



Planning Committee Date	13 th June 2023
Report to	Cambridge City Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	22/05472/FUL
Site	36 Amwell Road
Ward / Parish	Kings Hedges
Proposal	Demolition of existing bungalow and erection of 3no 2-bed terrace dwellings.
Applicant	Sebastian Macmillan
Presenting Officer	Amy Stocks
Reason Reported to Committee	Third party representations and deferred from previous committee (1 st March 2023).
Member Site Visit Date	N/A
Key Issues	<ol style="list-style-type: none">1. Character of the Area2. Design3. Car parking
Recommendation	APPROVE subject to conditions

1.0 Executive Summary

- 1.1 The application seeks permission for the demolition on a bungalow with the subsequent erection of 3 dwellings. The site does not have any site constraints.
- 1.2 A similar application was granted permission at committee in March of 2019 (18/1582/FUL). Due to Covid the applicant did not implement the permission and let the permission lapse, therefore the application has been re-submitted with two minor changes.
- 1.3 The item was brought to committee on the 1st March 2023. The application was deferred to allow the applicant time to address the issue with cycle storage being located to the rear of the site when policy dictates the storage should be located to the front of the dwellings and the footpath to the rear of the dwellings shall be a minimum width of 1.5m. The new plans provided have moved the cycle storage for all dwellings to the garage for communal storage and has increase the size of the footpath to the rear.
- 1.4 The applicant has also taken the opportunity to revise the internal layout. The ground floor of the dwellings will now have an open plan living area connecting to the kitchen while the new WC will be located under the stairs. The family bathroom located on first floor will now be a study and the second floor will now benefit from an ensuite with a shower.
- 1.5 Externally the dwellings will benefit from smaller porch roofs over the front door than what was previously approved. As the proposed changes are minor and will not adversely impact the appearance of what was previously approved, officers do not consider proposed development to be in keeping with the character of the area and be of acceptable appearance
- 1.6 The overall development is in accordance with local and national policies and remains broadly unchanged from what was previously approved at committee.
- 1.7 Officers recommend that the Planning Committee Approve the application.

2.0 Site Description and Context

None-relevant		Tree Preservation Order	
Conservation Area		Local Nature Reserve	
Listed Building		Flood Zone 1	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	

*X indicates relevance

- 2.1 The site comprises 36 Amwell Road which currently contains a single-storey dwelling. The bungalow is set back behind the semi-detached pair Nos. 32 and 34 Amwell Road due mainly to the set in of the road at this point. There is a vehicle access to the south-west of the house with a

single garage attached to the garage of No.34 Amwell Road. The application site has a shared boundary with a parking area to the north-east and another parking area to the rear (north-west) in Armitage Way.

2.2 The surrounding area is residential in character with short terraces and semi-detached properties predominating although there are also back-to-back two-storey duplex houses. Nearby to the north is King Hedges Road, beyond which is the Science Park Campus and to the south/east lies the commercial area in Kilmaine Close.

3.0 The Proposal

3.1 Demolition of existing bungalow and erection of 3 no 2 bed terrace dwellings.

3.2 Each house would have 2 bedrooms and be on three storeys with bedrooms on the first and roof levels (served by a dormer window) with a kitchen and living room on the ground floor and one bathroom at first floor level (one en-suite). An ensuite with a shower will serve bedroom 2.

3.3 Each house would have access to a rear garden and will benefit from the existing single garage for the use of cycle storage. There would be no parking provision on site for the dwellings.

3.4 There would be a rear access to the gardens to use the bin stores.

3.5 A similar proposal (18/1582/FUL) was brought to Planning Committee on 6th March 2019. The application was approved. The applicant failed to start the development with the 3-year time limit due to covid restraints, therefore a new application has been submitted.

