

Application Number	20/01229/FUL	Agenda Item	
Date Received	9th March 2020	Officer	Mary Collins
Target Date	4th May 2020		
Ward	Trumpington		
Site	34 Barrow Road Cambridge		
Proposal	Erection of a new residential dwelling following demolition of the existing dwelling on site.		
Applicant	Mr Giles Mumford 34, Barrow Road Cambridge		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> - The proposed development would preserve the appearance of the conservation area. - The proposed development would not have any significant adverse impact on the amenity of surrounding occupiers. - The proposed development would provide accessible living accommodation and a good level of indoor and outdoor amenity for future occupiers.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 Barrow Road is distinguished by its low-density layout with 2-storey detached houses on a common building line. Most of the road was built in the 1930s in the Arts and Craft style with the use of materials and architectural form creating a unity of appearance.

1.2 No. 34 was the last house to be built in the road in 1955. Designed by Roberts and Clark it is in a very different architectural style from the rest of the pre-war houses. No. 34 is a two storey detached dwellinghouse characterised by its square flat roof design in buff brick with metal windows. A large single storey garage extension extends the house to the west, so the house fills the width of the plot. A large mature garden extends to the rear with a generous front garden

1.3 The application site falls within the Barrow Road Conservation Area and, as a result, trees on site are protected

THE PROPOSAL

- 2.1 Planning permission is sought for the demolition of the existing 1950s dwelling and erection of a replacement dwelling.
- 2.2 The proposed dwelling would be two storey with accommodation at second floor level within the roofspace. It would present two gables to the street. To the rear it would have two gables. To the side a catslide roof would incorporate a single garage.
- 2.3 The application is accompanied by the following supporting information:
1. Design Statement
 2. Drawings
- 2.4 During the course of the planning application, revised plans were received showing:
- The front porch has been restyled to a simple flat roofed canopy which is a feature in many houses in this style.
 - The front door has been reduced to a single door and a more detailed brick surround added to announce the entrance.
 - The three landing windows have been reduced to two which in conjunction with the reduced and restyled porch looks in proportion.
 - The ridge height and chimney heights have been reduced. The rear elevation has been remodelled at the first floor to reduce the amount of glazing and create a more traditional fenestration pattern which links to the style of the remainder of the house.

3.0 SITE HISTORY

Reference	Description	Outcome
C/88/0613	Erection of house (outline application).	Approved with conditions
C/88/0181	Outline application for the erection of a two storey dwelling house.	Approved with conditions

4.0 PUBLICITY

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

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
	50 51 55 56 57 59 61
	70 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)
	Barrow Road Conservation Area Appraisal (2016)

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Control)

6.1 As Barrow Road is a private street, no significant adverse effect upon the Public Highway should result from this proposal, should it gain benefit of Planning Permission.

Conservation

6.2 Barrow Road is distinguished by its low density layout with 2-storey detached houses on a common building line. Most of the road was built in the 1930s in the Arts and Craft style with the use of materials and architectural form creating a unity of appearance. No 34 was the last house to be built in the road in 1955. Designed by Roberts and Clark it is in a very different architectural style from the rest of the pre-war houses. The house is square with a flat roof built in buff brick with metal windows. A large single storey garage extension extends the house to the west, so the house fills the width of the plot. A large mature garden extends to the rear with a generous front garden. No 34 has been empty for many years

and is showing signs of neglect and whilst by a notable architect it does not have the architectural interest that the modernist No 26 Barrow Road has. This was built in 1932 and is of brick with a flat roof but has a style and variation of form which sets it apart. However, any application to remove the existing house needs to justify the loss of a neglected but re-usable house by David Roberts and give a considered judgement of its architectural merits when assessed against others of his work. The Design and Access Statement has assessed the house against Roberts' other work including two that have had approval for demolition and replacement. I think that it is the case that No 34 is not a particularly architecturally important work but being in the conservation area any demolition needs to be balanced against the quality of any replacement building and the potential for enhancement to the conservation area.

This section of the conservation area is unusual. For the majority of Barrow Road and on the opposite side of the road to No 34 there is a consistent building line. No 36 differs from this and was built on a corner plot at an angle. No 34 was built set back from the front elevation of No 36 and combined with the garden of No 32 there isn't a set building line to this section of the road.

The proposal is to demolish the existing house and build a large two storey house in an Arts and Crafts style. No 34 has a very long but quite narrow footprint and fills the whole width of the plot. The proposed house would allow more room either side of the boundary but does extend further into the rear garden. The proposal has a front gable which extends out in line with the front elevation of No 36. The conservation area appraisal for Barrow Road states that the majority of the houses are built in the Arts and Crafts manner with a unity of materials. Most have a porch or vestibule are asymmetrical and generally have a two-storey bay to one side with a hip or a gable above. Houses are built to a common building line with gardens to the front with a boundary of a low wall or hedge. Whilst there are a variety of materials they generally include, large red tiled roof with upswept eaves, red brick, render and hanging tiles. The initial proposals for the new house had a front elevation of the proposed house following the prevailing architectural treatment and materiality in the road with a large clay tiled roof with a strong eaves line, small timber mullioned windows, a red brick plinth, large chimneys and rendered walls. The rear of the house has a more modern treatment with large windows.

