

Application Number	19/1221/FUL	Agenda Item	
Date Received	3rd September 2019	Officer	Mary Collins
Target Date	29th October 2019		
Ward	Abbey		
Site	Land rear of 29 - 31 Peverel Road		
Proposal	Erection of 1no. detached dwelling		
Applicant	Ms G Bovolenta		
	Land to the rear of 31 Peverel Road		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> • The development would have an acceptable impact on the character of the area • The development would not have a significant adverse impact on residential amenity. • The development would not have a significant adverse impact on highway and pedestrian safety. • The development would not be detrimental to an adjacent tree of public amenity value.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The site lies to the north of Nos. 29 & 31 Peverel Road and comprises part of the former gardens to those properties.
- 1.2 No. 31 Peverel Road is a two storey end of terrace property finished in render. Peverel Road skirts around the front and side of the site, and there is a grass verge in between the site and the highway with a Sycamore tree. The surrounding area is

residential in character and formed primarily of terraced properties.

- 1.3 There is an existing access over a grass verge onto Peverel Road which is within the application site and in the ownership of the applicant.

2.0 THE PROPOSAL

- 2.1 Planning permission is sought for the erection of a detached dwelling on the site, which has been sectioned off from the retained gardens of 29 & 31 Peverel Road with boundary fencing.
- 2.2 The proposed dwelling would have a rectangular footprint and would be approximately 7 metres wide by 13.5 metres long at ground floor level. The first floor would be cantilevered to the principal elevation and would over sail the ground floor by approximately 1.25 metres. It would be 7 metres wide by approximately 9 metres in depth. The ground floor would project to the rear of the main two storey section of the dwelling by approximately 4.4 metres would have a single storey with a flat roof.
- 2.3 The dwelling would present a hipped gable roof to the front and rear. It would have a central rooflight on the ridge. It would be approximately 7.5 metres to the ridge and approximately 5 metres to eaves level.
- 2.4 The external materials would be buff facing brick and red roof tiles. The dwelling would have a rendered horizontal band to the front
- 2.5 Revised drawings were received during the course of the application to alter the design and siting of the proposed dwelling. The application originally proposed a two storey contemporary flat-roofed 4-bedroom dwelling. The main section of the proposed dwelling now has a pitched roof with a hip to the front and rear. The first floor terrace has been removed and the number of bedrooms has been reduced from four to three. The proposed dwelling has also been inset from the boundary with 33 Peverel Road and

2.6 The application is accompanied by the following supporting information:

1. Design Statement
2. Drawings
3. Shadow drawings

3.0 SITE HISTORY

Reference	Description	Outcome
17/0740/FUL	Erection of one 3 bedroomed detached dwelling.	Refused 20.10.2017
17/1740/FUL	Erection of one 3 bedroomed detached dwelling.	Approved 07.12.2017

4.0 PUBLICITY

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

5.0 POLICY

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

5.2 Relevant Development Plan policies

PLAN	POLICY NUMBER
Cambridge Local Plan 2018	1 3 28 31 32 35 36 37 50 51 55 56 57 59 71 81 82

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

Central Government Guidance	National Planning Policy Framework 2019 National Planning Policy Framework – Planning Practice Guidance March 2014 Circular 11/95 (Annex A)
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6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Control)

6.1 No significant adverse effect upon the Public Highway should result from this proposal, should it gain benefit of Planning Permission.

Revised drawings

The Highway Authority requests that the application be refused in its present format as the proposed site layout drawing (which was not included in the original submission of Sept, 2019), shows the south-eastern corner of the proposed building as extending beyond the red line of the site into the adopted public highway.

The design as proposed makes no allowance for off-street car parking as the whole width of the grass verge to the east of the site is adopted public highway and as such cannot be used for private parking.

A condition should therefore be added to any permission requiring that the existing dropped kerb that provides vehicle access to the site be removed and returned to a full face kerb.

Second revision

The details overcome the Highway Authority's request that the application be refused.

