

<b>Application Number</b>	20/03327/FUL	<b>Agenda Item</b>	
<b>Date Received</b>	1/9/2020	<b>Officer</b>	Dean Scrivener
<b>Target Date</b>	8/1/2021		
<b>Ward</b>	Trumpington		
<b>Site</b>			
<b>Proposal</b>	Erection of one two storey dwelling with basement for additional living space		
<b>Applicant</b>	Mrs Angie Collins		

<p>SUMMARY</p>	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> <li>- The design and scale of the proposed development would not have an adverse impact on the character of the surrounding area;</li> <li>- The proposed development would not have any significant adverse impact on the residential amenity of the neighbouring occupiers;</li> <li>- The proposed development would provide a high-quality living environment for the future occupiers.</li> <li>- The proposed development would safeguard the existing trees adjacent to the site, subject to conditions</li> </ul>
<p>RECOMMENDATION</p>	<p>APPROVAL</p>

**1.0 SITE DESCRIPTION/AREA CONTEXT**

- 1.1 This application site lies to the rear and side of Rose and Vine Cottages both of which front on to the east side of Trumpington Road, close to the junction with Long Road. The site is well screened along the northern boundary which adjoins to Perse School playing fields, with mature trees which have statutory protection in the way of Tree Preservation Orders (TPOs). The site itself is relatively overgrown with dense vegetation.
- 1.2 To the south of the site lies a row of terraced properties – North Cottages - which are set within a linear pattern. Each of their rear gardens are long and narrow in shape and are terminated by a passage way which runs along the rear of these garden areas.
- 1.3 To the east of the site lies a two storey detached property which is set within a sizeable plot.

## **2.0 THE PROPOSAL**

- 2.1 This planning application proposes the erection of one two storey dwelling with basement for additional living space.
- 2.2 The application is accompanied by the following supporting information:
  1. Design and Access Statement
  2. Arboricultural Impact Assessment and Preliminary Method Statement
  3. Existing and Proposed Plans

## **3.0 RELEVANT SITE HISTORY**

- 3.1 A previous application was approved for two semi-detached properties with a dropped kerb and access onto Trumpington Road (19/0616/FUL), see below.

<b>Reference</b>	<b>Description</b>	<b>Outcome</b>
19/0616/FUL	Erection of two dwellings to the rear, with dropped kerb to Trumpington Road and associated development.	APPROVED

**4.0 PUBLICITY**

4.1 Advertisement:	Yes
Adjoining Owners:	Yes
Site Notice Displayed:	Yes

**5.0 POLICY****5.1 Cambridge Local Plan 2018**

PLAN	POLICY NUMBER
Cambridge Local Plan 2018	1 3 28 31 32 33 34 35 36 50 51 55 56 57 59 70 71 81 82

**5.2 Relevant Central Government Guidance, Supplementary Planning Documents and Material Considerations**

Central Government Guidance	<p>National Planning Policy Framework 2019</p> <p>National Planning Policy Framework – Planning Practice Guidance from 3 March 2014 onwards</p> <p>National Design Guide 2019</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>
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Supplementary Planning Documents	<p>Greater Cambridge Sustainable Design and Construction (Jan 2020)</p> <p>Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012)</p>
Material Considerations	<p><u>City Wide Guidance</u></p> <p>Arboricultural Strategy (2004)</p> <p>Cambridge and Milton Surface Water Management Plan (2011)</p> <p>Cambridge and South Cambridgeshire Strategic Flood Risk Assessment (November 2010)</p> <p>Cambridge City Council Waste and Recycling Guide: For Developers.</p> <p>Cycle Parking Guide for New Residential Developments (2010)</p>

## 6.0 CONSULTATIONS

### **Cambridgeshire County Council (Highways Development Management)**

6.1 No objections subject to conditions/informatives regarding the following:

- A condition requiring that two pedestrian visibility splays of 2mx2m to be provided each side of the vehicular access
- A condition requesting that the proposed driveway 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