There were concerns with the initial design which included:

- The size and design of the porch. The large tiled roof and oak supports looked over dominant and too rustic for this type of house.
- The double front doors and lack of detailed surround.
- The three landing windows looked squeezed.
- The height of the chimneys.
- The rear elevation - the first floor bears no resemblance to the front elevation and the house does not read as a coherent whole.
- Height - Looking at its position in the road the proposed ridge height would stand out against the relatively diminutive No 36.

The plans have been revised and these concerns have been addressed. With these amendments I consider that the proposed house would sit well in the road and would preserve and enhance the character of the conservation area. The materials and details will be a key factor in creating a quality addition to the road, but these can be the subject of conditions. Taking the above into account, I consider that the amended proposals will preserve or enhance the character or appearance of the conservation area and will comply with Local Plan policies 55, 57 and 61

With reference to the NPPF and the effect on the significance of the heritage asset, paragraphs 190 and 193 would apply. The amended proposals will not harm the character and appearance of the conservation area.

- Recommended conditions:
 - Window details at 1:10
 - Sample panel of facing materials
 - Render and render colour
 - Roof details
 - Dormer details
 - Rooflights

Tree Officer

- 6.3 The development requires the loss of a number of trees that will impact on the contribution the site makes to amenity and character of the conservation area. However due to their poor condition, the trees shown to be removed are not considered suitable for TPO protection or sufficiently valuable as individuals to formally object to their removal. It will however be necessary to ensure that suitable replacement planting is accommodated in both front and back gardens and that retained trees are appropriately protected from construction activity. It is recommended that this be secured by condition.

Environmental Health

- 6.4 The development proposed is acceptable subject to the imposition of the conditions:
- construction hours
 - collection during construction
 - piling
 - dust condition
 - EV charging

Nature Conservation Projects Officer

- 6.5 Content with survey effort and support the Applied Ecology recommendation for a sensitive external lighting scheme and the provision of integrated bird and bat box provision.

The mature garden, along with neighbouring properties, provide a significant habitat resort for nesting birds and foraging bats, particular with the connectivity to the Hobson's Conduit corridor. If minded to approve, alongside the recommended tree condition would also request the following condition:

No development shall take place (including demolition, ground works, Vegetation clearance) until an ecological enhancement plan has been submitted to and approved in writing by the local planning authority. The plan shall include:

- The specification, number and location of bird and bat box provision.
- Details of boundary treatments to ensure hedgehog and amphibians can move between adjoining gardens.
- Areas of vegetation to be retained and enhanced for nesting birds and proposed new plantings
- Demonstrate that any proposed external lighting will not illuminate mature trees and boundary features likely to support foraging bats

Drainage

6.6 The proposals have not demonstrated that a suitable surface water drainage strategy can be delivered in accordance with local plan policies. Therefore, the following conditions are required if the information is not going to be submitted prior to determination.

- Surface Water Drainage
- Management and Maintenance for the surface water drainage system
- Foul Drainage

Landscape

6.7 It is considered that there are no material Landscape issues with this proposal

6.8 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 Councillor Summerbell has commented on this application and requests that it be referred to Committee due to concern regarding the impact on neighbours, particularly on privacy, as well as regarding the height of the proposed buildings.

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

Objection

- 2 Barrow Close

- 6 Barrow Road
- 8 Barrow Road
- 9 Barrow Road
- 10 Barrow Road
- 11 Barrow Road
- 12 Barrow Road
- 17 Barrow Road
- 18 Barrow Road
- 21 Barrow Road
- 22 Barrow Road
- 24 Barrow Road
- 25 Barrow Road
- 27 Barrow Road
- 31 Barrow Road
- 32 Barrow Road
- 36 Barrow Road
- 37 Barrow Road
- 39 Barrow Road
- 40 Barrow Road
- 41 Barrow Road
- 43 Barrow Road
- 45 Barrow Road
- 47 Barrow Road
- 55 Barrow Road
- 3 Manor Court, Pinehurst – owner of 39 Porson Road
- 79 Mawson Road
- 16 Porson Road
- 35 Porson Road
- 36 Porson Road
- 37 Porson Road
- 38 Porson Road
- 39 Porson Road
- Cambridge Past, Present & Future
- Carter Jonas on behalf of 39 Porson Road
- GSC Solicitors on behalf of 32 Barrow Road
- Jesus College
- Richard Buxton Solicitors on behalf of 36 Barrow Road
- Twentieth Century Society

Support

- 30 Barrow Road

7.3 The representations can be summarised as follows:

- The Twentieth Century Society considers the existing building makes a valuable contribution to the Conservation Area and that the loss of the building would detract from the character and appearance of the area.

