



<b>Planning Committee Date</b>	03 August 2022
<b>Report to</b>	Cambridge City Council Planning Committee
<b>Lead Officer</b>	Joint Director of Planning and Economic Development
<b>Reference</b>	22/00469/FUL
<b>Site</b>	157 Green End Road
<b>Proposal</b>	Erection of 2 bed bungalow to the rear of 157 Green End Road.
<b>Applicant</b>	Mr Dama
<b>Presenting Officer</b>	Mike Allen
<b>Reason Reported to Committee</b>	Third party representations on planning grounds that are contrary to the officer recommendation and cannot be resolved by planning condition.
<b>Member Site Visit Date</b>	N/A
<b>Key Issues</b>	Neighbour Amenity Impact on Trees Impact on Character and Appearance of the Area Impact on Car Parking
<b>Recommendation</b>	<b>APPROVE</b> subject to conditions.

## 1.0 **Executive Summary**

- 1.1 The application seeks planning permission for the construction of a new two bedroomed bungalow within the rear garden of No. 157 Green End Road.
- 1.2 Officers recommend that the Planning Committee approve the application subject to conditions.

## 2.0 **Site Description and Context**

None-relevant		Tree Preservation Order	X
Conservation Area		Local Nature Reserve	
Listed Building		Flood Zone 1, 2, 3	
Building of Local Interest		Green Belt	
Historic Park and Garden		Protected Open Space	
Scheduled Ancient Monument		Controlled Parking Zone	
Local Neighbourhood and District Centre		Article 4 Direction	

- 2.1 The application site is located within the rear curtilage of No. 157 Green End Road, Cambridge, CB4 1RW. To the north west of the site lies neighbouring dwellings No. 9 & 11 Evergreens and to the south east of the site lies neighbouring dwellings No. 157 & 159 Green End Road.
- 2.2 The application site is within the vicinity of a walnut tree which is protected by Tree Preservation Order.

## 3.0 **The Proposal**

- 3.1 This planning application seeks planning permission for the construction of a new two bedroomed bungalow within the rear garden of No. 157 Green End Road.

## 4.0 **Relevant Site History**

Reference	Description	Outcome
20/02512/FUL	Erection of 1 no. detached 1 1/2 storey dwelling and detached garage, inc. 1no. garage for existing bungalow to land rear of No. 157 Green End Road	Application Refused.

## **5.0 Policy**

### **5.1 National**

National Planning Policy Framework 2021

National Planning Practice Guidance

National Design Guide 2019

Local Transport Note 1/20 (LTN 1/20) Cycle Infrastructure Design

Circular 11/95 (Conditions, Annex A)

Technical Housing Standards – Nationally Described Space Standard (2015)

EIA Directives and Regulations - European Union legislation with regard to environmental assessment and the UK's planning regime remains unchanged despite it leaving the European Union on 31 January 2020

Conservation of Habitats and Species Regulations 2017

Environment Act 2021

ODPM Circular 06/2005 – Protected Species

Equalities Act 2010

### **5.2 Cambridge Local Plan 2018**

Policy 1: The presumption in favour of sustainable development

Policy 3: Spatial strategy for the location of residential development

Policy 31: Integrated water management and the water cycle

Policy 35: Human health and quality of life

Policy 50: Residential space standards

Policy 51: Accessible homes

Policy 52: Protecting garden land and subdivision of dwelling plots

Policy 55: Responding to context

Policy 56: Creating successful places

Policy 57: Designing new buildings

Policy 59: Designing landscape and the public realm

Policy 61: Conservation and enhancement of historic environment

Policy 69: Protection of sites of biodiversity and geodiversity importance

Policy 70: Protection of priority species and habitats

Policy 71: Trees

Policy 80: Supporting sustainable access to development

Policy 81: Mitigating the transport impact of development

Policy 82: Parking management

### 5.3 **Supplementary Planning Documents**

Biodiversity SPD – Adopted February 2022  
Sustainable Design and Construction SPD – Adopted January 2020  
Cambridgeshire Flood and Water SPD – Adopted November 2016  
Health Impact Assessment SPD – Adopted March 2011  
Landscape in New Developments SPD – Adopted March 2010  
Trees and Development Sites SPD – Adopted January 2009  
Cycle Parking Guide for New Residential Developments (2010)

### 6.0 **Consultations**

#### 6.1 **Drainage – No Objection**

The Drainage Officer has raised no objections to the proposed development subject to two planning conditions being attached to any planning approval the Local Planning Authority issues.

