



<b>Planning Committee Date</b>	26.04.2023
<b>Report to</b>	Cambridge City Council Planning Committee
<b>Lead Officer</b>	Joint Director of Planning and Economic Development
<b>Reference</b>	22/04180/FUL
<b>Site</b>	136 Mowbray Road, Cambridge, CB1 7TG
<b>Ward / Parish</b>	Queen Ediths
<b>Proposal</b>	Division of existing property into 2no. 2bed flats, single storey rear and two storey side extensions and a partial first floor extension.
<b>Applicant</b>	Mr Girish Ramrous
<b>Presenting Officer</b>	Charlotte Spencer
<b>Reason Reported to Committee</b>	Third party representations
<b>Member Site Visit Date</b>	N/A
<b>Key Issues</b>	<ol style="list-style-type: none"><li>1. Principle of development</li><li>2. Character and appearance of the area</li><li>3. Highway safety</li><li>4. Parking provision</li><li>5. Residential amenity</li></ol>
<b>Recommendation</b>	<b>APPROVE</b> subject to conditions

## **1.0 Executive Summary**

- 1.1 The application seeks planning permission for the division of existing property into 2no. 2bed flats, single storey rear and two storey side extensions and a partial first floor extension.
- 1.2 The proposals respect the character and appearance of the street scene and surrounding area.
- 1.3 The proposal does not adversely impact the residential amenity of neighbouring properties and provides adequate living conditions for future occupiers.
- 1.4 The proposal would not have a detrimental impact on highway safety.
- 1.5 Officers recommend that the Planning Committee APPROVE the proposal.

## **2.0 Site Description and Context**

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

- 2.1 The application relates to a two storey, semi-detached dwelling house located to the west of Mowbray Road. The brick, tile and render dwelling is set back from the road by an area of hardstanding which provides space to park two cars. To the rear lies a garden area which acts as private amenity space.
- 2.2 The application property is attached to No.134 Mowbray Road to the south and shares a side boundary with No.138 to the north. To the rear lies the garden area of No.24 Courtland Avenue. The area is residential in character and appearance.

## **3.0 The Proposal**

- 3.1 The application is seeking planning permission for the division of existing property into 2no. 2bed flats, single storey rear and two storey side extensions and a partial first floor extension.
- 3.2 The two storey side extension would have a width of 1.53 metres and span for a depth of 6.91 metres. It would be characterised by a dual pitched roof with a maximum height of 7.2 metres. The ground floor would be extended to the rear by 2.4 metres resulting in a total depth of 4.89 metres from the original dwelling house. It would have a 2.6 metre high flat roof. At first floor the rear extension would have a depth of 4 metres and span for a width of 3.48 metres before dropping back to a depth of 0.76 metres. The two storey rear element would have a 5.1 metre high flat roof.
- 3.3 The extended dwelling house would be converted into two flats. The ground floor flat (Flat 1) would be a two-bedroomed, four-person unit and it would be accessed from the proposed side extension. The first floor flat (Flat 2) would be a two-bedroomed, three-person unit and would be accessed from the existing front door. The garden would be subdivided to provide private amenity space for each unit. A bike and bin store would be provided to the front driveway.
- 3.4 During the determination process, the front garden layout has been amended including the relocation of the cycle store, a drawing showing the relationship of the proposal with the neighbour to the north and a letter from a Right of Light Consultant has been submitted.

#### 4.0 Relevant Site History

Reference	Description	Outcome
21/03437/FUL	Division of existing property into 4 no.1 bedroom flats including the construction of a single storey rear extension, two storey side extension and partial first floor extension	Withdrawn 16.09.2021
C/78/0471	Erection of single storey extensions and garage to existing dwelling house	Approval 20.07.1978
4.1	Application 21/03437/FUL was withdrawn following concerns raised by officers. This included the lack of a family unit, failure to meet internal floorspace standards, failure to provide sufficient outdoor amenity space and insufficient car and cycle parking. This application is a resubmission of the withdrawn application and the proposed units have been reduced to two.	

