



Planning Committee Date	26 th April 2023
Report to	Cambridge City Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	22/05093/S73
Site	1 Fitzwilliam Road Cambridge CB2 8BN
Ward / Parish	Petersfield
Proposal	S73 to vary condition 2 (approved drawings) of ref: 19/1141/FUL (Demolition of existing building and construction of three dwellings) to allow for minor material amendments.
Applicant	Blues Property Fitzwilliam Ltd
Presenting Officer	Amy Stocks
Reason Reported to Committee	Third party representations
Member Site Visit Date	N/A
Key Issues	<ol style="list-style-type: none">1. Character and Appearance2. Parking3. Ground Floor Extension
Recommendation	APPROVE subject to conditions

1.0 Executive Summary

- 1.1 The application seeks permission for various changes to the internal layout and the external appearance of the dwellings. Officers consider the requested changes to be minor in nature and would not impact the deliverance of the scheme or the amenity of neighbouring properties.
- 1.2 Officers recommend that the Planning Committee Approve the application subject to conditions

2.0 Site Description and Context

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

*X indicates relevance

- 2.1 The site is located on the northern side of the junction of Clarendon Road and Fitzwilliam Road. The site comprised of a 2.5 storey brick building (which has been demolished). To the west of the site are 4 buildings of local interest, to the north of the site is the garden of 21 Clarendon Road, located to the east and south of the site is a contemporary design project known as the Kaleidoscope development which has been the subject of major redevelopment in recent years and is not located in a Conservation area.
- 2.2 The site lies within the Brooklands Avenue Conservation Area. There are two mature sycamore trees on site that benefit from TPO status, these trees are located to the front of the site facing the junction of Fitzwilliam Road and Clarendon Road. The site is also located within a controlled parking zone.

3.0 The Proposal

- 3.1 S73 to vary condition 2 (approved drawings) of ref: 19/1141/FUL (Demolition of existing building and construction of three dwellings) to allow for minor material amendments including the retention of basements.
- 3.2 The application seeks amendments to the following elements:

- Removal of basement
- Removal of light wells to frontage of dwellings
- Removal of external stairs to basement
- Reduction in patio area (to prevent root damage to protected tree T001).
- Relocation of protruding element to side of plot 3
- Removal of 1 parking bay to side of dwellings
- Introduction of garden fence in plot 3 to allow for additional landscaping
- Removal of summer houses in gardens
- Extension of ground floor
- Introduction of Hedgehog Holes
- Obscure window installed to side elevation of plot 1
- General internal alterations across all floors
- Removal of balconies to the front
- Window installed to side elevation of plot 3
- Extension of roof line to the rear of plot 3
- Rooflight added to rear with cill height a minimum of 1.7mm from finished floor level at second floor
- Additional roof lights to the rear of plot 3
- Removal of rooflights to front of roofs
- Alteration of window proportions
- Pod extension of plot 3 to be cladded in zinc instead of timber cladding
- Introduction of stonework
- Pod extension to side elevation of plot 3 will be zinc finish instead of timber cladding
- Inclusion of integrated bird and bat boxes.

3.3 The application is accompanied by the following supporting reports and key plans which have been amended as indicated:

- Location Plan – 17-295 0110 Rev C03
- Proposed Site Plan – PL(90)01 Rev P2
- Proposed Floor Plans – PL(21)01 Rev P1
- Proposed Elevations and Section – PL-21-02 Rev P1
- Supporting letter dated 11th November 2022

3.1 Several previously submitted plans have been provided for context. These are as follows:

- Proposed Third Floor – PL-2-05 Rev A
- Proposed Second Floor – PL-2-04 Rev A
- Proposed First Floor- PL-2-03 Rev A
- Proposed Ground Floor- PL-2-02 Rev G
- Proposed Lower Ground Floor – PL-2-01 Rev A
- Proposed Elevations – PL-3-01 Rev A
- Proposed Roof Plan – PL-2-06 Rev A

4.0 Relevant Site History

Reference	Description	Outcome
16/00025/REFUSL	Demolition of existing building and construction of six new dwellings and associated access and landscaping.	Dismissed
15/1855/FUL	Demolition of existing building and construction of six new dwellings and associated access and landscaping.	Refused (dismissed at appeal)
19/1141/FUL	Demolition of existing building and construction of three dwellings.	Permitted (at appeal)
19/1141/NMA1	Non material amendment of planning permission 19/1141/FUL (Demolition of existing building and construction of three dwellings) for the relocation of the ground floor protruding element to plot 3, internal reorganisation of rooms and minor amendments to windows including four additional rooflights.	Permitted
21/03630/S73	Variation of condition 2 (Approved plans) of planning permission 19/1141/FUL (Demolition of existing building and construction of three dwellings) improvements to the design quality of the proposed development.	Refused
22/05493/S73	S73 to vary condition 2 (approved drawings) of ref: 19/1141/FUL (Demolition of existing building and construction of three dwellings) to allow for minor material amendments including the retention of basements.	Pending Consideration

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 31: Integrated water management and the water cycle

Policy 36: Air quality, odour and dust

Policy 37: Cambridge Airport Public Safety Zone and Air Safeguarding

Policy 45: Affordable housing and dwelling mix

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 61: Conservation and enhancement of historic environment

Policy 62: Local heritage assets

Policy 71: Trees

Policy 81: Mitigating the transport impact of development

Policy 82: Parking management

Appendix L: Car and cycle parking

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
Open Space SPD – Adopted January 2009
Public Art SPD – Adopted January 2009
Trees and Development Sites SPD – Adopted January 2009

5.5 Other Guidance

Brooklands conservation area

6.0 Consultations

6.1 County Highways Development Management –No Objection

6.2 Proposal is acceptable subject to the imposition of conditions relating to visibility splays, level of parking bays, qualification of resident permits, and an informative relating to the removal of existing residents parking bays and to works within the public highway.

