

Application Number	18/2035/FUL	Agenda Item	
Date Received	24th December 2018	Officer	Lewis Tomlinson
Target Date	18th February 2019		
Ward	Trumpington		
Site	98A Shelford Road		
Proposal	Erection of a single storey 3-bedroom dwelling to the rear of 98A and 98B Shelford Road, with parking space.		
Applicant	Mr M Rule 98A Shelford Road		

<p>SUMMARY</p>	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> - The proposed development advances the overall housing development strategy which is to focus the majority of new development in and around the urban area of Cambridge - The design, height and scale of the proposed development would not have an unreasonable adverse impact on the character of the surrounding area; - The proposed development would not unreasonably impact on the residential amenity of the neighbouring occupiers; - The proposed development provides a high quality internal and external living environment for the future occupiers.
<p>RECOMMENDATION</p>	<p>APPROVAL</p>

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The subject site is addressed 98 Shelford Road, Trumpington. The topography of the land is predominantly flat. Some established trees are located throughout the garden mainly in the south-west section of the site.
- 1.2 The site is developed with a two storey detached building with associated outbuildings. The existing building is constructed from brick material with a hipped roof form, two chimneys and symmetrical facade with a bay window positioned on the northern side of the building and has been split into two separate dwellings.
- 1.3 The site is accessed from Shelford Road with a T-junction located on the north-eastern part of the subject site. Carparking facilities are provided to the front driveway of the existing dwelling.
- 1.4 To the north of the site is a semi-detached two storey dwelling constructed from brick material with a flat roof form. To the east of the site is Shelford Road, which is a two-lane thoroughfare, dwellings on the eastern side of Shelford Road are typically two storey detached buildings constructed from brick material with either a hipped or gable roof form. Immediately south of the subject site is a two storey detached dwelling constructed of brick material with a gable roof form. Carparking facilities are provided to the front of the host dwelling. To the west of the site is a large parcel of land that is predominantly vacant but is currently under housing development. There are no significant site constraints.

2.0 THE PROPOSAL

- 2.1 The proposal seeks planning permission for the erection of a three-bedroom single storey detached dwelling comprising of rendered brick in muted colours with a mono-pitch roof form. The dwelling would be located to the rear of the existing building in the rear garden of the host property. No off-street parking is to be provided for the proposed dwelling, which would have pedestrian only access, whilst two existing spaces at the front of Nos. 98a and 98b would be retained for use by these properties.

2.2 The scheme has been amended since a previous 2018 submission (ultimately withdrawn) to:

- Amend the roof form and height from a pitched roof to a mono-pitch roof form in order to reduce overshadowing of the garden areas of neighbouring properties.
- Remove windows from bedroom 1 from the north-west elevation.
- Change the kitchen/dining windows to high level windows to minimise overlooking to adjoining properties.
- Remove off-street parking facilities along the southern boundary of the site and provide pedestrian only access.

3.0 SITE HISTORY

3.1 18/0742/FUL – Erection of a single storey 3-bedroom dwelling to the rear of 98A and 98B Shelford Road, with parking and turning area for 98A Shelford road – application withdrawn

3.2 16/2094/FUL – Erection of a new dwelling was withdrawn by the applicant.

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 31, 32, 35 50, 51, 52, 55, 56, 57, 59

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

Central Government Guidance	National Planning Policy Framework February 2019 National Planning Policy Framework – Planning Practice Guidance March 2014 Circular 11/95 (Annex A)
Supplementary Planning Guidance	Sustainable Design and Construction (May 2007)

6.0 CONSULTATIONS

Environmental Health

6.1 No objection: subject to conditions relating to construction hours; hours of collection/deliveries during construction; and piling.

Cambridgeshire Highways

6.2 No objection: following initial concerns raised by the highway authority, the plans have been amended to increase the driveway width to allow vehicles to pass, provide access visibility splays and reduce the front fence height to 1m to allow for vehicle visibility and remove off-street parking for the proposed dwelling to make provision for vehicles to enter and exit the site in a forwards direction. The highway authority was consulted with regards to the proposed changes and has no objection subject to conditions.

