

Application Number	19/1257/FUL	Agenda Item	
Date Received	30th September 2019	Officer	Sophia Dudding
Target Date	25th November 2019		
Ward	Kings Hedges		
Site	16 Moore Close		
Proposal	Erection of new 3bedroom 2.5 storey dwelling and associated works at 16 Moore Close		
Applicant	Mr J Sagoo c/o agent		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> • The development would not give rise to significant harm to the character of the area; • The development would not give rise to significant harm to the residential amenity; the development would provide good living conditions for future occupiers; • The development would not give rise to significant harm to the nearby trees; • The development would not increase on-street parking to an unacceptable level.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 The application site is part of side of the garden land of 16 Moore Close situated at the west end of the cul-de-sac adjacent

to Woodhead Drive Park. 16 Moore Close is a two-storey detached house with garden land wrapping around its side and rear. The application site, the side garden land of 16 Moore Close, is partially shaded by some trees within Woodhead Drive Park on its southwestern boundary.

- 1.2 16 Moore Close is accessed from a narrow gap between No.15 and No.17 Moore Close and has a detached garage and an off-street parking space adjacent to No.15. Moore Close is characterised by generous detached houses and a set of terraced houses which are built in red/yellow brick and tile with brick quoining and pitched front roof decorations. The surrounding area is predominantly residential and does not fall within a Conservation Area or a controlled parking zone

2.0 THE PROPOSAL

- 2.1 Planning permission is sought for the erection of a new dwelling in the garden land of 16 Moore Close.
- 2.2 The new dwelling would follow the building form of the host house with the same building height and building lines and form together with the host dwelling as a pair of symmetrical semi-detached houses. The new dwelling would have an open-planed kitchen and living room at the ground floor, two bedrooms at the first floor, and a rear roof box dormer to accommodate a master bedroom at the third floor. The new dwelling would replicate the brick detailing and small pitched roof decoration of the host dwelling to strengthen the symmetrical appearance between the pair of semi-detached houses.
- 2.3 The existing detached garage of the host dwelling would be demolished, and the area would be used for cycle parking and bin storage. The existing off-street car parking space would be retained for the host dwelling. No car parking would be provided for the proposed dwelling.
- 2.4 The application is accompanied by the following supporting information:
 1. Design & Access Statement
 2. Transport Statement
 3. Arboricultural Impact Assessment

4. Drawings

2.5 The site layout plan has been amended to improve the relationship between the bike and bins stores and adjacent neighbours.

3.0 SITE HISTORY

3.1 There is no relevant planning history.

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 28, 32, 50 52, 55, 56, 57, 59 71 82

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

<p>Central Government Guidance</p>	<p>National Planning Policy Framework July 2019</p> <p>National Planning Policy Framework – Planning Practice Guidance from 3 March 2014 onwards</p> <p>Circular 11/95 (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>Material Considerations</p>	<p><u>City Wide Guidance</u></p> <p>Cambridge City Council Waste and Recycling Guide: For Developers.</p> <p>Cambridge Walking and Cycling Strategy (2002)</p> <p>Cambridgeshire County Council Transport Assessment Guidelines (2017)</p> <p>Cycle Parking Guide for New Residential Developments (2010)</p>

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Control)

- 6.1 No objection-it is advised that the streets in the vicinity provide uncontrolled parking. As there is no means to prevent residents from owning a car it may lead to on-street competition for parking

Environmental Health

- 6.2 No objection-Standard conditions are recommended:

- Restricting construction hours

- Delivery/collection during construction
- Piling
- Unexpected contamination

An informative is also recommended:

- The use of low NOx boilers

Drainage

6.3 No objection- Conditions are recommended:

- Surface drainage water
- Maintenance arrangement

Tree Officer

First Comments

6.4 Objection- The proposed new dwelling will result in works to adjacent trees that will have a significant impact on their health, amenity value and the value of the screen between the open space and residences. Furthermore, given the reduced garden space, pressure will be created to allow additional tree works or removals to increase light to the garden.

