



<b>Planning Committee Date</b>	29.03.2023
<b>Report to Lead Officer</b>	Cambridge City Council Planning Committee Joint Director of Planning and Economic Development
<b>Reference</b>	22/05100/FUL
<b>Site</b>	196 Green End Road
<b>Ward / Parish</b>	East Chesterton
<b>Proposal</b>	Construction of 9 No apartments comprising 8 No. 1 bedroom flats and 1 No. Studio flat along with ground floor commercial space, car/ cycle parking and associated infrastructure (Resubmission of 22/01504/FUL)
<b>Applicant</b>	Mr S Dudley
<b>Presenting Officer</b>	Nick Yager
<b>Reason Reported to Committee</b>	Third party representations contrary to officer's Recommendation
<b>Member Site Visit Date</b>	N/A
<b>Key Issues</b>	<ol style="list-style-type: none"><li>1. The design and scale of the development is of high quality and would enhance the character of the area</li><li>2. The proposed development would not have any adverse impacts to the residential amenity of adjoining neighbours and would provide acceptable living conditions for the future occupiers</li><li>3. The proposal would provide residential development on a brownfield site and located within a sustainable location</li></ol>
<b>Recommendation</b>	<b>APPROVE</b> subject to conditions

## 1.0 Executive Summary

- 1.1 The application seeks Construction of 9 No apartments comprising 8 No. 1 bedroom flats and 1 No. Studio flat along with ground floor commercial space, car/ cycle parking and associated infrastructure (Resubmission of 22/01504/FUL).
- 1.2 The application site has benefited from planning permission under reference number 20/02791/FUL. Whereby planning permission was granted for the demolition of no. 196 and No. 198 Green End Road and construction of 7no. Apartments (5no. 2bed, 1 3bed and 1no 1bed) and commercial space. The permission was granted on the 10.02.2021 and is therefore currently extant.
- 1.3 This proposal has incorporated 9 apartments (8no 1 bed flats and 1no. studio flat) rather than previously approved 7 apartments (5no. 2bed, 1 3bed and 1no 1bed).
- 1.4 This application is also a re-submission of application 22/01504/FUL which was refused on the 15.11.2022 following consideration at committee and is currently being assessed at appeal under reference number APP/Q0505/W/22/3313724. The refusal was for the reasons of the lack of communal amenity space, the design of the upper third storey and cycle storage not of a sufficient standard.
- 1.5 This re-submitted proposal now includes a community roof terrace amenity area upon the second floor increasing the onsite outdoor amenity space for all residents and utilising the onsite space. The design has been amended to include an upper 1.10 m parapet wall in line with the approved scheme 20/02791/FUL. Finally, the cycle storage now includes a lockable gated access to improve security and a up and over secure roller shutter doors to cycle storage activated via key fob system.
- 1.6 The resubmitted proposal now provides sufficient community space for the occupiers, the design of the proposal has been amended to create a high quality of design and now includes secure accessible adequate cycle storage. The proposal is now considered to overcome the previous refusal reasons and therefore officers' recommendation is for Approval.
- 1.7 It is considered the proposal is in accordance with the Cambridge Local Plan 2018 policies 50, 55, 56, 57, 58, 59, 80 and 82 and the NPPF.
- 1.8 Officers recommend that the Planning Committee **Approve** the Application.

## **2.0 Site Description and Context**

- 2.1 The site sits on the corner of Green End Road which intersects with Scotland Road to the west. Although the surrounding area is primarily residential in character, it is located adjacent to an off-licence to the immediate northeast of the site and is opposite Chesterton Methodist Church.
- 2.2 Green End Road has limited parking, with cycle lanes on both sides of the road. The site falls within a Neighbourhood Centre. There are no other relevant site constraints.

## **3.0 The Proposal**

- 3.1 The proposal seeks planning permission for the construction of 9 No apartments comprising 8 No. 1 bedroom flats and 1 No. Studio flat along with ground floor commercial space, car/ cycle parking and associated infrastructure. The commercial space would have a gross internal floor space of 88.8 square meters. The proposal would have bin storage and cycle storage located upon the northern rear elevation. All units contain private amenity space and a communal amenity space upon the 2<sup>nd</sup> floor. All 9 units can be accessed by a lift.
- 3.2 The application site has benefited from planning permission under reference number 20/02791/FUL. Whereby planning permission was granted for the demolition of no. 196 and No. 198 Green End Road and construction of 7no. Apartments (5no. 2bed, 1 3bed and 1no 1bed) and commercial space. The permission was granted on the 10.02.2021 and is therefore currently extant.
- 3.3 This application is a re-submission of application 22/01504/FUL which was refused on the 15.11.2022 following consideration at committee and is currently being assessed at appeal under reference number APP/Q0505/W/22/3313724.
- 3.4 The resubmitted proposal now provides sufficient community space for the occupiers, the design of the proposal has been amended to create a high quality of design and now includes secure accessible adequate cycle storage