4.0 Relevant Site History

Reference	Description	Outcome
18/0823/FUL	Demolition of existing dwelling and erection of 6 houses	Refused
18/1582/FUL	Demolition of existing bungalow and erection of three terraced houses	Approved at Committee

5.0 Policy

5.1 National

National Planning Policy Framework 2021

National Planning Practice Guidance

National Design Guide 2021

Environment Act 2021

Conservation of Habitats and Species Regulations 2017

Equalities Act 2010

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

Technical Housing Standards – Nationally Described Space Standard (2015)

Circular 11/95 (Conditions, Annex A)

5.2 Cambridge Local Plan 2018

Policy 3: Spatial strategy for the location of residential development

Policy 28: Sustainable design and construction, and water use

Policy 29: Renewable and low carbon energy generation

Policy 31: Integrated water management and the water cycle

Policy 32: Flood risk

Policy 35: Human health and quality of life

Policy 36: Air quality, odour and dust

Policy 50: Residential space standards

Policy 51: Accessible homes

Policy 52: Protecting garden land and subdivision of dwelling plots

Policy 55: Responding to context

Policy 56: Creating successful places

Policy 57: Designing new buildings

Policy 58: Altering and extending existing buildings

Policy 59: Designing landscape and the public realm

Policy 69: Protection of sites of biodiversity and geodiversity importance

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 Neighbourhood Plan

N/A

5.4 Supplementary Planning Documents

Biodiversity SPD – Adopted February 2022

Sustainable Design and Construction SPD – Adopted January 2020

Cambridgeshire Flood and Water SPD – Adopted November 2016

Health Impact Assessment SPD – Adopted March 2011

Landscape in New Developments SPD – Adopted March 2010

Trees and Development Sites SPD – Adopted January 2009

6.0 Consultations

6.1 Local Highway Authority–No Objection

6.2 *Comment dated 16th January 2023:* Proposal is acceptable subject to the imposition of conditions relating to levels of paved areas in regard to surface water drainage, materials of areas of paved surfacing, submission of a contractor's plan, and an informative relating to works within the LHA boundary.

6.3 *Comment dated 18th April 2023:* The additional documents submitted by the applicant do not alter the Highway Authority's comments of 16th January 2023.

6.4 Sustainable Drainage Officer –No Objection

6.5 *Comment dated 16th January 2023:* Proposal is acceptable subject to the imposition of conditions relating to a scheme of surface water and foul water drainage.

6.6 Urban Design–No Objection

6.7 *Comment dated 22nd December 2022:* No material Urban Design issues with this proposal.

6.8 *Comment dated 13th April 2023:* It is considered that there are no material Urban Design issues with this proposal.

6.9 Environmental Health –No Objection

6.10 *Comment dated 22nd December 2022:* Proposal is acceptable subject to the imposition of conditions relating to construction hours, piling and dust management and the imposition of an informative relating to dust.

6.11 *Comment dated 3rd April 2023:* The recommendations and comments within the memo dated 22nd December 2022 for application 22/05472/FUL are pertinent to this application.

7.0 Third Party Representations

7.1 1 representation has been received on the 15th January 2023.

7.2 The objection has raised the following issues:

- Car parking and parking stress
- Existing drainage problems need to be addressed
- Residential amenity impact (impacts on privacy and overlooking)
- Bin Storage allocation
- Sale of properties

7.3 No further third-party representations have been received as a result of the re-consultation.

7.4 The above representations are a summary of the comments that have been received. Full details of the representations can be inspected on the application file.

8.0 Assessment

8.1 Planning Background

8.2 An application was submitted for the demolition of existing dwelling and erection of 6 houses. The reasons for refusal relating to application 18/0823/FUL are in summary that:

- 1) The proposal would be unduly dominant due to bulk and height and as the block would occupy the majority of the site together with the proposed dormers being out of keeping resulting in perceived bulk.
- 2) The proposal would result in an overbearing and enclosing impact on the rear garden of No.34 Amwell Road and with 4 windows in the SW elevation facing this property would also result in overlooking.
- 3) Unacceptably limited amount and low quality of the internal space due to their size and single outlook and no private or communal amenity space.
- 4) Lack of cycle parking and inadequate refuse and recycling provision.
- 5) Insufficient information regarding surface water run off to prove that there would be no surface water flooding.

8.3 Following the refusal, a subsequent application 18/1582/FUL was submitted for the demolition of existing bungalow and erection of three terraced houses. This was presented and approved at committee in March 2019.

8.4 To date no discharge of conditions have been submitted for this application. The following application 22/05472/FUL has been submitted as the time condition has lapsed on the previous application. Due to covid constraints the applicant did not commence the development and therefore the previously approved permission cannot be implemented.