Final Comments

6.5 No Objection A more detailed assessment of the Cherry Trees, G1, located in the CCC park adjacent to 16 Moore Close has been carried out. While there are no arboricultural reasons to remove the trees at present their compromised condition will limit their useful life expectancy. The applicant has agreed to the principle of removing the group of cherries under Cambridge City Council Parks and Open Spaces licence and replacing them within the park with species that will enhance the parks bio diversity and in locations compatible with the new development. For this reason the impact that the development will have on G1 is not considered to be a sufficient reason for refusal alone and the potential impact on T5 can be mitigated with suitable tree protection, therefore, the formal objection is removed subject to the following conditions:

- TC1)-AMS and TPP
- TC2)

7.0 REPRESENTATIONS

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

- 15 Moore Close
- 17 Moore Close
- 49 Hopkins Close

7.2 The representations can be summarised as follows:

- Overdevelopment;
- Overlooking of garden and conservatory of No 15 Moore Close;
- Overbearing to No.15;
- Overshadowing of No.15;
- Storage of bins next to garden of No 15 is not acceptable;
- The common driveway belongs not only to No.16;
- Lack of off-street parking provision which would cause disruption to the communal driveway and neighbours;
- emergency and tradesman vehicles parking disruption;
- Disruption, noise and lack of construction parking during construction of proposed house;
- Transport Statement does not reflect reality. Local bus service is infrequent;
- Cramming a new property onto the existing land will detract from the prevailing character and appearance of the area.

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

8.1 From the consultation responses and representations received the main issues are as follows:

1. Principle of development
2. Context of site, design and external spaces

3. Residential amenity
4. Tree issues
5. Highway safety and car parking
6. Bin and cycle storage
7. Third party representations

Principle of Development

- 8.2 Policy 3 of the Cambridge Local Plan (2018) states that the majority of new development should be focused in and around the existing urban area, making the most effective use of previously developed land, and enabling the maximum number of people to access services and facilities locally. The application site is part of the garden land of No.16 Moore Close and lies within the existing urban form of Cambridge, the location of the application site, therefore, accords with the requirement of Policy 3. Thus, the principle of development of the application is considered acceptable subject to compliance with other policies in the LP including policy 52 relating to the subdivision of garden land.

Context of site, design and external spaces

- 8.3 The proposed new dwelling would create a new pair of semi-detached houses with the host dwelling. The new dwelling would replicate the scale, height and building form and detailing of the host dwelling. Whilst there are some variations of the new dwelling to the rear elevation, the use of quoining detail on the corner of the house, a small gable feature above a first-floor window and the single storey front projection providing an entrance lobby would strengthen the symmetrical appearance between the pair. This would enable the new dwelling to integrate well with the building pattern and character of the area. The application site is tucked away from the public realm as viewed along Moore Close, views of the site from the adjoining park would be screened by the trees within the park that stand close to its south western boundary. The impact on the visual amenity of the park would not be significant. The design of the new dwelling would adequately respect the character of the area.
- 8.4 Neighbours object to the application suggesting erecting a new house in this location would result in overdevelopment of the site. Given the application site is spacious enough to provide a

new dwelling which would have more interior space than the host dwelling and sufficient garden space(68m²) for future occupiers and space for necessary facilities such as cycle parking and bin storage for the new dwelling, the erection of a new dwelling in this space would not result in overdevelopment. The site appears well placed to accommodate a new dwelling.

- 8.5 The proposal is compliant with Cambridge Local Plan (2018) policies 52, 55, 56, 57 and 59.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.6 Due to the location of the new dwelling, it would mainly give rise to impacts on residential amenity of the host dwelling and No.15 and to a lesser extent nos. 17 and 18 Moore Close

Impact on the host dwelling

- 8.7 The proposed new dwelling would have a lean-to single storey rear extension projecting behind from the existing rear elevation of the host dwelling. The single storey rear extension would give rise to some limited overshadowing and enclosure to the patio area of the host dwelling. However, given the gradual descending height from ridge height approx. 3.5m to eaves height approx. 2.2m with a moderate depth approx. 2.7m of the single storey rear extension, the impact would be minor.
- 8.8 The new dwelling would give rise to oblique overlooking into the rear garden of the host dwelling. However, inter-looking into gardens from adjacent properties within the area is not an uncommon arrangement. The new overlooking brought by the new dwelling would not be harmful.
- 8.9 Due to the small scale of the proposed rear dormer in the new dwelling, I do not consider it would give rise to any harmful impact on the host dwelling.