#### 6.2 **Highways – No Objection**

The Highways Officer has raised no objections to the proposed development subject to four planning conditions being attached to any planning approval the Local Planning Authority issues.

#### 6.3 **Environmental Health – No Objection**

The Environmental Health Officer has raised no objections to the proposed development subject to three planning conditions being attached to any planning approval the Local Planning Authority issues.

#### 6.4 **Trees – No Objection**

The Tree Officer has raised no objections to the proposed development subject to two planning conditions being attached to any planning approval the Local Planning Authority issues.

### 7.0 **Third Party Representations**

7.1 In total four neighbouring occupiers submitted objections to the proposed development. From the objections received the planning related objections are summarised below:

- The proposed dwelling is overlooked by No. 9 and 11 Evergreen and therefore causes a loss of privacy to its future occupiers.
- A buffer of green space will be removed from the street scene to accommodate the proposed dwelling.
- The proposal will cause a detrimental impact upon the walnut tree upon the application site which is covered by a Tree Preservation Order.

- The proposal will have a detrimental impact upon the car parking within the local area.
- Noise concern due to the proximity of the proposed dwelling with its immediate neighbouring dwellings.
- A neighbouring occupier has raised concerns that they were not formally consulted during the determination of this planning application.

## **8.0 Member Representations**

8.1 Not applicable.

## **9.0 Local Groups / Petition**

9.1 Not applicable.

9.2 The above representations are a summary of the comments that have been received. Full details of the representations are available on the Council's website.

## **10.0 Assessment**

### **10.1 Principle of Development**

10.2 The proposal seeks to create a two bedroomed bungalow which will be located within the rear residential garden of No. 157 Green End Road. As a result of the proposal the existing residential plot for No. 157 Green End Road would be subdivided to cater for two independent dwelling houses. Policy 52 of the Cambridge Local Plan states that proposals for development 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
- C. The amenity of neighbouring and future occupiers is protected.
- D. That provision is made for adequate amenity space, vehicular access arrangements and parking spaces for the proposed development and existing properties.
- E. That there is no detrimental effect on the potential comprehensive development of the wider area.

10.3 Given the overall form, height and layout of the proposed development and that adequate provision for amenity space has been provided for the new dwelling and No. 157 Green End Road, it is considered that the proposal would meet criteria A, B, C, D and E as set out above and complies with

Policy 52 of the Cambridge Local Plan. Therefore, the principle of the development is acceptable in this instance.

#### **10.4 Design and Context**

10.5 As a result of the proposal it will see the introduction of a two bedroomed bungalow located within the rear garden of No. 157 Green End Road. The dwellings upon Green End Road within the vicinity of the application site are semi detached bungalows with generous front gardens and long rear gardens. Behind Green End Road, on Evergreens, dwellings are two storey in height and are a mix of detached and semi detached dwellings. They are sited on smaller plots than dwellings on Green End Road but in general still retain fair sized front gardens, with a characteristic set back from the footway. The rear gardens on Evergreens are smaller but in general are proportionate to the scale of dwelling that they serve.

10.6 The proposal has been sited so it is set back from Evergreens in order to create a large frontage for the site, whilst retaining the public amenity space that runs adjacent to the north eastern boundary of the application site. This frontage would include hardstanding and low level planting which is considered to fit well in terms of the character and appearance of the area. Given that the proposal would be single storey in nature and it would be surrounded by a variety of different types of dwellings within the vicinity of the site, it is considered that the proposal would be in keeping with its surroundings in this sense.

10.7 It is acknowledged that neighbouring dwellings within the vicinity of the site benefit from different designs and most notably the dwellings upon Evergreens are modern in nature. Give that the proposed dwelling frontage will be sited upon Evergreens, it is considered that the material used in the construction of the proposed dwelling would assimilate satisfactorily into its surroundings.

10.8 Overall, it is considered that the introduction of a new bungalow in its location would not cause unacceptable harm upon the character of the local area and would comply with Policy 55, 56 and 57 of the Cambridge Local Plan and Section 12 of the NPPF.

