

|                           |   |                    |               |
|---------------------------|---|--------------------|---------------|
| <b>Application Number</b> | 21/04396/FUL  | <b>Agenda Item</b> |               |
| <b>Date Received</b>      | 4th October 2021  | <b>Officer</b>     | Phoebe Carter |
| <b>Target Date</b>        | 21st December 2021  |                    |               |
| <b>Ward</b>               | Abbey   |                    |               |
| <b>Site</b>               | 24 Elfleda Road Cambridge   |                    |               |
| <b>Proposal</b>           | Erection of one three-bedroom dwelling with associated access, parking and landscaping. |                    |               |
| <b>Applicant</b>          | Williams<br>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> </ul> |
| <p><b>RECOMMENDATION</b></p> | <p><b>APPROVAL</b></p>   |

**1.0 SITE DESCRIPTION/AREA CONTEXT**

1.1 The application site consists of a plot of land situated to the rear of 24 Elfleda Road, a detached two storey property on the south side of the highway. To the rear (south) of the plot are the Elfleda Road Allotments. There are no site constraints.

## 2.0 THE PROPOSAL

2.1 The proposal seeks planning permission for the erection of a 3 bedroom one and a half storey dwelling on a plot to the rear of 24 Elfleda Road. It would be accessed via a private road that serves the garage. It would have two off street car parking spaces, and would provide cycle and bin storage within the boundary of the proposed dwelling.

2.2 The application is accompanied by the following supporting information:

1. Design Statement
2. Plans

## 3.0 SITE HISTORY

| Reference    | Description  | Outcome   |
|--------------|--|-----------|
| 21/01315/FUL | Erection of a three-bed detached dwelling  | Withdrawn |
| 18/1319/FUL  | Proposed two bed dwelling  | Permitted |
| 16/1351/FUL  | Alterations to existing garage/store to form additional living space ancillary to the main dwelling. | Permitted |

## 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 Plan 2018 | Local | 1 3               |
|                     |       | 31 35             |
|                     |       | 50 51 52          |
|                     |       | 55 56 57 59 70 71 |

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

|                                  |  |
|----------------------------------|--|
| Central Government Guidance      | <p>National Planning Policy Framework 2021</p> <p>National Planning Policy Framework – Planning Practice Guidance from 3 March 2014 onwards</p> <p>Circular 11/95 (Annex A)</p> <p>Technical housing standards – nationally described space standard – published by Department of Communities and Local Government March 2015 (material consideration)</p> |
| Supplementary Planning Documents | <p>Sustainable Design and Construction (2020)</p> <p>Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012)</p>  |
| Material Considerations          | <p><u>City Wide Guidance</u></p> <p>Air Quality in Cambridge – Developers Guide (2008)</p> <p>Biodiversity Checklist for Land Use Planners in Cambridgeshire and Peterborough (March 2001).</p> <p>Cambridge and Milton Surface Water Management Plan (2011)</p>   |

|  |   |
|--|---|
|  | <p>Cambridge and South Cambridgeshire Strategic Flood Risk Assessment (November 2010)</p> <p>Cambridge City Council Waste and Recycling Guide: For Developers.</p> <p>Cycle Parking Guide for New Residential Developments (2010)</p> |
|--|---|

## 6.0 CONSULTATIONS

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

6.1 Support. Would recommend a condition regarding contractor parking.

### **Environmental Health**

6.2 The development proposed is acceptable subject to the imposition of conditions regarding construction hours, piling and an electric vehicle charging point. An informative is recommended regarding Low NOx Boilers

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

## 7.0 REPRESENTATIONS

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

- 25 Elfleda Road

7.2 The representations can be summarised as follows:

- A tree is on site not mentioned on the application form
- Inappropriate to the surrounding pattern of development and character of the area
- Insufficient garden

- Exacerbate surface water flooding
- Overshadowing
- Loss of Light
- Overlooking
- Noise and disturbance

7.3 The owners/occupiers of the following addresses have made representations in support:

- 23A Elfleda Road

7.4 The representations can be summarised as follows:

- Would not want velux windows altered to dormers
- Would encourage some windows being obscure glazed as set out in the Planning Statement
- The access way will be reinstated after construction work.