Impact on No.15

Overlooking

8.10 The proposed new house would stand 7m away from the side boundary of the rear garden of No.15. The relationship between the proposed new house and the garden area of No.15 has been carefully considered. Two first-floor bedroom windows proposed in the front elevation looking towards the rear garden of No.15 are shown as obscure-glazed and have been conditioned as such as part of the recommendation. The bedroom would also benefit from a clear glazed window looking over the adjacent park and would not be compromised in terms of its outlook.

Overbearing and overshadowing

8.11 The distance of 7m from the new house to the side boundary of the back garden of No.15 and the fact that it is located to the NW of no. 15 would avoid a harmful sense of enclosure to the garden space. Although the new house would enclose some view from the garden to its north side, the amount of enclosed view would be so limited that the garden would still enjoy its openness and view to the adjacent park.

8.12 The new house would be to the north west of No.15. Given the orientation and distance to no.15, no significant overshadowing to No.15 would arise.

Other Neighbours

8.13 The proposed house would generate some additional comings and goings through the Close but these would not generate any harmful impacts.

Overall

8.14 The proposal adequately respects the residential amenity of its neighbours and the constraints of the site and it is compliant with Cambridge Local Plan (2018) policies 52, 56 and 35.

Amenity of future occupiers

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	3	6	3	108	115.7	+7.7

Size of external amenity space:

- 8.15 The drawings show that the new house would be provided 68m² of amenity space, whilst the area of private rear garden for the host dwelling would be 86m². It is considered that both dwellings provide adequate private amenity space for future occupiers in accordance with Policy 50.
- 8.16 The proposal would provide good living conditions and an adequate level of residential amenity for future occupiers and would be compliant with Cambridge Local Plan (2018) policies 50, 52 and 56.

Trees

- 8.17 The submitted Arboriculture Impact Assessment (AIA) identifies a group of young Cherry Trees (G1) close to the new house. Some of their branches overhanging the site would need to be cut back to facilitate the construction of the new dwelling. The Tree Officer considers that in order to give sufficient light to the garden of the new house, the trees would come under pressure for pruning or removal.
- 8.18 The Cherry Trees are not significant specimens and in this case the applicant has agreed with the Council to remove them and to improved replacement planting within the park close to the new development. This has been agreed by the Council's Street and Open Space team. A tree planting condition is proposed to require the details of agreed removal and planting of trees prior to development commencing. As such, the original Tree Officer's concern has been addressed and they recommend approval subject to conditions for tree protection.

Highway Safety and car parking

- 8.19 The existing garage for the host dwelling would be demolished and the existing off-street car parking space would be retained. The new dwelling would be promoted as a car-free development without off-street car parking provision.
- 8.20 Policy 82 states car-free and car-capped development is acceptable in the following circumstances:
- *where there is good, easily walkable and cyclable access to a district centre or the city centre;*
 - *where there is high public transport accessibility; and*
 - *where the car-free status of the development can realistically be enforced by planning obligations and/or on-street parking controls.*
- 8.21 The submitted Transport Assessment identifies key local services such as a surgery, post office, convenience store and public house all within 2km of the site which are within easily walkable and cyclable distances. The closest local bus service from the site is around 450m away from the application site which runs three bus lines including the No.9, D and X9 services connecting the city centre and the railway station, Addenbrookes hospital and nearby villages and operates frequently through the day. Therefore, the application site is in a sustainable location. However, the development is for a three-bed family home and the site is located within an uncontrolled parking zone. This does mean that there is no effective means to prevent future occupiers who may own a car from parking on the street.
- 8.22 According to analysis of the 2011 Census of Cambridge, it suggests the percentage of households without car ownership within the area (516 households) is 30% and the proportion of households owning one car is 52%. Officers have visited the site in late afternoon (around 5.30pm) and noted that there is significant available space for on-street parking should the demand arise. In officer's view, this is not an area of Cambridge which is saturated with commuter parking. It is an area where most parking demand is catered for on-plot. The proposed new dwelling would be promoted as car-free and would not give rise to any unacceptable increase in on-street parking or associated amenity impacts in the area should it arise.