6.3 Conservation Officer –No Objection

6.4 The proposal will not give rise to any harm to any heritage asset.

6.5 Environmental Quality and Growth Team Development Officer –No Objection

6.6 Proposal is acceptable, previous recommended conditions still stand.

6.7 Drainage – No objection

6.8 No objection, previous drainage conditions under the host permission are still applicable.

6.9 Sustainability Officer – No objection

6.10 No material sustainability concerns with the proposed minor amendments.

6.11 Ecology Officer – No Objection

6.12 The inclusion of hedgehog holes in the fence boundary and the installation of bird and bat boxes is supported.

7.0 Third Party Representations

7.1 3 representations have been received.

7.2 Those in objection have raised the following issues:

- Neighbours did not have enough time to comment on the application, neighbour letter was dated the 1st of December 2022 but not sent till 8th of December 2022.
- Documents are difficult to access
- Multiple plans have been submitted; details are confusing.
- Houses will become a HMOs- accommodate 31 people, not single dwellings
- Addition of 31 people would increase the amount of traffic within this already congested area.
- The potential occupancy of these houses is excessive for the area and would be contrary to the objectives of the conservation area and the character of the surrounding area (neighbouring dwelling sizes and occupancy).
- Noise disturbance generated will be greater due to potential occupancy and cinema rooms in the basement.
- Overdevelopment of the site.
- Scale and materials do not contribute to the area.
- The extension will extend beyond the rear of neighbouring properties breaking the existing building line to the rear.
- The extension will lead to loss of privacy and sense of enclosure and loss of residential amenity.
- Increase of footprint will lead to a reduction of external amenity space.
- Over provision of car parking – Loss of car parking for existing residents.
- Bin store location on plot 1 would negatively impact no.3 Fitzwilliam's Road privacy and amenity.
- Boundary wall between 1 and 3 Fitzwilliam, limited information on its removal or retention has been provided. The existing wall adds character to the area.
- Cars will reverse onto the busy corner of Fitzwilliam and Clarendon Road where Glenalmond Avenue adjoins. This is dangerous.
- The previous S73 application was refused permission on excessive parking provision, the proposal remains contrary to the policy 82 of the Local Plan.
- Character, appearance and scale – Balconies at top of buildings would be contrary to policy 61
- Proposal would impact the neighbouring BLIs
- Basement does not meet building regulation standards

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 S73 Applications

- 8.2 The application is for the variation of a planning condition and is made under S73 of the Town and Country Planning Act 1990. National Planning Practice Guidance in respect of such applications states:
- 8.3 “In deciding an application under section 73, the local planning authority must only consider the disputed condition/s that are the subject of the application – it is not a complete re-consideration of the application. A local planning authority decision to refuse an application under section 73 can be appealed to the Secretary of State, who will also only consider the condition/s in question.” [Paragraph: 031 Reference ID: 21a-031-20180615]
- 8.4 The principle of development of the dwellings on the site has already been established through the granting of the original application (19/1141/FUL).
- 8.5 Officers are satisfied that there has been no material change in policy or the surrounding context that requires a re-assessment of the principle of development. The assessment for this application focuses on the proposed variations of the plans and their consequences as described below.

8.6 Design, Layout, Scale and Landscaping

- 8.7 Policies 55, 56 and 57 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.
- 8.8 The proposed application seeks to vary aspects of the approved permission (19/1141/FUL). The footprint and the height of the building remains minorly unchanged.
- Removal of basement
 - Removal of light wells to frontage of dwellings
 - Removal of external stairs to basement
 - Reduction in patio area (to prevent root damage to protected tree T001).
 - Relocation of protruding element to side of plot 3
 - Removal of 1 parking bay to side of dwellings
 - Introduction of garden fence in plot 3 to allow for additional landscaping
 - Removal of summer houses in gardens
 - Extension of ground floor
 - Introduction of Hedgehog Holes
 - Obscure window installed to side elevation of plot 1
 - General internal alterations across all floors
 - Removal of balconies to the front
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- Extension of roof line to the rear of plot 3
- Rooflight added to rear with cill height a minimum of 1.7mm from finished floor level at second floor
- Additional roof lights to the rear of plot 3
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- Alteration of window proportions
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- Inclusion of integrated bird and bat boxes.

8.9 For clarity, the proposed changes will be addressed under which floor they are occurring at i.e basement, ground floor, first floor, second floor and third floor.

8.10 Basement:

8.11 This application seeks to remove the basement. As this feature would have been underground, it is not thought that its removal would have a material impact on the scale of the building. As the scale of the building remains minorly unchanged (notwithstanding the proposed rear extension) and was deemed acceptable under permission 19/1141/FUL, it is not thought that the scale of the building would now be an issue. However, officers do acknowledge that the removal of the basements from the homes will decrease the floor space of the properties

8.12 The Light wells and external staircase which served the previously permitted basements will be removed as they are no longer required. These changes are minor amendments and would not adversely impact the overall character or design of the dwellings.

8.13 Ground Floor

8.14 The application seeks several changes to the ground floor of these properties, externally and internally. Under the host permission, plot 3 benefitted from a patio to the east of the site, to the rear of the protruding element. Under this application the patio area has removed and the second patio area to the rear of the plot has been extended. In addition to this the protruding bay to the side of plot 3 has been relocated circa 1m towards the rear of the property. Both these changes have been proposed to prevent damage to the protected tree to the east of the site T001. Officers consider this to be a positive change as the change is for the benefit of the protected tree.

8.15 The removal of bedroom in the basement sees the change at ground floor level. The study has been converted into a single bedroom and a utility room has been incorporated at this floor. The provision of a utility room is acceptable, as its inclusion does not see a reduction in the kitchen lounge

area due to the proposed ground floor extension. The conversion of the study to a bedroom is considered acceptable. Plot 1 would become a 5-bedroom 9-person house from a 4 bedroom 6 person plot while plots 2 and 3 would become a 6 bedroom- 11 person house from a 6 bedroom 12 person home.