- Given the pressing urgency of climate change, disappointing to see the loss of embedded carbon of an existing building and the potential removal of larger trees. Trees take 20-30 years of growth before they begin to seriously sequester carbon, therefore saving those that we have should be a priority for the city. The character of the Conservation Area is partly determined by the large gardens and mature trees and their relationship to the houses and therefore concerned as to whether this application is to the detriment of that character – particularly as it is on the corner of a very visible junction.

Amenity

- Proposed ridge height (incorporating a disproportionate three-storey design). The proposed house would in fact be disproportionately higher than all of the other houses in the conservation area. The design is in direct breach of the Barrow Road Conservation Appraisal (2016). More generally, the total size of the house is completely disproportionate not only to adjacent dwellings but to all the others in the neighbourhood.
- The proposed south east gable extends well beyond the existing building line.
- the southern wing at 34 Barrow Road projects both forward beyond the current established building line, and well back into the garden, and there will be uncharacteristic public views of this sizeable building from Porson Road as well as from Barrow Road itself.
- The proposed ridge height is noticeably higher than the roof line of 36 Barrow Road.
- Overlooking/perception of overlooking of Nos. 32 & 36 Barrow Road
- The three-storey proposal is overbearing. This design is disproportionate to other houses in the conservation area. Number 43 Barrow Road opposite developed into the attic before the formation of the Barrow Road Conservation Area and has far less, more proportionate, attic floor space than the extensive 3rd storey floor space proposed by 34 Barrow Road
- The disproportionate size of the chimneys. Especially when compared to the chimney height of the chimneys at 36 Barrow Road.
- The breach in privacy for 39 & 37 Porson Road. The three-storey fenestration on the west elevation is expansive and will overlook, as well as overbear, on 39 & 37 Porson Road; especially when considering the trees which are proposed to be lost. Currently these trees act as a privacy screen for 39 & 37 Porson Road as well as for 36 Barrow Road. The trees along the 34/36 boundary are currently strategically placed to provide natural screening.
- Harmful impact upon the residential amenity of no.39 Porson Road. The proposed dwelling design presents two gable features on its rear (west facing) elevation. Both of these gable features are of a full three-storey height and include very large windows at both the first and second floor levels, the proposed floor plan indicates that these windows would serve three individual bedrooms and a 'play-room'.
- Due to the height and size of these windows, their spatial relationship with the rear garden of no.39 Porson Road, and the proposed removal of existing trees that presently intervene between the two plots, there will be

a significant overlooking of rear garden introduced by the proposals. In addition, there will be views afforded from the rear windows of the proposed dwelling into the rear windows of this property. The introduction of such significant overlooking (where presently there is none) will be to the detriment of the residential amenity of no.39 Porson Road.

Harm to the Character and Appearance of the Area

- The proposed replacement dwellinghouse is at odds with the key characteristics of the Conservation Area identified by the Appraisal. As such, the development proposals will not preserve or enhance the character and appearance of the Conservation Area.
- The proposed replacement dwellinghouse conveys a strong three storey scale on both its front and rear elevations. Fundamentally this is at odds with the common two storey scale of existing dwellings in the immediate vicinity of the site.
- The proposed building spans almost the entire site frontage. In this regard it is at odds with the neighbouring properties which exhibit a greater sense of space between the principal buildings and site boundaries.
- The form of the proposed house, which comprises of two large wings spanning front to back within the site, is at odds with the prevailing form of existing dwellings which were originally not built with large full height wings and largely do not exhibit such features. The consequential impact of this is that the proposed dwelling appears to be of significantly greater mass than the surrounding dwellings. This is harmful in design terms and conflicts with the principle characteristics of the Conservation Area identified within the Appraisal.
- The general proportions and massing of the proposed dwellinghouse are considerably larger in most respects than surrounding dwellings.
 - Although the existing dwelling occupies virtually the full width of the plot, it is of a modest depth, and the proposal fills not only the width but occupies a significant depth, “filling” the whole of the outlook from the garden of 32 Barrow Road.
 - The proposal has failed to acknowledge the limitations of the plot, and is over-ambitious in attempting to achieve too much accommodation, with a 326m² “footprint”
 - The contrived “H” form of development means that the proposal has an incongruous depth, failing to disguise its scale and massing, and causing significant harm to the character and appearance of the Conservation Area;
 - The accommodation in the loft is a family-home sized self-contained apartment of 146m², and achieving this has led to a design, with two gables to the frontage and an “H” form dominated by a very large roof, which causes harm in its own right.
 - The proposal will cause significant harm to 32 Barrow Road by reason of its domineering and overbearing appearance when viewed from both the rear facing rooms in their home and from the garden.
 - The proposal has three first floor windows on the elevation facing the garden to 32 Barrow Road, and although these could potentially be both fixed (or with limited opening) and obscure glazed, nonetheless

they will increase the perception of direct overlooking into my clients' private amenity area; those windows could either be omitted altogether, or replaced by high level non-opening obscure glazed rooflights or light tunnels.

