



Planning Committee Date	13 June 2023
Report to	Cambridge City Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	22/05590/FUL
Site	25 Rawlyn Road Cambridge Cambridgeshire CB5 8NL
Ward / Parish	Abbey
Proposal	Erection of 1no. detached dwelling
Applicant	Mr Laurence Haslop
Presenting Officer	Alice Young
Reason Reported to Committee	Third party representations
Member Site Visit Date	N/A
Key Issues	1. Character and appearance 2. Amenity 3.
Recommendation	APPROVE subject to conditions

1.0 Executive Summary

- 1.1 The application seeks planning permission for the erection of a detached dwelling in the garden of 25 Rawlyn Road. This application comes after a previous application for 3 terraced properties on a larger plot, comprising the garden of 25 Rawlyn Road and the land to the south and east, was dismissed at appeal on two grounds (21/04190/FUL); the resultant impact on the spacious and verdant character and overlooking to 25 Rawlyn Road. Since this appeal, the application site has been reduced to just the garden of 25 Rawlyn Road, the development reduced to one dwelling and the scale, massing, layout and design altered to reduce the dominance of the development on the sensitive corner location.
- 1.2 The proposed scheme, by virtue of its reduced scale and siting further away from both Stanesfield and Rawlyn Road (totalling 8.6m and 9.7m set back respectively) significantly behind both building lines, would sit comfortably adjacent to its neighbours while retaining a sizeable green setting to Stanesfield and Rawlyn Road, responding to the spacious context. The architectural detailing in the form of larger fenestration, brick patterns, and regular downpipes break up the frontage and create a vertical emphasis to balance the frontage. This detailing is on both the southern and eastern elevations creating active frontages to both roads while the corner window and decrease in massing to single storey abutting no. 25, addresses the corner location and creates a visual gap in built form akin to the gaps between semi-detached pairs within the surrounding context. While adopting a more contemporary design using vertical brick detailing, larger but proportionate glazing and a flat green roof, given the scale, massing, siting and design, the proposal would respond to the surrounding architecture while having some individuality. Officers consider that for these reasons, the proposed development responds to the surrounding context and retains the spacious and verdant character.
- 1.3 By virtue of the scale, massing and siting of the proposed dwelling, amenity for neighbouring occupiers would be preserved. The dwelling has been sited so as not to significantly reduce the daylight and sunlight levels to neighbouring habitable rooms in accordance with BRE daylight sunlight guidance or result in an oppressive overbearing impact. While it is noted that access to the rear garden for bins and bikes has been removed for no. 25, officers have recommended a condition to secure details of a cycle and bin store to the front of no. 25. Given the typical size of these stores, officers do not consider that this would significantly harm the openness which contributes to the estates character.
- 1.4 While there has been significant local opposition to the proposed dwelling with 90 third party objections received, officers have considered the merits of the scheme and conclude that the development would deliver a high-quality sustainable dwelling in highly accessible location without harming the character of the area or amenity of neighbouring residents. Therefore, officers recommend that the proposed development is approved subject to the recommended conditions.

2.0 Site Description and Context

None-relevant	x	Tree Preservation Order	
Conservation Area		Local Nature Reserve	
Listed Building		Flood Zone 1, 2, 3	
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 is located on the corner of Rawlyn and Stanesfield Road, sited within the wider Whitehall Estate in Abbey Ward. The site comprises part of the garden of no. 25 Rawlyn Road, marked by existing concrete fencing and no. 25's garage. The area is predominately residential with Galfrid School located 200m to the southeast of the site. The site lies outside of the conservation area and controlled parking zone. A TPO is located approximately 4.3m south of the application site. There are no other relevant site constraints.

3.0 The Proposal

- 3.1 The proposal seeks planning permission for the erection of a detached dwelling in the garden of 25 Rawlyn Road. The dwelling would be sited to the south-west of no. 25's frontage, orientated perpendicular to no. 25 and behind the building line of no. 49 Stanesfield Road. The garden for the new unit would be north facing and abut the garden of no. 25 Rawlyn Road. Pedestrian and vehicular access is from Rawlyn Road to the north-east, with two parking spaces and a cycle store provided. A bin store is located in the garden with access via the entrance canopy.