- 8.16 The removal, additions and displacements of bedrooms across the 3 plots sees an increase of occupancy at plot 1 by 3 people and a reduction of occupancy by 1 person at plots 2 and 3. Although the overall occupancy of the plots will allow for space of 1 more person, the plots are compliant with space standards and this minor change is not considered to be an issue.
- 8.17 The proposed utility room will benefit from an obscure window which will face on the eastern elevation of no.3. The window will be circa 2.6m from this elevation and will be obscured. Given the obscure nature of the window and the room it serves, it is not considered its inclusion will benefit from view into the neighbouring property.
- 8.18 A single storey rear extension is being proposed to the rear of all the plots. The extension will be 1.8m in depth, 3.4m in height and 5.3m in width (17m across the entirety of the plots). The extension will serve the proposed lounge/kitchen area and will allow for the incorporation of a utility room at this level without changing the size of this area. The extension will benefit from a flat roof (which officers will request be a green roof, this will be secured via condition). Each plot will benefit from bi-folding doors across the rear of the extension, no other windows are proposed on this extension. The extension extends beyond the rear elevation of no.3 by 300mm. Officers do not consider the slight extension beyond the rear building line of this property would impact no.3 regarding overlooking, overshadowing or loss of light. The proposed extension would slightly decrease the garden space to the rear, but officers consider the provision of garden space is acceptable. With the rear extension, plots 1 will benefit from a garden space of 97m², the garden of plot 2 will be 67m² and plot 3 will benefit from a garden space of 176m². As ample external amenity space will be retained and the proposed extension will unlikely adversely impact neighbouring properties, the proposed single storey extension is considered acceptable.
- 8.19 Plot 3 will also benefit from new fencing to the front and side of the plot. The fencing will be set 2.5m behind the existing brick wall to allow for additional landscaping to the front of the site. The space for the additional landscaping will allow for soft landscaping and planting to be incorporated into the design giving the overall site a much softer appearance and will enable a buffer to be retained between the residential plots and the exiting wall. Additionally, the fencing will allow the occupants of plot 3 to have more privacy than then would have under the host permission and the subsequent NMA permission. Condition 16 of the host permission requests details for a hard and soft landscaping scheme to be submitted to the Local Planning Authority (LPA) for approval, this condition

encompasses a planting scheme and fencing details, therefore specific details within this area can be addressed under this condition.

- 8.20 Six hedgehog holes have been proposed in the fencing surrounding the plots and wider site. The hedgehogs' holes will allow for the safe passage of hedgehogs between gardens. Officers consider this change to be positive. As mentioned above, condition 16 of the host permission requests hard and soft landscaping details, it is considered the exact specification of the fencing details and hedgehog holes can be addressed under this condition.
- 8.21 The scheme also sees the removal of the permitted summerhouses to the rear of each plot. The summer houses were to be used ancillary to the main dwellings and provide cycle storage to the main dwelling. The removal of the summer houses is not considered to be detrimental to the deliverance of the scheme as these elements were to be used in conjunction to the permitted dwelling that exceed residential space standards. Condition 16 of the host permission requests details for a hard and soft landscaping scheme to be submitted to the LPA for approval, this condition encompasses storage units (i.e cycle storage), officers consider these details will be confirmed under this condition.
- 8.22 One parking space from the communal occupant/visitor parking area to the northeast of the site, is to be removed. The removal of one space would not be contrary to parking provision and therefore is not considered to be unacceptable. Please see the Car parking provision assessment below.
- 8.23 The light wells to the front of the dwellings have been removed under this permission. The light wells are no longer required as the basement has been omitted from this proposal.
- 8.24 The rear window from the lounge area which overlooked the external stairwell to the basements has been removed. Bi-folding doors have been installed in place of the windows and the rear patio doors permitting. In addition to this change, the window to the front of the dwelling which served the study (now bedroom) will now be split into two larger windows. As both these windows and doors are located at ground level and would not achieve any additional views that would not already be achieved from the permitted scheme, officers do not consider the room change or slight change in fenestration to be unacceptable.
- 8.25 First Floor
- 8.26 The first floor of the development will also benefit from changes internally and externally.
- 8.27 The balconies to the front of the dwelling are being removed under this application. Officers consider their removal to be beneficial as the dwellings on this side of Fitzwilliam do not benefit from balconies to the front. Officers do note that the Kaleidoscope development opposite the

site does have balconies which front the highway, but this development consists of flats while the proposal at 1 Fitzwilliam is for dwellings. Officers consider this change for the removal of lower-level balconies to be acceptable.

- 8.28 Internally this floor will benefit from minor changes. The lounge located to the rear of plot 1 has now been removed and is now a double bedroom. This new bedroom will benefit from an ensuite, with a new laundry room located to the front of this room accessible from the hallway. A family bathroom has been to the front of the dwelling where there was a dressing room. A bedroom to the front of the dwelling will remain. Plots 2 and 3 will benefit from the same layout as plot 1 except a lounge will be placed to the front of the dwellings in place of a bedroom and dressing room permitted under the previous scheme. The general re-organisation is not considered to have an adverse character of the area or the amenity of the dwellings occupants.
- 8.29 The bedroom to the rear of plot 3 will be extended to full extent of the ground floor. This room will be extended by 2.5m in width and 1m in length. Given the orientation of plot no.3, it is not considered this extension will adversely impact neighbouring properties in relation to overshadowing or being overbearing and would not impact the objectives of the conservation area.
- 8.30 Due to the internal re-organisation of rooms several windows have been removed and proposed. Two obscure windows to the rear of the new bedrooms have been proposed, the originally permitted plans showed windows of a similar size, the new proposed obscure windows are a positive change as the obscure element of the windows will further prevent issues of overlooking (in addition to the separation distance between the permitted dwellings and neighbouring properties).
- 8.31 Two windows are proposed to the eastern elevation of the plot 3. These windows will serve the new proposed bedroom, it is not considered the inclusion of these windows will adversely impact neighbouring properties in relation to overlooking and would not impact the objectives of the conservation area.
- 8.32 The windows to the front of the dwellings at this floor will be minorly changed. The larger windows which would serve the bedroom of plot 1 and the lounges of plots 2 and 3 will be slightly larger and divided in two. The change in window is not considered to be an issue nor will it impact the character of the area. As the balconies to the front of the dwellings have been removed, the previously permitted door to this area is no longer required and will be replaced with a window, this window on plot 1 will be obscure as it will serve a bathroom.
- 8.33 The previously permitted eaveslights to the rear of the ground floor will have been removed. The removal of these lights leaves an empty space. Officers propose these areas become green roofs. This can be secured via condition.

