



<b>Planning Committee Date</b>	2 November 2022
<b>Report to</b>	Cambridge City Council Planning Committee
<b>Lead Officer</b>	Joint Director of Planning and Economic Development
<b>Reference</b>	22/00440/FUL
<b>Site</b>	Land at Tedder Way
<b>Proposal</b>	Erection of a 4bed dwelling including landscaping and parking.
<b>Applicant</b>	Ms Natalie Bailey
<b>Presenting Officer</b>	Mike Allen
<b>Reason Reported to Committee</b>	The application site is owned by the Cambridge City Council and Cambridge City Council are the applicants of this planning application.
<b>Member Site Visit Date</b>	N/A
<b>Key Issues</b>	Character and Appearance of the Area Residential Amenity Car Parking Provision
<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 single storey 4 bedroomed wheelchair adapted bungalow for a family who are currently being supported by SEND Specialist Housing Advice Service at Cambridgeshire County Council.
- 1.2 Officers recommend that the Planning Committee approve the application subject to conditions.

## **2.0 Site Description and Context**

None-relevant	X	Tree Preservation Order	
Conservation Area		Local Nature Reserve	
Listed Building		Flood Zone 1, 2, 3	X
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 currently comprises of an area of hardstanding which has neglected vegetation upon the northern, western and southern boundaries of the application site.
- 2.2 The application site is within a Flood Zone 1, is not within a Conservation Area or within the vicinity of a tree which is protected by a Tree Preservation Orders.

## **3.0 The Proposal**

- 3.1 This planning application seeks planning permission for the construction of a single storey 4 bedroomed wheelchair adapted bungalow for a family who are currently being supported by SEND Specialist Housing Advice Service at Cambridgeshire County Council.

## **4.0 Relevant Site History**

Reference	Description	Outcome
17/0324/FUL	Erection of 2no. 2 bed 4 person affordable houses with	Application Withdrawn.

	associated landscaping, parking spaces and rear gardens.	
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## **5.0 Policy**

### **5.1 National**

National Planning Policy Framework 2021

National Planning Practice Guidance

National Design Guide 2021

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 28: Carbon reduction, community energy networks, sustainable design and construction, and water use.

Policy 29: Renewable and low carbon energy generation

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 55: Responding to context

Policy 56: Creating successful places

Policy 57: Designing new buildings

Policy 59: Designing landscape and the public realm

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 planning conditions being attached to any planning approval the Local Authority issues.

### 6.2 **Highways – No Objection**

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

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

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

### 6.4 **Landscape Architects – No response received.**

## 7.0 **Third Party Representations**

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

- An increased risk of the local area flooding as a result of the proposal.
- A negative impact upon the local wildlife.
- Concerns have been raised surrounding the ownership of the application site.
- The north eastern corner of the proposal overlaps rear access to garage.
- External materials of the proposal do not match neighbouring dwellings.
- The proposed garden size is too small for the proposed bungalow.
- The footprint of the proposed dwelling is too large for the site.

- Negative impact upon parking within the local area.
- The proposal will be overlooked by No. 4 Tedder Way.
  - A negative noise impact associated to the future occupiers entering and exiting the site via a motor vehicle.

## **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**

### **Principle of Development**

10.1 The proposal seeks to create a single storey 4 bedroomed wheelchair adapted bungalow for a family who are currently being supported by SEND Specialist Housing Advice Service at Cambridgeshire County Council. Policy 57 states that high quality new buildings will be supported where several criteria have been met. Policy 47 supports the provision of specialist housing. Given that the proposal has been designed to a high standard, that adequate provision for amenity space has been provided for the future occupiers of the new dwelling and that officers consider amenity impacts and the other criteria of these policies can be satisfied, it is considered that the proposal would be compliant with policies 47 and 57 and therefore the principle of the development is acceptable in this instance.

### **Design and Context**

10.2 The application site currently comprises of an area of hardstanding which has neglected vegetation upon the northern, western and southern boundaries of the application site. The application site itself is located to the north western area of Tedder Way which is a residential street.

10.2 As a result of the proposal it would see the introduction of a 4 bedroomed bungalow upon Tedder Way for a family who are currently being supported by SEND Specialist Housing Advice Service at Cambridgeshire County Council. It is acknowledged that there are no bungalows currently located upon Tedder Way. However, the need to provide disabled accommodation by Cambridge City Council within the City is required, hence the submission of this planning application.

10.4 At present Tedder Way benefits from two storey dwellings with a variety of different designs. The proposed bungalow will be sited to the north western

area of Tedder Way which is considered to be an appropriate location for a bungalow. This is because the bungalow itself will be tucked away and would not result in a significant change to the character and appearance of Tedder Way when entering the street via Hurrell Road.