7.5 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**

8.1 From the consultation responses and representations received the main issues are as follows:

1. Principle of development
2. Context of site, design and external spaces
3. Carbon reduction and sustainable design
4. Water management and flood risk
5. Residential amenity
6. Inclusive access
7. Refuse arrangements
8. Highway safety
9. Car and cycle parking
10. Third party representations

### **Principle of Development**

8.2 Policy 3 of the Cambridge Local Plan (2018) states that the majority of new development should be focused in and around the existing urban area, making the most effective use of

previously developed land, and enabling the maximum number of people to access services and local facilities.

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

- 8.3 The site was previously garden land for number 24 Elfleda Road however this has now been sold as a development plot. Policy 52 of the Cambridge Local Plan (2018) states that: Proposals for development on sites that form part of a garden or group of gardens or that subdivide an existing residential plot will only be permitted where:
- a. the form, height and layout of the proposed development is appropriate to the surrounding pattern of development and the character of the area;
  - b. sufficient garden space and space around existing dwellings is retained, especially where these spaces and any trees are worthy of retention due to their contribution to the character of the area and their importance for biodiversity;
  - c. the amenity and privacy of neighbouring, existing and new properties is protected;
  - d. provision is made for adequate amenity space, vehicular access arrangements and parking spaces for the proposed and existing properties; and
  - e. there is no detrimental effect on the potential comprehensive development of the wider area.
- 8.4 It is considered that the proposal complies with the above five criteria and the reasons for this are set out in the relevant sections of this report.
- 8.5 In assessing the previously approved extant proposal, 18/1319/FUL for a detached two-bedroom single storey dwelling, Officers considered that the proposal complied with the five criteria of Policy 52 and I do not see a reason to view this differently.
- 8.6 The site is located within an area characterised by large two storey housing. It is accessed from a private road, off Elfleda Road, leading to 23A Elfleda Road and the Whitehill Allotments. There is a large 1.5 storey back-land dwelling to the immediate west of the site, 23a Elfleda Road. There is an existing single storey double garage on the site. The proposed dwelling would

be situated to the south of this and would be of a one and half storey scale. As there is back-land development immediately to the west of the proposal, the proposed development would not harm the character of the area. I have recommended a materials condition to ensure the proposed dwelling would be of an acceptable appearance. The proposal would also include a reasonable sized amenity area and gaps around the dwelling for additional soft landscaped areas.

- 8.7 It is considered that the form, height and layout of the proposed development is appropriate to the surrounding pattern of the development and the character of the area and would not constitute overdevelopment of the site. Furthermore, there is an extant consent on site for a dwelling which is a material consideration. The proposed dwelling would retain the same eaves height, albeit set a further 0.4 metres away from the boundary with No. 25, and increase the overall ridge height by 0.7 metres. Overall the footprint of the dwelling is marginally smaller than the extant permission. The additional height is not considered to lead to a significant alteration to the form than the proposed dwelling.
- 8.8 The proposal is compliant with Cambridge Local Plan (2018) policies 52, 55, 56, 57, 59.

### **Carbon reduction and sustainable design**

- 8.9 To ensure compliance with Cambridge Local Plan (2018) policies 28 and 30 and the Greater Cambridge Sustainable Design and Construction SPD 2020, conditions will be attached to any consent granted requiring submission of a Carbon Reduction Statement to meet part L of Building Regulations, and a water efficiency specification, based on the Water Efficiency Calculator Methodology or the Fitting Approach set out in Part G of the Building Regulations.

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

- 8.10 The Sustainable Drainage Officer has not commented on the application however no information has been submitted regarding a surface and foul water drainage strategy. Therefore, Officers consider it reasonable to impose a condition requiring submission of a surface and foul water drainage strategy, to ensure the proposed development is considered

acceptable in terms of water management and flood risk which is in accordance with Cambridge Local Plan (2018) policies 31 and 32.

