to be noticeable. If a detailed calculation cannot be carried out, it is recommended that the centre of the area should receive at least two hours of sunlight on 21 March. In this instance, the shadowing of no. 438's garden would only occur towards the far end of the

garden and would be in the early hours of the morning 9am. Given the south facing orientation of this adjacent dwelling, the proposed dwelling would not result in a detrimental impact on the rear garden through overshadowing and could not be resisted given the BRE guidance as it would not come close, in officer's view, to breaching the recommended parameters.

- 8.13 As regards impact on the boundary, the dwelling would be inset from the boundary with this property by one metre and the eaves level would be 3.5 metres. Given the depth of the rear garden of this adjoining neighbouring property and the fact that there is already an existing building in this location officers consider there would not be any significantly harmful impact on the residential amenity of 438 Cherry Hinton Road.
- 8.14 Given the separation between the rear of 438 and the proposed dwelling, the development would not unduly impact on the outlook from the rear of this property.

Overall

- 8.15 Officers are satisfied that no issues would arise in terms of overshadowing, loss of daylight or sunlight, overbearing or enclosing impact, overlooking/privacy impact or noise and disturbance to no. 438, Hinton Grange Nursing Home to the south or to the host dwelling to justify refusal of planning permission. Sufficient garden would be retained for the host dwelling. The Highways officer has highlighted a potential amenity issue in terms of off-site car parking impact, however, for a single dwelling, officers do not consider any additional off-site (on-road) parking impacts would be significant. This could not reasonably form a reason for refusal for a scheme of this size, particularly as most nearby residents benefit from on-plot private parking provision within their own curtilages.
- 8.16 In the opinion of officers and subject to conditions as recommended by Environmental Health and the removal of permitted development rights, the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and it is considered that it is compliant with Cambridge Local Plan (2018) policies 52, 56 57 and 35.

Highway Safety

- 8.17 No on-site car parking is proposed and there would be no direct access to the public highway.
- 8.18 The Highway Authority originally requested that the application be refused on the grounds of highway safety as while there may be an irregular set of gates enabling access to the rear of 440 Cherry Hinton Road from the footpath this current application would regularise this situation and given formal permission for an access which could, from the dimensions provided, be used for motor vehicle access.
- 8.19 In order to overcome the objection, the red line of the application site has been amended to exclude the gates, removing the ability of future occupants of the proposed dwelling to use them, as the curtilage of the proposed dwelling would be separate from the existing dwelling. The proposal would not be detrimental to the users of the public footpath or to highway safety.
- 8.20 In the opinion of officers, the proposal is compliant with Cambridge Local Plan (2018) policies 80 and 81.

Flood Risk and Sewerage

- 8.21 In the opinion of officers, the proposal is compliant with Cambridge Local Plan (2018) policy 82. The Flood Risk Assessment recommends that the bike store should be constructed in a hit and miss fencing to reduce flood risk. It would be covered and secure by virtue of being within the enclosed rear garden, the gate of which can be secured. Third parties have raised an issue regarding sewerage. The means of connection and its adequacy would be secured through Building Control.
- 8.22 In the opinion of officers, the proposal is compliant with Cambridge Local Plan (2018) policies 80 and 81.

Refuse arrangements

- 8.23 Waste storage would be provided for 3 x 240 litre wheeled bins, to be moved by residents to the roadside for collection. The travel distance of 21m from the dwelling to the store and a

further 30m from the storage area to the highway is within the RECAP guidance. With regard to Part M of the Building Regulations, there is no specific reference to refuse collection imposing shorter travel distances, for disabled persons therefore the standard distances apply.

- 8.24 In the opinion of officers, the proposal complies with Cambridge Local Plan (2018) policy 56.

Trees

- 8.25 There are trees adjacent to the application site in the grounds of Hinton Grange Nursing Home to the south, which may be affected by the proposal. These trees offer amenity value and public benefits to the area and would provide screening to the proposed dwelling. Conditions are recommended to be attached to ensure protection of these trees during the construction period.
- 8.26 In the opinion of officers, the proposal complies with Cambridge Local Plan (2018) policy 71.

9.0 CONCLUSION

- 9.1 The development is well designed and modest proposal located at the rear of a long garden adjacent to a public footpath. The design comfortably meets the internal space standards and would provide ample external amenity space for occupants of a one-bedroom property. Given the length of the garden and the pre-existing development on the site, the proposal would not amount to overdevelopment and would respect the character and context of the area. No significant harm would arise to neighbouring properties. The proposal would help meet the Council's overall housing need and is well placed in terms of public transport / shops and services.

10.0 RECOMMENDATION

APPROVE subject to the following conditions:

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

Reason: In accordance with the requirements of Section 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 development hereby permitted shall be commenced until a surface water drainage scheme for the site, based on sustainable drainage principles and in accordance with Cambridge City Council local plan policies, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is occupied.

