

<b>Application Number</b>	20/03704/FUL	<b>Agenda Item</b>	
<b>Date Received</b>	3rd September 2020	<b>Officer</b>	Dean Scrivener
<b>Target Date</b>	29th October 2020		
<b>Ward</b>	West Chesterton		
<b>Site</b>	Land Adjacent 1 Lovers Walk		
<b>Proposal</b>	Demolition of existing car port and storage area and erection of 1no. dwelling and associated curtilage		
<b>Applicant</b>	Mr Peter Smith c/o Agent		

<p><b>SUMMARY</b></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>- Officers consider the current application overcomes the previous reasons for refusal concerning overbearing impact and an inadequate outlook and poor level of amenity for future occupiers (20/01203/FUL)</li> </ul>
<p><b>RECOMMENDATION</b></p>	<p><b>APPROVAL</b></p>

## **1.0 SITE DESCRIPTION/AREA CONTEXT**

- 1.1 The application site is located within the De Freville Conservation Area which mainly comprises rows of terraced dwellings set within linear plots. The site is accessed from Lovers Walk which is connected to Elizabeth Way, situated to the East of the site.
- 1.2 The site is occupied by a single storey double garage with a double width open car port located adjacent to it. The garage is no longer used but the car port is still used for car parking. An area of hardstanding is located to the south which can be used for car parking and manoeuvring of cars.

## **2.0 THE PROPOSAL**

- 2.1 This planning application is a resubmission of a previous application which was refused last year under delegated powers (20/01203/FUL). The application was refused for the following reasons:

- 1) *'The proposed amenity area would be contrived and enclosed which would not provide a good level of amenity for future occupiers to enjoy. The amenity area would not provide sufficient outlook as it is enclosed on all four sides and is occupied with bins and cycle storage, within a small and confined space. As a result, the proposal is contrary to policy 56 of the Cambridge Local Plan 2018'.*
- 2) *'The lack of first floor windows serving the bedroom which is classed as a primary habitable space, would not provide an adequate level of outlook for future occupiers to enjoy. As a result, the proposal is contrary to policy 56 of the Cambridge Local Plan 2018'.*
- 3) *'By virtue of its height and projection along the boundary of no 70 Humberstone Road, the proposed dwelling would result in an unacceptable level of enclosure and overbearing impact upon the rear garden of this neighbouring property. The proposal would therefore result in an unacceptable loss of*

*amenity to the occupiers of no 70 Humberstone Road contrary to Cambridge Local Plan (2018) policies 55 and 56'.*

2.2 The proposed development under this planning application involves the rebuilding of the garage to create a one bedroom dwelling with its own amenity space. The dwelling will contain a bedroom, a kitchen/diner and bathroom. Bin and cycle stores are also provided and car parking is to be located on the existing hardstanding to the south.

2.3 When compared to the previous application, the current planning application has made the following changes:

- The proposed dwelling would retain the same height as the existing garage
- The dwelling has been reduced from two storey to single storey and a window is proposed on the east elevation to allow sufficient light through to the bedroom
- The proposed amenity area is larger in size

2.4 The following amended plans have been received and a further 14 day reconsultation has been undertaken:

- AP042-B (Revised Site Block Plan)
- AP044-B (Revised Ground Floor)
- AP048-B (Revised Elevations)

2.5 The application is accompanied by the following supporting information:

1. Planning Statement
2. Existing and proposed plans

### **3.0 RELEVANT SITE HISTORY**

<b>Reference</b>	<b>Description</b>	<b>Outcome</b>
20/01203/FUL	Demolition of existing car port and storage area and erection of 1no. dwelling and associated curtilage	REFUSED

18/1860/FUL      Demolition of existing car port and storage area and erection of 2no. dwellings and associated curtilage.      REFUSED

**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 Plan 2018	Local	1 3 28 31 32 33 34 35 36 50 51 55 56 57 58 59 61 62 69 81 82

**5.2 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 from 3 March 2014 onwards  Circular 11/95 (Annex A)  Technical housing standards – nationally described space standard – published by Department of Communities and Local
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	Government March 2015 (material consideration)
Supplementary Planning Documents	Greater Cambridge Sustainable Design and Construction (Jan 2020)  Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012)
Material Considerations	<u>City Wide Guidance</u>  Cambridge and Milton Surface Water Management Plan (2011)  Cambridge and South Cambridgeshire Strategic Flood Risk Assessment (November 2010)  Cambridge City Council Waste and Recycling Guide: For Developers.  Cycle Parking Guide for New Residential Developments (2010)