#### **10.9 Neighboring Amenity**

10.10 As a result of the proposal, it would see the plot of No. 157 Green End Road subdivided to cater for two independent residential units. Given the location of the proposed dwelling in relation to No. 157, that it is single storey in nature and the retainment of an adequate size rear garden for No. 157, it is considered that the proposal would not cause an unacceptable loss light, outlook or privacy, nor would it cause an overbearing impact upon the occupiers of No. 157 in this instance.

10.11 Given the overall siting, scale, bulk and design of the proposal and its relationship with neighbouring dwelling No. 9 & 11 Evergreens and No. 159

Green End Road, it is considered that that the proposed new dwelling would not cause a detrimental impact in terms of loss of light, outlook or privacy, nor would it be overbearing upon these neighbouring dwellings.

10.12 Given the overall siting, scale, bulk and design of the proposal and its relationship with other neighbouring dwellings within the vicinity of the site, it is considered that the proposed new dwelling would not cause any harmful implications in terms of loss of light, outlook or privacy, nor would it be overbearing upon any other neighbouring dwelling within the vicinity of the application site.

10.13 Overall, it is considered that the proposal as a whole would not cause a harmful impact upon the neighbouring amenity within the local area. Therefore, the proposal is considered to be compliant with Policies 56 & 57 of the Cambridge Local Plan.

#### 10.14 **Amenity for Future Occupiers**

10.15 Policy 50 of Cambridge Local Plan (2018) states that all new residential units will be expected to have direct access to an area of private amenity space which should be of a shape, size and location to allow effective and practical use of the intended occupiers. The proposed side garden has a total depth of approximately 11.24m, has a width of approximately 11m (at its widest point) and a total area of approximately 123.64m<sup>2</sup>. Given the above, it is considered that the proposal provides adequate rear garden private amenity space for its future occupiers and is acceptable in this sense.

10.16 Neighbouring occupiers have raised concerns that the new side garden for the proposed dwelling would be overlooked by No. 9 and 11 Evergreens, thus causing a loss of privacy to the future occupiers of the proposed dwelling. It is acknowledged that No. 9 and 11 Evergreens will have views of the proposal's side garden, but this is not uncommon in residential areas. In addition, there is a mature walnut tree sited in close proximity to the adjoining neighbouring boundary shared with No. 9 Evergreens. This walnut tree will provide a natural privacy screen and would significantly reduce the outlook that No. 9 and 11 will have upon the proposed side garden for the new dwelling. It is recognised that this was a previous reason for refusal, but the new scheme has more garden than the refused scheme and officers do not consider that this issue alone could amount to a justifiable refusal of planning permission. Given the above, it is considered that the proposed rear garden will not be overlooked by the occupiers of No. 9 and 11 to an unacceptable degree to cause a detrimental impact upon the privacy of the future occupiers of the new dwelling in this instance.

10.17 Policy 50 of the Cambridge Local Plan (2018) also requires all new residential units to meet or exceed the Government's Technical Housing Standards – Nationally Described Space Standards (2015).

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	2	3	1	61	104.1	43.1

10.18 Given the above, it is considered that the proposal would provide sufficient gross internal floor areas and storage required for a two storey two bedroomed dwelling. As such, the proposal meets the minimum required internal floor space as set out in the national space standards and is acceptable for the future occupiers of the dwelling in this instance.

#### 10.19 Car Parking and Highway Safety

10.20 The proposal would provide a minimum of two car parking spaces upon the proposed hard standing. Therefore, as a result of the proposal it would not compromise the existing car parking arrangements or lead to any highway safety concerns within the local area. The proposal is therefore compliant with Policies 81 & 82 of the Cambridge Local Plan. To further support this view the Highway Officer has raised no objections to the proposed development.

#### 10.21 Cycle Parking

10.22 The proposed plans show a designated area for the provision of three cycle parking spaces to the side of the site which would be reasonably accessible when arriving / departing from the site. Given the lack of information submitted on this matter a condition will be attached to this planning decision to provide further details of the cycle storage on site. This condition will require the details prior to occupation of the new dwelling and require a green roof if the structure design is flat or mono-pitched.

#### 10.23 Refuse Arrangement

10.24 From the plans that have been submitted an area to the side of the proposed dwelling has been designated for the storage of waste bins. It is considered that this allocated area is appropriate for the storage of waste bins upon the application site in accordance with Policy 57 of the Cambridge Local Plan.