## **4.0 Relevant Site History**

<b>Reference</b>	<b>Description</b>	<b>Outcome</b>
22/01504/FUL	Demolition of Nos 196 and 198 Green End Road and construction of 9no. Apartments (8no 1bed flats and 1no. studio flat) along with ground floor commercial space and associated parking	Refused

20/02791/FUL	Demolition of no. 196 and No. 198 Green End Road and construction of 7no. Apartments (5no. 2bed, 1 3bed and 1no 1bed) and commercial space.	Granted
19/1516/FUL	Demolition of no. 196 and No. 198Green End Road and construction of 7no. Apartments (4No. 1 Bedroom and 3No. 2 Bedroom) and commercial space.	Withdrawn
15/0395/FUL	Proposed demolition of 2x flats and development of site to form 1x Cycle shop and 2x2 bed apartments, 3x1 bed apartments and 1x studio	Withdrawn
08/0802/FUL	Change of use from one dwelling house to two flats including existing external staircase	Withdrawn
05/0728/FUL	Proposed extension and alterations to create 2 No. 1bed flats and showroom and UPVC Products	Refused
C/03/1158	Proposed extension and alterations to create 2No.1 bedroom first floor flats and ground floor glass/mirror retail unit in association with adjacent glass manufacturing unit	Refused
C/03/0704	Erection of single storey extension to create retail unit (class A1).	Refused
C/02/0316	Demolition of existing garage and erection of stand alone replacement garage. Erection of two storey side and rear extension and enlargement of roof	Refused

- 4.1 This application is a resubmission of application 22/01504/FUL which was refused on the 15.11.2022 following consideration at committee and is currently being assessed at appeal under reference number APP/Q0505/W/22/3313724. The application was refused for the following three reasons;

1. *The proposal fails to provide appropriate communal amenity space, does not maximise its potential for on-site communal space and as such future occupiers would have a poor level of on-site amenity space in what is a densely populated part of the City. The application is therefore not in accordance with Policy 50 of the Cambridge City Local Plan 2018.*
  2. *The proposal would create an upper third storey that would have an overly dominating appearance and roof form within the surrounding character and context of the area. The proposal would therefore not lead to a high-quality design that would not contribute positively to the surroundings. The proposal is not considered to be compliant with Cambridge Local Plan (2018) policies, 55, 56, 57, 58 and 59 and the NPPF.*
  3. *The proposal fails to provide adequate cycle storage to a sufficient standard. The roller shutter doors face upon a footpath that could be accessed by non-residents. This scheme has a roller shutter roller spanning a proportion of the rear elevation which is likely to be impractical for use and could lead to theft given that this part of the site is poorly surveyed. It is therefore considered the current proposal does not contain cycle storage that is considered appropriate. The application is therefore not in accordance with the requirement of appendix L of the Cambridge Local Plan 2018 and policy 82 of the Cambridge Local Plan.*
- 4.2 This revised proposal now includes a community roof terrace amenity area upon the second floor increasing the onsite outdoor amenity space for all residents and utilising the onsite space. The design has been amended to include an upper 1.10 m parapet wall in line with the approved scheme 20/02791/FUL. Finally, the cycle storage now includes a lockable gated access to improve security and a up and over secure roller shutter doors to cycle storage activated via key fob system

## **5.0 Policy**

### **5.1 National**

National Planning Policy Framework 2021

National Planning Practice Guidance

National Design Guide 2021

Environment Act 2021

Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

Conservation of Habitats and Species Regulations 2017

Equalities Act 2010

Planning and Compulsory Purchase Act 2004

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

Technical Housing Standards – Nationally Described Space Standard (2015)

ODPM Circular 06/2005 – Protected Species

Circular 11/95 (Conditions, Annex A)

## **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: 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 32: Flood risk

Policy 33: Contaminated land

Policy 34: Light pollution control

Policy 35: Human health and quality of life

Policy 36: Air quality, odour and dust

Policy 42: Connecting new developments to digital infrastructure

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 58: Altering and extending existing buildings

Policy 59: Designing landscape and the public realm

Policy 64: Shopfronts, signage and shop security measures

Policy 65: Visual pollution

Policy 69: Protection of sites of biodiversity and geodiversity importance

Policy 70: Protection of priority species and habitats

Policy 71: Trees

Policy 72: Development and change of use in district, local and  
neighbourhood centres

Policy 80: Supporting sustainable access to development

Policy 81: Mitigating the transport impact of development

Policy 82: Parking management

### **5.3 Neighbourhood Plan**

N/A

### **5.4 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

### **5.5 Other Guidance**

Arboricultural Strategy (2004)

Cambridge Landscape and Character Assessment (2003 Cambridge City Nature Conservation Strategy (2006)

Cambridge City Wildlife Sites Register (2005)

Cambridge and South Cambridgeshire Strategic Flood Risk Assessment (November 2010)

Strategic Flood Risk Assessment (2005)

Cambridge and Milton Surface Water Management Plan (2011)

Cycle Parking Guide for New Residential Developments (2010)