Sustainable Drainage Engineer

6.3 No objection: The applicant has provided a drainage strategy and design in accordance with policy 31 of the Local Plan. No

objection is raised subject to surface water drainage and drainage maintenance conditions.

Landscaping

6.4 No objection: No material landscape issues were raised with regard to the proposal.

6.5 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:

- 11 Exeter Close, Cambridge
- 12 Exeter Close, Cambridge
- 13 Exeter Close, Cambridge
- 1 Trumpington Place, Addenbrookes Road, Cambridge
- 3 Trumpington Place, Addenbrookes Road, Cambridge
- 5 Trumpington Place, Cambridge
- 15 Trumpington Place, Addenbrookes Road, Cambridge

7.2 The objections can be summarised as follows:

- Loss of privacy resulting from the siting of the dwelling in the rear of the site.
- Sense of enclosure resulting from the proposal
- Loss of sunlight
- The development will generate unreasonable traffic-related noise and dust generated during construction of the dwelling.
- Impact to the character of the surrounding area.
- Overdevelopment of the site.
- Traffic congestion on the highway network.
- Damage to established trees resulting from construction of the dwelling.
- Restricted access to the rear dwelling for emergency vehicles.
- Overshadowing of private garden space.

- Removal of permitted development rights should the proposal gain the benefit of planning permission
- Concerns over environmental and ecological impact, including impact to adjacent trees
- Loss of allotment area
- Access for emergency service vehicles
- Loss of garden space as green space for the city

7.3 Objectors provided options for alleviating concerns raised which included, removing permitted development rights, plant a row of native trees along the site boundary adjacent existing properties to Exeter Close and confine construction working hours to 8am-6pm Monday-Friday.

8.0 ASSESSMENT

8.1 From the consultation responses and 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. Surface water drainage and flood risk
5. Refuse arrangements
6. Highway safety
7. Car and cycle parking

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. The proposal complies with this overall strategy for the location of development.

Policy 52 Protecting garden land and the subdivision of existing dwelling plots

8.3 As the proposal is for the subdivision of an existing residential plot, policy 52 of Cambridge Local Plan (2018) is relevant in assessing the acceptability of the proposal.

8.4 Policy 52 of the Cambridge Local Plan (2018) states that 'Proposals for development on sites that form part of a garden or group of gardens or that subdivide an existing residential plot

will only be permitted where:

- a. the form, height and layout of the proposed development is appropriate to the surrounding pattern of development and the character of the area;
- b. sufficient garden space and space around existing dwellings is retained, especially where these spaces and any trees are worthy of retention due to their contribution to the character of the area and their importance for bio-diversity;
- c. the amenity and privacy of neighbouring, existing and new properties is protected;
- d. provision is made for adequate amenity space, vehicular access arrangements and parking spaces for the proposed and existing properties; and
- e. there is no detrimental effect on the potential comprehensive development of the wider area.'

8.5 The proposal complies with the above five criteria and the reasons for this are set out in the relevant sections of this report.

Context of site, design and external spaces

8.6 Development within the streetscape and surrounding area is typically two storey with a hipped or gabled roof form. The proposed single storey detached dwelling is positioned behind an existing two storey dwelling which in effect screens the building from the public realm reducing the visual impact on the existing character of the streetscape when viewed from the public realm.

8.7 The form of the building is contemporary compared to the surrounding development, however, the single storey height ensures the impact of the development on the streetscape is negligible due to its position on the plot relative to the host dwelling.

8.8 The development will retain an extensive garden area which is accessed directly from habitable areas of the dwelling. The applicant has submitted a report which provides recommended mitigation measures to ensure established trees worthy of retention are protected and integrated within the proposed

development to retain the garden setting reflected in the streetscape.

- 8.9 The form, height and layout of the proposed development is appropriate to the surrounding pattern of development and the character of the area and would not constitute an overdevelopment of the site. A materials condition is recommended to ensure the proposed dwelling would be of an acceptable appearance.
- 8.10 The proposal is compliant with Cambridge Local Plan (2018) policies 52, 55, 56 & 57.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.11 The original design proposed to retain the existing driveway as a carparking space. Neighbours raised concerns around amenity impacts caused by noise and light pollution from vehicles accessing the site.
- 8.12 Following the comments raised, the scheme was amended to alter access to the rear of the site by removing vehicles access and providing pedestrian only access to mitigate noise and light impacts on surrounding properties.