8.5 Principle of Development

8.6 The proposal is for the redevelopment of existing residential land to provide an additional 2 dwellings. Spatial Policy 3 supports the provision of additional dwellings in and around the urban area of Cambridge. Policy 52 seeks to protect garden land and the subdivision of dwelling plots and indicates that some forms of redevelopment will continue to be a valuable additional source of housing supply and need not be inappropriate. The

proposal is for complete redevelopment which would be acceptable in principle, subject to meeting the criteria of Policy 52.

- 8.7 The criteria of Policy 52 are that the proposal to subdivide the existing residential plot will only be permitted where it is of a form, height and layout which is appropriate to the area, that sufficient garden space is retained and any existing trees are retained, amenity and privacy of existing and new properties is protected, provision is made for adequate amenity space, vehicle access and parking spaces for new and existing properties, and that there is no detrimental effect on the potential comprehensive development of the wider area.
- 8.8 The proposal is acceptable in principle in accordance with policy 3 of the Cambridge Local Plan 2018.
- 8.9 Design, Layout, Scale and Landscaping**
- 8.10 Policies 55, 57, 58 and 59 seek to ensure that development responds appropriately to its context, is of a high quality, reflects or successfully contrasts with existing building forms and materials and includes appropriate landscaping and boundary treatment.
- 8.11 The context is that the property already lies within an existing residential area where there are a variety of two-storey properties including semi-detached, short terraces and small back-to-back blocks in a wholly residential estate.
- 8.12 The proposal is for the demolition of the existing one-storey dwelling and its replacement with three terraced houses, similar to what has been previously approved under application 18/1582/FUL. The proposed terraces would each have a rear garden where bin and cycle stores would be contained.
- 8.13 The proposed 3 properties would be set back from the rear edge of the public highway and would be slightly taller than existing dwellings (400mm), nonetheless, of itself, this would not be out of character in this area which is neither a Conservation Area or other designated area nor has a regulated street-scene pattern of development.
- 8.14 The proposal would include three rear dormer windows (to each of the properties). These would be relatively large and a specific feature of each new house. The dormers would be located well within the proposed eaves and outer edge and shared boundaries of the properties. While the rear dormers would be visible from Armitage Way to the rear and there are no other visible dormers in the locality, their integrated nature and, providing suitable materials are chosen, would mean that the dormers would not be out of character with the proposed properties. They would not be unduly overbearing or obtrusive. Officers consider they are therefore acceptable in this location.

- 8.15 Some properties have parking within their boundaries and others rely on the parking court areas or park on street (there are no local parking restrictions). Therefore, the lack of onsite parking for two of the properties is not out of character and is therefore considered to be acceptable in terms of the proposal's impact on visual amenities.
- 8.16 As mentioned previously, the same application was submitted and approved at committee in March 2019 (18/1582/FUL). This application is the same as the previous apart from three differences. The first difference is a slight change in the internal organisation of the rooms. The second difference is the porch roofs over the front door are now smaller than what was previously approved. The third difference is the proposed rooflights to the front of the dwelling which will serve the ensuite of bedroom 2, bedroom 2 and the stairwell to the second floor, an additional rooflight is being proposed but the overall size of the roof lights has decreased. As the proposed changes are minor and will not adversely impact the appearance of what was previously approved, officers do consider proposed development to be in keeping with the character of the area and be of acceptable appearance.
- 8.17 Like the previously approved scheme, the proposal has overcome the previous refusal reasons mainly due to the reduction in the number of dwellings from 6 to 3 and because the houses will not extend across the full width or depth of the site.
- 8.18 A hard and soft landscaping scheme condition (no.11) has been imposed to ensure positive visual amenity is produced and well-integrated into the surrounding neighbourhood.
- 8.19 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, 57, 58, and 59 and the NPPF.

8.20 Carbon Reduction and Sustainable Design

- 8.21 The Council's Sustainable Design and Construction SPD (2020) sets out a framework for proposals to demonstrate they have been designed to minimise their carbon footprint, energy and water consumption and to ensure they are capable of responding to climate change.
- 8.22 Policy 28 states development should take the available opportunities to integrate the principles of sustainable design and construction into the design of proposals, including issues such as climate change adaptation, carbon reduction and water management. The same policy requires new residential developments to achieve as a minimum water efficiency to 110 litres pp per day and a 44% on site reduction of regulated carbon emissions and for non-residential buildings to achieve full credits for Wat 01 of the BREEAM standard for water efficiency and the minimum requirement associated with BREEAM excellent for carbon emissions.