## **Residential Amenity**

Impact on amenity of neighbouring occupiers

- 8.11 The built form of the proposed dwelling would be sited circa. 10 metres away from the garden boundary of No. 24 Elfleda Road and circa 18 metres from the rear elevation of the dwelling. It would also be circa 17 metres from the rear elevation of No. 25 Elfleda Road. No. 25 has an outbuilding on the western boundary. The proposed first floor windows are not situated over 1.7 metres above floor level and therefore to prevent a loss of privacy Officers would recommend that the velux windows at first floor level are obscure glazed and non-opening on the eastern elevation, where there is a first floor, to prevent overlooking to the rear amenity area of No. 25. In regard to loss of light, due to the siting of the proposed dwelling and the proposed ridge being 5.7 metres at the ridge declining to 2.5 metres at the eaves, it would not have a significant impact on the loss of light upon the main rear amenity area of No. 25.
- 8.12 As the proposed dwelling would be of one and a half storey scale, and would be sited a reasonable distance away from all neighbouring properties, the proposed dwelling would not overlook, overshadow or be unduly overbearing to any of the neighbouring properties. Officers are satisfied that the proposed dwelling due to its orientation, layout and distance from existing dwellings and boundaries would not have a significant adverse impact on the residential amenity of neighbouring occupiers such that it would warrant a refusal.
- 8.13 Due to the constraints of the site Officers would recommend removing PD rights for Classes B and C to prevent additional windows or alterations to the roof space to create dormers.
- 8.14 Subject to these conditions, the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and is compliant with Cambridge Local Plan (2018) policies 52, 56 and 35.

Amenity of future occupiers

8.15 Policy 50 of the Cambridge Local Plan (2018) set out internal residential space standards. The proposed unit would comply and significantly exceed space standards. In this regard, the unit would provide a high quality of internal living environment for the future occupiers. 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    | 3                  | 6                              | 2                 | 102                                       | 123                   | +21                |

Size of external amenity space: 88 sq metres

8.16 Policy 50 of the 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 dwelling would have a south facing garden of an appropriate size for a three-bed dwelling. A condition is recommended to remove permitted development rights not only to protect neighbouring properties, but also to protect the character of the area and the external amenity space provided for the dwelling. To ensure that adequate private amenity space is retained it is recommended that permitted development rights are removed for outbuildings.

8.17 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.

#### Accessible Homes

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

8.19 In the opinion of officers, the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and is considered that it is compliant with Cambridge Local Plan (2018) policies 35, 55 and 56.

## **Wider Impacts**

- 8.20 The Environmental Health Team has recommended various construction related conditions in order to protect the residential amenity of occupiers of properties in the wider area during construction. I accept this advice and have recommended conditions accordingly.
- 8.21 In my opinion the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and I consider it is compliant with Cambridge Local Plan (2018) policies 35, 52, 55 and 56.

## **Refuse Arrangements**

- 8.22 There is adequate space within the site to store bins. Officers consider that the proposal is compliant in this respect with Cambridge Local Plan (2018) Policy 57.

## **Highway Safety**

- 8.23 The Local Highway Authority have been consulted on the application and do not consider that the proposal would have a significant impact upon the highway. The existing track is unpaved and provides access to existing off street car parking and there will no significant increase in vehicular traffic with the proposal. A condition is recommended to ensure that the track is returned to a condition matching the existing or better to ensure that access to No. 23A and allotments is retained.
- 8.24 The proposal is compliant with Cambridge Local Plan (2018) policy 81.

## **Car and Cycle Parking**

### **Car Parking**

- 8.25 The proposal includes 2 car parking spaces for the proposed dwelling where the existing garage is sited and the existing dwelling also has space for at least 2 car parking spaces at the front of the existing dwelling. This complies with the maximum standards in the Cambridge Local Plan (2018) which seek 1 car parking space for dwellings with up to 2 bedrooms and 2 car parking spaces for dwellings with 3 or more bedrooms. There is

a private track leading to the proposed dwelling which is shared with the allotments and also the existing back-land dwelling at 23A Elfleda Road. Therefore, the proposed car parking arrangements for the proposed dwelling and additional noise would not have a significant impact upon the neighbouring residential properties due to the existing situation. A condition will be attached to any permission granted to ensure that a EV Charging Point is installed prior to occupation.