11-13 Exeter Close

- 8.13 Nos. 11-13 Exeter Close sits to the north-west of the application site. The proposed flat roof would result in a lower eaves height towards these properties which would offer relief to these neighbours in terms of overshadowing and enclosing impacts. In addition, due to the single storey nature of the proposed dwelling and its relatively low eaves height, it is considered that impact to these neighbours would be minimal. The applicant has also removed windows which were situated to the north-west of the proposed dwelling in the original 2018 application.

3-9 Trumpington Place

- 8.14 The proposed dwelling would have an elevation which would face the properties of 3-9 Trumpington Place. The eaves height of the proposed dwelling would be greater on this elevation than

on the north-west elevation facing the Exeter Close properties. However, the height of the proposed dwelling on this elevation would still be relatively low, particularly given its single storey nature. Given these reasons, it is considered that the proposed dwelling would be an acceptable distance from the Trumpington Place properties and would have little subsequent impact on the residential amenity of the occupiers.

8.15 The applicant has submitted a shadow survey which demonstrates overshadowing resulting from the proposed development will not unreasonably impact adjoining landowners. Backland development such as this has potential to have a greater impact on the privacy of surrounding development and this has been considered in the proposed design. The single storey height and use of high-level windows in habitable rooms is an appropriate strategy to mitigate overlooking of adjoining dwellings and protect residential amenity of neighbours. The mass and scale of the building is appropriate with regard to its positioning on the site and setting within the surrounding area.

8.16 The orientation, layout and distance from existing dwellings and boundaries, ensures the development would not unreasonably impact the residential amenity of the neighbouring occupiers such that it would warrant refusal.

Wider area

8.17 The Environmental Health Team has recommended various conditions in order to protect the residential amenity of occupiers of properties in the wider area during construction. This advice is accepted, and the conditions are recommended accordingly.

8.18 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, 52, 55 and 56.

Amenity for future occupiers of the site

8.19 Policy 50 of the Cambridge Local Plan (2018) sets out internal residential space standards. The proposed unit would comply and significantly exceed the standards. In this regard, the unit

would provide a high quality internal living environment for the future occupants in my opinion. The gross internal floor space measurements for the dwelling in this application is shown in the table below:

Unit	Number of bedrooms	Number of bed spaces (persons)	Number of storeys	Policy Size requirement (ml)	Proposed size of unit	Difference in size
1	3	6	1	95	126	+31

8.20 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.

8.21 The proposed dwelling will have a north east facing front garden and a south west facing rear garden which provides substantial private amenity space. The existing dwelling will retain a similar south-west facing garden space. The retention of trees will further ensure privacy of both future occupiers and surrounding occupiers is retained. The proposed garden size is appropriate with regard to the size of the proposed dwelling.

8.22 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

8.23 The development has been assessed for compliance with Policy 51 and complies with the requirements of Part M4 (2) of the Building Regulations. A condition is recommended to secure this requirement.

Surface water drainage and flood risk

8.24 The applicant has submitted a drainage strategy which proposes to discharge surface water generated from the surface area of the roof to on-site soakaways. A channel drain at the front of the driveway is to drain to the proposed on-site soakaways.

8.25 All paved areas are proposed to be constructed from permeable block paving to further assist onsite filtration. These measures

were considered appropriate by Council's Sustainable Drainage department and a condition is recommended to be imposed to ensure the proposal is compliant with the National Planning Policy Framework (2019) and policy 31 of the Cambridge Local Plan (2018).

Refuse Arrangements

- 8.26 There is adequate space within the site to store bins as well as a collection area to the front of and adjacent to the parking area serving Nos. 98a and 98b. The proposal is compliant with the requirements of Policy 57 of the Cambridge Local Plan (2018)

Highway Safety

- 8.27 The scheme has been amended to remove off-street car-parking for the proposed dwelling and provide a turning space to allow vehicles to enter and exit the site in a forwards direction. The driveway has also been widened to allow two vehicles to access the site to reduce potential congestion on the highway and provide sight splays and reduced fence height to improve vehicle visibility. The lack of car parking for the proposed dwelling could create on-street parking demand, although if this were to occur, the impact from one dwelling would be minimal. The highway authority is satisfied the changes would not have any adverse impact upon the highway safety. The proposal is compliant with Cambridge Local Plan (2018) policy 81.