8.23 Policy 29 supports proposals which involve the provision of renewable and / or low carbon generation provided adverse impacts on the environment have been minimised as far as possible.

8.24 The application is supported by limited information in relation to renewable and low carbon technologies. As per the design and access statement submitted, the applicant has confirmed high levels of fabric insulation in the walls and roof will be used and the dwellings will benefit from high specification glazing to the windows and doors. The dwellings will also benefit from efficient services such as LED lighting, programme controls and thermostats. Regarding climate change, the form of the dwellings will allow cross ventilation to prevent overheating including a rooflight to the front of the dwellings and windows to the rear of the top floor. The stairs will benefit from a rooflight to allow for summer ventilation. The dwelling will be constructed using brick and block walls will provide high levels of thermal mass and prevent overheating. To ensure water efficiency, low-flow water fittings will be installed.

8.25 However, further information as to how water efficiency and renewable energies will be incorporated is required. Officers consider these details can be achieved via conditions no. 19 and 20.

8.26 Subject to conditions, officers consider the application would address the issue of sustainability and renewable energy and the proposal is in accordance is compliant with Local Plan policies 28 and 29 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

8.27 Biodiversity

8.28 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.

8.29 Limited information has been provided in relation to the biodiversity net gain on site. As the existing site is a bungalow and surrounded by residential properties, the existing biodiversity is likely to be very low. However, officers will impose a biodiversity net gain condition no.18 to ensure biodiversity is maintained on the site.

8.30 Subject to conditions, the proposal is compliant with 57, 69 and 70 of the Cambridge Local Plan (2018).

8.31 Water Management and Flood Risk

- 8.32 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.
- 8.33 The site is in Flood Zone 1 and is therefore considered at low risk of flooding.
- 8.34 The applicants have commented on surface water drainage within their design and access statement. The applicant has directly contacted Anglia Water who have confirmed that the additional roof area implied by the proposed dwellings compared to the existing bungalow would be acceptable. Anglia Water confirmed that the additional water from the proposed 40m² extension could be connected to the existing drainage to the surface water sewer
- 8.35 The Council's Sustainable Drainage Engineer has advised the proposal is acceptable subject to the imposition of a condition no.7 in relation to the disposal of surface and foul water drainage. Officers consider the request of this condition to be acceptable and will be imposed.
- 8.36 Subject to conditions, 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.

8.37 Highway Safety and Transport Impacts

- 8.38 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.
- 8.39 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.
- 8.40 The proposal involves the demolition of an existing bungalow and the erection of a terrace of three dwellinghouses. As the dwellings would not have any vehicle accesses, there would be no highway safety issues arising.
- 8.41 A shared rear pedestrian access would be formed to the back of the Armitage Way parking area. This access would allow for ease of access into the rear gardens of the proposed dwellings.
- 8.42 The application has been subject to formal consultation with Cambridgeshire County Council's Local Highways Authority, who raise no objection to the proposal subject to conditions.

8.43 Subject to conditions as applicable, the proposal accords with the objectives of policy 81 of the Local Plan and is compliant with NPPF advice.

8.44 Cycle and Car Parking Provision

8.45 Cycle Parking

8.46 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.

8.47 Cycle parking is proposed in the garage to the front of plot no.1. The garage will be a communal bike store for the occupants of these properties and will be accessible to only these occupants. The existing garage is 11.5m² in size and will benefit from Sheffield stands to store the cycles, officers consider this provision of cycle storage to the front of the dwelling to be acceptable.

8.48 Car parking

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

8.50 None of the proposed dwellings will benefit from off street parking. Consequently, any vehicles associated with the properties together with their visitors and any additional vehicles associated with the dwellings would park on-street. There are no parking restrictions on street and the Highway Authority raise no objections to the proposal subject to their being no noise or disturbance issues resulting.

8.51 The dwellings are located an 11 minute walk to the nearest bus stop and a 16 minute bike ride from the city centre. The application site is located in a sustainable location and benefits from adequate transport links. The application site is considered to be in a suitable enough location to not require the provision of car parking.

8.52 The proposal is considered to accord with policy 82 of the Local Plan and the Greater Cambridge Sustainable Design and Construction SPD.

8.53 Amenity

8.54 Policy 35, 50, 52, 53 and 58 seek to preserve the amenity of neighbouring and / or future occupiers in terms of noise and disturbance, overshadowing, overlooking or overbearing and through providing high quality internal and external spaces.