Air Quality in Cambridge – Developers Guide (2008)

## **6.0 Consultations**

### **6.1 County Highways Development Management -**

#### **6.2 No objection subject to conditions:**

- Pedestrian visibility
- Falls and Levels
- Existing Vehicular Access
- Contractors Parking Plan

### **6.3 Sustainable Drainage Officer –**

#### **6.4 The application is acceptable subject to conditions:**

- Surface Water Drainage
- Foul Drainage

### **6.5 Urban Design -**

6.6 No objection – subject to materials conditions.

6.7 **Access Officer -**

6.8 The access to the second floor is acceptable.

6.9 **Environmental Health -**

6.10 No objection subject to the conditions.

Standard Conditions

- Construction/ demolition hours
- Demolition/construction collections deliveries
- Piling
- Dust condition

Bespoke Conditions

- Alternative ventilation scheme
- Artificial lighting
- A1 Hours of Opening
- A1 Collections and Deliveries
- EV charging

6.11 **Natural Conservation –**

6.12 No objection both a Biodiversity Net Gain and Ecological Enhancements can be secured via standard conditions.

6.13 **Archaeological Officer**

6.14 No objection subject to an archaeological condition.

**7.0 Third Party Representations**

7.1 Three third party representations have been received in objection to the scheme.

7.2 Those in objection have raised the following issues:

- Concerns with the roof terrace being added to the application.
- The communal roof terrace potential overlooks numerous gardens.
- The shared roof terrace will encourage evening gatherings of residents and guests. Noisy gathering would take place at high level with parties and music which would lead to noise and disturbance of the neighbouring residents.



- There is plenty of communal space very nearby several parks. No need for the communal space.
- The junction is at a junction which hosts the meeting of people on Friday nights of parties and anti-social behaviour, it would only be a matter of time of time before these parties would migrate to the shared balcony causing trouble and noise.

7.3 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.

## **8.0 Assessment**

### **8.1 Principle of Development**

8.2 Policy 3 of the Cambridge Local Plan 2018 states that the overall development strategy is to focus the majority of new residential development in and around the urban area of Cambridge, creating strong, sustainable, cohesive and inclusive mixed-use communities. The policy is supportive in principle of new housing development that will contribute towards an identified housing need. The proposal would contribute to housing supply and thus would be compliant with policy 3.

8.3 Policy 72 aims to promote and retain an appropriate mix and balance of uses for the day-to-day needs of local people. The application site is within a defined neighbourhood centre and proposes commercial shop usage on ground floor level. Policy 72 sets out acceptable ground floor level uses for development within designated Neighbourhood Centres, which includes shops (A1 use). Therefore, the principle of A1 (now class E) use at ground floor level is considered to be acceptable.

8.4 The principle of the development is acceptable and in accordance with policies 3 and 72 of the Cambridge Local Plan (2018).

### **8.5 Design, Layout, Scale and Landscaping**

8.6 Policies 55, 56, 57, 58 and 59 seek to ensure that development responds appropriately to its context, is of a high quality, reflects or successfully contrasts with existing building forms and materials and includes appropriate landscaping and boundary treatment.

8.7 The proposal would sit on the corner of a primarily residential area and in a prominent position. It would have a curved form facing the corner of Green End Road extending out to the close to the corner of the bend in the road. The application incorporates a number of balconies and a recessed upper floor. The

surrounding residential dwelling generally are two stories in height, of a semi-detached or detached nature with pitched roof forms.

- 8.8 The proposal is a maximum of 3 storeys (approximately 9m) at the corner of Green End Road and then scales down to 2 storeys (approximately 6.2m) adjacent to the No.200 Green End Road. The upper floor is set back, and due to a flat roof form means that the overall height is lower than the adjacent ridge height of the Nisa Local Shop. The Urban Design's Officer considers that the scale and massing of the proposals has been configured to respond appropriately to the prevailing context. The upper floor is set back, and the flat roof form means that the overall height is lower than the adjacent ridge height of the Nisa Local Shop. The overall curved corner and articulated form further reduces the perceived scale and massing of the proposals. The building line to the north-west picks up on that of the Nisa Local Shop at 192 Green End Road. The building line for the lower 2 storey section to the south-west steps in to be consistent with No.200 Green End Road.
- 8.9 The proposed materials palette, as shown on the drawings are within the DAS (pg.27 & 28) are considered to be acceptable in design terms and a materials condition is recommended.
- 8.10 The previously refused application (reference number 22/01504/FUL) raised concerns with regards to the upper storey not containing a parapet wall and therefore the upper storey appearing as an overly elongated, dominated and prominent addition when viewed within the street scene. However, the re-submitted scheme now contains 1.10 m parapet wall in accordance with the approved scheme (reference number 20/02791/FUL). The inclusion of the parapet wall helps to conceal the upper floor and helps to reduce the upper visual upper floor prominence of the proposal in the wider context and the street scene. The inclusion of the parapet wall re-design helps to keep the three-storey structure visual appearance in keep with the surroundings noting the plot being within a highly visible corner plot.
- 8.11 The design of the proposal has been amended to meet officer's previous concerns and is of a similar like nature of the approved scheme (reference number 20/02791/FUL). The proposal is considered to be a high-quality design that is acceptable within the design and context. The upper floor is not considered to lead to any harmful dominating effects since the include of the parapet wall.
- 8.12 The proposal is recommended to include the conditions of Soft Landscaping, Hard Landscaping and a Landscape Maintenance Plan, to help maintain enhance the landscape and character of the area.