- The driveway to be constructed using a bound material to prevent debris spreading onto the adopted public highway
- A condition restricting the times of vehicles with an excess gross weight of 3.5 entering and exiting the site
- An informative stating that the granting of planning permission does not constitute a permission or licence to a developer to carry out works within, or disturbance of, or interference with, the public highway

### **Environmental Health**

6.2 Acceptable subject to conditions/informatives regarding the following:

- Construction hours
- Construction/demolition noise/vibration & piling
- Electric vehicle charging point

### **City Council Sustainable Drainage Engineer**

6.3 Acceptable subject to conditions/informatives regarding the following:

- No development shall commence until a surface water drainage strategy has been submitted and approved
- Details for the long term maintenance arrangements for the surface water drainage system to be submitted and approved

### **Landscape Architect**

6.4 No objections subject to clarification on the cycle storage details and comments raised by the Tree Officer.

## **7.0 REPRESENTATIONS**

7.1 The owners/occupiers of the following addresses have made representations which object to the application:

- The Perse Upper School, Hills Road

- No. 8 North Cottages
- No. 102 Whitfield Street, Fitzrovia, London

7.2 The representations can be summarised as follows:

- Overbearing impact
- Overlooking impact
- Overshadowing/loss of light
- Ownership of the land – A copy of the ownership certificate should be made available on the planning portal to ensure the right certifications are being signed and submitted as it is unclear whether the applicant owned the land 21 days prior to submission
- Removal of the previously approved passageway will reduce space for maintenance on the south elevation of the dwelling
- Bulk and size of the proposal not in keeping with the local area
- The height of the proposed dwelling is taller than the previously approved development
- The height of the proposed garage is higher than the approved garden studios at No. 60 Trumpington Road
- Increased damp and reduced air movement upon the existing wet area to the rear of the existing cottages
- Any windows overlooking North Cottages should be obscure glass and non-opening at least 1.5m above floor finish
- The proposed basement may affect the foundations of the surrounding area
- Increase in traffic volume
- Reduction in wildlife habitat due to the loss of the semi-rural habitat lost
- Impact upon the existing trees
- Safety of children due to dogs

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**

### **Principle of Development**

- 8.1 Policy 3 of the Cambridge Local Plan (2018) seeks to ensure 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. Given the location of the site is within a sustainable location and is in walking and cycling distance of Cambridge City centre and shops and services in Trumpington, the application site is considered suitable to accommodate residential development.
- 8.2 Furthermore, residential development has already been approved on the site (19/0616/FUL), and therefore the principle is established and is acceptable.

### **Context of site, design and external spaces**

- 8.3 Trumpington Road mainly comprises large detached dwellings set within spacious plots. This application site lies to the rear and side of Rose and Vine Cottages both of which front on to the east side Trumpington Road, close to the junction with Long Road. The immediate context to the south comprises rows of terraced properties set within narrow and linear plots lower in height than the proposal, however, there are several large detached dwellings which surround these terraced properties and therefore there is a mix of scale of development. 60 Trumpington Road to the southwest of the proposed building, has been subject to proposals to redevelop that site for housing and includes a S73 application, which at the time of writing this report, is due to be reported to this Planning Committee one ahead on the agenda. The outcome of the S73 application bears no consequence on the officer recommendation for this scheme.
- 8.4 The proposed dwelling would resemble a similar footprint, scale, and height as the previously approved semi-detached dwellings, albeit the ridge height is 0.1m higher than the ridge height of the previously approved development. This is a minimal difference and is not significantly higher than the previous development. Although the immediate area is

predominantly characterised by rows of terraced properties set within linear and narrow plots, there are much larger detached dwellings set within spacious plots surrounding these terraced properties and therefore, the overall scale of the proposed dwelling is considered to be in keeping with the mixed character of the local area and is acceptable.