8.55 Neighbouring Properties

8.56 The proposal has been amended from the earlier refusal in 2018 to reduce the number of dwellings proposed and particularly, the depth of the building. There would be no windows in the elevation facing the adjoining occupier, No.34 Amwell Road.

8.57 While the proposed building would remain deeper into the plot than the adjoining semi-detached pair this reflects the line of the adjoining highway. To ensure neighbouring amenity remains unaffected officers are proposing to remove class A and E permitted development rights for these dwellings as per condition 17. Class A of the general permitted development order (GDPO) relates to extensions while class E relates to outbuildings, as the gardens of the proposed dwellings are suitable for the proposed dwellings, the addition of structure to these areas would make the gardens too small and would have the potential to impact neighbouring properties and occupants of the proposed dwellings.

8.58 Impact on No. 32

8.59 One neighbouring objection has been received. Concerns of existing drainage issues have been expressed; officers consider these elements have been addressed in the above section.

8.60 Concerns regarding parking have been expressed. As the dwellings are not located within a controlled parking zone and the Local Plan does not require parking to be provided as a minimum (maximum of 1), officers are unable to request spaces of this nature.

8.61 Given this and the reduced depth into the plot than the existing bungalow and that the proposed building would be to the north of this neighbour, officers consider that there would be no undue loss of amenities as a result of overshadowing/loss of sunlight/visual intrusion or enclosure. As

there would be no windows at first floor level, there would be no loss of privacy or overlooking resulting from the proposal.

8.62 Other properties in the locality are sufficiently distant from the application site or are across public areas such that officers consider there would be no harmful loss of residential amenities to the other nearest properties

8.63 Future Occupants

8.64 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).

8.65 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	2	3	3	79	84	+5
2	2	3	3	79	84	+5
3	2	3	3	79	84	+5

8.66 The current space standards do not extend for three storey dwellings for 2-bedroom homes. As such the maximum standard of a dwelling of this type has been applied. The proposed dwellings meet residential standards.

8.67 Garden Size(s)

8.68 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.

8.69 Policy 50 requires that external space is of a reasonable size to provide for day-to-day living and for children’s place space. Gardens are provided to each of the properties, the smallest being 4.3m deep and 4.1m wide (17m²) which is considered to generally provide for the occupiers’ likely use.

8.70 The proposals would have reasonable outlook, light into rooms and a suitably sized, usable outdoor space (minimum garden size 17m²) which is not overshadowed or unreasonably overlooked. The proposed dwellings would have an acceptable level of privacy

8.71 Inclusive access

8.72 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 to be met with 5% of affordable housing in developments of 20 or more self-contained affordable homes meeting Building Regulations requirement part M4(3) wheelchair user dwellings. The Design and Access Statement submitted states the proposal would comply with these standards and therefore, Officers consider that the layout and configuration enables inclusive access and future proofing. Condition 16 has been imposed to ensure compliance to the regulations.

8.73 Construction and Environmental Impacts

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

8.75 The Council's Environmental Health team have assessed the application and recommended conditions relating to construction hours, piling and dust be imposed.

8.76 Summary

8.77 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, 57 and 58.

8.78 Other Matters

8.79 Bins

8.80 It has been indicated that refuse and recycling bins are to be provided in the rear garden areas. Condition no.13 requiring details has been attached. Officers consider the proposal is compliant in this respect with Cambridge Local Plan (2018) policy 57.

8.81 Neighbouring properties place their bins by the parking spaces on Armitage Way. The drag distance to this location from the rear gate of plot 1 is 10m, from plot 2 is 7m and from plot 3 is 5m. In line with the RECAP Waste Management Design guide, resident should not have to move waste more than 30m to any designated storage area within the boundaries of the property to a collection point. As these distances are not further than what is deemed suitable, officers consider the bins being located to the rear of the property to be acceptable. However further information regarding the exact location is required and has been secured via condition 13.

8.82 Subject to conditions, officers consider refuse and recycling can be successfully integrated into proposals and in accordance with policy 57.

8.83 Planning Balance

8.84 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).