4.0 Relevant Site History

Reference	Description	Outcome
21/04190/FUL	Erection of 3 dwellings along with off street parking, private amenity space, cycle parking/ storage and refuse storage, demolition of existing rear garage lean-to and reconfiguration of the pavement along Stanesfield Road	Appeal dismissed

- 4.1 21/04190/FUL comprised the rear garden of no. 25 Rawlyn Road and land to the south and east which is not included in the resubmission. The

previous application (which was for three dwellings, whereas the resubmission is for one) was refused for two reasons:

- The Whitehall Estate is a relatively low-density suburban estate characterised by large front gardens, open corners, wide boulevard streets and mature landscaping. The proposal is sited in a prominent corner location which significantly contributes to the spacious character of the estate. By virtue of the scale, massing, number and siting of the proposed dwellings, the proposal would result in a cramped development form contrary to the spacious character of the area. In this sensitive location, the proposal would appear overly dominant within the street scene, causing harm to the character and appearance of the area. By failing to respond to the spacious, open suburban character of the area, the proposal would not be compliant in design terms with Cambridge Local Plan (2018) policies 52, 55, 56, 57, 59.
- Unit 2 of the proposed development, by virtue of its design and siting, would give rise to views to the rear garden of 25 Rawlyn Road. This overlooking impact would result in a loss of privacy for the occupiers of 25 Rawlyn Road, amounting to significant harm to 25's amenity. By failing to preserve the amenity of surrounding residents, the proposal would be contrary to Cambridge Local Plan (2018) policies 52, 57.

4.2 The Inspector upheld both reasons for refusal. A copy of the Inspector's Decision letter in relation to the appeal is attached at appendix 1.

5.0 Policy

5.1 National

National Planning Policy Framework 2021

National Planning Practice Guidance

National Design Guide 2021

Environment Act 2021

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

Conservation of Habitats and Species Regulations 2017

Equalities Act 2010

Planning and Compulsory Purchase Act 2004

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

Technical Housing Standards – Nationally Described Space Standard (2015)

ODPM Circular 06/2005 – Protected Species

Circular 11/95 (Conditions, Annex A)

5.2 Cambridge Local Plan 2018

Policy 1: The presumption in favour of sustainable development

Policy 3: Spatial strategy for the location of residential development

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

Policy 31: Integrated water management and the water cycle

Policy 35: Protection of human health and quality of life from noise and vibration

Policy 50: Residential space standards

Policy 51: Accessible homes

Policy 52: Protecting garden land and the subdivision of existing dwelling plots

Policy 55: Responding to context

Policy 56: Creating successful places

Policy 57: Designing new buildings

Policy 59: Designing landscape and the public realm

Policy 71: Trees

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

Landscape in New Developments SPD – Adopted March 2010

6.0 Consultations

6.1 County Highways Development Management – No Objection

6.2 Recommended conditions:

- Contractors parking plan

- Pedestrian visibility splays compliance
- Highway drainage
- Bound material for driveway
- Licence informative

6.3 Sustainable Drainage Officer –No Objection

6.4 The proposals have not indicated a surface water drainage strategy however as this is a minor development and there are no surface water flood risk issues, it would be acceptable to obtain this information by way of a condition.

6.5 Recommended conditions:

- Surface water drainage
- Foul water drainage
- Long term maintenance of surface water drainage systems

6.6 Environmental Health – No Objection

6.7 Recommended conditions:

- Construction hours
- Piling
- Plant noise insulation
- Plant noise informative

7.0 Third Party Representations

7.1 90 representations have been received.

7.2 Those in objection have raised the following issues:

- Character, appearance and scale
 - Stanesfield and Rawlyn Road are terraced and semi-detached properties, not detached
 - The brick detailing, panel detailing and the number of windows are not design features of the estate
 - Would appear overly dominant on this sensitive and open corner which gives a spacious identity to the estate
 - Deviates from the building lines of both Stanesfield and Rawlyn Road, contrary to the prevailing pattern of development
 - Front gardens and driveways are a feature of the estate and the proposal would be at odds with this
 - Insufficient garden space around the dwelling has been maintained. There would be a hard border between the brick wall of the proposed property and public land, uncharacteristic of the area and harming the green and open character
 - Orientation is at odds with Stanesfield Road, design is out of place

- The proposed salt-box style roof, with an offset roof apex (shown in the Rawlyn Road Elevation of the Block Plan and Site Section document), is not keeping with the established gable-style roof design of the neighbouring houses.
- Residential amenity impact (impacts on daylight, sunlight, enclosure, privacy, noise and disturbance, light pollution)
 - Overlooking from the public green space into the proposed dwelling
 - Overlooking of the green space and the windows would be intrusive and overbearing from the green space
 - Access would be past no. 25's side window which would impact on amenity
 - Impact on no. 25, lack of access to the rear for bins and bikes, diminish the size and quality of the garden.
 - Overshadowing and overbearing to no. 49 Stanesfield Road's upstairs habitable windows (bedrooms) and side window (hallway)
 - Overshadowing to Rawlyn Road and Stanesfield Road properties
 - Given the size of the garden, 50m² is not possible
- Construction impacts
 - No noise mitigation
 - HGV traffic poses a risk to school children
- Car parking and parking stress
 - Unclear on the siting of the car parking spaces, inconsistencies between the elevations and block plans
 - Additional parking stress as only 1 car parking space for a 4 bedroom property
 - Under provision of car parking
- Impact on trees / green space
 - Impact on the TPO trees adjacent to the site during construction
 - Impact of the tree on the proposed dwelling in the future
 - Impact on the wildflower meadow which will be planted under the Cambridge Environmental Improvement Programme (EIP) 2022
 - No mitigation for green space proposed
- Refuse arrangements
 - No refuse arrangements for the host dwelling
- Inaccuracies
 - The site is not a disused brownfield site
 - No provisions for the existing manhole and telecoms street cabinet