## 6.0 CONSULTATIONS

### Cambridgeshire County Council (Highways Development Management)

6.1 No objections subject to a an informatives regarding the following:

- Residents' Parking Permits

## **Environmental Health**

6.2 Acceptable subject to conditions/informatives regarding the following:

- Construction hours

## **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

## **Conservation Officer**

6.4 No objections

## **Cadent Gas**

6.5 No objections

## **7.0 REPRESENTATIONS**

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

- 72 Humberstone Road
- Salisbury House
- 74 Humberstone Road
- 70 Humberstone Road

7.2 The representations can be summarised as follows:

- Restricted access along the public access/passage which starts adjacent to No. 74 Humberstone Road
- No designated car parking area

- Car parking will affect pedestrian/cycle access for to No. 7 Elizabeth Way which is a HMO
- Reclaimed bricks should be used to make sure the proposal is in keeping with the local area
  
- The boundary line is incorrect alongside No. 72 Humberstone Road
- Excavation works/foundation works will encroach into the garden area of No. 72 Humberstone Road
- Impact upon the amenity areas of neighbouring dwellings
- The land is to be lowered – how will this affect the higher land of Nos. 70, 72 and 74 Humberstone Road?
- Width and length measurements are required to understand how the property and foundations would fit on the land
- The proposed building is too large for the space available on the site
- It would appear that there is a wall proposed which would protrude into the garden land serving No. 70 Humberstone Road
- The space between Lovers Walk and this plot is jointly owned and therefore car parking may not be possible
- Incorrect addresses are referred to in the application
- The building should be built along the same line as the existing garage

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, the

application site is considered suitable to accommodate residential development.

### **Context of site, design, external spaces and Impact upon the Conservation Area**

- 8.2 The proposal intends to provide a single one person dwelling by rebuilding the existing garage and car port space, with a private amenity space.
- 8.3 The Conservation Officer has been consulted on the application and has raised no objections. Given the siting of the dwelling would be located within an enclosed space to the rear of No. 1 Lovers Walk and out of clear views, the proposal is not considered to result in any visual harm upon the Conservation Area. Many of the rear gardens of nearby properties on Humberstone Road have sizable outbuildings and extensions and the scale of the proposed building would clearly remain subservient to the majority of the surrounding properties.
- 8.4 The proposed materials would comprise slate, grey aluminium fenestration and a yellow stone brick. There are concerns raised that these materials are inappropriate and are not in keeping with the character of the local area. Given its concealed location and minor scale, the proposal would not be seen in any prominent views within the Conservation Area and therefore the proposal is considered to be acceptable in this instance.
- 8.5 Overall, the form, height, scale and layout of the proposed development is considered to be appropriate and would sustain the character of the Conservation Area. The proposal is therefore compliant with Cambridge Local Plan (2018) policies 55, 56, 57, 58 and 61.

### **Residential Amenity**

#### Amenity for future occupiers of the site

- 8.6 Reason for refusal 1 under the previous application (20/01203/FUL), referred to the inadequate amenity space provided to serve the future occupants as it was deemed to be too contrived and enclosed.

8.7 The current application originally proposed a larger amenity area comprising 30.5m<sup>2</sup>. This has been slightly reduced following the provision of a side passageway running along the eastern boundary of the site, in response to the third representations received requesting that a shared passageway is reinstated along this boundary. The provision of this passageway has resulted in a slight reduction of the proposed amenity space to 26.7m<sup>2</sup>. Given the proposed dwelling is for a single person, this provision is still considered to be adequate and would provide a good level of amenity space for one person. Therefore, officers consider the current application has overcome the previous reason for refusal 1.

8.8 Policy 50 of the Cambridge Local Plan (2018) sets out internal residential space standards. The proposed dwelling is for a single person and exceeds the minimum standards. Although the ground floor plan submitted shows a double bed which would indicate two bedspaces, the internal floor area of the bedroom comprises a total floor space of 9.8m<sup>2</sup>, which is below the minimum floorspace to provide sufficient floorspace for two bedspaces in accordance with policy 50(d) of the Cambridge Local Plan 2018. The gross internal floor space measurements for units in this application are shown in the table below:

Unit	Number of bedrooms	Number of bed spaces (persons)	Number of storeys	Policy Size requirement (m <sup>2</sup> )	Proposed size of unit	Difference in size
1	1	1	1	39.0m <sup>2</sup>	47.8m <sup>2</sup>	+8.8

8.9 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. The proposed residential unit will benefit from a private amenity area which can be easily accessed.