- 8.26 The occupiers of No.25 have raised concerns about the potential disturbance from the parking of cars for the proposed dwelling. Cars for the proposed dwelling would park in the same location as the existing garage on the site. I acknowledge that the existing situation means the noise is contained within a garage. The parking area would be separated from the main rear amenity area of No.25 by the existing outbuilding at No.25. The parking area would also have a block paving finish minimising the noise made by manoeuvring vehicles. For these reasons, I do not consider that the proposed parking arrangements for the dwelling would result in a significant amount of disturbance or nuisance upon No.25.

#### Cycle Parking

- 8.27 The proposal includes a secure and covered cycle parking within the site. Officers consider that the proposal is compliant with the Cambridge Local Plan (2018) Policy 82.

#### Landscaping and Biodiversity

- 8.28 Conditions regarding biodiversity enhancement and landscaping details are recommended to ensure the development satisfactorily assimilates in terms of landscape design and provides opportunities for biodiversity.

#### **Third Party Representations**

- 8.29 Third party representations have been set out in the table below:

| Comment                                  | Response  |
|--|---|
| Alterations to roof following permission | Officers have recommended the removal of PD rights for class B and C. This will ensure an |

|               |  |
|---------------|--|
|               | application is submitted and assessed if alterations are proposed.   |
| Loss of Trees | The tree on site is not protected and could be removed without planning permission. The tree, due to the size, is also not considered to be a feature within the street-scene. |
| Surfacing     | Section 8.20   |
| Character     | Section 8.10   |
| Loss of Light | Section 8.11   |
| Noise Impact  | Officers do not consider that the proposed dwelling would significantly increase noise levels to the surrounding properties.   |
| Overlooking   | Section 8.10   |

## 9.0 CONCLUSION

- 9.1 Officers consider the proposed development would not amount to overdevelopment of the site nor would it have an adverse impact upon the area or the neighbouring properties. The principle of developing on this plot has been established through a permission already and the revised scheme would not bring about any significantly harmful impacts, particularly when assessed against what has been previously approved.

## 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. No construction or demolition work shall be carried out and no plant or power operated machinery 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, , unless otherwise previously agreed in writing with the Local Planning Authority.

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

4. In the event of piling, no development shall commence until a method statement detailing the type of piling, mitigation measures and monitoring to protect local residents from noise and/or vibration has been submitted to and approved in writing by the Local Planning Authority. Potential noise and vibration levels at the nearest noise sensitive locations shall assessed 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 statement.

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

5. Prior to the occupation of the dwelling, an electric vehicle charge point shall be provided. The active charge point should have a minimum power rating output of 3.5kW.

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 2021) paragraphs 107, 112, 174 and 186, Policies 36 and 82 of the Cambridge Local Plan (2018) and Cambridge City Council's adopted Air Quality Action Plan (2018).

6. No development hereby permitted shall be commenced until a surface water drainage scheme for the site, based on sustainable drainage principles and in accordance with Cambridge City Council local plan policies, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is occupied.

The scheme shall include:

- a) Details of the existing surface water drainage arrangements including runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events;
- b) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change) , inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with a schematic of how the system has been represented within the hydraulic model;
- c) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers, details of 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) Full details of the maintenance/adoption of the surface water drainage system;
- h) Measures taken to prevent pollution of the receiving groundwater and/or surface water;
- i) Formal agreement from a third party if discharging into their system is proposed, including confirmation 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.

7. Details for the long term maintenance arrangements for the surface water drainage system (including all SuDS features) to be submitted to and approved in writing by the Local Planning

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

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

8. No development above ground level shall commence until a scheme for the provision and implementation of foul water drainage 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 prior to the occupation of any part of the development or in accordance with an implementation programme agreed in writing with the Local Planning Authority.