- 8.5 The proposed dwelling has been shifted slightly towards the southern boundary by approximately 1m, when compared to the previous development. This would result in the loss of a pathway along the southern boundary and there is a concern raised that this loss would result in less space for maintenance works on the southern elevation. In terms of layout and appearance, the loss of this pathway is insignificant, and the proposal is acceptable. Maintenance issues are not a material planning consideration and are a civil matter which the applicant would need to address should any issues arise. I note in any event the use of brick walling which would typically require low maintenance.
- 8.6 The overall appearance, form and design of the proposed dwelling is different from the previous approved development. The elements of the roof form, fenestration and front porch would represent a Georgian style house, especially with the tall chimney breasts on either side. Although this style is not repeated within the immediate vicinity of the site, this Victorian villa style proposal is evident further down Trumpington Road to the south. Therefore, the overall design, character and appearance of the dwelling is considered to be in keeping with the character of the local area and is acceptable in this instance.
- 8.7 The application also proposes a garage set to the south side of the dwelling, to accommodate two cars. The overall height and scale of the garage would resemble a subservient and proportionate ancillary building to the dwelling and is therefore acceptable.

- 8.8 There is a concern raised in respect of the height of the proposed garage, as this would be higher than that of the garden studios approved under the application at No. 60 Trumpington Road (18/1058/FUL). The approved garden studios at this adjacent site would comprise a height of 3.85m, compared to the 4.6m in height of the proposed garage under the current application. This difference in height is considered to be minimal and not significant to result in any visual harm upon the local area and is therefore acceptable.
- 8.9 Overall, the form, height, scale and layout of the proposed development is appropriate to the surrounding pattern of development and the character of the area. The proposal is therefore compliant with Cambridge Local Plan (2018) policies 55, 56 and 57.

## **Residential Amenity**

### Overbearing Impact

- 8.10 The proposed dwelling would be located to the north of the existing row of terraced properties along North Cottages. Most of the southern elevation would project along the southern boundary of the site, directly facing Nos. 5, 6 and 7 North Cottages. There is a passageway which passes between the end of the gardens and the site. Given the separation distance between these properties and the dwelling, it is considered that no significantly harmful overbearing impact would occur upon the amenity areas of these neighbouring properties in this instance.
- 8.11 The dwelling would be located approximately 11m from the rear garden area of Rose Cottage and 12m from the rear garden of Vine Cottage. These distances are not considered to result in any significantly harmful overbearing impacts upon these properties and are acceptable.
- 8.12 The proposed garage would be positioned immediately to the rear garden of Vine Cottage, and within close proximity to the rear garden of No. 1, Nightingale Cottages. However, given the roof form would be shallow and slope away from the boundaries of these neighbouring properties, as well as the relatively low

pitch, the garage is not considered to result in any significantly harmful overbearing impact in this instance and is acceptable.

- 8.13 Lastly, given the set back of the existing dwelling at No. 125 North Cottages, as well as the reasonable distance between the siting of the proposed dwelling and the common boundary, the proposal is not considered to result in any significantly harmful overbearing impact.

#### Overlooking Impact

- 8.14 There are two first floor windows proposed within the south elevation of the dwelling. One would serve the master bedroom and the other would serve an en-suite. The en-suite is not classed as a habitable space and therefore no significant overlooking impact will arise from this subject to an obscure glazing condition. Given the separation distance between the south elevation and the rear of the neighbouring properties at Nos. 5-7 North Cottages, no significantly harmful overlooking impact is considered to arise. There is a comment raised that these windows should be obscured glazed and fitted at least 1.5m above finished floor level. Given that a condition was imposed upon the previous application to obscure glaze the two first floor windows on the south elevation of unit 2, a similar condition shall be imposed upon any consent granted to ensure no significant overlooking impact will arise upon the rear amenity areas.
- 8.15 Secondly, the front elevation would contain five first floor windows, one serving a hallway and the others serving bedrooms 2 and 3. Again, given the distance between the dwelling and the rear amenity areas serving Rose Cottage and Vine Cottage, no significantly harmful overlooking impact is considered to arise.
- 8.16 The rear elevation would also contain five first floor windows, one serving a dressing room and the others serving bedroom 1 and the master bedroom. Again, given the separation distance between the dwelling and the rear amenity area serving No. 125 to the east of the site, no significantly harmful overlooking impact is considered to arise upon this neighbouring property.