8.23 Third parties state that the new development would increase the need for emergency and tradesmen vehicles parking on the streets which would cause disruption to the area. However, these are irregular patterns of need and would not be the norm. The increased demand of parking for emergency and tradesmen vehicles for one more house is very limited, therefore, the proposal would not give rise to a significant disruption.

8.24 The Highway Authority raise no objections to the proposal in terms of highway safety. No significant harm would arise from the car free nature of the scheme to warrant a refusal of planning permission under policy 82.

Bin storage and Cycle Parking

8.25 The bin and cycle storage for the host dwelling would be placed in the area of the demolished garage next to the blank wall of the conservatory of No.15, whilst the facilities for the new dwelling would be placed next to the side garden boundary of No.15. Officers have no objection to the arrangement for the host dwelling as the impact on No.15 would not be significantly different from the use of the existing garage. The owner of No.15 objects to the arrangement of the facilities close to its garden based on noise and odour. The site plan has subsequently been revised to move the bin and cycle storage for the new house around 1m away from boundary, with the bins tucked behind the cycle storage, facing the proposed new house. The revised arrangement has attempted to mitigate the proximity of the bins as much as reasonably possible. The revised layout plan showing this is acceptable.

Third Party Representations

8.26

<ul style="list-style-type: none">• Overdevelopment, cramming a new property onto the existing land will detract from the prevailing character and appearance of the area.	This has been addressed in part 8.3-8.4
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<ul style="list-style-type: none"> • Overlooking of garden and conservatory of No 15 Moore Close; • Overbearing to No.15; • Overshadowing of No.15; 	<p>This has been addressed in part 8.10-8.12</p>
<ul style="list-style-type: none"> • Storage of bins next to garden of No.15 is not acceptable 	<p>This has been addressed in part 8.25</p>
<ul style="list-style-type: none"> • The common driveway belongs not only to No.16, but to No.15, 17 and 18 also. 	<p>The common driveway is confirmed by the applicant only belongs to owners of No.16 and No.17. No.17 has been served notice of the development on 11th September 2019. Ownership issues and rights of access are in any event civil matters.</p>
<ul style="list-style-type: none"> • Lack of off-street parking provision which would cause disruption to the communal driveway and neighbours; 	<p>This has been addressed in part 8.19-22</p>
<ul style="list-style-type: none"> • emergency and tradesman vehicles parking disruption; 	<p>This has been addressed in part 8.23</p>
<ul style="list-style-type: none"> • Disruption, noise and lack of construction parking during construction of proposed house; 	<p>Conditions of construction hours and delivery hours are proposed to minimise the concerned impact of construction of the development.</p>
<ul style="list-style-type: none"> • Transport Statement does not reflect reality. Local bus service is infrequent. 	<p>This has been addressed in part 8.21</p>

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 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))

4. 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)

5. There shall be no collections from or deliveries to the site during the demolition and construction stages outside the hours of 0800 hours and 1800 hours on Monday to Friday, 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

Reason: To protect the amenity of the adjoining properties.
(Cambridge Local Plan 2018 policy 35)

6. 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)

7. If previously unidentified contamination is encountered whilst undertaking the development, works shall immediately cease on site until the Local Planning Authority has been notified and the additional contamination has been fully assessed and an appropriate remediation and validation/reporting scheme agreed with the LPA. Remedial actions shall then be implemented in line with the agreed remediation scheme and a validation report will be provided to the LPA for consideration.