#### 5.0 Policy

##### 5.1 National

National Planning Policy Framework 2021

National Planning Practice Guidance

National Design Guide 2019

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

Circular 11/95 (Conditions, Annex A)

Technical Housing Standards – Nationally Described Space Standard (2015)

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

Conservation of Habitats and Species Regulations 2017

Environment Act 2021

ODPM Circular 06/2005 – Protected Species

Equalities Act 2010

## **5.2 Cambridge Local Plan 2018**

Policy 1: The presumption in favour of sustainable development

Policy 3: Spatial strategy for the location of residential development

Policy 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 35: Human health and quality of life

Policy 36: Air quality, odour and dust

Policy 50: Residential space standards

Policy 51: Accessible homes

Policy 53: Flat conversions

Policy 55: Responding to context

Policy 56: Creating successful places

Policy 58: Altering and extending existing buildings

Policy 70: Protection of priority species and habitats

Policy 80: Supporting sustainable access to development

Policy 81: Mitigating the transport impact of development

Policy 82: Parking management

## **5.3 Supplementary Planning Documents**

Biodiversity SPD – Adopted February 2022

Sustainable Design and Construction SPD – Adopted January 2020

## **6.0 Consultations**

### **6.1 County Highways Development Management – No Objection**

6.2 Please add a condition requesting a contractors parking plan.

### **6.3 Sustainable Drainage Officer – No Objection**

6.4 The submitted Flood Risk Assessment demonstrates suitable flood resilient measures which are acceptable with regards to flood risk. Conditions required requesting a surface water drainage scheme and flood resilient construction.

### **6.5 Environmental Health – No Objection**

6.6 No specific concerns with the proposal. However, due to the residential nature of the surroundings recommend imposition of our standard construction hours condition.

## **7.0 Third Party Representations**

7.1 One representation has been received.

7.2 Those in objection have raised the following issues:

- Overdevelopment
- Scale, massing and design of extensions
- Loss of light and overshadowing
- Overbearing
- Parking concerns
- Access to manhole
- Existing single storey elements do not have planning permission

7.3 The above representation is a summary of the comment that has been received. Full details of the representation 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 53 states that proposal to convert a single family dwelling house or a non-residential building into self-contained flats will be permitted where:
- a) The proposed development has an internal gross floor area of at least 120sqm and proposed room sizes meet minimum room sizes;
  - b) The ground or lower ground floor includes a family unit (two bedroom plus) with garden access;
  - c) The proposal, in terms of units and scale of associated extensions would not have a negative impact on the amenity or character of the area or on highway safety in streets experiencing parking stress;
  - d) The proposal would result in a good standard of amenity for its occupiers and it designed to avoid cumulative and negative impacts on neighbouring residential amenity; and
  - e) The proposal includes appropriate refuse, recycling and cycle storage.

Following the extensions, the internal floorspace would be over 120sqm and the ground floor unit would comprise 2 bedrooms with direct access to garden space. The impact on visual amenity, highway safety and residential amenity will be discussed in more detail below.

- 8.4 Subsequently, it is considered that the proposal to extend and convert the dwelling into self-contained flats is acceptable in principle, subject to all other material considerations.

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

- 8.6 Policies 55, 56, 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 extension to the side would be limited in width and due to its set back from the front and set down from the ridge, it is considered that it would appear subordinate to the original property. It would be set in from the side boundary by 0.9 metres and so it is considered that it would not result in terracing and a visual gap would be retained.
- 8.8 The rear extension would have a large depth, however, the first floor element would be smaller in footprint and the flat roof would reduce the visual bulk and it would appear subordinate. The rear element would not be visible from the public realm and it is noted that other properties in the area benefit from two storey flat roofed extensions.
- 8.9 The proposal demonstrates new landscaping to the front garden which is considered an improvement on the existing driveway which currently comprises hardstanding only. Whilst bike stores would be provided to the front, these are generally small and a condition can be added to ensure that they are within keeping of the area. The bins for the current house are

currently kept in the front garden without any covering and it is proposed that the bins be stored in the front and rear within dedicated stores.

- 8.10 Subsequently, it is considered that the proposal would have an acceptable impact on the character and appearance of the existing property, street scene and surrounding area. The proposal is compliant with Policies 55, 56, 58 and 59 of the Cambridge Local Plan (2018).

#### **8.11 Biodiversity**

- 8.12 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.

- 8.13 The proposal would be to extend an existing building and the plans demonstrate a green roof and new landscaping to the front garden area. As such, it is considered that Biodiversity Net Gain could be achieved. Therefore, subject to conditions the proposal is compliant with Policies 57 and 70 of the Cambridge Local Plan (2018).

#### **8.14 Water Management and Flood Risk**

- 8.15 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.
- 8.16 The site is in Flood Zone 1 and is therefore considered at low risk of flooding.
- 8.17 The applicants have submitted a Flood Risk Assessment and the Council's Sustainable Drainage Engineer has advised that the flood resilient measures are suitable. It is noted that a green roof is proposed in accordance with the local plan. The drainage officer has requested conditions regarding surface water and flood resilience measures which are considered reasonable.
- 8.18 The applicants have suitably addressed the issues of water management and flood risk, and subject to conditions the proposal is in accordance with Local Plan policies 31 and 32 and NPPF advice.