8.13 Overall, the proposed development is a high-quality design that would contribute positively to its surroundings and be appropriately landscaped. The proposal is compliant with Cambridge Local Plan (2018) policies 55, 56, 57, 58 and 59 and the NPPF.

8.14 **Carbon Reduction and Sustainable Design**

8.15 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.

8.16 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 and a 44% on site reduction of regulated carbon emissions and for non-residential buildings to achieve full credits for Wat 01 of the BREEAM standard for water efficiency and the minimum requirement associated with BREEAM excellent for carbon emissions.

8.17 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.

8.18 Conditions are recommended in order to secure carbon reduction and water conservation measures in accordance with Cambridge Local Plan 2018 policies 28 and 29.

8.19 **Biodiversity**

8.20 The Environment Act 2021 and the Councils' Biodiversity SPD (2022) requires development proposals to deliver a net gain in biodiversity following a mitigation hierarchy which is focused on avoiding ecological harm over minimising, rectifying, reducing and then off-setting. This approach is embedded within the strategic objectives of the Local Plan and policy 70. Policy 70 states that proposals that harm or disturb populations and habitats should secure achievable mitigation and / or compensatory measures resulting in either no net loss or a net gain of priority habitat and local populations of priority species.

8.21 Noting the nature of the site it is not considered the proposal would lead to harm upon the biodiversity of the area. The application proposes that all roofs are sedum roofs with sedum matting containing 6-8 species. The edges of the site are to be planted with native planting.

8.22 The application has been subject to formal consultation with the Council's Ecology Officer, who raises no objection to the proposal and recommends the conditions of biodiversity net gain and ecological enhancements. A flat green roof condition is also recommended.

8.23 In consultation with the Council's Ecology Officer, subject to an appropriate condition, officers are satisfied that the proposed development would not result in adverse harm to protected habitats, protected species or priority species and achieve a biodiversity net gain. Taking the above into account, the proposal is compliant with 57, 69 and 70 of the Cambridge Local Plan (2018).

8.24 **Water Management and Flood Risk**

8.25 Policies 31 and 32 of the Local Plan require developments to have appropriate sustainable foul and surface water drainage systems and minimise flood risk. Paras. 159 – 169 of the NPPF are relevant.

8.26 The site is in Flood Zone 1 and is therefore considered at low risk of flooding.

8.27 The applicants have submitted a Flood Risk Assessment.

8.28 The Council's Sustainable Drainage Engineer has advised that the application is acceptable subject to conditions of surface water drainage and foul drainage conditions.

8.29 It is considered the proposal is in accordance with Local Plan policies 31 and 32 and NPPF advice.

8.30 **Refuse Arrangements**

8.31 Two covered bin storage areas have been integrated into the building footprint and accessed from Green End Road serving both residential and commercial units. The storage areas are segregated between residential and commercial. A condition of waste collection arrangement and a condition that waste storage shall be provided before occupation is recommended.

8.32 The proposal would therefore provide convenient and accessible waste storage for the properties and is in accordance with 57 of the Cambridge Local Plan 2018.

8.33 **Highway Safety and Transport Impacts**

8.34 Policy 80 supports developments where access via walking, cycling and public transport are prioritised and is accessible for all. Policy 81 states that

developments will only be permitted where they do not have an unacceptable transport impact.

8.35 Para. 111 of the NPPF advises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

8.36 The Highway Authority was consulted on as part of the application and does not consider there would be any adverse impact upon highway safety subject to the suggested conditions of pedestrian visibility, falls and levels, existing vehicular access, and contractors parking plan.

8.37 The proposal would therefore be compliant with policies 81 and 82 of the Cambridge Local Plan (2018) and the NPPF's advice.

#### 8.38 **Cycle and Car Parking Provision**

##### 8.39 *Cycle Parking*

8.40 The Cambridge Local Plan (2018) supports development which encourages and prioritises sustainable transport, such as walking, cycling and public transport. Policy 82 of the Cambridge Local Plan (2018) requires new developments to comply with the cycle parking standards as set out within appendix L which for residential development states that one cycle space should be provided per bedroom for dwellings of up to 3 bedrooms. These spaces should be located in a purpose-built area at the front of each dwelling and be at least as convenient as car parking provision. To support the encourage sustainable transport, the provision for cargo and electric bikes should be provided on a proportionate basis.