8.10 Reason for refusal 2 under the previous application (20/01203/FUL) referred to the lack of windows serving the bedroom to provide a good level of outlook for future occupiers.

8.11 The current application proposes a window within the eastern elevation (front) of the dwelling which would serve the proposed bedroom. This would provide an adequate level of outlook for

future occupiers. In addition, there are two proposed roof lights above the bedroom which would provide a sufficient level of light to this room. Officers therefore consider that reason for refusal 2 has been overcome and the proposal is acceptable.

### Overbearing Impact

- 8.12 Under the previous application, the third reason for refusal referred to the overbearing impact of the proposed dwelling upon the neighbouring garden area serving No. 70 Humberstone Road.
- 8.13 The ridge height of the previous proposal would have continued and maintained the ridge height of the adjacent building at No. 1 Lovers Walk. This would have projected along the neighbouring boundary with No. 70 Humberstone Road and create a sense of enclosure upon the amenity of this neighbour. The current application proposes to retain the ridge height of the existing garage which 1.5m lower than that of the previous height proposed. Given the height of the proposed dwelling would be the same as the existing garage, officers consider that no additional overbearing impact would arise in this instance and therefore the proposal has overcome reason for refusal 3.
- 8.14 The flat roof of the proposed dwelling would be set hard up against the rear boundaries of Nos. 74 and 72 Humberstone Road, to the north. Given the low height of the flat roof and minor scale of the proposal, no significant overbearing impacts are considered to arise upon the amenities of these neighbouring properties.
- 8.15 Overall, the current application is considered to have overcome the previous reason for refusal (reason 3) regarding overbearing impact and is in accordance with policies 55 and 56 of the Cambridge Local Plan 2018.

### Overlooking Impact

- 8.16 Given the proposed dwelling would be single storey and the positioning of the windows would not be facing in the direction of any neighbouring properties, no overlooking impact is considered to arise upon the amenities of the neighbouring properties in this instance.

### Overshadowing Impact

- 8.17 Given the proposed dwelling would comprise the same height as the existing garage, no additional loss of light or overshadowing impacts will occur upon the amenity areas of the surrounding neighbouring properties.

Overall, the proposal is considered to respect the amenities of neighbouring properties and is therefore in accordance with Cambridge Local Plan 2018 policies 55 and 56.

### 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 work related delivery times. In order to protect the amenities of neighbouring properties, this condition is considered to be necessary and reasonable and shall be imposed upon any consent granted.

### Accessible homes

- 8.19 The development has been assessed for compliance with Policy 51 in relation to providing an acceptable layout to comply with M4 92) Building Regulations. A condition shall be imposed upon any consent granted to secure this requirement and comply with policy 51.

### **Refuse Arrangements**

- 8.20 The proposed bin store will be located adjacent to the amenity area which is considered to be in a suitable location. The proposal is compliant with the RECAP guidance and is in accordance with Cambridge Local Plan (2018) policy 57.

### **Highway Safety**

- 8.21 the Local Highway Authority have been consulted on the application and have raised no objections subject to an informative to ensure the applicant is aware that all future occupiers will not be eligible to apply for future Resident's Parking on the surrounding streets. This shall be imposed upon any consent granted.

8.22 Given the proposed dwelling will be occupied by a single person and no car parking is proposed, the proposal is not considered to result in any significant number of vehicle trips to and from the site and therefore, the proposal is considered to retain the safe and effective operation of the adopted highway and is in accordance with paragraphs 108 and 109 of the NPPF and policy 81 of the Cambridge Local Plan 2018.

### **Car Parking**

8.23 The majority of representations received have raised concerns regarding the lack of car parking proposed to serve the proposed development. No car parking is proposed for the future occupiers and given that the proposed dwelling is a 1 bedroom dwelling which would be occupied by an individual potentially working within Cambridge, the reliance on the car as their main mode of transport is considered to be unlikely. There is a concern raised that any cars parked within this area would limit the accessibility of pedestrians and cyclists accessing the rear gate serving No. 7 Elizabeth Way. The application does not propose any car parking as part of the scheme and therefore officers consider that there would be no significant safety hazards to pedestrians and cyclists accessing No. 7 or using the side passageway along the eastern boundary of the site.

8.24 Given the location of the site is within walking and cycling distance of Cambridge City centre, the site is located within a sustainable location and the development is considered to promote sustainable modes of transport and reduce car dependency. The lack of car parking provided is not considered to warrant a reason for refusal in this instance.

8.25 There is no conflict with the adopted car parking standards set out in Appendix L of the Cambridge Local Plan 2018. The proposal accords with Cambridge Local Plan 2018 policy 82.