#### **8.19 Highway Safety and Transport Impacts**

- 8.20 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.

- 8.21 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.
- 8.22 The proposal would utilise the existing dropped kerbs. The Local Highways Authority have raised no objection subject to a contractors parking plan being submitted which is considered reasonable as Mowbray Road is a busy trunk road with a dedicated cycle lane and no on street parking.
- 8.23 The proposal accords with the objectives of policy 80 and 81 of the Local Plan and is compliant with NPPF advice.

#### **8.24 Cycle and Car Parking Provision**

##### **8.25 Cycle Parking**

- 8.26 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.
- 8.27 The plans demonstrate space for parking for 6 cycles to the front within a store. Details of the appearance of the store have not been provided, however, this can be dealt with by way of condition.

##### **8.28 Car parking**

- 8.29 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. Two parking spaces have been provided for the units which is compliant with the parking standards. Following amendments to the front garden layout, both spaces can be accessed independent of each other.
- 8.30 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. No details of EV charging have been provided, however, this detail can be secured by way of condition.

- 8.31 Subject to conditions, the proposal is considered to accord with policy 82 of the Local Plan and the Greater Cambridge Sustainable Design and Construction SPD.

### **8.32 Amenity**

- 8.33 Policies 35, 50, 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.

- 8.34 Neighbouring Properties

- 8.35 Impact on No. 138 Mowbray Road.

- 8.36 The two storey side extension would be located 0.9 metres from the shared boundary line with No.138 which is located to the south and approximately 3 metres from the neighbouring building. This property benefits from two first floor and two second floor side facing windows. The Building Research Establishment (BRE) document 'Site Layout Planning for Daylight and Sunlight: A guide to good practice' provides rules of thumb tests which determine whether or not further detailed daylight and sunlight tests are required. The two storey side extension would not intersect the 25 degree vertical line from the second floor windows, however, it would intersect it from the first floor windows. Plans for No.138 Mowbray Road show that these windows serve a bathroom and a hallway and so are not habitable rooms and therefore the impact would be limited.

- 8.37 The extension project to the rear of No.138 by 5.1 metres over two floors, the majority of which would be located 4.5 metres from the dwelling house as the rear extension would be built in line with the original dwelling house. Due to the separation distance, the proposed extension would not intersect a 45 degree horizontal line of sight from the closest habitable window. As such, it is considered that the proposed extension would have a limited impact on light and outlook on the rear facing windows. Although the extension may have some impact on light to the garden area of No.138 due to the orientation of the properties, as the roof would be flat with a limited height it is considered that the impact would be limited. The north facing two storey element of the proposal would result in some level of enclosure to the garden and first floor side windows, however it is considered that a sufficient gap would be retained between the proposal and neighbouring property and so the level of enclosure is considered to be acceptable.

- 8.38 No first floor side windows would be installed facing No.138 Mowbray Road.
- 8.39 Impact on No.134 Mowbray Road
- 8.40 The rear extension would be built up to the side extension with No.134 Mowbray Road. A submitted letter from a Right to Light Consultant has demonstrated that the first floor extension would not intersect the 45 degree line and so it is considered that this element would have an acceptable impact on daylight and enclosure.
- 8.41 The ground floor extension would project to the rear of No.134 by 5.1 metres and so would intersect the 45 degree horizontal line, however, due to the limited height of the extension, it would not intersect the 45 degree vertical line in compliance with the BRE guidelines. In addition, No.134 is located to the south of the proposal and so any loss of light is likely to be minimal.
- 8.42 No first floor side windows would be installed facing No.134 Mowbray Road.
- 8.43 Subsequently, it is considered that the proposal would have an acceptable level of impact on the residential amenity of the neighbouring properties in terms of loss of light, loss of outlook, sense of dominance and loss of privacy in compliance with Policies 53 and 58 of the Cambridge Local Plan (2018).
- 8.44 The Environmental Health Officer has been consulted and raised no objections subject to a condition restricting construction hours. This condition is considered reasonable to ensure that neighbour amenity is protected during construction work.
- 8.45 Future Occupants
- 8.46 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).
- 8.47 The gross internal floor space measurements for units in this application are shown in the table below:

Unit	Number of bedrooms	Number of bed spaces (persons)	Number of storeys	Policy Size requirement (m <sup>2</sup> )	Proposed size of unit	Difference in size
1	2	4	1	70	76	+6
2	2	3	1	61	62	+1