- The proposal is too large in particular the depth is too great.

Trees

- Significant tree cover will be lost (including trees that currently screen 36 Barrow Road and 39 Porson Road). In addition to the loss of trees on the Site, the Root Protection Areas of at least four trees in adjacent garden, including a significant Norway Maple noted as being a "street feature", are compromised.
- It is proposed to remove a number of trees from the site in order to facilitate the development proposals. The trees, whilst not of high merit individually, are highly visible from Barrow Road and thus contribute to the visual amenity of the area. As such the removal of these trees will diminish the amount of mature vegetation that is visible from the road. This will be to the harm of one of the key characteristics of the Conservation Area identified within the Appraisal document

Amended plans

The following comments respond to the Applicant's amended plans, which now show some frosted glazing in the southern elevation of the proposed building.

- There are still intervisibility issues between the respective front bedrooms, and between the proposed dressing room and the front and back bedrooms at No. 36. It is also odd that the applicant has proposed frosted glass just on the lower panes, leaving the upper panes unfrosted. Those upper panes are at the same height as the frosted windows in the proposed first floor bathroom at No. 34 (which strongly suggests that there still likely to be views from those upper panes – otherwise, why bother frosting the bathroom windows?). In addition, the amendment does not address the loss of the sense of privacy within No. 36's house and garden, which was a characteristic specifically identified in the conservation area appraisal.
- Cosmetic frosting does not address the sense of enclosure and encroachment to No. 34, or the harm to the views of the treescape (another key characteristic of the Barrow Road conservation area) from Porson Road, or from Barrow Road itself (above the currently one storey garage). Equally, it does not address at all the harm to the sense of the individual houses sitting discretely within their plots (as opposed to their footprints 'lapping-up' against the plot boundaries). Hence, the development is still not sympathetic to the character of the area, or to the character of this particular part of Barrow Road, where the original concept is best preserved.
- However, aside from proposing an architectural language that echoes the visual style of the arts and crafts, the developer has failed to understand the fundamentals of the conservation area, i.e. houses of a

similar scale (particularly vis-à-vis their neighbours), with similar front and rear building lines, with adequate space to each side of the house to support the sense of discrete, private dwellings, and with generous mature gardens.

- Draw attention to the council's recent decision to refuse a similar proposal at 10 Chaucer Road (Application Reference 19/0511/FUL). Very similar issues were engaged at 10 Chaucer Road. The site was within a conservation area, the application proposed a two storey extension to the side of the Edwardian Arts and Crafts house (demolishing and replacing a single storey assemblage of garage buildings that had been extended over the years), the development site was very close to the boundary with the neighbours at 12 Chaucer Road (a further Arts and Crafts house), and the proposed building extended well back into an even larger garden plot. In that case, the council's planning committee decided that the bulk and the scale of the application, situated close to the boundary with 12 Chaucer Road "would result in an unneighbourly form of development, causing an unacceptable and overbearing impact ...and consequent loss of amenity to the occupiers of 12 Chaucer Road contrary to policies 55 and 58 of the Cambridge Local Plan (2018) ...". The committee also decided that the "bulk, scale and massing would have a harmful impact on the character and appearance
- Loss of trees on site and encroachment into Root Protection Areas of trees in adjacent garden would harm character of area.
- Incorrect information in submission regarding surrounding ridge heights
- Misleading architectural impression drawings

Support

Owner and occupant of a property that is adjacent to and shares a boundary with 34 Barrow Road. The original and revised plans are in keeping with the character of Barrow Road and preserves the character of large detached houses that hark back to the 'Arts and Crafts' movement. The footprint of the proposed house is in proportion to the plots that it is set in and will preserve the secluded nature of the back gardens that the plot is surrounded by. Many of the houses on Barrow Road have had extensions which have increased their footprints sizably and have loft conversions which effectively constitute a third floor. The elevation of the proposed house appears from the plans to be consistent with the roof line of other houses on Barrow Road and so the fact it has a third story should not in itself be grounds for complaint.

- 7.4 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.