### **Cycle Parking**

8.26 One cycle parking space is provided which is in accordance with the cycle parking standards under Appendix L of the Cambridge Local Plan 2018. This will be located within a secure and enclosed structure set within the amenity area serving the dwelling. Overall, the proposal is compliant with Cambridge Local Plan (2018) policy 82.

## **Integrated water management and flood risk**

8.27 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.

## **Other Matters**

8.28 There are concerns raised in regards the red line boundary submitted on the Site Location Plan. The applicant owns the majority of the land within the site however does not have full ownership of all of the land, hence why Certificate D has been submitted with the application. This is considered to be a legal dispute as opposed to a material planning consideration and will not be form any reason for refusal on planning grounds.

8.29 There are concerns raised in regard to the proposed dwelling being slightly offset when compared to the original building line of the existing garage. This is considered to be a minimal difference of approximately 100mm and is not considered to result in any reasonable reason to refuse the application on these grounds.

8.30 Concerns are raised regarding the footings/excavation works required to construct the dwelling, and the lower ground levels on which the dwelling would be situated. The applicant will be required to apply for Building Regulations which will formally assess the foundations on which the dwelling will be built upon and is not considered to be a material planning consideration. Should contractors require the access to the neighbouring gardens to construct the dwelling, this will need to be agreed between the applicant and the neighbouring parties and is not a material planning consideration in assessing this application.

8.31 There is a comment raised regarding a proposed wall which would encroach into the rear garden serving No. 70 Humberstone Road. The proposed footprint of the dwelling is shown to be included within the red line boundary as shown on the proposed Site Plan and therefore officers are of the view

that the proposal would not encroach into the rear garden area of No. 70.

8.32 Amended plans have been received following the applicant's wish to reinstate a 1.5m wide shared passageway running along the eastern boundary of the site, directly to the rear of Nos 5 and 7 Elizabeth Way. This was to address the comments raised by third party representations.

8.33 To ensure compliance with policy 28 (sustainability) condition 5 is proposed in relation to carbon reduction measures and condition 6 in relation to water efficiency standards. To ensure compliance with biodiversity requirements arising from policies 59 and 69, condition 7 is proposed which seeks details of bird and bat box provision. There is also a green/brown roof condition and an informative proposed in relation to Fire Tender access.

## **9.0 CONCLUSION**

9.1 In conclusion, the current application is considered to have overcome the previous reasons for refusal as outlined within this report. 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. 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 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 onsite 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).

6. The dwelling 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).

7. 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).

8. 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).

9. Details for the long term maintenance arrangements for the surface water drainage system (including all SuDS features) to be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the buildings

hereby permitted. The submitted details should identify runoff sub-catchments, SuDS components, control structures, flow routes and outfalls. In addition, the plan must clarify the access that is required to each surface water management component for maintenance purposes. The maintenance plan shall be carried out in 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.

10. 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).

11. Notwithstanding the approved plans, all flat roofed elements within the development shall be green or brown roofs. No development above ground level, other than demolition, shall commence until full details of these green or brown roofs have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved and the green or brown roof(s) maintained for the lifetime of the development in accordance with the approved details. The details shall include details of build-ups, make up of substrates, planting plans for biodiverse roofs, methodologies for translocation strategy and drainage details where applicable. The green roofs shall be installed in accordance with the approved details and shall be maintained thereafter for the lifetime of the development. The development shall be retained as such thereafter.

Reason: In the interests of responding suitably to climate change and water management (Cambridge Local Plan 2018; Policy 31).

12. The proposed garden courtyard shall be laid out in full and retained in accordance with the approved plans prior to the

occupation of the dwelling.

Reason: In order to protect future residential amenity (Cambridge Local Plan Policy 55 and 56).

## **INFORMATIVES**

1. Following implementation of any Permission issued by the Planning Authority in regard to this proposal the residents of the new dwelling will not qualify for Residents' Permits (other than visitor permits) within the existing Residents' Parking Schemes operating on surrounding streets. This should be brought to the attention of the applicant, and an appropriate informative added to any Permission that the Planning Authority is minded to issue with regard to this proposal.
2. Before the existing building is demolished, a Demolition Notice will be required from the Building Control section of the council's planning department establishing the way in which the property will be dismantled, including any asbestos present, the removal of waste, minimisation of dust, capping of drains and establishing hours of working operation. This should be brought to the attention of the applicant to ensure the protection of the residential environment of the area.
3. 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.
4. There shall be no burning of any waste or other materials on the site, without prior consent from the environmental health department.
5. 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.