- 8.48 The proposed residential units would be in accordance with the minimum standards, including size of bedrooms. All habitable rooms would benefit from adequate light and outlook and subsequently, it is considered that it would provide a high-quality internal living environment for the future occupants.
- 8.49 Garden Size(s)
- 8.50 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.
- 8.51 Both flats would benefit from garden areas of 35sqm to 38sqm. It is considered that this would allow for sitting out and a small area for play and as such it is considered acceptable. The ground floor flat would have direct access to their amenity space. Whilst the first floor would have to leave their front door and access their space via the side passage, it is considered that it would not be possible to provide direct access due to the constraints of the site. The first floor flat's garden would be gated and secure with the access in close proximity to the front door.
- 8.52 Policy 51 requires all new residential units to be of a size, configuration and internal layout to enable Building Regulations requirement part M4(2) accessible and adaptable dwellings. While this is a policy requirement, the proposal is a conversion and would utilise the existing stairwells, the proposed units would not be housed completely within a new building envelope. Therefore, it is not practicable to require part M4(2) compliance for the provision of a lift to the first floor flat in this instance.
- 8.53 Summary
- 8.54 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, 57 and 58.

### **8.55 Third Party Representations**

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

<b>Third Party Comment</b>	<b>Officer Response</b>
Existing extensions do not have planning permission	There is no planning history for the side and front extension, however, Google Street View demonstrates that it was present in October 2018 and so has been there for over 4 years and now would be considered permitted development

Man Hole	The position of the man hole cover and access to it would be an issue for building control
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## **8.57 Planning Balance**

- 8.58 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).
- 8.59 Whilst it is considered that there would be some harm to the garden area of No.138 Mowbray Road by reason of enclosure, it is considered that this is limited and is outweighed by the provision of an additional residential unit.
- 8.60 Having taken into account the provisions of the development plan and 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.

## **8.61 Recommendation**

### **8.62 Approve** subject to:

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

## **9.0 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 demolition or construction works shall commence on site until a contractor's 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: To ensure that before development commences, highway safety will be maintained during the course of development. (Cambridge Local Plan 2018 Policy 81).

4. 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)
- 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 (Cambridge Local Plan 2018 policies 31 and 32).

5. No development shall commence until a scheme for flood resilient /resistant construction has been submitted to and approved in writing with the Local Planning Authority, in accordance with Flood Risk Assessment for the Conversion of an Existing Dwelling at 136 Mowbray Road, Cambridge to Provide Two Flats, reference 2922 – FRA dated Sept 2022 and prepared by MTC. Development shall take place in accordance with the approved details.

Reason To reduce the risk of flooding to the proposed development and future occupants (Cambridge Local Plan Policy 32)

6. 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).

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

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

8. Notwithstanding the approved plans, the flat roof of the extension 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](http://green-roofs.co.uk)

9. 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.

10. Prior to the installation of any electrical services, an electric vehicle charge point scheme shall be submitted to, and approved in writing by, the Local Planning Authority. The scheme shall make provision for one active charge point for each flat, The active charge points should have a minimum power rating output of 3.5kW.

The approved electric vehicle charge points shall be installed prior to first occupation of the relevant dwelling and retained thereafter.

Reason: In the interests of encouraging more sustainable modes and forms of transport and to reduce the impact of development on local air quality, in accordance with the National Planning Policy Framework (NPPF 2021) paragraphs 107, 112, 174 and 186, Policies 36 and 82 of the Cambridge Local Plan (2018) and Cambridge City Council's adopted Air Quality Action Plan (2018)

11. 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 (including gaps for hedgehogs) to be erected. The boundary treatment for each dwelling shall be completed before that/the dwelling is occupied in accordance with the approved details 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).

12. No dwelling, hereby permitted, shall be occupied until the curtilage of that dwelling has been fully laid out and finished in accordance with the approved plans. The curtilage shall remain as such thereafter.

Reason: To ensure an appropriate level of amenity for future occupiers and to avoid the property being built and occupied without its garden land (Cambridge Local Plan 2018 policies 50, 52, 55 and 56).

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

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

14. Prior to first occupation, each dwelling must be fitted with a means for future occupiers to monitor/measure their own water consumption. The fitted device shall be retained and maintained thereafter.

Reason: In the interest of promoting sustainable development (Cambridge Local Plan 2018 policy 28)

#### Background Papers:

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- Cambridge Local Plan 2018
- Cambridge Local Plan SPDs