Drainage

- 6.2 The proposals have not indicated a surface water drainage strategy however, as this is a minor development and there are no surface water flood risk issues, it would be acceptable to obtain this information by way of a condition.

Environmental Health

- 6.3 Pollution from the demolition and construction phase has the potential to affect the amenity of surrounding properties if not controlled. In the interests of amenity, recommend the standard construction and delivery noise/hours and piling conditions. Policy 36 of the approved and published Cambridge Local Plan 2018 supports the delivery of the Air Quality Action Plan (AQAP). In accordance with the AQAP where residential dwellings have an allocated car parking space require the provision of an active slow electric vehicle (EV) charge points in 100% of the car parking spaces. This can be secured by condition.

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

Tree Officer

- 6.4 If the application is permitted the foundations will have to be limited dig along with the services within the Root Protection Area. This information should be detailed in an Arboricultural Method Statement. Recommend a phased tree protection methodology in the form of an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP); site clearance pre-commencement site meeting; implementation of approved tree protection methodology; Replacement planting.

Cambridge International Airport

- 6.5 No objection. The proposed development does not conflict with safeguarding criteria. Request to be kept informed of any intended crane usage to survey these for any infringements of Obstacle Limitation Surfaces.

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

7.0 REPRESENTATIONS

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

- 27 Peverel Road
- 33 Peverel Road
- 35 Peverel Road
- 72 Peverel Road
- 76 Peverel Road

7.2 The representations can be summarised as follows:

Original submission

- Noise from building work
- Is the plot big enough
- Would like to receive assurances that the large ash tree to the front of the property will be maintained in the future and will not be removed.
- Roof terrace, especially, directly overlooks several neighbouring properties,
- The neighbouring properties are all traditional, rendered with pitched roofs. This modern property is not in keeping with the area at all.
- The dwelling would overshadow No.33's dwelling and garden area
- Parking provision. Parking is already dangerous on the corner due to a large number of vehicles parking up on the pavement near 31 Peverel Road. This makes the corner blind, and the road narrow. Question whether the provision of a single parking space (on land of debateable ownership) is adequate for a four bedroom house.
- Too large for the proposed area, and in order to meet the minimum floor space requirements for a four-bedroom house, the proposal is sacrificing the privacy of a number of neighbouring properties.

Revised drawings

33 Peverel Road

After reviewing the amended drawings and contacting the architects.

have been assured that the horizontal 45 degree line regarding the length of building has now been met. Also the first floor bathroom window will be of obscure glass.

With these points considered would like to retract previous objection.

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

8.0 ASSESSMENT

Principle of development

- 8.1 The principle of development is acceptable and in accordance with the Cambridge Local Plan 2018 policies 1 and 3.
- 8.2 At the time of submission of this planning application there was an extant planning permission at the application site for a detached dwelling reference 17/1740/FUL. This permission expired on 7th December 2020. This is a material consideration in the assessment of this planning application.
- 8.3 The original submission differs from the previous consent 17/1740/FUL in that the application site is larger being deeper and now extending beyond the rear garden of 29 as well as 31 Peverel Road. The proposed dwelling would be constructed on the common boundary with No. 33 Peverel Road. The design of the original proposed dwelling as submitted was also different. The main two storey section was designed with a flat roof with an additional section to the rear at ground floor level with a terrace above.
- 8.4 Officers considered that the proposed dwelling as originally submitted, by reason of its form, material appearance and massing would be out of keeping with the prevailing pattern of development and would be incongruous in the street scene and

detrimental to the visual amenity of the surrounding area. It was also considered that the proposed dwelling by reason of its massing and proximity to the northern boundary would be overbearing and detrimental to the amenities of the adjacent property which lies to the north at 33 Peverel Road.

- 8.5 During the course of the current application, revised drawings were received showing the proposed dwelling redesigned to recreate the profile and position of the approved dwelling as much as possible and set away from the common boundary with 33 Peverel Road.
- 8.6 The main section of the proposed dwelling would have a similar depth to the approved dwelling and would have a pitched roof with a hip to the front and rear. It would have an additional section to the rear at ground floor level. It now provides, three, two person bedspaces.