8.41 The application proposes 8no. visitor cycle stands which are located upon the front entrance near the Commercial Shop Space. The application also proposes a cycle storage area located to the rear side of the application site. The rear storage area proposes 12. No cycle parking spaces for residents and 4 cycle parking spaces for the commercial unit. The application site meets the required cycle space standards set under Appendix L. The cycle storage does meet the required cycle dimension standards set within the Cycle Parking Guide for New Residential Developments (2010).

8.42 The previously refused application under (reference number 22/01504/FUL) raised concerns that the roller shutter doors would face upon a footpath that could be accessed by non-residents and that the scheme has a roller shutter roller spanning a proportion of the rear elevation that is likely to be impractical for

use and as could of lead to theft given this part of the site is poorly surveyed. This resubmitted proposal contains as lockable gated access with pedestrian side gate to the bike storage and the flats access door. Which would be accessed via a fob/key system. Further, the roller shutter door has been divided into four access areas which are shown to be activated via a key/ fob system. Although it is still acknowledged that this area of the site is poorly surveyed, the introduction of the security measures including the gated access and the roller shutter doors shown to be accessed by a key/fob systems is considered to improve the on-site cycle storage. There is an access to the flats from the rear access pathway. A condition is recommended that cycle storage is provided prior to occupation and then retained.

8.43 *Car parking*

8.44 Policy 82 of the Cambridge Local Plan (2018) requires new developments to comply with, and not exceed, the maximum car parking standards as set out within appendix L. Outside of the Controlled Parking Zone the maximum standard is no more than 1.5 spaces per dwelling for up to 2 bedrooms and no less than a mean of 0.5 spaces per dwelling up to a maximum of 2 spaces per dwelling for 3 or more bedrooms. Inside the Controlled Parking Zone the maximum standard is no more than one space per dwelling for any dwelling size. Car-free and car-capped development is supported provided the site is within an easily walkable and cyclable distance to a District Centre or the City Centre, has high public transport accessibility and the car-free status can be realistically enforced by planning obligations and/or on-street controls. The Council strongly supports contributions to and provision for car clubs at new developments to help reduce the need for private car parking.

8.45 The application site does not fall within the Controlled Parking Zone. The development would provide two car parking spaces for the shop as well as three spaces for residents at the southwest corner of the site, which are adequate dimensions. The proposal has one disabled car parking space to the northeast of the site.

8.46 The Greater Cambridge Sustainable Design and Construction SPD outlines the standards for EV charging at one slow charge point for each dwelling with allocated parking, one slow charge point for every two dwellings with communal parking (at least half of all non-allocated parking spaces) and passive provision for all the remaining car parking spaces to provide capability for increasing provision in the future. Conditions are recommended on EV charging.

8.47 The proposal would be in accordance with Cambridge Local Plan 2018 policy 82.

8.48 **Amenity**

- 8.49 Policy 35, 50, 52, 53 and 58 seek to preserve the amenity of neighbouring and / or future occupiers in terms of noise and disturbance, overshadowing, overlooking or overbearing and through providing high quality internal and external spaces.
- 8.50 Neighbouring Properties
- 8.51 *200 Green End Road*
- 8.52 To the southeast of the site is 200 Green End Road, which would be the property most affected by the proposal. The building line of the proposal would be set back from the common boundary with no.200 by approx. 1.01 and the existing side of elevation of no.200 is set back approximately 3.16m from the common boundary. 198 Green End Road as existing meets the common boundary with No.200. The proposal at second floor which is nearest the shared boundary would not exceed the height of No.200. Is it therefore considered that the proposal would not lead to significant overbearing impacts to the occupiers of No. 200. Further, the application is of a similar scale and size to the previous application. The previous approved application contained shadow studies (reference number 20/02791/FUL) which confirmed that there would be limited overshadowing to No. 200 as a result. There are no windows proposed on the south elevation. The proposed rear fenestration is located away from the boundary of No.200 so that it would lead to significant overlooking impacts of the amenity area of this property.
- 8.53 *Wider Area*
- 8.54 The front and northern side elevation faces upon Green End Road due to separation by distance there will be no harm to the neighbouring amenity. The rear elevation faces upon the Nisa shop, outbuilding and yard area. By virtue of the nature of the area it is not considered the proposal would lead to significant harm by overlooking.
- 8.55 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
- 8.56 *Future Occupants*
- 8.57 Policy 50 of the Cambridge Local Plan (2018) requires all new residential units to meet or exceed the Government's Technical Housing Standards – Nationally Described Space Standards (2015).

8.58 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 (m <sup>2</sup> )	Difference in size
1	1	2	1	50	51.8	1.8
2	1	2	1	50	50.1	0.1
3	1	2	1	50	51.8	1.8
4	1	2	1	50	50.1	0.1
5	1	2	1	50	51.4	1.4
6	1	2	1	50	50.1	0.1
7	1	2	1	50	50.1	0.1
8	1	2	1	50	53.1	3.1
9	1	2	1	37	37.1	0.1

8.59 All of the proposed units comply with the size requirements for internal space standards under Policy 50 of the Local Plan.