### Overshadowing Impact

8.17 Overall, given the distances between the siting of the dwelling in relation to the neighboring properties and their respective amenity areas, no significant overshadowing is considered to arise upon the adjacent neighbouring properties in this instance.

### Wider Area

8.18 The Environmental Health Officer has been consulted on the application and has recommended approval, subject to conditions regarding construction hours and piling/noise vibration. In order to protect the amenities of neighbouring properties, these conditions are considered necessary and reasonable and shall be imposed upon any consent granted.

### 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 dwelling would be in accordance with the minimum standards and would provide a high-quality internal living environment for the future occupants. The gross internal floor space measurements for the dwelling are shown in the table below:

Unit	Number of bedrooms	Number of bed spaces (persons)	Number of storeys	Policy Size requirement (m <sup>2</sup> )	Proposed size of unit (m <sup>2</sup> )	Difference in size (m <sup>2</sup> )
1	4	7	3	121	230	+109

8.20 Policy 50 of Cambridge Local Plan (2018) also states that all new residential units will be expected to have direct access to an area of private amenity space. The proposed dwelling will benefit from an adequately sized amenity space to the rear for future occupants to enjoy and is acceptable.

### Accessible homes

8.21 The development has been assessed for compliance with Policy 51 in relation to all the new units. A condition shall be

imposed upon any consent granted to secure this requirement and comply with policy 51.

### **Refuse Arrangements**

- 8.22 Bins will be stored out of site behind the proposed garage. The proposal is therefore compliant with the RECAP guidance and is in accordance with Cambridge Local Plan (2018) policy 57.

### **Highway Safety**

- 8.23 The access will largely remain the same as previously approved under the previous application, albeit slightly realigned with the north elevation of the dwelling. This slight change is acceptable.
- 8.24 The Local Highway Authority have been consulted on the application and have raised no objections, subject to conditions regarding visibility splays, construction of the access and a weight restriction for contractor vehicles entering and exiting the site. These conditions are deemed necessary and reasonable and shall be imposed upon any consent granted.
- 8.25 Overall, given the proposed access arrangements have already been approved, the proposal is considered to retain the safe and effective operation of the adopted highway, in accordance with paragraphs 108 and 109 of the NPPF.

### **Car Parking**

- 8.26 Given the location of the site is within walking and cycling distance of Cambridge City Centre, the development is considered to be within a sustainable location.
- 8.27 The proposed level of car parking would comply with the maximum standards set out in Appendix L of the Cambridge Local Plan 2018. For the reasons set out above, officers consider the proposed level of car parking is acceptable. The proposal would therefore meet the aims of Cambridge Local Plan 2018 policy 82.
- 8.28 There is a comment raised concerning the increase in traffic volume as a result of the proposed development. Typical vehicle movements associated with a single dwelling are not considered to result in a significant number to result in any

adverse impact upon the safe and effective operation of the highway. The Local Highway Authority have been consulted on the application and have raised no issues in this respect.

### **Cycle Parking**

- 8.29 Cycle parking is provided with eight cycle spaces which is in accordance with the cycle parking standards under Appendix L of the Cambridge Local Plan. These will be located behind the garage however no details have been submitted regarding their storage. A condition shall be imposed upon any consent granted to ensure these details are approved prior to occupation of the dwelling. Overall, the proposal is compliant with Cambridge Local Plan (2018) policy 82.

### **Integrated Water Management and Flood Risk**

- 8.30 The application has been assessed by the City Council Sustainable Drainage Engineer and has been considered acceptable subject to conditions to secure a surface water drainage strategy and maintenance plan. These conditions shall be imposed upon any consent granted to ensure the development adopts sustainable drainage methods in accordance with policies 31 and 32 of the Cambridge Local Plan 2018.