Context of site, design and external spaces

- 8.7 The prevailing style of dwellings within the surrounding area are traditional pairs of dwellings with hipped roofs with some with gable roofs and of similar appearance and age.
- 8.8 The proposed dwelling would be set back from the principal elevation of the adjacent pair at 33/35 Peverel Road and would respect the position of these existing dwellings.
- 8.9 In terms of its scale and massing, the height of the proposed dwelling would be lower than the adjacent pair of dwelling and its width would be similar. Its eaves would be lower than the eaves line of the adjacent pair and it would be subservient to this pair.
- 8.10 Views of the side of the dwelling from the public realm would be recessive and the mature Sycamore on the amenity land to the front of the application site would partially screen the side elevation from view particularly in the summer months.
- 8.11 In the opinion of Officers the proposal complies with Cambridge Local Plan (2018) policies 55, 56, 57, 59.

Residential Amenity

Impact on amenity of neighbouring occupiers

29 Peverel Road

- 8.12 The first floor windows to the rear of the proposed dwelling would be inset by 6.6 metres from the common boundary and would serve a bedroom and en-suite. Given this inset, there is unlikely to be a detrimental loss of privacy through overlooking into the rear gardens of this property.
- 8.13 Given the relationship of first floor windows between the two properties, a detrimental loss of privacy through interlooking would not occur as a result of the proposal.
- 8.14 A first floor side window facing the rear elevation of 29 and 31 Peverel Road would be fitted with obscure glazing and as such this would prevent loss of privacy through interlooking at first floor level.

31 Peverel Road

- 8.15 The proposed dwelling is to the north of 31 Peverel Road. The side elevation of the proposed dwellinghouse is inset from the boundary and 4.4 metres away from the boundary. The proposed dwelling is not considered to be overbearing or to result in an undue loss of outlook to this property.

33 Peverel Road

- 8.16 The proposed dwelling is to the south of 33 Peverel Road and would be inset by approximately one metre from the common boundary
- 8.17 No. 33 has two windows in its side elevation facing the proposal, but both are to non-habitable rooms/spaces. Therefore, the impact on light and enclosure to these windows is acceptable.
- 8.18 No. 33 also has a conservatory which faces south and west into its garden and which is located some 6.9m to the north of the proposed side wall of the proposed house. As the conservatory is dual aspect, daylight reaching the conservatory space would

not be unduly impacted upon. Officers are not concerned that views from the conservatory would be unduly enclosed.

- 8.19 No. 33 also has a patio which wraps around the southern and western sides of the conservatory. It is already partially overshadowed by the attached garage and a pergola which covers part of it.
- 8.20 The two storey side wall of the proposed dwelling would be inset from the common boundary with this property by approximately one metre. There would be an approximate gap of 4.3 metres between the main sides of the existing and proposed properties, between which sits an attached garage belonging to no. 33. There would be an intervening distance of approximately 7 metres from the side of the proposed dwelling to the side of the conservatory to the rear of the dwelling at no. 33.
- 8.21 The proposal extends 5.3 metres past the rear elevation of No. 33 at two storey height and a further 4.4 metres at ground floor level. As per BRE guidance a 45 degree horizontal angled plane was taken from the midpoint of each window into a habitable room in the rear elevation of No. 33. None of these planes are cut by the proposal, which indicates that the impact on daylight entering these rooms will be acceptable.
- 8.22 BRE Guidance recommends that for it to appear adequately sunlit throughout the year, at least half of a garden or amenity area should receive at least two hours of sunlight on 21 March. If as a result of new development an existing garden or amenity area does not meet the above and the area which can receive two hours of sun on 21 March is less than 0.8 times its former value, then the loss of sunlight is likely to be noticeable. If a detailed calculation cannot be carried out, it is recommended that the centre of the area should receive at least two hours of sunlight on 21 March.
- 8.23 In this instance, there will be loss of light to part of no.33's patio, mainly in the area between the side elevation of the dual aspect conservatory and the rear elevation of the house at the equinoxes. The extent of additional overshadowing caused by the proposal would be minimal compared to the substantial long garden that no. 33 already has, and at least of half of the garden area would still receive at least two hours of sunlight on

21 March. As such it is considered that any loss of light through overshadowing would not be detrimental.

8.24 Following the submission of amended drawings and a shadow study, the neighbour at No.33 has confirmed that their original concerns regarding overshadowing have been resolved.