8.60 *Amenity Space*

8.61 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.

8.62 Para 6.35 of the Local Plan states; 'One-bedroom dwellings would not be expected to provide space for children to play, due to the lower likelihood of children occupying these units. Dwellings with more than one bedroom would need to take space for children to play into account. In addition to private amenity space, developments with flats will need to provide high-quality shared amenity areas on site to meet the needs of residents, including play space for children'.

8.63 All of the proposed flat units have a direct access to an area of private amenity space located upon the southern and northern side of the site. The private amenity spaces appear to be of sufficient space to accommodate table and chairs. This application now contains a roof top communal amenity space area similar to the approved scheme under (reference number 20/02791/FUL) measuring approx. 42.6m<sup>2</sup>. The lack of communal amenity space was included as a refusal reason on the previously refused scheme. The inclusion of the communal amenity space is welcomed as the private amenity spaces are of a relatively small scale and size and the ground floor terraces are close to the roadside edge providing limited privacy. The site now maximises its on-site



communal space and the proposal now provides a higher level of on-site-amenity space in what is a densely populated part of the city. The inclusion of the communal outdoor amenity space will significantly improve the amenity of the future occupiers of the site.

- 8.64 Third party comments have been received in relation to the scheme in objection due to concerns with the roof top communal area. Concerns are the roof top communal area would lead to overlooking impacts to the surrounding area and could lead to harm by noise and disturbance of the use of the amenity space. The proposal would not lead to any overlooking impacts. The proposal includes a parapet wall on the upper roof which is due to be constructed at 1.1m high with obscure glazing giving a height of 1.8m high ensuring that there will be no overlooking impacts. A condition is recommended to ensure that there the glazing is obscure glazing and installed prior to occupation and thereafter retained.
- 8.65 The presence of the shared roof terrace and the increased comings and goings resulting from the intensification of the site may lead to an increase in noise impact to no. 200, as well as other surrounding residential units. However, the site is located on a busy corner and the hard-standing belonging to 196 Green End Road is often use for car parking and other associated activities. In addition, the part of the site closest to No. 200 would be residential units, and the 1.8m combined height of the parapet wall and obscure glazing of the shared roof terrace would help to contain noise emanating from the use of the terrace. Further, the previously approved extant scheme (reference number 20/02791/FUL) contained an outdoor amenity area of a similar nature.
- 8.66 The need for sufficient communal outdoor space is considered necessary in this instance. The application site with this re-submission now maximises its potential on site amenity space improving the amenity of the occupiers. The use being proposed is residential and there is no evidence the space would be used for partying or anti-social behaviour. In any event, there is Environmental Health legislation that protects residents from such impacts. The application is in accordance with Policy 50 of the Cambridge City Local Plan 2018
- 8.67 *Accessible homes*
- 8.68 Policy 51 requires all new residential units to be of a size, configuration and internal layout to enable Building Regulations requirement part M4(2). The Access Officer was consulted on the application and stated that the proposed alterations to the second floor was acceptable. The Access Officer had no objections to the previously refused scheme. The proposal is therefore considered to comply with the requirements of Part M4 (2) of the Buildings Regulations and Policy 51.

8.69 *Construction and Environmental Impacts*

8.70 Policy 35 guards against developments leading to significant adverse impacts on health and quality of life from noise and disturbance. Noise and disturbance during construction would be minimized through conditions restricting construction hours and collection hours to protect the amenity of future occupiers. These conditions are considered reasonable and necessary to impose.

8.71 The Council's Environmental Health team have assessed the application and recommended and confirmed the application is acceptable subject to construction/ demolition hours, demolition construction collection deliveries, piling and dust. Further, the Environmental Health also suggested conditions of alternative ventilation scheme, artificial lighting, A1 hours of opening, A1 collections and deliveries and EV charging. The application is therefore considered to be in accordance with 35 of the Local Plan

8.72 The proposal adequately respects the amenity of its neighbours and of future occupants and is considered that it is compliant with Cambridge Local Plan (2018) policies 35, 50, 51, 52, 53, 56.

8.73 **Other Matters**

8.74 Cambridgeshire County Council Archaeological Officer commented on the application that the proposed development is within an area of high archaeological potential. Therefore, a condition of a Written Scheme of Investigate has been recommended.

8.75 **Third Party Representations**

8.76 The remaining third-party representations not addressed in the preceding paragraphs are summarised and responded to in the table below:

Third Party Comment	Officer Response
Anti- Social Behaviour of the Area	Matters relating to anti-social behaviours of the area are matters for the police and / or Environmental Health and outside of the planning system.
Concerns that the parties and gathering on the site currently	The application site is noted to be unused. The proposal would help to restore the site. Only residents would be able to access the roof

would migrate to the roof terrace	terrace and therefore any exiting unauthorised gatherings would not be able to gain access.
There is plenty of communal space very nearby several parks. No need for the communal space.	The communal roof terrace would increase the wellbeing and amenity of the occupiers noting the relatively small private amenity areas. The communal roof terrace maximises the on-site space which is very different in nature to publicly accessible spaces / parks in the area.