8.0 ASSESSMENT

Principle of development

- 8.1 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires an authority to pay special attention to the 'desirability of preserving or enhancing the character or appearance' of a Conservation Area.
- 8.2 The existing dwelling is not listed nor is it a Building of Local Interest. It is a designated heritage asset through virtue of being within the conservation area.
- 8.3 Para. 197 of the NPPF states the effect of an application on the significance of a -designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
- 8.4 The principle of demolishing the existing building is acceptable in the opinion of Officers, subject to sound justification for the loss of the building and for its replacement preserving or enhancing the character and appearance of the Barrow Road Conservation Area.
- 8.5 An in principle objection has been received from the Twentieth Century Society and Officers note the Society considers the existing building makes a valuable contribution to the Conservation Area and that the loss of the building would detract from the character and appearance of the area
- 8.6 The existing house is neglected but is still re-usable. A considered judgement of its significance and its architectural merits when assessed against others of his work has been undertaken by the applicant and has been assessed by the Conservation Officer.
- 8.7 The Design and Access Statement assessed the house against Roberts' other work including two that have had approval for demolition and replacement. It is considered by Officers that No 34 is not a particularly architecturally important work but being in the conservation area any demolition needs to be balanced against the quality of any replacement building and the potential for enhancement to the conservation area.
- 8.8 With reference to the NPPF and the effect on the significance of the heritage asset, paragraphs 190 and 193 would apply.
- 8.9 With respect to the proposed replacement dwelling, the conservation area appraisal for Barrow Road states that the majority of the houses are built in the Arts and Crafts manner with a unity of materials. Most have a porch or vestibule are asymmetrical and generally have a two-storey bay to one side with a hip or a gable above. Houses are built to a common building line with gardens to the front with a boundary of a low wall or hedge. Whilst

there are a variety of materials they generally include, large red tiled roofs with upswept eaves, red brick, render and hanging tiles.

- 8.10 The proposed house would be set in from both side boundaries allowing more room and visual space to either side but does extend further into the rear garden. The proposal has a front gable which extends out in line with the front elevation of No 36.
- 8.11 It would be in an Arts and Crafts style with two gables to the front elevation and would take inspiration from its surrounding by using similar architectural treatment and materiality, the front elevation would respond positively to the prevailing Arts and Crafts character of Barrow Road, enhancing the character and appearance of the Conservation Area.
- 8.12 The proposed dwelling would have a clay tiled roof with a strong eaves line, small timber mullioned windows, a red brick plinth, large chimneys and rendered walls. By adopting a similar style, scale and massing to the surrounding dwellings, the proposal would successfully integrate into the street scene, not appearing dominant.
- 8.13 The applicant's agent has commented, in the letter accompanying the amended plans, that the ridge of the proposed dwelling has been reduced to match the ridge heights of Nos. 11 & 13 Barrow Road. A local resident has commented that this is factually incorrect, and has submitted a drawing showing the ridge heights of properties in Barrow Road which, if accurate, suggests that these properties are actually taller than the amended height of the proposed dwelling, and expressing concern that this will be used as justification for submitting a non-material amendment to increase the height of the proposed dwelling at a later date. Officers haven't verified the heights of 11 & 13. However, it is clear from this plan and Officers observations during the site visit that house heights vary all along Barrow Road, the highest being approximately 9.9 metres and the lowest around 7.6 metres. Whilst the ridge of the proposed dwelling at 9.01 metres line is higher than the adjacent dwelling at No 36, which is 8.13 metres, given the visual spacing between the two dwellings and the fact that only these two dwellings face onto this small stretch of Barrow Road, Officers do not consider the height of the building or its scale and form to be detrimental to the overall character of the conservation area. The 0.88 metre difference in height would not be detrimental. With regard to the concern raised about any potential future increase in height, the application must be determined as submitted. Should the applicant wish to increase the height at a later date, it is likely this would require a new application and couldn't be considered as a non-material amendment, and would therefore need to be considered on its merits as part of any such future application.
- 8.14 There is no strong building line along this east facing stretch of Barrow Road and the front gable is not considered to encroach into the important visual space between the street and the dwelling as this extends out in line with the front elevation of No 36 Barrow Road.

- 8.15 There would be limited views of the rear of the dwelling from public viewpoints within the conservation area and the rear would include the two pitched roof gabled design and other Arts and Craft details. Both sides of the proposed dwelling would be visible in the conservation area and the public realm. When viewed from Porson Road into the conservation area across the rear garden of 36 Barrow Road, Officers do not consider that the relatively modern rear would cause harm to the conservation area or wider composition of the area.
- 8.16 The proposed house would sit well in the road and would preserve and enhance the character of the conservation area. The materials and details will be a key factor in creating a quality addition to the road and these would be the subject of conditions.
- 8.17 It is acknowledged that demolition of the building would entail the loss of embodied energy, however the conditions will be attached to ensure that the new dwelling is building is energy and water efficient.
- 8.18 The balance of demolition and the significance of the existing dwelling and its contribution to the conservation area against the quality of any replacement building and the potential for enhancement to the conservation area is considered to be in favour of the latter.
- 8.19 The proposal is considered to enhance the character and appearance of the conservation area and is compliant with Cambridge Local Plan (2018) policy 61.
- 8.20 The proposal is compliant in design terms with Cambridge Local Plan (2018) policies 55, 56, 59.