8.25 To ensure the flat roof to the rear of the dwelling is not used as an external amenity area, a condition will be attached to restrict this and ensure the privacy of adjoining residential properties.

8.26 In the opinion of Officers 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 56 and 35.

Amenity of future occupiers

8.27 Policy 50 relates to residential space standards and states that new residential units will be permitted where their gross internal floor areas meet or exceed the residential space standards set out in the Government's Technical housing standards – nationally described space standard (2015) or successor document.

8.28 The proposed dwelling would exceed the standards. In this regard, it would provide a high quality internal living environment for the future occupants. The gross internal floor space measurements for units in this application are shown in the table below:

Unit	Number of bedrooms	Number of bed spaces (persons)	Number of storeys	Policy Size requirement (m²)	Proposed size of unit	Difference in size
1	3	6	2	102	142	40

Size of external amenity space:

8.29 The outdoor amenity space is to the south and west of the proposed dwelling. In the opinion of Officers, the proposal provides an adequate level of residential amenity for future

occupiers and it is compliant with Cambridge Local Plan (2018) policies 50, 51 and 56.

Accessible homes

- 8.30 The development has been assessed for compliance with Policy 51 and complies with the requirements of Part M4 (2) of the Building Regulations, Accessible and Adaptable Homes.
- 8.31 In the opinion of officers, the proposal provides an adequate level of residential amenity for future occupiers and is compliant with Cambridge Local Plan (2018) policies 50, 51 and 56.

Highway Safety

- 8.32 In the opinion of Officers the proposal is compliant with Cambridge Local Plan (2018) policies 80 and 81.

Car and Cycle Parking

- 8.33 There is one onsite parking space provided which is situated on the existing hardstanding off Peverel Road. The car parking standards are a maximum and therefore there is no requirement to provide onsite parking. The Highways Officer has requested that the existing dropped kerb from Peverel Road that previously provided motor vehicle access to the site when used in association with 31 Peverel Road be removed and returned to a full face kerb.
- 8.34 The previous permission granted the use of this dropped kerb to access a parking space. With respect to this request from Highways, as the existing hardstanding and dropped kerb are already in place, it is considered that in this instance parking to the front of the proposed dwelling would be acceptable given the fall back position and Officers consider there is no need to impose the condition requested.
- 8.35 The City Council promotes lower levels of private car parking particularly where good transport accessibility exists. There are bus stops on Barnwell Road and the site is within walking distance or cycling distance of shops along Newmarket Road and the City Centre. It is noted this is not an area of parking control and on-street parking is available in this area.

8.36 Two bicycles are indicated on the site plan. The standards require one cycle space per bedroom and that these are in a covered and secure structure. There is space at the application site for the siting of a three bike cycle store and this will be required by condition.

8.37 In the opinion of Officers the proposal is compliant with Cambridge Local Plan (2018) policy 82.

Refuse

8.38 Provision would be required for the siting of three wheeled bins for household refuse. This has been shown on the submitted drawings.

8.39 In the opinion of Officers, the proposal is compliant with Cambridge Local Plan (2018) policy 56.

Trees

8.40 There is a Sycamore tree situated on the grass verge to the front of the application site which offers amenity value and public benefits to the area and would provide a degree of screening to the proposed dwelling. The Council's Arboriculturalist is content that the tree can be protected from the impacts of development through both construction and proximity to the proposed dwelling. Conditions are recommended to be attached to ensure protection of this trees during the construction period as well as requiring limited dig foundations ensuring the tree's health and longevity.