Reason: To ensure that any unexpected contamination is rendered harmless in the interests of environmental and public safety in accordance with Cambridge Local Plan 20018 Policy 33

8. Prior to the commencement of development, other than demolition, a scheme for surface water drainage works shall be submitted to and approved in writing by the Local Planning Authority. The details shall include an assessment of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles set out in the National Planning Policy Framework and the National Planning Policy Guidance, and the results of the assessment provided to the Local Planning Authority. The system should be designed such that there is no surcharging for a 1 in 30 year event and no internal property flooding for a 1 in 100 year event + an allowance for climate change. The submitted details shall include the following:

- 1) Information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;

- 2) A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The approved details shall be fully implemented on site prior to the first use/occupation and shall be retained thereafter.

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

9. 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 publically adopted (National Planning Policy Framework paragraphs 163 and 165).

10. 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)

11. 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)

12. No development shall commence until a detailed plan of removal of the G1 group cherry trees identified in the submitted Arboricultural Impact Assessment (P1459-AIA01 V1) and a scheme for the replacement of new trees (together with bat and bird biodiversity enhancements) in the adjacent park and the phasing for this have been submitted to and approved in writing by the Local Planning Authority. The tree removal and replacement shall be completed in accordance with the approved details prior to the first occupation of the development.

Reasons: Notwithstanding the undue pressure of pruning will be caused to the existing G1 cherry trees during construction and future enjoyment of the approved development, G1 will be removed and will be replaced by new trees in a location compatible with the approved development and enhance the bio-diversity of the park. (Cambridge Local Plan policy 71)

13. 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 (Cambridge Local Plan 2018 Policy 71).

14. 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 (Cambridge Local Plan 2018 Policy 71).

15. No development above slab level shall commence until a Carbon Reduction Statement has been submitted to and approved in writing by the local planning. This shall demonstrate that all new residential units shall achieve reductions in CO2 emissions of 19% below the Target Emission Rate of the 2013 edition of Part L of the Building Regulations, and shall include the following details:

- a. Levels of carbon reduction achieved at each stage of the energy hierarchy; and
- b. A summary table showing the percentage improvement in Dwelling Emission Rate over the Target Emission Rate for each proposed unit.

Where on-site renewable or low carbon technologies are proposed, the Statement shall also include:

- c. A schedule of proposed on-site renewable energy technologies, their location, design, and a maintenance schedule; and
- d. Details of any mitigation measures required to maintain amenity and prevent nuisance.

There shall be no occupation of the development until the carbon reduction measures have been implemented in accordance with the approved details.

Where grid capacity issues subsequently arise, written evidence from the District Network Operator confirming the detail of grid capacity and a revised Carbon Reduction Statement shall be submitted to and approved in writing by the local planning authority. The revised Carbon Reduction Statement shall be implemented and thereafter maintained in accordance with the approved details.

Reason: In the interests of reducing carbon dioxide emissions and to ensure that development does not give rise to unacceptable pollution (Cambridge Local Plan 2018, Policies 28, 35 and 36 and Greater Cambridge Sustainable Design and Construction SPD 2020).

16. No dwelling(s) shall be occupied until a water efficiency specification for each dwelling type, based on the Water Efficiency Calculator Methodology or the Fitting Approach set out in Part G of the Building Regulations 2010 (2015 edition) has been submitted to and approved in writing by the local planning authority. This shall demonstrate that all dwellings are able to achieve a design standard of water use of no more than 110 litres/person/day and the development shall be carried out in accordance with the agreed details.

Reason: To ensure that the development makes efficient use of water and promotes the principles of sustainable construction (Cambridge Local Plan 2018 Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020)

17. No development shall commence until a plan has been submitted to and approved in writing by the Local Authority detailing the proposed specification, number and locations of internal and / or external bird boxes on the new buildings. This should include suitable provision for swallows. The installation shall be carried out and subsequently maintained in accordance with the approved plans.

Reason: to provide ecological enhancements for protected species on the site (Cambridge Local Plan Policy 56)

18. The first floor front windows of the new house hereby approved shall be obscure-glazed.

Reason: To protect residential amenity of neighbours.
(Cambridge Local Plan Policy 35 and 58)

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