Reason: To reduce the risk of pollution to the water environment and to ensure a satisfactory method of foul water drainage (Cambridge Local Plan 2018, policies 32 and 33).

9. The development, hereby permitted, shall not be used or occupied until, carbon reduction measures have been 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 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;
- 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.

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 approved 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).

10. No dwelling(s) shall be occupied until a water efficiency specification, 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).

11. No development above slab level shall commence until a biodiversity enhancement scheme has been submitted to and approved in writing by the Local Authority. It shall include the consideration of native planting, hedgehog habitat and connectivity and the proposed specification, number and locations of internal and / or external bird and / or bat 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%

(unless an alternative target is otherwise agreed by reason of viability). The biodiversity enhancement scheme as agreed shall be carried out prior to the occupation of the development and subsequently maintained in accordance with the approved scheme for the lifetime of the development.

Reason: to provide ecological enhancements for protected species on the site (Cambridge Local Plan 2018 policies 59 and 69, NPPF 2019 para.170).

12. No development above ground level, other than demolition, shall commence until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure including provision for gaps in fencing for hedgehogs; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg furniture, play equipment, refuse or other storage units, signs, lighting); retained historic landscape features and proposals for restoration, where relevant. Soft Landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme.

All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing by the Local Planning Authority. The maintenance shall be carried out in accordance with the approved schedule. Any trees or plants (existing retained or proposed) that, within a period of five years after planting (or replanting if previously failed), are removed, die or become in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved, unless the Local Planning Authority gives its written consent to any variation.

Reason: In the interests of visual amenity and to ensure that

suitable hard and soft landscape is provided as part of the development. (Cambridge Local Plan 2018 policies 55, 57 and 59)

13. Notwithstanding the approved plans, the building hereby permitted, shall be constructed to meet the requirements of Part M4(2) 'accessible and adaptable dwellings' of the Building Regulations 2010 (as amended 2016).

Reason: To secure the provision of accessible housing (Cambridge Local Plan 2018 policy 51)

14. The house may not be occupied until such time as the access track has been restored in accordance with a scheme to be submitted to and approved in writing by the local planning authority. The access track shall be constructed so that its falls and levels are such that no private water from the site drains across or onto the adopted public highway.

Reason: To ensure that before occupation of the dwelling the important access to the adjacent allotments is in a condition at least equivalent to that before the development commenced

15. No development shall take place above ground level, other than demolition, until details of the materials to be used in the construction of the development have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the external appearance of the development does not detract from the character and appearance of the area. (Cambridge Local Plan 2018 policies 55, 57 (for new buildings) and/or 58 (for extensions)).

16. The development, hereby permitted, shall not be occupied until the proposed first floor velux windows in the eastern elevation of the development have been fitted with obscured glazing (meeting as a minimum Pilkington Standard level 3 or equivalent in obscurity) and have been fixed shut. The glazing and means of fixing shall thereafter be retained in accordance with the approved details.

Reason: To prevent overlooking of the adjoining properties

(Cambridge Local Plan 2018 policies 55, 57/58).

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

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

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

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

19. Notwithstanding the provisions of Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that order with or without modification), the provision within the curtilage of the dwelling house(s) of any building or enclosure, swimming or other pool shall not be allowed without the granting of specific planning permission.

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

20. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification) no windows, doors or openings of any kind, other than those expressly authorised by this permission, shall be constructed in the first floor side elevations/roof slopes of the dwelling at and above first floor level unless the windows are (a) obscure-glazed, and (b) non-opening unless the parts of the window which can be opened are more than 1.7 metres above

the floor of the room in which the window is installed; or expressly authorized by planning permission granted by the Local Planning Authority in that behalf.

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

## **INFORMATIVES**

1. Cambridge City Council recommends the use of low NOx boilers i.e. appliances that meet a dry NOx emission rating of 40mg/kWh, to minimise emissions from the development that may impact on air quality.

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