- 10.5 In terms of the existing dwellings upon Tedder Way, it was evident from the site visit that was conducted that the street has been developed over time. This has resulted in the dwellings upon Tedder Way benefiting from a variety of different materials used for their external appearance. Whereby, more modern materials have been used in the construction for the residential dwellings that are located to the northern area of Tedder Way which are in the vicinity of the application site.
- 10.6 Given that there is no set theme in terms of materials to be used within the external appearance of the dwellings upon Tedder Way, it is considered that the proposed materials that are to be used for the new bungalow would not detract from the character and appearance of the area as there is no set theme. On this basis, it is considered that the proposed external materials for the new dwelling are acceptable in this instance.
- 10.7 It is acknowledged that the bungalow will have a significantly larger footprint compared to the rear private amenity space which has been provided for the future occupiers of the bungalow. However, the applicant has demonstrated that the future occupiers of the proposal will be wheelchair users with children and therefore do not need a large rear garden which has been discussed further in this report. Thus, as a result of the proposal it is considered that the application will not be overdeveloped, whereby the needs of the future occupiers of the new bungalow are given more weight in this instance. As such, the proposal would not cause harm upon the character and appearance of the area in this sense.
- 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 Policies 55, 56 and 57 of the Cambridge Local Plan and Section 12 of the NPPF.

## **10.9 Carbon Reduction and Sustainable Design**

- 10.10 The Council's Sustainable Design and Construction SPD (2020) sets out a framework for proposals to demonstrate they have been designed to minimise their carbon footprint, energy and water consumption and to ensure they are capable of responding to climate change.
- 10.11 Policy 28 states development should take the available opportunities to integrate the principles of sustainable design and construction into the design of proposals, including issues such as climate change adaptation, carbon reduction and water management. The same policy requires new residential developments to achieve as a minimum water efficiency to 110 litres pp per day.

- 10.12 Policy 29 supports proposals which involve the provision of renewable and / or low carbon generation provided adverse impacts on the environment have been minimised as far as possible.
- 10.13 The application is supported by a Design and Access Statement which sets out the proposal to install Solar Panels and an External Air Source Heat Pump. In addition, the proposal will also include the installation of an efficient heating system to reduce the reliance on fossil fuels and the installation of efficient water equipment to reduce water consumption. 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. Subject to the conditions being added it is considered the issue of sustainability and renewable energy and the proposal is in accordance is compliant with Local Plan policies 28 and 29 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

#### **10.14 Neighboring Amenity**

- 10.15 Given the overall siting, scale, bulk and design of the proposal and its relationship with its immediate neighbouring dwellings, it is considered that the proposal will not cause any harmful implications in terms of loss of light, outlook or privacy, nor would it be overbearing upon these immediate neighbouring dwelling or any other neighbouring dwelling within the local area. Given the above, it is considered that the proposal would not cause a harmful impact upon neighbouring amenity, in accordance with Policies 56 & 57 of the Cambridge Local Plan.

#### **10.16 Amenity for Future Occupiers**

- 10.17 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.
- 10.18 It is acknowledged that the proposed bungalow would offer limited rear garden private amenity space. However, given that the future occupiers of the proposed bungalow are wheelchair users with children, it has been demonstrated within the supporting information that a large garden will not be required for the future occupiers of the dwelling given the difficulties the future occupiers would have in maintaining a large garden. Even though the proposed rear garden private amenity space is limited in size, it would still offer enough space for planting and a small area of lawn to give its future occupiers the opportunity for sensory experiences or some play equipment if desired.

10.19 Given the above, on balance it is considered that the proposed rear garden private amenity space would be more suited for the future occupiers of the proposal and is therefore acceptable in this sense. Given the above, it is considered that the proposal on balance is compliant with Policy 50 of the Cambridge Local Plan. In terms of the proposed rear garden for the new dwelling a neighboring occupier has raised an objection on the grounds that the new rear garden will be completely overlooked by No. 4 Tedder Way. It is acknowledged that No. 4 will have increased viewpoints of the new dwelling's rear garden which is not uncommon in residential areas. However, the parts of the proposed garden that No. 4 will have increased viewpoints of are not considered to be the future occupiers of the new bungalows immediate rear private garden amenity space. For this reason, it is considered that No.4 will not cause an unacceptable loss of privacy upon the future occupiers of the proposed bungalow.

10.20 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).