### **Trees/Landscaping**

- 8.31 There is a mature row of trees along the northern boundary which have statutory protection by Tree Preservation Orders (TPOs). There is also a mature Sycamore tree located on the southern boundary. Comments have been raised in respect of safeguarding these trees from harm, as result of the proposed build and the foundations required for the basement.
- 8.32 The Tree Officer has been consulted on the application and no objection is raised subject to the imposition of a number of conditions. The applicant has submitted an Arboricultural Impact Assessment and Preliminary Method Statement with the current application. This document provides details regarding tree protection methods, construction techniques and working practices. Under the previous application, conditions requesting a Tree Protection Plan and Arboricultural Impact Assessment to be submitted, as well as site meetings between the Tree Officer

and the Construction Site Manager and compliance with the tree protection methodologies proposed. Furthermore, a condition requesting the replacements of any trees which are removed, uprooted, destroyed or dies within five years of the development completion date, shall be replanted with a similar size and species of tree. Given the close proximity of the proposed dwelling and the associated hardstanding to these trees, these conditions are considered necessary and reasonable to ensure the protection of these trees from any significant harm.

- 8.33 The Landscape Officer has been consulted on the application and has raised no objections, subject to clarification on the cycle storage and trees. As mentioned above, a condition shall be imposed to ensure the cycle storage details are obtained and approved prior to occupation of the dwelling.
- 8.34 Overall, the proposed development is acceptable subject to conditions, and is in accordance with policy 71 of the Cambridge Local Plan 2018.

### **Other Matters**

- 8.35 To ensure compliance with policy 28 (sustainability) conditions 6 and 7 are proposed in relation to carbon reduction measures and to enforce water efficiency standards.
- 8.36 There is a comment raised that not all of the neighbouring properties have been formally consulted on the application. It can be confirmed that all statutory neighbouring properties have been formally consulted on the application.
- 8.37 There is a comment raised concerning the space for dogs on the proposed floor plans could jeopardise the safety of the children attending Perse Upper School. This is not a material planning consideration and any child safety precautions should be addressed to the applicant directly.
- 8.38 Comments have been raised concerning the lack of clarification as to whether the applicant owned land as indicated on the submitted Location Plan, 21 days prior to the submission of the application. The agent (on behalf of the applicant) has signed Certificate A on the application form submitted, dated 30<sup>th</sup> July 2020. It has also been confirmed that the land was purchased

by the applicant on the 8<sup>th</sup> June 2020, allowing for 21 days before the serving of the notice to all landowners. It is the applicant's responsibility to ensure this information is accurate and is considered a legal matter rather than a planning matter however, the Planning Authority are satisfied the applicant has undertaken correct legal proceedings in this instance.

8.39 There are comments raised concerning the increase in dampness and lack of air circulation as a result of the proposed siting of the dwelling. The dwelling being repositioned 1m further to south in comparison to the previous development is not considered to significantly worsen dampness or reduce air circulation. Furthermore, conditions 13 and 14 cover surface water drainage mitigation and maintenance.

8.40 It is noted that there is a concern raised regarding the potential loss of local wildlife. To ensure compliance with biodiversity requirements arising from policies 59 and 69 of the Cambridge Local Plan 2018, condition 12 is proposed to seek details of bird box provision, in order to promote and retain biodiversity.

8.41 Lastly, a concern has been raised in respect of the works required to install the basement, and its impact upon the existing foundations. The applicant will be required to apply to Building Regulations which will assess the potential impact upon the foundations and is therefore not a planning matter.

## **9.0 CONCLUSION**

9.1 In conclusion, the proposed development would be in keeping with the scale and form of development within the local area and adequately respects the amenities of neighbouring properties.

## **10.0 RECOMMENDATION**

**APPROVE** subject to the following conditions and informatives:

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

Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

3. No construction work or demolition work shall be carried out or plant operated other than between the following hours: 0800 hours and 1800 hours on Monday to Friday, 0800 hours and 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

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

4. 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).