Amenity of future occupiers

- 8.21 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.
- 8.22 The proposed dwelling would exceed the standards. In this regard, it would provide a high quality internal living environment for the future occupants.

Size of external amenity space:

- 8.23 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

- 8.24 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. The dwelling should be able to provide level access in the approach to the dwelling.
- 8.25 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.

Residential Amenity

Impact on amenity of neighbouring occupiers

30 Barrow Road

- 8.26 This property is situated to the north of the application site and the principal elevation of this dwelling faces onto the main stretch of Barrow Road. The proposed dwelling would not be within line of sight from the rear elevation of this dwelling and as such it is considered would not have a detrimental impact on the amenities of the occupiers of this dwelling.

32 Barrow Road

- 8.27 This dwelling is situated to the north of the application site and the principal elevation of this dwelling faces onto the main stretch of Barrow Road.
- 8.28 Concerns have been raised by the occupier of this property regarding the domineering and overbearing appearance of the proposed dwelling when viewed from both the rear facing rooms and from their garden. There are three first floor windows on the elevation facing the garden and although these could potentially be both fixed (or with limited opening) and obscure glazed, nonetheless No.32 consider they will increase the perception of direct overlooking into private amenity area.
- 8.29 The proposed dwelling would be single storey in scale immediately next to the common boundary.
- 8.30 First floor windows are proposed in the northern elevation to serve ensuite, and other secondary non habitable rooms. As such it is not considered unreasonable for these windows to be obscurely glazed to prevent overlooking. Given the inset of the first floor rear western elevation from the common boundary and the single storey nature of the dwelling, a detrimental overshadowing impact of the rear garden of this property would not arise as a result of the proposed dwelling.

36 Barrow Road

- 8.31 This property is detached and is situated to the south of the application site.
- 8.32 Concerns have been raised regarding overlooking and overbearing impacts; intervisibility issues between the respective front bedrooms, and between the proposed dressing room and the front and back bedrooms of this property; and the loss of the sense of privacy within No. 36's house and garden, which was a characteristic specifically identified in the conservation area appraisal
- 8.33 Overlooking of the front garden of this property is not considered to be a material planning consideration as these views are already in the public realm. As regards to overlooking from side facing windows in the southern elevation, at first floor level there are windows serving bedrooms which also have windows facing rear and front, as well as an ensuite and dressing room.
- 8.34 A condition will be attached to ensure that all first floor side facing windows in the southern elevation are fitted with obscure glazing and that this is up to a height above internal floor level of 1.7 metres. This will ensure that there will not be a detrimental loss of privacy to occupiers of this property.

Overshadowing and Sunlight/Daylight impacts

- 8.35 The proposed development is unlikely to have an adverse impact in terms of overshadowing or sunlight/daylight impacts. The proposed dwelling would not fail both the vertical and horizontal 45-degree BRE test, and the windows at no. 36 on the side elevation are either bathroom windows or secondary windows serving habitable rooms. As such, Officers do not consider that the proposal would result in a significant or detrimental overshadowing impact to no. 36.

Enclosure and/or Overbearing impacts

- 8.36 The two storey southern wing of the proposed dwelling would project as far as the rear wall of the existing single storey element to this property. This proposed section would also be inset from the boundary. This section would be visible from the rear garden of this property, however given this relationship; the proposal is not considered to be overbearing to no. 36 Barrow Road.

43 Barrow Road

- 8.37 This property is on the opposite side of the road and to the east. Given the intervening distance of the roadway and verges, this property would not be detrimentally affected by the proposal.

37 Porson Road

- 8.38 This property adjoins the application site to the west.
- 8.39 Concerns have been raised by the occupier of this property regarding overlooking and overbearing impacts.
- 8.40 Given the distance between the rear of the proposed dwelling and the common boundary with this property of approximately 36 metres, Officers consider a detrimental loss of privacy through overlooking into the private amenity space would not occur as a result of the proposal.

39 Porson Road

- 8.41 This property adjoins the southern boundary of the application site and is sited to the south west.
- 8.42 Concerns have been raised by the occupier of this property regarding overlooking afforded between the application site and the property. Due to the height and size of these windows, their spatial relationship with the rear garden of no.39 Porson Road, and the proposed removal of existing trees that presently intervene between the two plots, No. 39 consider there will be a significant overlooking of their rear garden introduced by the proposals, and views afforded from the rear windows of the proposed dwelling into the rear windows of this property.
- 8.43 There is a distance of approximately 21 metres from the closest rear corner of the proposed dwelling with the nearest corner of this neighbouring dwelling. Given this distance and the orientation of the existing and proposed dwellings in relation to each other, with first floor windows with rear facing windows at an oblique angle, Officers consider that there would not be a detrimental loss of privacy through interlooking between windows.
- 8.44 Given the distance between the closest rear corner of the proposed dwelling with the nearest corner of this neighbouring garden of 16 metres, it is considered a detrimental loss of overlooking into private amenity space would not occur as a result of the proposal.
- 8.45 The proposal adequately respects the residential amenity of its neighbours and the constraints of the site and in this respect, it is considered compliant with Cambridge Local Plan (2018) policies 56 and 58.