- Contends that the development matches the existing 1950s semi-detached houses – this is untrue
- The existing driveway at no. 25 can accommodate 3 cars
- Inconsistencies in the application form
- Does not show the side window of no. 25
- Inconsistencies in the drawings

8.0 Member Representations

8.1 Cllr Tong (Green Party Team Leader) has made a representation objecting to the application on the following grounds:

- Due to the scale, massing and bulk of the proposal and its unsympathetic design, the proposal would be at odds with the established character of the street scene, which is characterised by long lengths of semi-detached houses and open corners. The proposal would erode the openness, character and appearance of the area.
- The impact on the Environmental Improvement Project, a local amenity for local residents.

9.0 Local Interest Groups and Organisations

9.1 Peter Mullord from Environmental Services at the City Council has made a representation on the application on the following grounds:

- Impact on the soon to be improved local green space from construction and other traffic associated with the development.
- Any use of the local green space for parking, equipment storage, foot traffic would be significantly harmful to the appearance and biodiversity of the space.

9.2 The above representations are a summary of the comments that have been received. Full details of the representations are available on the Council's website.

10.0 Assessment

10.1 Principle of Development

10.2 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.

10.3 Policy 52 requires proposals for the subdivision of existing residential curtilages to be of a form, height and layout appropriate to the surrounding

pattern of development and character of the area whilst retaining sufficient garden space and balancing protecting the amenity and privacy of neighbours with creating high quality functional environments for future occupiers.

10.4 Officers consider that the proposal would adhere to this criterion and this will be discussed under the relevant headings below.

10.5 The principle of the development is acceptable and in accordance with policies 3 and 52 of the Cambridge Local Plan (2018).

10.6 Design, Layout, Scale and Landscaping

10.7 Policies 55, 56, 57 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.

10.8 The Whitehall Estate is characterized by two storey semi-detached and terraced dwellings set back from the street creating space for meaningful areas of soft landscaping and mature trees. By virtue of the layout and landscaping of the estate, there are open corners which contribute to this spacious and suburban character. This interpretation of the character of the area was echoed by the Inspectors in the previous appeal decision.

10.9 The application site comprises part of the rear, side and front garden of no. 25 Rawlyn Road. The key distinction between the appeal site and the proposed site is that the site area has decreased to only include the rear, side and front garden of no. 25 Rawlyn Road, not the area to the south and east fronting Stanesfield and Rawlyn Road. By virtue of the reduction in the site area, there is an increased green frontage to Stanesfield and Rawlyn Road compared to the appeal scheme.

10.10 The Inspector concluded on the appeal scheme that the scale and massing of the terraced row of three dwellings on this spacious corner location combined with the extent of lost open space would result in a crowded incongruous addition at odds with the open spacious verdant character of the area.

10.11 The proposed scheme has reduced the number of dwellings to one, is reduced in scale and sited further away from both Stanesfield and Rawlyn Road (totalling 8.6m and 9.7m set back respectively). As such, the dwelling is set significantly behind both Rawlyn and Stanesfield Road building lines, almost in line with the ridges of both neighbouring properties. This more recessive siting creates a more comfortable relationship with its neighbours while retaining more greenspace surrounding the proposed dwelling. The eaves and ridge heights are the same as properties on Stanesfield and Rawlyn Road with the ridge parallel to Stanesfield Road. While the frontage is comparable to a semi-detached pair on either road, the larger fenestration, brick detailing, and regular

downpipes break up the frontage and create a vertical emphasis to balance the wider frontage. The depth of the dwelling would be comparable to surrounding properties, with the gable end fronting Rawlyn Road to the east with vertical brick detailing and window openings creating an active elevation fronting Rawlyn Road behind a 9.7m landscaped frontage. Adjoining this two-storey gable would be a flat roofed porch and cycle store projecting northwards, creating space between the two-storey form of the proposed dwelling and no. 25 as well as a design response to the corner location. The proposed dwelling would utilise materials used in the surrounding context (e.g. red brick and red pantile roof tiles) while adopting a more contemporary design using vertical brick detailing, larger but proportionate glazing and a flat green roof. As a result, the proposal would respond to the surrounding architecture while having some individuality.