#### 10.24 Biodiversity

10.25 Within the submission of this planning application the applicant has failed to submit a biodiversity statement. On this basis, a planning condition will be attached to this planning decision to ensure the applicant provides a scheme of ecological enhancement for the application site before any above ground level works begin.

#### 10.26 Permitted Development Rights



10.27 To ensure the proposed side private amenity space for the new dwelling is retained for its future occupiers, Class A & E of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 2015 will be completely removed for the new dwelling. This is considered to be reasonable in order to prevent the application site becoming overdeveloped and having a detrimental impact upon the amenity of the future occupiers of the proposal.

#### 10.28 **Drainage**

10.29 It is evident from the Environment Agency's website that the application site would not be in an area which is considered to be within a flood risk area from rivers and the seas, nor is the application site location within a high or medium flood risk area from surface water. Given the above and that the proposal is only for one dwelling which is sited within a residential area, it is considered that the proposed dwelling is not likely to cause a detrimental impact upon the drainage within the local area. To ensure the proposed development does not cause a detrimental impact upon the local drainage, planning conditions will be attached to this planning decisions for the applicant to demonstrate that the proposal would have sustainable drainage.

#### 10.30 **Trees**

10.31 The proposed dwelling will be located approximately 10m away from a walnut tree which is covered by a Tree Preservation Order. Given this adequate separation distance and that the tree will be fully retained, it is considered that the proposed dwelling in its location would not cause any harm to the walnut tree. To further support this view the Tree Officer has raised no objections to the proposed development subject to two planning conditions being attached to any planning approval the Local Planning Authority issues.

10.32 It is acknowledged concerns have been raised by neighbouring occupiers in terms of the impact the proposal will have upon this walnut tree. As mentioned above, the tree in question will be fully retained and planning conditions will be put in place to ensure tree protection fencing is in place during the construction phase of the proposed development. Overall, it is concluded that the proposal is acceptable in terms of its impact upon this walnut tree and any other tree within the vicinity of the site. Therefore, the proposal is compliant with Policy 71 of the Cambridge Local Plan in this instance.

#### 10.33 **Third Party Representations**

10.34 Neighbouring occupiers have raised concerns that the new rear garden for the proposed dwelling would be overlooked by No. 9 and 11 Evergreens, thus causing a loss of privacy to the future occupiers of the proposed dwelling. This objection has been addressed within the main body of this report.

- 10.35 A neighbouring occupier has raised an objection on the grounds that a buffer of green space will be removed from the street scene to accommodate the proposed dwelling. This objection has been addressed within the main body of this report.
- 10.36 Neighbouring occupiers have raised objections on the grounds that the proposal will cause a detrimental impact upon the walnut tree upon the application site which is covered by a Tree Preservation Order. This objection has been addressed within the main body of this report.
- 10.37 A neighbouring occupier has raised an objection on the grounds that the proposal will have a detrimental impact upon the car parking within the local area. This objection has been addressed within the main body of this report.
- 10.38 A neighbouring occupier has raised concerns in terms of noise due to the proximity of the proposed dwelling with its immediate neighbouring dwellings. Given that the proposal is for residential purposes within a residential area, it is considered that this objection does not warrant a reason to refuse this planning application. However, if a noise nuisance is caused by the future occupiers of the proposed dwelling in the future, this will be investigated by Environmental Health if a complaint is raised by a member of the public.
- 10.39 A neighbouring occupier has raised concerns that they were not formally consulted during the determination of this planning application. This neighbouring occupier does not adjoin the red outline site location plan and therefore the Local Planning Authority are not required to formally consult them. However, it can be confirmed this neighbouring occupier was formally written to and were invited to submit any comments against this planning application.
- 10.40 It is acknowledged that a neighbouring occupier has raised concerns with the land registry certificate. This does not warrant the refusal of this planning application as this matter is a civil matter and not a planning matter in this instance.
- 10.41 **Planning Balance**
- 10.42 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).
- 10.43 The proposed development adequately respects neighbouring occupiers in terms of overlooking, overshadowing, visual dominance and noise and disturbance. The proposal would be in keeping with the character of the area and is a much improved scheme to that refused previously in terms of design and visual impact. It would not cause an unacceptable impact upon

any tree within the vicinity of the application site. Furthermore, the proposal would provide a high quality and living environment for future occupants.

10.44 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for approval, subject to conditions.