Refuse arrangements

- 8.46 The refuse arrangements appear satisfactory and comply with the RECAP Waste Management and Design Guide 2012.

Highway safety

- 8.47 In the view of Officers, the development is unlikely to have an adverse effect on highway safety.
- 8.48 The proposal is compliant with Cambridge Local Plan (2018) policy 81.

Car and Cycle Parking

- 8.49 A single garage with parking for one car is attached to the dwelling and cycle storage for two cycles is provided.
- 8.50 The proposal is compliant with Cambridge Local Plan (2018) policy 82.

Trees

- 8.51 Barrow Road is a road of distinct character. The relationship between the buildings and their leafy setting is particularly important for the road's distinctive character.
- 8.52 The development requires the loss of number of trees that will impact on the contribution the site makes to the amenity and character of the conservation area.
- 8.53 However, the Council's Tree Officer has advised that due to the poor condition of trees shown to be removed, they are not considered suitable for TPO protection or sufficiently valuable as individuals to formally object to their removal.
- 8.54 Conditions are recommended to ensure that trees to be retained are protected during the construction period and to ensure that suitable replacement trees are planted to both front and back gardens to restore the tree cover.
- 8.55 The proposal is compliant with Cambridge Local Plan (2018) policy 71.

Biodiversity

- 8.56 The mature garden, along with neighbouring properties, provide a significant habitat resort for nesting birds and foraging bats, particular with the connectivity to the Hobson's Conduit corridor.
- 8.57 A bat survey has been carried out and a condition is recommended to ensure a biodiversity net gain of 10% is achieved at the application site.
- 8.58 In the opinion of officers, the proposal is compliant with Cambridge Local Plan (2018) policies 69 and 70.

9.0 CONCLUSION

- 9.1 The proposed development would preserve the appearance of the conservation area.

The proposed development would not have any significant adverse impact on the amenity of surrounding occupiers.

The proposed development would provide accessible living accommodation and a good level of indoor and outdoor amenity for future occupiers

10.0 RECOMMENDATION

APPROVE subject to the following conditions:

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

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

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

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

3. 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.

4. 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.

5. 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: Trees

6. 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.

7. No development shall take place (including demolition, ground works, vegetation clearance) until an ecological enhancement plan has been submitted to and approved in writing by the local planning authority. The scheme must include details as to how a 10% net gain in biodiversity has been accomplished.

The specification, number and location of bird and bat box provision

Details of boundary treatments to ensure hedgehog and amphibians can move between adjoining gardens.

Areas of vegetation to be retained and enhanced for nesting birds and proposed new plantings

Demonstrate that any proposed external lighting will not illuminate mature trees and boundary features likely to support foraging bats.

The approved scheme shall be fully implemented within an agreed timescale unless otherwise agreed in writing

Reason - To maintain, enhance, restore or add to biodiversity in accordance with Policy 70 of the Cambridge Local Plan 2018.

8. No development hereby permitted shall be commenced until a surface water drainage scheme for the site, based on sustainable drainage principles and in accordance with local plan policies, has been submitted to and approved in writing by the local planning authority.

The scheme shall subsequently be implemented in accordance with the approved details before the development is occupied.

The scheme shall also include:

- a) Details of the existing surface water drainage arrangements including runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events;
- b) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change) , inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with a schematic of how the system has been represented within the hydraulic model;
- c) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers and all SuDS features;
- d) A plan of the drained site area and which part of the proposed drainage system these will drain to;
- e) Full details of the proposed attenuation and flow control measures;
- f) Site Investigation and test results to confirm infiltration rates;
- g) Temporary storage facilities if the development is to be phased;
- h) A timetable for implementation if the development is to be phased;
- i) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;
- j) Full details of the maintenance/adoption of the surface water drainage system;
- k) Measures taken to prevent pollution of the receiving groundwater and/or surface water
- l) Formal agreement from a third party if discharging into their system is proposed, including confirmation (and evidence where appropriate) that sufficient capacity is available.

The drainage scheme must adhere to the hierarchy of drainage options as outlined in the NPPF PPG

Reason

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

9. Details for the long-term maintenance arrangements for the

surface water drainage system (including all SuDS features) to be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the buildings hereby permitted. The

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

To ensure the satisfactory maintenance of drainage systems that are not publically adopted, in accordance with the requirements of paragraphs 163 and 165 of the National Planning Policy Framework.