<b>Number of bedrooms</b>	<b>Number of bed spaces (persons)</b>	<b>Number of storeys</b>	<b>Policy Size requirement (m<sup>2</sup>)</b>	<b>Proposed size of unit</b>	<b>Difference in size</b>
4	6	1	99	157.30	+58.3

10.21 Given the above, it is considered that the proposal would provide sufficient gross internal floor areas and storage required for a one storey four bedroomed bungalow. 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.

#### **10.22 Car Parking and Highway Safety**

10.23 The application site is not located within a controlled parking zone and therefore must provide a minimum of one parking space for the proposed dwelling. From the plans that have been submitted it is evident that two parking spaces have been accommodated upon the application site. For this reason, the proposal 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.

#### **10.24 Cycle Parking**

10.25 From the plans that have been submitted there has been an area designated for the provision of cycle parking spaces upon the application site. There is limited information on this matter and therefore a planning 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.

#### **10.26 Refuse Arrangement**

10.27 From the plans that have been submitted an area to the south elevation of the proposed bungalow 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.

#### **10.28 Biodiversity**

10.29 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.

#### **10.30 Permitted Development Rights**

10.31 To ensure the proposed rear private amenity space for the new dwelling is retained for its future occupiers, Class A and 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.

#### **10.32 Drainage**

10.33 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. However, the application site is location within a 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 likely to not 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 or flood risk within the local area, planning conditions will be attached to this planning decision for the applicant to demonstrate that the proposal would have sustainable drainage.

#### **10.34 Trees**

10.35 The proposal would not be located within the vicinity of any tree which is covered by a Tree Preservation Order. In addition, the proposal is set an adequate separation distance away from any tree within the vicinity of the application site. For these reasons it is considered the proposed

development as whole would not cause a detrimental impact upon any tree within the local area.

### **10.36 Third Party Representations**

- 10.37 A neighbouring occupier has raised concerns that the proposal will increase the risk of the local area flooding. This objection has been addressed within the main body of this report.
- 10.38 A neighbouring occupier has raised concerns that the proposal will cause a negative impact upon the local wildlife. This objection has been addressed within the main body of this report.
- 10.39 Neighbouring occupiers have raised concerns surrounding whether Cambridge City Council actually own the application site. The applicant has signed Certificate A of the application form to state that Cambridge City Council own the land associated to the red outline boundary of the application site. In addition, no information has been presented by these neighbouring occupiers who have raised land ownership concerns and therefore it is considered that this objection does not warrant a reason to refuse this planning application and instead is a civil matter between these parties.
- 10.40 A neighbouring occupier has raised concerns that the north eastern corner of the proposal will overlap the rear access to their garage. It is acknowledged that part of the proposal roof will overhang the new access for No. 30's rear garage but this would not prevent a motor vehicle entering the garage. To further support this view the Highway Officer has not raised an objection to this aspect of the development and therefore this concern does not warrant a refuse to refuse this planning application in this instance.
- 10.41 A neighbouring occupier has raised concerns that the proposal will cause a negative impact within the local area associated to the future occupiers entering and exiting the site via a motor vehicle. The proposal is for one dwellinghouse within a residential area and therefore it is considered that there would not be a significant increase in traffic to and from the site to warrant the refusal of this planning application in terms of noise resulting from a motor vehicle. To further support this view the Highway Officer has raised no objections to the proposal on this matter.

### **10.42 Planning Balance**

- 10.43 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).
- 10.44 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 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 its future occupants.

- 10.45 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.

10.46 **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. 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.

8. 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.

9. No operational plant, machinery or equipment shall be installed until a noise assessment and any noise insulation/mitigation as required has been submitted to and approved in writing by the local planning authority. Any required noise insulation/mitigation shall be carried out as approved and retained as such.

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

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 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).

15. The development, hereby permitted, shall not be occupied or the use commenced, until details of facilities for the covered, secure parking of cycles incorporating a green roof design 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. The facilities shall be provided in accordance with the approved details and shall be retained as such.

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

16. No development above ground level shall take place until a scheme of ecological enhancement has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the features to be enhanced, recreated and managed for species of local importance both in the course of development and in the future. The scheme 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.

Reason: To conserve and enhance ecological interests. (Cambridge Local Plan 2018 policy 57).

17. 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).

18. 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).

19. Notwithstanding the provisions 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 development within Classes A and E of Part 1 of Schedule 2 of the Order shall take place unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf.

Reason: To prevent the application site from becoming overdeveloped and to protect the rear amenity space for the future occupiers of the development (Section 12 of the NPPF).

### **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 satisfactorily and any defects remedied to ensure that the noise levels do not increase over time.