The scheme shall include:

- a) Details of the existing surface water drainage arrangements including runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events;
- b) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change) , inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with a schematic of how the system has been represented within the hydraulic model;
- c) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers, details of all SuDS features;
- d) A plan of the drained site area and which part of the proposed drainage system these will drain to;

- e) Full details of the proposed attenuation and flow control measures;
 - f) Site Investigation and test results to confirm infiltration rates;
 - g) Full details of the maintenance/adoption of the surface water drainage system;
 - h) Measures taken to prevent pollution of the receiving groundwater and/or surface water
- The drainage scheme must adhere to the hierarchy of drainage options as outlined in the NPPF PPG

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

4. Details for the long term maintenance arrangements for the surface water drainage system (including all SuDS features) to be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the buildings hereby permitted. The submitted details should identify runoff sub-catchments, SuDS components, control structures, flow routes and outfalls. In addition, the plan must clarify the access that is required to each surface water management component for maintenance purposes. The maintenance plan shall be carried out in full thereafter.

Reason: To ensure the satisfactory maintenance of drainage systems that are not publicly adopted, in accordance with the requirements of paragraphs 163 and 165 of the National Planning Policy Framework.

5. No demolition or construction works shall commence on site until a traffic management plan has been submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: in the interests of highway safety (Cambridge Local Plan 2018 Policy 81)

6. 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.

7. 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.

8. No development shall commence until a scheme for flood resilient /resistant construction has been submitted to and approved in writing with the Local Planning Authority, in accordance with MTC Engineering FRA, Ref 2455, January 2020. Development shall take place in accordance with the approved details.

Reason: To reduce the risk of flooding to the proposed development and future occupants. (Cambridge Local Plan (2018) policy 32).

9. Finished ground floor levels to be set no lower than 9.75 mAOD, in accordance with MTC Engineering FRA, Ref 2455, January 2020.

Reason: To reduce the risk of flooding to the proposed development and future occupants. (Cambridge Local Plan (2018) policy 32).

10. 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)

11. There shall be no collections from or deliveries to the site during the demolition and construction stages outside the hours of 0930 hours and 1530 hours on Monday to Friday, 0930 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 and in the interests of highway safety. (Cambridge Local Plan 2018 policies 35 and 81)

12. In the event of the foundations for the proposed development requiring piling, prior to the development taking place, other than demolition, 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)

13. No development shall take place above ground level, other than demolition, until samples of the external materials to be used in the construction of the development have been submitted to and approved in writing by the Local Planning Authority. Development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure that the external appearance of the development does not detract from the character and appearance of the area. (Cambridge Local Plan 2018 policies 55, 57 (for new buildings) and/or 58 (for extensions))

14. 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)

15. The dwelling, 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)

16. Prior to the occupation of the development, hereby permitted, the window identified as having obscured glass on the approved plans to the northern elevation shall be obscure glazed to a minimum level of obscurity to conform to Pilkington Glass level 3 or equivalent and shall be non opening under 1.7 metres from internal floor level. The glazing shall thereafter be retained in accordance with the approved details.

No further windows or openings shall be inserted 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).

17. 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)

18. The paved areas hereby approved shall be constructed so that its falls and levels are such that no private water from the site drains across or onto the adopted public highway and once constructed shall thereafter be retained as such.

Reason: To prevent surface water discharging to the highway, in the interests of highway safety (Cambridge Local Plan 2018 policy 81).

19. The proposed paved areas be constructed using a bound material to prevent debris spreading onto the adopted public highway.

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

20. 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).

21. 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 addition or alteration to the roof of the dwellinghouse 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).

22. Notwithstanding the provisions of Schedule 2, Part 1, Class D 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 erection or construction of a porch outside the external door of the dwellinghouse(s) shall not be allowed without the granting of specific planning permission.

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

23. Notwithstanding the provisions of Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that order with or without modification), the provision within the curtilage of the dwellinghouse(s) of any building or enclosure, swimming or other pool shall not be allowed without the granting of specific planning permission.

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

24. The skylight indicated on the west facing roof slope of the building shall be positioned no lower than 1.7m from the internal finished floor level of the first floor landing.

Reason: In order to protect residential amenity (CLP 2018 policy 52)

Cambridge City Council recommends the use of low NO_x boilers i.e. appliances that meet a dry NO_x emission rating of 40mg/kWh, to minimise emissions from the development that may impact on air quality.

Reason: To protect local air quality and human health by ensuring that the production of air pollutants such as nitrogen dioxide and particulate matter are kept to a minimum during the lifetime of the development, to contribute toward National Air Quality Objectives in accordance with the National Planning Policy Framework (NPPF), Policy 36 of the Cambridge Local Plan 2018 and in accordance with Cambridge City Councils adopted Air Quality Action Plan (2018)

The granting of a planning permission does not constitute a permission or licence to a developer to carry out any works within, or disturbance of, or interference with, the Public Highway, and that a separate permission must be sought from the Highway Authority for such works.

The principle areas of concern that should be addressed are:

- i. Movements and control of muck away lorries
- ii. Contractor parking; provide details and quantum of the proposed car parking and methods of preventing on street car parking.
- iii. Movements and control of all deliveries
- iv. Control of dust, mud and debris, in relationship to the operation of the adopted public highway .

Reason: In the interests of highway safety