8.41 In the opinion of Officers, the proposal is compliant with Cambridge Local Plan (2018) policy 71.

Drainage

8.42 The proposals have not indicated a surface water drainage strategy however, as this is a minor development and there are no surface water flood risk issues, it would be acceptable to obtain this information by way of a condition.

8.43 Policy 31 of the Cambridge Local Plan 2018 (Integrated water management and the water cycle) requires flat roofs to be either

a Green Roof or Brown Roof. A condition will be attached to require the single storey flat roofed section to the rear is this.

8.44 In the opinion of Officers, subject to the conditions required above the proposal is compliant with Cambridge Local Plan (2018) policy 31.

9.0 CONCLUSION

9.1 This proposed dwellinghouse would be an acceptable addition to the streetscene and would not have a detrimental impact on the amenity of neighbours. The proposal would respect the adjacent tree of public amenity value.

9.0 RECOMMENDATION

APPROVE for the following reasons:

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. 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)

4. Prior to commencement and in accordance with BS5837 2012, a phased tree protection methodology in the form of an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) shall be submitted to the local planning authority for its written approval, before any tree works are carried and before equipment, machinery or materials are brought onto the site for the purpose of development (including demolition). In a logical sequence the AMS and TPP will consider all phases of construction in relation to the potential impact on trees and detail tree works, the specification and position of protection barriers and ground protection and all measures to be taken for the protection of any trees from damage during the course of any activity related to the development, including supervision, demolition, foundation design, storage of materials, ground works, installation of services, erection of scaffolding and landscaping.

Reason: To satisfy the Local Planning Authority that trees to be retained will be protected from damage during any construction activity, including demolition, in order to preserve arboricultural amenity in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71: Trees.

5. Prior to the commencement of site clearance a pre-commencement site meeting shall be held and attended by the site manager and the arboricultural consultant to discuss details of the approved AMS. A record of this meeting shall be provided to the Council for 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: Trees.

6. The approved tree protection methodology (AMS) will be implemented throughout the development and the agreed means of protection shall be retained on site until all equipment, and surplus materials have been removed from the site. Nothing shall be stored or placed in any area protected in accordance with approved tree protection plans, and the ground levels within those areas shall not be altered nor shall any excavation be made without the prior written approval of the local planning authority. If any tree shown to be retained is damaged, remedial works as may be specified in writing by the local planning authority will be carried out.

Reason: To satisfy the Local Planning Authority that trees to be retained will not be damaged during any construction activity, including demolition, in order to preserve arboricultural amenity in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71: Trees.

7. 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: Trees.

8. 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)

9. 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)

10. 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)

11. Prior to the installation of any electrical services, information to demonstrate that at least one operational electric vehicle charge point will be installed at the site, shall be submitted to and approved in writing by the Local Planning Authority.

The active electric vehicle charge point as approved shall be fully installed prior to first occupation and maintained and retained thereafter.

Reason: In the interests of encouraging more sustainable modes and forms of transport and to reduce the impact of development on local air quality, in accordance with the National Planning Policy Framework (NPPF, 2019) paragraphs 105, 110, 170 and 181, Policy 36 - Air Quality, Odour and Dust of the Cambridge Local Plan (2018) and Cambridge City Council's adopted Air Quality Action Plan (2018).

12. Prior to first occupation of the development, hereby permitted, or commencement of the use, full details of facilities for the covered, secure parking of bicycles for use in connection with the development shall be submitted to and approved in writing by the Local Planning Authority. The facilities shall be provided in accordance with the approved details before the development is occupied or the use commences and shall be retained in accordance with the approved details thereafter.

Reason: To ensure appropriate provision for the secure storage of bicycles. (Cambridge Local Plan 2018 policy 82)

13. Prior to the occupation of the development, hereby permitted, the first floor side window to the landing shall be obscure glazed to a minimum level of obscurity to conform to Pilkington Glass level 3 or equivalent and shall be non-opening under 1.7 metres from internal floor level. The glazing shall thereafter be retained in accordance with the approved details.