#### 10.45 **Recommendation**

**APPROVE** subject to planning conditions.

### 11.0 **Planning 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. The materials to be used in the external construction of the development, hereby permitted, shall follow the specifications in accordance with the details specified within the submitted application form unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the external appearance of the development does not detract from the character and appearance of the area, in accordance with Policies 55, 56 and 57 of the Cambridge Local Plan.

4. No building hereby permitted shall be occupied until foul water drainage works have been detailed 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.

5. No above ground works shall take place 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.

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.

6. No demolition or construction works shall commence on site until a traffic management plan has been submitted to and agreed in writing by the Local Planning Authority.

The principle areas of concern that should be addressed are:

- i) Movement and control of muck away vehicles (all loading and unloading should be undertaken where possible off the adopted public highway)
- ii) Contractor parking, with all such parking to be within the curtilage of the site where possible
- iii) Movements and control of all deliveries (all loading and unloading should be undertaken off the adopted public highway where possible.)
- iv) Control of dust, mud and debris, and the means to prevent mud or debris being deposited onto the adopted public highway.

The development shall be carried out in accordance with the approved details.

Reason: To ensure that before development commences, highway safety will be maintained during the course of development. (Cambridge Local Plan 2018 Policy 81).

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

Reason: In the interests of highway safety.

8. The development, hereby permitted, shall not be constructed so that its fall and levels are such that no private water from the site drains across or onto the adopted public highway. Please note that the use of permeable paving does not give the Highway Authority sufficient comfort that in future years water will not drain onto or across the adopted public highway and physical measures to prevent the same must be provided.

Reason: For the safe and effective operation of the highway

9. The proposed drive hereby permitted shall be constructed using a bound material to prevent debris spreading onto the adopted public highway.

Reason: In the interests of highway safety.

10. 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).

11. There should 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 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).

12. In the event of piling, no development shall commence until a method statement detailing the type of piling, mitigation measures and monitoring to protect 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 be 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)

13. If suspected contamination is encountered whilst undertaking the development, works shall immediately cease on site until the Local Planning Authority has been notified and the suspected contamination has been fully assessed and an appropriate remediation and validation/reporting scheme agreed with the LPA. Remedial actions shall then be implemented in line with the agreed remediation scheme and a validation report will be provided to the LPA for consideration.

Reason: To ensure that any unexpected contamination is rendered harmless in the interests of environmental and public safety in accordance with Cambridge Local Plan 2018 Policy 33.

14. 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 and written approval given, 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.

15. 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.

16. The development shall not be occupied or the permitted use commenced, until details of facilities for the covered, secure parking of cycles for use in connection with the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include the means of enclosure, materials, type and layout of the cycle store. A cycle store proposed with a flat / mono-pitch roof shall include plans providing for a green roof. Any green roof shall be planted / seeded with a predominant mix of wildflowers which shall contain no more than a maximum of 25% sedum planted on a sub-base being no less than 80 millimetres thick. The cycle store and green roof as appropriate shall be provided and planted in full in accordance with the approved details prior to occupation or commencement of use and shall be retained as such.

Reason: To ensure appropriate provision for the secure storage of bicycles, to encourage biodiversity and slow surface water run-off (Cambridge Local Plan 2018 policies 31 and 82).).

17. No development shall commence, apart from below ground works and demolition, until a Biodiversity Net Gain (BNG) Plan has been submitted to and approved in writing by the local planning authority. The BNG Plan shall

target how a minimum net gain in biodiversity will be achieved through a combination of on-site and / or off-site mitigation. The BNG Plan shall include:

- i) A hierarchical approach to BNG focussing first on maximising on-site BNG, second delivering off-site BNG at a site(s) of strategic biodiversity importance, and third delivering off-site BNG locally to the application site;
- ii) Full details of the respective on and off-site BNG requirements and proposals resulting from the loss of habitats on the development site utilising the latest appropriate DEFRA metric;
- iii) Identification of the existing habitats and their condition on-site and within receptor site(s);
- iv) Habitat enhancement and creation proposals on the application site and /or receptor site(s) utilising the latest appropriate DEFRA metric;
- v) An implementation, management and monitoring plan (including identified responsible bodies) for a period of 30 years for on and off-site proposals as appropriate.