8.34 Second Floor

- 8.35 At the second floor, minimal internal changes have been proposed. The permitted ensuite which served a bedroom to the rear of this floor has been changed to a bathroom accessible from the hallway, in doing so the storage cupboard on this floor has also been removed. Bedroom 4 of plot 1 has been made larger and therefore no longer benefits from an ensuite.
- 8.36 Two new rooflights have been proposed to the rear of this floor and will serve bedrooms 4 of plots 2 and 3. Plot 1 will continue to benefit from two rooflights to the rear, all rooflights will be slightly larger than previously permitted. The permitted rooflight to the front of plot 1 which served the ensuite of bedroom 2 will be removed. As similar size rooflights have been approved in these locations, the new proposed rooflights are not considered to be out of keeping with the wider character of the fenestration of the building.
- 8.37 Like the first floor, the windows to the front of the dwellings at this floor will be minorly changed. The larger windows which would serve the bedrooms of plot 1, 2 and 3 will be slightly larger and divided in two. The change in window is not considered to be an issue nor will it impact the character of the area. One smaller window is being proposed to serve the ensuite of bedroom 1 and 2, these windows will be obscure. As the balconies to the front of the dwellings have been removed, the previously permitted door to this area is no longer required and will be replaced with a window, this window on plot 1 will be obscure as it will serve a bathroom.
- 8.38 An additional window is also being proposed to serve bedroom 4 of plot 3. The window will be located on the eastern elevation of plot 3. Given the orientation of plot no.3, it is not considered this extension will adversely impact neighbouring properties in relation to overshadowing or being overbearing and would not impact the objectives of the conservation area.

8.39 Third Floor

- 8.40 Plot 1 does not benefit from a third floor. Minor changes have been requested internally for plots 2 and 3. For both plots, bedroom 5 has been made larger and will no longer benefit from an ensuite, and a small storage cupboard on this floor has been removed. The internal re-organisation at this floor will not adversely impact the conservation area, the character of the area or the amenity of the dwellings occupants.
- 8.41 The third floor also sees a change to the permitted fenestration. The roof lights to the front of this floor have been removed while the permitted rooflights to the rear have been made slightly larger. As the increase in the roof lights to the rear and the removal of the rooflights to the front will not allow for views to be achieved that were not already achievable, officers do not consider this change to be an issue.

8.42 A window has been proposed on the eastern elevation to serve bedroom 5. The window to serve the stairwell has been removed. Given the orientation of plot no.3, it is not considered this extension will adversely impact neighbouring properties in relation to overshadowing or being overbearing and would not impact the objectives of the conservation area.

8.43 The roof line of plot 3 increases slightly. The roof line that encases the doors to the terrace, reduces in height by 400mm but protrudes further out by 200mm more than what was previously approved. Officers consider this change to be non-material and would not impact the deliverance of the scheme.

8.44 Elevations:

8.45 The external appearance of the permitted scheme remains broadly unchanged, apart for some minor changes.

8.46 A single storey rear extension is being proposed to the rear of all the plots. The extension will be 1.8m in depth, 3.4m in height and 5.3m in width (17m across the entirety of the plots). Please see paragraph 8.16 for officer comments.

8.47 The protruding element to the side of plot 3 will be made slightly larger in height. The approved element is 3.5m in height from ground level with a 2.8m high window to the rear facing 21 Clarendon Way. This window is to be located roughly 1m from ground level and extend to 0.6m from the top of the protruding element. The proposed changes in the element show an increase in height to 3.7m in height with an increase in window size. The new windows will be 2.1m in length and will be placed on the front, side and rear elevation of this element. Although the window size increases, the height and location of the windows remains broadly the same as what has been previously approved. The rear garden fence will be located roughly 11.2m from the window of this element. Therefore, it is not thought that the slight re-adjustment of this protruding element, and change to windows, would enable any adverse views into neighbouring properties that had not been considered in the original application.

8.48 The protruding element of plot 3 will benefit from zinc cladding. Originally this element was to be cladded in timber cladding. Officers do not consider the use of zinc cladding to be an issue, as more contemporary cladding can be seen on the neighbouring Kaleidoscope development. The conservation officer has not voiced concerns on the use of zinc cladding and that this would adversely impact the character of the conservation area.

8.49 The addition of the swift boxes has been depicted on the southern elevation of plot 1, 2 and 3 and bat boxes on the east elevation of plot 3 and the west elevation of plot 2. As per condition 20 of permission 19/1141/FUL, 'No development shall take place (apart from demolition and below ground enabling works) until details regarding the specification and locations of the bird and bat boxes has been submitted to and approved in

writing by the local planning authority. The works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter.'