Car and Cycle Parking

Car Parking

- 8.28 The existing carparking layout will remain for the two existing dwellings. No off-street carparking spaces will be provided for the proposed dwelling. This will limit the amount of noise generated by vehicles which would have otherwise accessed the backland plot. Provision for cycle storage has been made and the area has access to a bus route linking the site to the Cambridge City centre which promotes the use of alternative modes of transport encouraged by policy 82 within the Cambridge Local Plan (2018).

Cycle Parking

8.29 The proposal includes secure and covered cycle parking within the site in the form of a timber shed. The proposal is compliant with Cambridge Local Plan (2018) policy 82.

Other Third Party Issues

8.30 Officers have considered the third-party objections carefully, but these do not amount to significant harm that render the scheme unacceptable. No significant loss of privacy resulting from the siting of the dwelling in the rear of the site would occur. There may be some limited harm from the construction of the dwelling, but this would be temporary and be within the construction hours conditions controlled via condition. The existing garden is substantial and officers appreciate that it is desirable for neighbours to back onto retained and green garden land but the reality is that the garden is so substantial that erecting a dwelling in this space is perfectly possible and provides and retains ample external amenity space for existing and future occupiers, helping meet housing need. Admittedly, a single storey dwelling on this land does not reflect the two-storey character of many Shelford Road properties but is necessary because of the site constraints and does not result in any wider public visual harm. Third parties have suggested the removal of permitted development rights and these form part of the officer recommendation. Further conditions relating to biodiversity and a fire safety informative are recommended.

9.0 CONCLUSION

9.1 The proposed development would not amount to overdevelopment of the site nor would it have an adverse impact upon the area, the neighbouring properties or the future occupants of the development.

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. The existing concrete hard standing for the garage and the access to the same that is not required for turning and manoeuvring must be removed, prior to the occupation of the proposed new dwelling and returned to garden space (with pedestrian path) to prevent any potential use of this area for additional car parking.

Reason: in the interests of highway safety (Cambridge Local Plan 2018 policy 55 & 82)

4. The proposed gates must be of a design to permit pedestrian access only, to prevent access to the side of 98 Shelford Road for irregular parking.

Reason: in the interests of highway safety. (Cambridge Local Plan 2018 policy 55 & 82)

5. Prior to the occupation of the dwelling hereby approved, the 1m High timber close boarded fence as shown on drawing no. SD201609-10 - 1revP14 shall be erected. The development shall be retained and maintained as such thereafter.

Reason: In the interests of Highway safety. (Cambridge Local Plan 2018 policy 55 & 82)

6. 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)

7. 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;
- 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 that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site resulting from the proposed development.

8. 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.

9. 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)

10. 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)

11. 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)

12. 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 including provision for gaps in fencing for hedgehogs; 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 (or replanting if previously failed), 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)

13. 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 (including gaps beneath fencing for hedgehogs where appropriate) 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)

14. 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. 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 2018 policies 59 and 69)

15. Notwithstanding the approved plans, the building 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 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)

17. 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).

18. 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).

19. No vehicular access or vehicular parking within the site or within land in the blue line area of the host property, other than for construction purposes, shall be provided without express planning permission.

Reason: To protect the amenity of neighbouring properties (Cambridge Local Plan 2018 Policy 55)

20. For the hereby approved dwelling, notwithstanding the provisions of Schedule 2, Part 1, Classes A and 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 enlargement, improvement or other alteration of the dwellinghouses, including insertion of new windows; 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 and to protect the amenity of neighbouring properties (Cambridge Local Plan 2018 policies 50, 55 and 57)

Fire Service vehicle access should be provided in accordance with Approved Document B Volume 1 of the Building Regulations. There should be vehicle access for a pump appliance to within 45m of all points within the dwelling-house in accordance with paragraph 11.2 of Approved Document B Volume 1. Where the proposed new dwelling cannot meet access requirements for fire appliances, compensatory feature(s) should be provided.