## 8.77 **Planning Balance**

8.78 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).

8.79 The proposal would make a small contribution to the local economy including the provision of construction jobs and some additional local spend. Further, the proposal would contribute to a higher density of accommodation within the area and development of a previously developed and partially brownfield site. The proposed re-submission is considered to have adequately provided onsite communal space, improvements to the design and context and improvements to the secure cycle storage.

8.80 The proposal is considered to be in accordance with policies 50, 55, 56, 57, 58, 59, 80 and 82 and the NPPF.

8.81 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.

## 9.0 **Recommendation**

9.1 **Approve** subject to:

-The planning conditions as set out below with minor amendments to the conditions as drafted delegated to officers.

## 10.0 **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. No development shall take place above ground level, except for demolition, until details of all the materials for the external surfaces of buildings to be used in the construction of the development have been submitted to and approved in writing by the local planning authority. The details shall include brickwork, standing seam zinc cladding, windows, doors and entrances, external metal work, balustrades, rainwater goods, edge junctions and coping details. 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 and 57).

4. 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).

5. 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).

6. 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).

7. No development shall commence until a scheme to minimise the spread of airborne dust from the site including subsequent dust monitoring during the period of demolition and construction, has been submitted to and approved in writing by the local planning authority The development shall be implemented in accordance with the approved scheme.

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

8. Prior to the commencement of development/construction, details of an alternative ventilation scheme for the habitable rooms to negate / replace the need to open windows, in order to protect future occupiers from external traffic noise shall be submitted to and approved in writing by the local planning authority. The ventilation scheme shall achieve at least 2 air changes per hour. Full details are also required of the operating noise level of the alternative ventilation system.

The scheme shall be installed before the use hereby permitted is commenced and shall be fully retained thereafter.

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

9. Prior to the installation of any artificial lighting, an artificial lighting scheme shall be submitted to and approved in writing by the local planning authority. The scheme shall include details of any artificial lighting of the site including locations and hours of operation.

The approved lighting scheme shall be installed, maintained and operated in accordance with the approved details / measures.

Reason: To minimise the effects of light pollution on the surrounding area (Cambridge Local Plan 2018 policy 34).

10. The commercial space hereby permitted shall only be open to customers between the following hours:- Mon-Fri: 07:00 and 19:00, Saturdays: 09:00 until 19:00 and Sundays: 10:00 and 16:00.

Reason: To protect the amenity of properties from noise. (National Planning Policy Framework, Feb 2019 - paragraph 180 a) and b) and Cambridge Local Plan 2018 - Policy 35: Protection of human health and quality of life from noise and vibration).

11. All service collections / dispatches from and deliveries to the commercial unit as approved including refuse / recycling collections shall only be permitted between the hours of 07:00 to 21:00 Monday to Friday and 08:00 to 19:00 on Saturdays. Service collections / dispatches from and deliveries to the commercial unit are not permitted at any time on Sundays or public holidays.

Reason: To protect the amenity of properties from noise. (National Planning Policy Framework, Feb 2019 - paragraph 180 a) and b) and Cambridge Local Plan 2018 - Policy 35: Protection of human health and quality of life from noise and vibration).

12. No permanent connection to the electricity distribution network shall be undertaken until a residential dedicated electric vehicle charge point scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate:
- i. Dedicated active slow electric vehicle charge points with a minimum power rating output of 7kW to serve a minimum of 50% of the approved communal parking spaces
  - ii. Additional passive electric vehicle charge provision of the necessary infrastructure including capacity in the connection to the local electricity distribution network and electricity distribution board, as well as the provision of cabling to parking spaces for all remaining residential car parking spaces to facilitate and enable the future installation and activation of additional active electric vehicle charge points as required.

The approved scheme shall be fully installed before the development is occupied and retained as such.

Reason: In the interests of encouraging more sustainable modes and forms of transport and to reduce the impact of development on local air quality (Cambridge Local Plan 2018 policies 36 and 82 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

13. 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.

14. 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.

15. No development above ground level, other than demolition, shall commence until details of soft landscape works have been submitted to and approved in writing by the local planning authority. 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.

Reason To ensure that proposals are in accordance with Policies. (Cambridge Local Plan 2018; Policies 55, 57 and 59)

16. No development above ground level, other than demolition, shall commence until full details of hard landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include proposed finished levels; means of enclosure; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting); proposed and existing functional services above and below ground (e.g.

drainage, power, communications cables, pipelines indicating lines, manholes, supports); retained historic landscape features and proposals for restoration, where relevant.

Reason To ensure that proposals are in accordance with Policies. (Cambridge Local Plan 2018; Policies 55, 57 and 59).