- 8.50 Although the locations of the bird boxes have clearly been specified on the elevations plan, further details are required in order to formally discharge this condition. It is recommended that further details regarding the specification of the boxes are submitted under a separate condition pursuant application. The depiction of the boxes on the elevations plan has been deemed as non-material.
- 8.51 Several window changes have been proposed on the southern, northern, eastern and western elevation. The southern elevation (front) sees changes to the larger windows and the removal of rooflights to the front of the properties. The slightly larger proposed windows would allow for more light to access these rooms and would not provide any further views into neighbouring properties that were not already assessed under the original application. A glass balustrade is being proposed on a few of the windows located at first and second floor of each of the properties, these glass balustrades will allow for these rooms to benefit from a Juliette balcony. As these balconies only be used when the window is opened and will not allow for views into neighbouring properties (as this elevation faces onto Fitzwilliam Road) officers consider the provision of Juliette balconies to be acceptable.
- 8.52 The fenestration of the north elevation (rear) has changed. As the balconies to the rear have been removed and as plot 3 benefits from a minor rear infill extension, the windows along the left of the rear elevation (plot 3) have been removed due to internal changes. The new scheme shows larger windows and additional roof lights at height; however, officers do not consider the proposed change would enable any adverse views into neighbouring properties that had not been considered in the original application.
- 8.53 The west elevation of plot 1 will see the inclusion of an obscure window which will serve the proposed utility room. As the window is obscure, officers consider the windows provides limited opportunity to overlook into neighbouring properties.
- 8.54 Condition 26 is states, *'For the hereby approved dwellings units 1, 2 and 3 and notwithstanding the provisions of Schedule 2, Part 1, Class A and B of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that order with or without modification): the enlargement, improvement or other alteration of the dwelling houses in regards to the insertion of new windows , loft conversion including rear dormers shall not be allowed without the granting of specific planning permission.'* It is not thought that the proposed changes would enable overlooking into neighbouring gardens.
- 8.55 The ground floor of the rear elevation shows a change in door and window arrangement. The proposal sees the installation of bi-folding doors to the

rear, omitting the patio doors and windows at ground level. Officers consider this change to be non-material and would not impact the deliverance of the scheme.

- 9.0 The stonework to the dwellings has also been changed. The front elevation will no longer benefit from stonework under the windows, while the stonework to the rear of the properties has been reduced on plot 3 due to the placement of a window. Officers consider this change to be non-material and would not impact the deliverance of the scheme.

- 9.1 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 and 57 and the NPPF.

9.2 Heritage Assets

- 9.3 The application falls within the Brooklands Avenue Conservation Area. The application site borders a designated building of local interest no.BLI0117 (no.3-9 Fitzwilliam Road).

- 9.4 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that a local authority shall have regard to the desirability of preserving features of special architectural or historic interest, and in particular, Listed Buildings. Section 72 provides that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.

- 9.5 Para. 199 of the NPPF set out that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation, and the more important the asset, the greater the weight should be. Any harm to, or loss of, the significance of a heritage asset should require clear and convincing justification.

- 9.6 Policy 61 of the Cambridge Local Plan (2018) requires development to preserve or enhance the significance of heritage assets, their setting and the wider townscape, including views into, within and out of the conservation area.

- 9.7 The Conservation Officer has advised that the proposed changes would not give rise to any harm to any heritage assets.

- 9.8 It is considered that the proposal, by virtue of its scale, massing and design, would not harm the character and appearance of the Conservation Area or the setting of Buildings of Local Interest. The proposal would not give rise to any harmful impact on the identified heritage assets and is compliant with the provisions of the Planning (LBCA) Act 1990, the NPPF and Local Plan policy 61.

9.9 Biodiversity

- 9.10 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.
- 9.11 The host application was accompanied by a pre-liminary Ecological Appraisal. This concluded that there is an opportunity to enhance the biodiversity on the site. The applicant is proposing a number of bird and bat boxes than the ecology report recommends. As per the host permission, a condition is recommended to secure the scheme for bat and bird boxes. In line with the Environment Act 2021 and the Councils Biodiversity SPD (2022) development proposals must deliver a net gain in biodiversity, in light of these new policies, a biodiversity net gain condition is to be implemented.
- 9.12 Subject to the above conditions, the proposal complies with Cambridge Local Plan 2018 policy 70.
- 9.13 The application has been subject to formal consultation with the Council's Ecology Officer, who raises no objection to the proposal and recommends several conditions to ensure the protection of species and the estimated biodiversity net gain is delivered.
- 9.14 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).

9.15 Cycle and Car Parking Provision

- 9.16 Cycle Parking
- 9.17 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.

- 9.18 Plot 1 benefits from 5 bedrooms, therefore storage for 4 cycles must be provided, plots 2 and 3 benefit from 6 bedrooms, therefore storage for 5 must be provided. Under the previous application, cycle storage was to be provided within the summerhouses in the rear garden, as these structures have been removed, cycle storage must be provided.
- 9.19 The permitted scheme sees all provision of cycle storage to the rear. Officers acknowledge the policy requirement for cycle storage to the front of dwellings to promote the use of cycles over cars. Officers requested the applicant to move the cycle parking to the front, however due to site constraints, the client was unable to move the entirety of the cycle parking to the front. Therefore, two cycle spaces will be placed to the front of plots 1 and 2, while 4 spaces have been placed to the front of plot 4.
- 9.20 Overall plot 1 will benefit from 6 cycle spaces (two at the front), plot 2 will benefit from 6 cycle spaces (two at the front), while plot 3 will benefit from 8 spaces (four at the front). Cycle store details have been submitted, officers consider these details to be acceptable. The new drawings will be re-consulted for 14 days, members will be updated on if the new drawings receive any comments.
- 9.21 It is considered the level of cycle parking provision required by policy compliant can be achieved on site, therefore subject to condition the cycle parking arrangements are in accordance with policy 82 and Appendix L of the Cambridge Local Plan 2018.
- 9.22 Car parking
- 9.23 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.
- 9.24 As per the host permission, the proposal would result in the loss of 3 parking bays on Fitzwilliam Road and 1 parking bay on Clarendon Road due to the creation of driveways for the proposed 3 units and the additional car parking accessed off Clarendon Road.