10. No building hereby permitted shall be occupied until foul water drainage works have been implemented in accordance with details that have been submitted to and approved in writing by the local planning authority.

Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site resulting from the proposed development

11. No development shall commence until a programme of measures to minimise the spread of airborne dust from the site during the demolition / construction period has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved scheme.

Reason: To protect the amenity of nearby properties Cambridge Local Plan 2018 policy 36.

12. 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)

13. 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)

14. 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)

15. Prior to the installation of any electrical services, information to demonstrate that at least one dedicated active electric vehicle charge point will be designed and installed on site in accordance with BS EN 61851 or as superseded with a minimum power rating output of 7kW, 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).

16. No new windows shall be constructed in the existing building, nor existing windows altered until drawings at a scale of 1:10 of details of new or altered sills, lintels, jambs, transoms, and mullions have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To avoid harm to the special interest of the Conservation Area. (Cambridge Local Plan 2018, policy 61)

17. Before starting any brick or stone work, a sample panel of the facing materials to be used shall be erected on site to establish the detail of bonding, coursing and colour, type of jointing shall be agreed in writing with the Local Planning Authority. The quality of finish and materials incorporated in any approved sample panel(s), which shall not be demolished prior to completion of development, shall be maintained throughout the development.

Reason: In the interests of the visual amenity of the Conservation Area and to ensure that the quality and colour of the detailing of the brickwork/stonework and jointing is acceptable and maintained throughout the development. (Cambridge Local Plan 2018 policies 57 and 61)

18. Prior to the application of any external render and any self- or applied-colour, full details of the type and finish of render/colour shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be undertaken in accordance with the agreed details unless the Local Planning Authority agrees to any variation in writing.

Reason: To avoid harm to the special interest of the Conservation Area. (Cambridge Local Plan 2018, policy 61)

19. No roofs shall be constructed until full details of the type and source of roof covering materials and the ridge, eaves and hip details, if appropriate, have been submitted to the Local Planning Authority as samples and approved in writing. Roofs shall thereafter be constructed only in accordance with the approved details.

Reason: To avoid harm to the special interest of the Conservation Area. (Cambridge Local Plan 2018, policy 61)

20. No dormers shall be constructed until full details, at a scale of 1:10, showing the construction, materials, rainwater disposal and joinery of the dormers, including their cheeks, gables, glazing bars and mouldings, have been submitted to and approved in writing by the Local Planning Authority. Dormers shall thereafter be constructed only in accordance with the approved details.

Reason: To avoid harm to the special interest of the Conservation Area. (Cambridge Local Plan 2018, policy 61)

21. No rooflights shall be installed until full details of rooflights have been submitted to and approved in writing by the Local Planning Authority. Rooflights which stand proud of the plane of the roof are unlikely to be approved. Rooflights shall thereafter be installed only in accordance with the approved details.

Reason: To avoid harm to the special interest of the Conservation Area. (Cambridge Local Plan 2018 policy 61)

22. No development above ground level, other than demolition, shall commence until details of a hard and soft landscaping scheme have been submitted to and approved in writing by the Local Planning Authority. These details shall include:

a) proposed finished levels or contours; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. Street furniture, artwork, play equipment, refuse or other storage units, signs, lighting, CCTV installations and water features); proposed (these need to be coordinated with the landscape plans prior to being installed) and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines indicating lines, manholes, supports); retained historic landscape features and proposals for restoration, where relevant;

b) planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes

and proposed numbers/densities where appropriate and an implementation programme;

c) boundary treatments indicating the type, positions, design, and materials of boundary treatments to be erected.

d) a landscape maintenance and management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas.

All hard and soft landscape works shall be carried out and maintained in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place as soon as is reasonably practicable, unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity. (Cambridge Local Plan 2018 policies 55, 57, 59 and 69).

23. 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).

24. 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 all dwellings are 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).

25. 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)

26. Prior to the occupation of the development, hereby permitted, the first floor side facing windows in the south and north elevations shall be fixed shut and obscure glazed, to a minimum level of obscurity to conform to Pilkington Glass level 3 or equivalent, to a minimum height of 1.7 metres above internal floor level. The glazing shall thereafter be retained in perpetuity.

Reason: In the interests of residential amenity (Cambridge Local Plan 2018 policies 55 and 57).

INFORMATIVES

1. It is required that a dust management plan should reference and have regard to various national and industry best practical technical guidance such as:
 - o Guidance on the assessment of dust from demolition and construction, version 1.1 (IAQM, 2016)
 - o Guidance on Monitoring in the Vicinity of Demolition and Construction Sites, version 1.1 (IAQM, 2018)