17. No development above ground level, other than demolition, shall commence until details of the proposed future landscape maintenance have been submitted to and approved in writing by the local planning authority. The maintenance specification will typically include a description of the work to be carried out, the standards required, the frequency of maintenance visits, the quantities of the landscape to be maintained and a plan indicating areas of open space. Typical landscape maintenance issues will include:

- a) Watering to establish new planting, trees and grass areas, and maintain good growth.
- b) Weeding of planting areas and topping up mulches – a good choice of plant material and a high standard of implementation will assist here. Application of herbicides should be kept to a minimum.
- c) Formative pruning of trees, cutting back and pruning of shrubs and herbaceous plants according to species.
- d) Thinning of planted areas to allow unrestricted growth.
- e) Replacement of dead or failing trees, plants and grass areas.
- f) Mowing of lawns, informal grass and meadow areas.
- g) Adjusting ties, stakes and guards and replacement as necessary.
- h) Maintenance of special landscape features such as Sustainable Drainage Systems.
- i) Maintenance of hard surfaces including patching or re-roiling (e.g. hoggin or gravel areas) as re-pointing of block or stone areas.
- j) Maintenance of street furniture, fencing and landscape lighting.
- k) Litter collection.

Reason To ensure that proposals are in accordance with Policies. (Cambridge Local Plan 2018; Policies 55, 57 and 59).

18. Two pedestrian visibility splays of 2m x 2m as shown on drawing number PL(90) 01 Rev. P1 be maintained free from obstruction exceeding 0.6m above the level of the adopted public highway.

Reason: In the interests of highway safety.

19. The proposed driveway 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. 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

20. Prior to the occupation of the new dwellings that the existing vehicular access be narrowed to accommodate the proposed access width within the site and the redundant dropped kerb be removed and the footway returned to having a full face kerb.

Reason: for the safe and effective operation of the highway

21. No demolition or construction works shall commence until a contractors parking plan has been agreed in writing with the Planning Authority. The aim of the plan should be to demonstrate how the developer will control and regulate on street motor vehicle parking for the contractors and sub-contractors undertaking the works.

Reason: in the interests of highway safety.

22. 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 appropriate DEFRA metric in force at the time of application for discharge;
- 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 appropriate DEFRA metric in force at the time of application for discharge;
- 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 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.

23. 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).

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

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

25. 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).

26. No dwelling(s) 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 and occupiers within them are able to achieve and individually measure 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).

27. 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)

28. Prior to the occupation of the development, hereby permitted, the balcony belonging to the shared roof terrace, identified as having obscured glass on the approved plans shall be obscure glazed to a minimum level of obscurity to conform to Pilkington Glass level 3 or equivalent. The glazing shall thereafter be retained in accordance with the approved details. The shared roof terrace shall be fully completed and made available to future residents for the lifetime of the development prior to first residential occupation.

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

29. No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work, commencing with the evaluation of the application area, that has been secured in accordance with a Written Scheme of Investigation (WSI) that has been submitted to and approved by the Local Planning Authority in writing. For land that is included within the WSI, no demolition/development shall take place other than under the provisions of the agreed WSI, which shall include:

- a) the statement of significance and research objectives;
- b) The programme and methodology of investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;
- c) The timetable for the field investigation as part of the development programme;
- d) The programme and timetable for the analysis, publication & dissemination, and deposition of resulting material and digital archives.

Partial discharge can be applied for once the fieldwork at Part c) has been completed to enable the commencement of development.

Part d) of condition 30 shall not be discharged until all elements have been fulfilled in accordance with the programme set out in the WSI.

Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any demolitions or groundworks associated with the development scheme and to ensure the proper and timely preservation and/or investigation, recording, reporting, archiving and presentation of archaeological assets affected by this development, in accordance with national policies contained in the National Planning Policy Framework (MHCLG 2019).

30. Prior to the occupation of the development, a management company shall be appointed to ensure that waste generated by the development is adequately managed, collected and stored away promptly after collection.

Reason: To protect the amenities of nearby residents/occupiers and in the interests of visual amenity. (Cambridge Local Plan 2018 policies 35, 36 and 57).

31. The bin and bike stores, gates, lighting provision and fob access, including shuttering associated with the proposed cycle parking, shall be provided prior to first occupation in accordance with the approved plans and shall be retained thereafter. Additionally, prior to first occupation, the rear access area shall be covered by an external security camera installation available to residents and maintained thereafter.

Reason: To ensure appropriate provision for the secure storage of bicycles and refuse, (Cambridge Local Plan 2018 policies 31 and 82).

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## **Informatives**

1. Fire Service vehicle access should be provided in accordance with Approved Document B Volume 1 of the Building Regulations. There should be vehicle access for a pump appliance to within 45m of all points within the dwelling-house in accordance with paragraph 11.2 of Approved Document B Volume 1. Where the proposed new dwelling cannot meet access requirements for fire appliances, compensatory feature(s) should be provided.
2. In the event that the Planning Authority is so minded as to grant permission to the proposal please add an informative to the effect that 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, and that a separate permission must be sought from the Highway Authority for such works.
3. The details required to discharge the submission of materials condition above should consist of a materials schedule, large-scale drawings and/or samples as appropriate to the scale and nature of the development in question.