The BNG Plan shall be implemented in full and subsequently managed and monitored in accordance with the approved details. Monitoring data as appropriate to criterion v) shall be submitted to the local planning authority in accordance with the latest DEFRA guidance and the approved monitoring period / intervals.

Reason: To provide ecological enhancements in accordance with the NPPF 2021 para 174, Cambridge Local Plan 2018 policies 59 and 69 and the Greater Cambridge Shared Planning Biodiversity SPD 2022.

18. No dwelling shall be occupied until a Carbon Reduction Statement has been submitted to and approved in writing by the local planning authority. The Statement shall include SAP calculations which demonstrate that all dwelling units will achieve carbon reductions as required by the 2021 edition of Part L of the Building Regulations. Where on-site renewable or low carbon technologies are proposed, the Statement shall include:

- a) A schedule of proposed on-site renewable energy or low carbon technologies, their location and design; and
- b) Details of any mitigation measures required to maintain amenity and prevent nuisance.

The proposed renewable or low carbon energy technologies and associated mitigation shall be fully implemented in accordance with the measures set out in the Statement prior to the occupation of any approved dwelling(s).

Reason: In the interests of reducing carbon dioxide emissions and to ensure that development does not give rise to unacceptable pollution (Cambridge Local Plan 2018, Policies 28, 35 and 36 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

19. 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 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).

20. No dwelling shall be occupied until a water efficiency specification for each dwelling type, based on the Water Efficiency Calculator Methodology or the Fitting Approach set out in Part G of the Building Regulations 2010 (2015 edition) has been submitted to and approved in writing by the local planning authority. This shall demonstrate that all dwellings are able to achieve a design standard of water use of no more than 110 litres/person/day and the development shall be carried out in accordance with the agreed details.

Reason: To ensure that the development makes efficient use of water and promotes the principles of sustainable construction (Cambridge Local Plan 2018 Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

21. Notwithstanding the provisions of Part 1 Class E of Schedule 2 to the Town and Country (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no buildings or other structures shall be erected or constructed within the curtilage of the property without the grant of further specific planning permission from the Local Planning Authority.

Reason: To control the development of the building in the interests of protecting residential amenity for its future occupiers (Section 12 NPPF).

22. Notwithstanding the provisions of Part 1, Class A of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extensions to the building hereby permitted shall be carried out without the grant of further specific planning permission from the Local Planning Authority.

Reason: To control the development of the building in the interests of protecting residential amenity for its future occupiers (Section 12 NPPF).



- 23 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)

### **Informatives**

1. The granting of a planning permission does not constitute a permission or licence to a developer to carry out any works within, or disturbance of, or interference with, the Public Highway. A separate permission must be sought from the Highway Authority for such works.
2. The granting of permission and or any permitted development rights for any Air Source Heat Pump (ASHP) does not indemnify any action that may be required under the Environmental Protection Act 1990 for statutory noise nuisance. Should substantiated noise complaints be received in the future regarding the operation and running of an air source heat pump and it is considered a statutory noise nuisance at neighbouring premises a noise abatement notice will be served. It is likely that noise insulation/attenuation measures such as an acoustic enclosure and/or barrier would need to be installed to the unit in order to reduce noise emissions to an acceptable level. To avoid noise complaints it is recommended that operating sound from the ASHP does not increase the existing background noise levels by more than 3dB (BS 4142 Rating Level - to effectively match the existing background noise level) at the boundary of the development site and should be free from tonal or other noticeable acoustic features. In addition equipment such as air source heat pumps utilising fans and compressors are liable to emit more noise as the units suffer from natural aging, wear and tear. It is therefore important that the equipment is maintained/serviced satisfactory and any defects remedied to ensure that the noise levels do not increase over time.
3. In order to facilitate the upgrade of heating systems to efficient (i.e. heat pump) electric heating, radiators shall be sized and fitted on the basis of running at a maximum of 45°C flow temperature to all residential units. In addition, for all residential units identify an appropriate space for external air source heat pump units that are acceptable within permitted development requirements for noise, proximity to boundaries and physical size and provide valved and blanked pipe work connections between the external unit and the primary heating installations (heating pump and hot water tank) to enable the use of the heat pump system with minimum disruption upon gas boiler removal. The hot water tank is to incorporate sufficient heat exchanger area and storage volume to allow a designated heat pump system with domestic hot water capabilities to be used without the need for replacement or upgrade.