- 9.25 The Highway Authority has not objected to the application or the removal of the car parking bays. The proposal would provide car parking spaces to the front of each dwelling: unit 1 would have 1 space (due to cycle parking amendment), unit 2 would have 1 space and unit 3 would have 1 space. The proposed scheme would see the reduction of also 3 car parking spaces accessed from Clarendon Road to 2. These 2 spaces would be shared, as supplemental parking for the residents/visitor car parking.
- 9.26 The site and the streets in the immediate vicinity of the site fall within the controlled parking zone. The residents of the new dwellings would not qualify for Residents' Permits within the existing Residents' Parking Schemes operating on surrounding streets and an informative is recommended to this effect. The proposed level of car parking would exceed the maximum standards set out in Appendix L of the Cambridge Local Plan 2018 but in this case this over provision is considered to be acceptable to ensure an appropriate level of car parking is provided for the dwellings.
- 9.27 Officers acknowledge that the removal of on-street parking spaces would increase parking pressure in the nearby streets but conclude that the impact would be limited and not sufficient to form a reason for refusal. It is to be noted that the majority of properties along Fitzwilliam Road and Clarendon Road have off-street car parking spaces in the form of driveways. As the site is located within the controlled parking zone and the proposal includes an acceptable level of car parking, officers do not consider that the loss of the on-street car parking spaces would warrant a refusal of the application. The proposal would therefore meet the aims of Cambridge Local Plan 2018 policy 82.
- 9.28 **Amenity**
- 9.29 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.
- 9.30 The wider envelope of the building is not increasing. Officers acknowledge that a number of windows are changing in size and additional rooflights are being proposed, however, officers do not consider the proposed changes will adversely impact neighbouring properties further than what has previously been assessed and deemed acceptable.
- 9.31 Neighbouring Properties
- 9.32 A number of third party representatives were received on this application. These will be discussed in turn below:
- 9.33 *15-17 Clarendon Road:*

- 9.34 Concerns the proposed extension will break the building line along the north elevation of Fitzwilliam Road and how this extension will impact neighbouring amenity (loss of light and sense of enclosure) and the provision of garden space has been expressed. Please see paragraph 8.16 as to why the extension is considered acceptable.
- 9.35 There was some confusion regarding the submitted plans. The applicant submitted previously submitted plans for context, these plans will not be approved under this application. The plans list is explained in the submitted covering letter of the application. It was also stated that there was difficulty accessing some of the documents, officers were not made aware of this, when checked all documents were accessible from the public portal.
- 9.36 The overprovision of car parking has been raised. Please see the separate assessment of this matter in the above report.
- 9.37 Concerns regarding cars reversing onto the road from parking spaces located off the corner of Fitzwilliam Road has been raised. The Local Highways Authority has been consulted on this application and have concluded that visibility splays must be included, following the imposition of these splays, the proposal would not have an adverse impact on the Local Highway. This condition has been added to this application
- 9.38 Neighbours have raised concerns that the proposal seeks planning permission for three large houses in multiple occupation (HMO's). The application is seeking planning permission for dwellings (use class C3) and is therefore being assessed against the relevant housing policies. Any future change of use to a large HMO (use class sui generis) would require planning permission which would be assessed against the relevant policies for HMO's.
- 9.39 Although the previous S73 application reference 21/03630/S73 was refused on parking grounds, the reduction of parking from the previous scheme is considered acceptable. Please see section 9.36 for further assessment details.
- 9.40 *3 Fitzwilliam*
- 9.41 Concerns relating to the potential for HMOs, overdevelopment of the site and the excessive parking provision have been expressed. Please see the above report for officers comments on these matters.
- 9.42 It was stated that neighbours did not have enough time to comment on the application, the neighbour letter was dated the 1st of December 2022 but not sent till 8th of December 2022. Officers cannot take responsibility for letters being delivered late, however a site notice was erected on the 19th of December. From this date the site notice invited readers to make comments, comments were to be submitted within 21 days from the date

on the site notice. Officers consider neighbours had enough time to comment on the application.

- 9.43 There was some confusion regarding the submitted plans. The applicant submitted previously submitted plans for context, these plans will not be approved under this application. The plans list is explained in the submitted covering letter of the application. It was also stated that there was difficulty accessing some of the documents, officers were not made aware of this, when checked all documents were accessible from the public portal
- 9.44 Concerns that the proposal is overdevelopment for the site. The changes proposed minorly increase the footprint of the permitted dwellings and changes small elements like the fenestration and balconies. The wider development of the site was deemed acceptable under the host permission therefore only the proposals under this application can be reviewed. The proposed minor changes do not constitute as overdevelopment.
- 9.45 Concerns the proposed extension will break the building line along the north elevation of Fitzwilliam Road and how this extension will impact neighbouring amenity (loss of light and sense of enclosure) and the provision of garden space has been expressed. Please see paragraph 8.16 as to why the extension is considered acceptable
- 9.46 The overprovision of car parking has been raised. Please see the separate assessment of this matter in the above report.
- 9.47 No. 3 has expressed concerns of the bin storage location for plot 1 being adjacent to their outdoor terrace. They consider the location to be antisocial and would negatively impact their privacy and amenity. The proposed bin store for plot no.1 will be located behind a fence and separated from the patio of this dwelling. Officers consider the location of the bins to be acceptable as it is unlikely to use of the bins or limited movement of the bins will adversely impact the amenity of no.3's patio area.
- 9.48 There is a boundary wall running along no.3 and the site, it is unclear if this wall is being removed or replaced. The site plan clearly depicts the wall in question and has labelled the garden wall to rebuilt and which areas will be retained.
- 9.49 *5 Fitzwilliam Road*
- 9.50 Concerns relating to the properties being used as HMOs, the number of people using the properties, and the over provision of parking has been expressed. Please see the above assessment addressing these points.
- 9.51 The retention of top floor balconies has been expressed as damaging to the character and appearance of the conservation area. As these

elements were approved under previous applications, their retention is considered acceptable.