5. 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).

6. No development above slab level shall commence until a Carbon Reduction Statement has been submitted to and approved in writing by the local planning authority. This shall demonstrate that all new residential units shall achieve reductions in CO<sub>2</sub> 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 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 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).

7. The dwelling hereby approved shall not 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).

8. Prior to commencement of development, before any tree works are carried and before equipment, machinery or materials are brought onto the site for the purpose of development (including demolition), a phased tree protection methodology in the form of an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP), in accordance with BS5837 2012, shall be submitted and approved by the local planning authority for its written approval. 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.

9. Prior to site clearance a pre-commencement site meeting shall be held and attended by the Construction Site Manager or equivalent, the arboricultural consultant and Local Planning Authority Tree Officer to discuss details of the approved AMS. A record of this meeting shall be provided to the local planning authority prior to any site clearance for its approval.

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.

10. 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.

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

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

12. No development above slab level 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 and any other measures to demonstrate that there will be a net biodiversity gain on the site of at least 10%. 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, NPPF 2019 para.170).

13. Prior to the commencement of development, other than demolition, a scheme for surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following:

- 1) 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

- 2) 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;

- 3) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers, details of all SuDS features;

- 4) A plan of the drained site area and which part of the proposed drainage system these will drain to;

- 5) Full details of the proposed attenuation and flow control measures;

- 6) Site Investigation and test results to confirm infiltration rates

- 7) Full details of the maintenance/adoption of the surface water drainage system;

8) Measures taken to prevent pollution of the receiving groundwater and/or surface water

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).

14. 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 the dwelling 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 accordance with the approved details and shall be retained 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 and policy 31 and 32 of the Cambridge Local Plan 2018.

15. Notwithstanding the approved plans, 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. The development hereby approved, shall be carried out in accordance with the materials as detailed on the approved plans/documents.

Reason: To ensure the development is satisfactorily assimilated within the local area (Cambridge Local Plan 2018 policy 55).

17. Visibility splays of 2m x 2m shall be provided each side of the vehicular access measured from and along the highway boundary. Such splays shall be within the red line of the site and shall thereafter be maintained free from obstruction exceeding 0.6m above the level of the adopted public highway.

Reason: In the interests of highway safety, in accordance with paragraphs 108 and 109 of the NPPF and Cambridge Local Plan 2018 policy 81.

18. The proposed driveway shall be constructed using a bound material to prevent debris spreading onto the adopted public highway and 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.

Reason: To maintain the safe and effective operation of the highway, in accordance with paragraphs 108 and 109 of the NPPF and Cambridge Local Plan 2018 policy 81.

19. Demolition or construction vehicles with a gross weight in excess of 3.5 tonnes shall enter or leave the site only between the hours of 09.30hrs -15.30hrs.

Reason: To maintain the safe and effective operation of the highway, in accordance with paragraphs 108 and 109 of the NPPF and Cambridge Local Plan 2018 policy 82.

20. Apart from any top hung vent, the proposed first floor windows in the side (south) elevation of the dwelling hereby approved, shall be fitted with obscured glass (meeting as a minimum Pilkington Standard level 3 in obscurity) and shall be permanently fixed shut. The development shall be retained as such thereafter.

Reason: To adequately respect the amenity of neighbouring properties (Cambridge Local Plan 2018 policy 55).

**INFORMATIVE:** The granting of planning permission does not constitute a permission or licence to a developer to carry out 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.

**INFORMATIVE:** The applicant should take all relevant precautions to minimise the potential for disturbance to neighbouring residents in terms of noise and dust during the construction phases of development. This should include the use of water suppression for any stone or brick cutting and advising neighbours in advance of any particularly noisy works. The granting of this planning permission does not indemnify against statutory nuisance action being taken should substantiated noise or dust complaints be received. For further information please contact the Environmental Health Service.

**INFORMATIVE:** There shall be no burning of any waste or other materials on the site, without prior consent from the environmental health department.

**INFORMATIVE:** 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.