8.85 The proposal would result in three additional houses which would help to meet the needs identified in the Local Plan. There would be no significant adverse impacts from the proposal in respect of residential amenity or highway safety. Officers consider that the proposal would be in character with the locality

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

9.0 Recommendation

9.1 **Approve** subject to: planning conditions

10.0 Planning Conditions

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

- 2) The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

- 3) Unless otherwise agreed in writing by the Local Planning Authority, the development, hereby permitted, shall be constructed in accordance with the materials specified within the planning application details.

Reason: To ensure that the external appearance of the development does not detract from the character and appearance of the area. (Cambridge Local Plan 2018 policies 55, 57 (for new buildings)

- 4) All the proposed areas of paved surfacing 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

- 5) All the proposed areas of paved surfacing be constructed using a bound material to prevent debris spreading onto the adopted public highway.

Reason: in the interests of highway safety

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

Reason: in the interests of highway safety

- 7) Prior to commencement of development a scheme for the disposal of surface water and foul water drainage that can be maintained for the lifetime of the development shall be provided to and agreed in writing with the local planning authority. Information required to be submitted to satisfy condition above includes:

- a) The existing drainage arrangements of the site including discharge location and rate where appropriate;
- b) The proposed discharge location in accordance with the drainage hierarchy and reasonable evidence this can be achieved;
- c) A site plan identifying indicative locations for sustainable drainage features;
- d) Evidence to support b) which must include infiltration/percolation testing or written confirmation from the appropriate water authority/third party that a discharge to its drainage system is acceptable; and
- e) Details of foul discharge location

Reason To reduce the risk of flooding to the proposed development and future occupants (Cambridge Local Plan policies 31 and 32)

- 8) 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).

- 9) In the event of piling, no development shall commence until a method statement detailing the type of piling, mitigation measures and monitoring to

protect local residents from noise and/or vibration has been submitted to and approved in writing by the Local Planning Authority. Potential noise and vibration levels at the nearest noise sensitive locations shall be assessed in accordance with the provisions of BS 5228-1&2:2009 Code of Practice for noise and vibration control on construction and open sites.

Development shall be carried out in accordance with the approved statement.

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

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

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

- 11) 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)

12) 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)

13) Prior to first occupation of the dwellings, details of facilities for the covered, secure bin stores for each dwelling for use in connection with the development hereby permitted shall be submitted to and approved by the local planning authority in writing. The approved facilities shall be provided in accordance with the approved details before use of the development commences.

Reason: To ensure satisfactory provision for the secure storage of bins. (Cambridge Local Plan 2018 policies 52 and 82)

14) 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)

15) Prior to the occupation of the development, hereby permitted, the curtilage(s) of the approved dwelling(s) shall be fully laid out and finished in accordance with the approved plans. The curtilage(s) 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)

16) 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)

17) Notwithstanding the provisions of Schedule 2, Part 1, Classes 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 dwellinghouse(s), and the construction of outbuildings (other than any bin stores approved by condition 13) shall not be allowed without the granting of specific planning permission.

Reason: To protect the amenity of occupiers of adjoining properties and to secure the provision of an acceptable amount of private external amenity space for future occupiers of the dwellings (Cambridge Local Plan 2018 policies 50, 52, 55, and 57).

18) 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, 69 and 70 and the Greater Cambridge Shared Planning Biodiversity SPD 2022.

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

a) A schedule of proposed on-site renewable energy or low carbon technologies, their location and design; and

b) Details of any mitigation measures required to maintain amenity and prevent nuisance.

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

Reason: In the interests of reducing carbon dioxide emissions and to ensure that development does not give rise to unacceptable pollution (Cambridge Local Plan 2018, Policies 28, 29, 35 and 36 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

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

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

Informatives:

- 1) The granting of a planning permission does not constitute a permission or licence to a developer to carry out any works within, or disturbance of, or interference with, the Public Highway, and that a separate permission must be sought from the Highway Authority for such works.
- 2) Before the existing buildings are demolished, a Demolition Notice will be required from the Building Control section of the council's Shared Planning Service establishing the way in which they will be dismantled, including any asbestos present, the removal of waste, minimisation of dust, capping of drains and establishing hours of working.
- 3) The applicant should take all relevant precautions to minimise the potential for disturbance to neighbouring residents in terms of noise and dust during the construction phases of development. This should include the use of water suppression for any stone or brick cutting and advising neighbours in advance of any particularly noisy works.
- 4) The granting of this planning permission does not indemnify against statutory nuisance action being taken should substantiated noise or dust

complaints be received. For further information please contact the Environment Planning Team.