- 9.52 The overprovision of car parking has been raised. Please see the separate assessment of this matter in the above report. Concerns relating to the traffic cause by the potential occupants of the homes and how the number of people living here will impact the character of the area have been made. Officers cannot control the potential increase in traffic caused by the increase of people, as the dwellings meet space standard and adequate parking provision is made for these dwellings.
- 9.53 Concerns in relation to the basement level and the depth this floor and how this would be contrary to relevant clauses within an 1854 Covenant has been stated. Officers have not been made aware of or seen a covenant which prevents the or stipulates the height of buildings or dimensions of buildings. However, the basements are being omitted from this application, therefore this comment is not relevant to this application.
- 9.54 Noise disturbance generated will be greater due to potential occupancy and cinema rooms in the basement. Officers acknowledge that some level of noise will be generated by the occupants of these dwellings, however, this likely normal level of residential noise was deemed acceptable under the host permission. As noted above the basement has been removed and therefore no noise would arise from the cinema room.
- 9.55 The proposed scale and materials do not contribute to the area and the proposal would impact the neighbouring BLIs. The proposed scale broadly remains unchanged than what has been permitted. The new materials proposed have been deemed acceptable by conservation officers, therefore the proposed materials will not adversely impact the character of the conservation area of the neighbouring BLIs.
- 9.56 Future Occupants
- 9.57 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).
- 9.58 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 ²)	Proposed size of unit	Difference in size
1	5	9	4	134	166	+32
2	6	11	5	138	222	+84
3	6	11	5	138	241	+103

- 9.59 Policy 50 paragraph 6.32 states that residential units created through conversions should seek to meet or exceed the internal space standards

as so far as practicable to do so. Plot 1 has been based off a 5 bed 8 person property with 3 floors while plots 2 and 3 have been based off a 6 bedroom 8 person dwelling across 3 floors as these are the largest standards available for dwellings this size. The proposed dwellings exceed the recommended standards.

9.60 Garden Size(s)

9.61 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. Plots 1 will benefit from a garden space of 97m², the garden of plot 2 will be 67m² and plot 3 will benefit from a garden space of 176m². Officers consider ample garden space has been allocated to these properties.

9.62 Planning Balance

9.63 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).

9.64 The application seeks permission for minor changes as listed above. Officers do not consider the proposed changes will drastically alter the permitted development nor would the changes prevent the deliverance of the scheme.

9.65 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the statutory requirements of section 66(1) and section 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for Approval.

10.0 Recommendation

10.1 **Approve** subject to:

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

11.0 Planning Conditions

1. 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.

2. No construction work or demolition work shall be carried out or plant operated other than between the following hours: 0800 hours and 1800 hours on Monday to Friday, 0800 hours and 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

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

3. There shall be no collections from or deliveries to the site during the demolition and construction stages outside the hours of 0800 hours and 1800 hours on Monday to Friday, 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

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

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

Reason: In the interests of highway safety.

5. The proposed parking bays be constructed so that their 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.

6. The construction of the development shall be undertaken in accordance with the approved Details: BS5228 Noise & Vibration Impact Assessment (Ref: 36493-R1) produced by Sound Solution Consultants and dated 27th April 2021 The development shall be carried out in accordance with the approved details under application 19/1141/CONDB.

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

7. Measures to minimise the spread of airborne dust from the site during the demolition / construction period shall be undertaken in accordance with the Approved details: Airborne Dust Method Statement, 1 Fitzwilliam Road, Cambridge, for This Land (Sept 21) The development shall be carried out

in accordance with the approved details under application 19/1141/CONDB.

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

8. Electric Vehicle (EV) Charge Points shall be installed in accordance with the approved documents APL100 EV Point Location Layout; and Fast Charging Solo Smart Charger Domestic Datasheet. The development shall be carried out in accordance with the approved details under application 19/1141/CONDC.

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).

9. Before starting any brick or stonework, a sample panel of the facing materials to be used, which shall include details of the bonding, coursing and colour and type of jointing, shall be erected on site and agreed in writing with the Local Planning Authority. The development shall be carried out in accordance with the approved panel, which shall be maintained on site throughout the course of development.

Reason: In the interests of visual amenity and to ensure that the quality and colour of the detailing of the brickwork/stonework and jointing is acceptable and maintained throughout the development. (Cambridge Local Plan 2018 policies 55, 57 (for new buildings) and/or 58 (for extensions))

10. Before starting the installation of the roof, a samples of the roof materials shall be agreed in writing with the Local Planning Authority via a site visit or the provision of material samples. The development shall be carried out in accordance with the approved panel, which shall be maintained on site throughout the course of development.

Reason: In the interests of visual amenity and to ensure that the quality and colour of the detailing of the brickwork/stonework and jointing is acceptable and maintained throughout the development. (Cambridge Local Plan 2018 policies 55, 57 (for new buildings) and/or 58 (for extensions)) and 61.

11. Before starting the installation of the oriel window on unit 3, full details in the form of drawings shall be submitted to and agreed in writing with the Local Planning Authority. The development shall be carried out in accordance with the approved panel, which shall be maintained on site throughout the course of development.

Reason: In the interests of visual amenity within the conservation amenity (Cambridge Local Plan 2018 policies 55, 57 (for new buildings) and/or 58 (for extensions)) and 61.

12. No development shall take place above ground level, other than demolition, until details at a minimum scale of 1:20 (including plans, elevations and sections of IN) have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.

Reason: To ensure that the details of development are acceptable. (Cambridge Local Plan 2018 policies 55, 57 (for new buildings) and/or 58 (for extensions))

13. All works undertaken to trees shall be done so in accordance with the approved Arboricultural Method Statement and Tree Protection Plan Reference 8656-D-AMS, discharged under application 19/1141/CONDA.

Reason: To satisfy the Local Planning Authority that trees to be retained will be protected from damage during any construction activity, including demolition, in order to preserve arboricultural amenity in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71: Trees.

14. The submitted and approved HAYDENS ARBORICULTURAL NOTE (Submitted 03 December 2021) has confirmed a site meeting attended by the site manager and the arboricultural consultant to discuss details of the approved AMS has been undertaken. The approved record of this meeting was submitted and approved under application 19/1141/CONDF.

Reason: To satisfy the Local Planning Authority that trees to be retained will not be damaged during any construction activity, including demolition, in order to preserve arboricultural amenity in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71: Trees.

15. The approved tree protection methodology will be implemented throughout the development and the agreed means of protection shall be retained on site until all equipment, and surplus materials have been removed from the site. Nothing shall be stored or placed in any area protected in accordance with approved tree protection plans, and the ground levels within those areas shall not be altered nor shall any excavation be made without the prior written approval of the local planning authority. If any tree shown to be retained is damaged, remedial works as may be specified in writing by the local planning authority will be carried out.