No further windows or openings shall be inserted at first floor level in the side elevations of the development without the granting of specific planning permission.

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

14. The flat roof(s) hereby approved shall be a Green Roof or Brown Roof in perpetuity unless otherwise agreed in writing by the Local Planning Authority A Green Roof shall be designed to be partially or completely covered with plants in accordance with the Cambridge Local Plan 2018 glossary definition, a Brown Roof shall be constructed with a substrate which would be allowed to self-vegetate.

Reason: To ensure that the development integrates the principles of sustainable design and construction and contributes to water management and adaptation to climate change (Cambridge Local Plan 2018 policies 28 and 31)

15. 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)

16. Prior to first occupation for the use hereby permitted, carbon reduction measures shall be implemented in accordance with a Carbon Reduction Statement which shall be submitted to and approved in writing by the local planning authority prior to implementation. 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;

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 programme; and

D) Details of any mitigation measures required to maintain amenity and prevent nuisance.

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

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

17. Prior to the occupation of the dwelling, a water efficiency specification, based on the Water Efficiency Calculator Methodology or the Fitting Approach sets out in Part G of the Building Regulations 2010 (2015 edition) shall be submitted to the local planning authority. This shall demonstrate that the dwelling is able to achieve a design standard of water use of no more than 110 litres/person/day and that 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).

18. Notwithstanding the provisions of Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that order with or without modification), no new windows or dormer windows (other than those expressly authorised by this permission), shall be constructed without the granting of specific planning permission.

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

19. Notwithstanding the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that order with or without modification), the enlargement, improvement or other alteration of the dwellinghouse(s) shall not be allowed without the granting of specific planning permission.

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

20. The flat roof area of the development hereby permitted shall not be used as a balcony, roof garden or amenity area without the grant of further specific planning permission from the Local Planning Authority.

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

21. No development shall take place above ground level, other than demolition, until detail of the external materials (including samples where necessary) 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 and 57)

22. 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 fencing shall provide hedgehog gaps.

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)

INFORMATIVE: The foundations will have to be limited dig along with the services within the RPA. This information should be detailed in an AMS and should be submitted to discharged required conditions.

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.

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

INFORMATIVE: Please inform Cambridge International Airport of any intended crane usage so they can survey these for any infringements of Obstacle Limitation Surfaces.

INFORMATIVE: Under the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015 (as amended) permitted development rights were granted to the development of ground source or air source heat pumps for dwelling houses and flats. The MCS Planning Standards were developed to act as a resource for this and contains the requirements, including noise prediction methodologies, that ground source or air source heat pumps must comply with to be permitted development under the above Act. Development would not be permitted development if it failed to comply with The MCS Planning Standards. It would be a reasonable step to require that any new ground source or air source heat pump complies with the MCS Planning Standards. This should ensure that internal and external noise levels are kept to a reasonable level at any nearby residential premises.

INFORMATIVE: The granting of any permitted development rights for any Air Source Heat Pump (ASHP) does not indemnify any action that may be required under the Environmental Protection Act 1990 for statutory noise nuisance. Should substantiated noise complaints be received in the future regarding the operation and running of an air source heat pump and it is considered a statutory noise nuisance at neighbouring premises a noise abatement notice will be served. It is likely that noise insulation/attenuation measures such as an acoustic enclosure and/or barrier would need to be installed to the unit in order to reduce noise emissions to an acceptable level. To avoid noise complaints it is recommended that operating sound from the ASHP does not increase the existing background noise levels by more than 3dB (BS 4142 Rating Level - to effectively match the existing background noise level) at the boundary of the development site and should be free from tonal or other noticeable acoustic features. In addition, equipment such as air source heat pumps utilising fans and compressors are liable to emit more noise as the units suffer from natural aging, wear and tear. It is therefore important that the equipment is maintained/serviced satisfactory and any defects remedied to ensure that the noise levels do not increase over time.