Reason: To satisfy the Local Planning Authority that trees to be retained will not be damaged during any construction activity, including demolition, in order to preserve arboricultural amenity in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71: Trees.

16. If any tree shown to be retained on the approved tree protection methodology is removed, uprooted, destroyed or dies within five years of project completion, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

Reason: To satisfy the Local Planning Authority that arboricultural amenity will be preserved in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71: Trees.

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

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

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development. (Cambridge Local Plan 2018 policies 55, 57 and 59)

18. No development above ground level, other than demolition, shall commence until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatments to be erected. The boundary treatment shall be completed in accordance with the approved details prior to the first occupation or the bringing into use of the development (or other timetable agreed in writing by the Local Planning Authority) and retained as approved thereafter.

Reason: To ensure an appropriate boundary treatment is implemented in the interests of visual amenity and privacy (Cambridge Local Plan 2018 policies 55, 57 and 59)

19. Prior to the commencement of development, other than demolition, a scheme for surface water drainage works shall be submitted to and approved in writing by the Local Planning Authority. The details shall include an assessment of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles set out in the National Planning Policy Framework and the National Planning Policy Guidance, and the results of the assessment provided to the Local Planning Authority. The system should be designed such that there is no surcharging for a 1 in 30 year event and no internal property flooding for a 1 in 100 year event + an allowance for climate change. The submitted details shall include the following:

- 1) Information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- 2) A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime. The approved details shall be fully implemented on site prior to the first use/occupation and shall be retained thereafter.

Reason: To ensure appropriate surface water drainage. (Cambridge Local Plan 2018 policies 31 and 32)

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

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

21. The driveway hereby approved shall be constructed so that its falls and levels are such that no private water from the site drains across or onto the adopted public highway. Once constructed the driveway shall thereafter be retained as such.

Reason: To prevent surface water discharging to the highway, in the interests of highway safety (Cambridge Local Plan 2018 policy 81).

22. The driveway hereby approved shall be constructed using a bound material for the first 6m from the back of the adopted public highway, to prevent

debris spreading onto the adopted public highway. Once constructed the driveway shall thereafter be retained as such.

Reason: In the interests of highway safety. (Cambridge Local Plan 2018 policy 81)

23. No development above slab level, apart from demolition and ground enabling works, shall commence until a Carbon Reduction Statement has been submitted to and approved in writing by the local planning. This shall demonstrate that all new residential units shall achieve reductions in CO₂ emissions of 19 per cent below the Target Emission Rate of the 2013 edition of Part L of the Building Regulations, and shall include the following details:
- a) Levels of carbon reduction achieved at each stage of the energy hierarchy; and
 - b) A summary table showing the percentage improvement in Dwelling Emission Rate over the Target Emission Rate for each proposed unit. Where on-site renewable or low carbon technologies are proposed, the Statement shall also include:
 - c) schedule of proposed on site renewable energy technologies, their location, design, and a maintenance schedule; and
 - d) Details of any mitigation measures required to maintain amenity and prevent nuisance

There shall be no occupation of the development until the carbon reduction measures have been implemented in accordance with the approved details. Where grid capacity issues subsequently arise, written evidence from the District Network Operator confirming the detail of grid capacity and a revised Carbon Reduction Statement shall be submitted to and approved in writing by the local planning authority. The revised Carbon Reduction Statement shall be implemented and thereafter maintained in accordance with the approved details.

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

24. The water efficiency specification shall be installed in accordance with the approved details, document SHARMAN GRIMWADE - Building Regulations Part G Water Calculation - Revision P1 - 18/05/2021, approved under application 19/1141/CONDD.

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).

25. For the hereby approved dwellings units 1, 2 and 3 and notwithstanding the provisions of Schedule 2, Part 1, Class A and B of the Town and Country

Planning (General Permitted Development) Order 2015 (or any Order revoking and reenacting that order with or without modification): the enlargement, improvement or other alteration of the dwellinghouses in regards to the insertion of new windows , loft conversion including rear dormers shall not be allowed without the granting of specific planning permission. For the hereby approved dwellings unit 3 and notwithstanding the provisions of Schedule 2, Part 1, Class A and E of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that order with or without modification): the enlargement, improvement or other alteration of the dwellinghouses in regards to side extensions and the provision within the curtilage of the dwellinghouses of any building or enclosure, swimming or other pool, shall not be allowed without the granting of specific planning permission.

Reason: To ensure sufficient amenity space is retained for future occupiers of the dwelling, to protect the character of the area//trees and to protect the amenity of neighbouring occupiers (Cambridge Local Plan 2018 policies 50, 55, 61 and 71)

26. 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.

27. Notwithstanding the approved plans, the flat roof areas to the rear of the dwellings and on the protruding element of plot 3 hereby approved shall be a green biodiverse roof(s). The green biodiverse roof(s) shall be constructed and used in accordance with the details outlined below:

- a) Planted / seeded with a predominant mix of wildflowers which shall contain no more than a maximum of 25% sedum planted on a sub-base being no less than 80 millimetres thick.
- b) With suitable access for maintenance.
- c) Not used as an amenity or sitting out space and only used for essential maintenance, repair or escape in case of emergency.

The green biodiverse roof(s) shall be implemented in full prior to the use of the extension and shall be maintained in accordance with the Green Roof Organisation's (GRO) Green Roof Code (2021) or successor documents, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the development provides the maximum possible provision towards water management and the creation of habitats and valuable areas for biodiversity (Cambridge Local Plan 2018, policy 31). The Green Roof Code is available online via: green-roofs.co.uk

Informatives:

1. The applicant will be responsible for fully funding the removal of the existing residents parking bay, including all legal, advertisement fees and engineering costs.
2. 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 residents of the new dwelling will not qualify for Residents' Permits (other than visitor permits) within the existing Residents' Parking Schemes operating on surrounding streets.