- 10.12 In views from the south from Stanesfield and Rawlyn Road, the proposal would appear subservient as the dwelling would be of comparable scale but sited 2.8m behind Stanesfield Road and 3.7m behind the Rawlyn Road building lines. A landscaped frontage on land to the south of the application site would be retained. Therefore, in views from the south, the proposal would respond to the proportions, siting and spacious character of the estate.
- 10.13 In views from the north looking south along Rawlyn Road, the sense of openness and suburban character would be maintained as the dwelling would be set back significantly from Rawlyn Road and the form stepped down to single storey adjacent at no. 25 creating a noticeable gap between two storey form which would also be softened by the green roof proposed. On the eastern elevation, there is some vertical brick detailing and windows to activate the frontage and create an appropriate ratio of solids to voids.
- 10.14 From the Stanesfield and Rawlyn Road corner, the proposal would provide two active frontages with a step down to single storey form towards no. 25 Rawlyn Road, creating a visual gap akin to the gaps between semi-detached pairs elsewhere within the estate.
- 10.15 Therefore, by virtue of its two story scale and massing, siting behind the building lines of both Stanesfield and Rawlyn Road, proportionate yet contemporary design features and appropriate materials, the proposal would not be out of character with the spacious and suburban context.
- 10.16 To ensure a high-quality development with appropriate landscaping which increases the visual amenity of the area, officers consider it reasonable and necessary to require the submission and approval of a hard and soft landscaping scheme and details of the boundary treatments proposed.
- 10.17 To ensure the design is not compromised by unsympathetic alterations, officers recommend conditions removing permitted development rights for extensions and dormer extensions.

10.18 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 52, 55, 56, 57 and 59 and the NPPF.

10.19 Trees

10.20 Policy 59 and 71 seeks to preserve, protect and enhance existing trees and hedges that have amenity value and contribute to the quality and character of the area and provide sufficient space for trees and other vegetation to mature. Para. 131 of the NPPF seeks for existing trees to be retained wherever possible.

10.21 The site does not contain any trees. A tree which recently received TPO status falls 4.4m to the south of the application site. This tree alongside a tree sited east are considered to contribute to the character and amenity of the area. As these trees are fledgling and are located some distance from the proposed development, officers consider that the built form proposed is unlikely to impact upon the health of the trees. However, to ensure that these trees are not harmed during the construction of the development, officers recommend a condition to secure tree protection measures.

10.22 Subject to conditions as appropriate, the proposal would accord with policies 52, 59 and 71 of the Local Plan.

10.23 Carbon Reduction and Sustainable Design

10.24 The Council's Sustainable Design and Construction SPD (2020) sets out a framework for proposals to demonstrate they have been designed to minimise their carbon footprint, energy and water consumption and to ensure they are capable of responding to climate change.

10.25 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.

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

10.27 No detailed information has been submitted to demonstrate compliance to this. It is considered that water efficiency and carbon reduction could be

achieved on site and therefore, this detailed information could be secured via condition.

- 10.28 The applicants have suitably addressed the issue of sustainability and renewable energy and the proposal is in accordance is compliant with Local Plan policies 28 and 29 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

10.29 Biodiversity

- 10.30 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.
- 10.31 Given the nature of the site (amenity grassland), its proximity to county wildlife sites and large areas of open space, officers are satisfied that the proposal is unlikely to harm protected habitats or species. Nonetheless, officers consider it reasonable to require bird and bat nesting boxes which will be secured via condition. For the same reasons, officers consider that biodiversity net gain is achievable on site and its delivery can be secured via condition.
- 10.32 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).

10.33 Water Management and Flood Risk

- 10.34 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.
- 10.35 The site falls outside of the flood zone and is not an area classified as at risk of surface water flooding.
- 10.36 The Council's Sustainable Drainage Engineer has advised that the development is acceptable subject to conditions requiring submission and approval of a surface water and foul water drainage scheme and a condition requiring a plan for the long-term maintenance of the surface drainage solutions. Both conditions regarding the surface water drainage scheme and its ongoing maintenance are considered reasonable and necessary. The foul water drainage condition recommended by the

drainage officer is considered to be unnecessary as Building Regulations requires appropriate foul water arrangements. Therefore, a compliance condition to ensure the development proceeds in accordance with Building Regulations is considered reasonable and necessary.

- 10.37 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.

10.38 Highway Safety and Transport Impacts

- 10.39 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.

- 10.40 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.

- 10.41 A vehicular access to the site would be via Rawlyn Road. The Highway Authority are supportive of the application subject to conditions including details of contractor parking and ensuring pedestrian visibility splays are provided, the driveway is a bound material and excess water does not drain onto the highway. These conditions are reasonable and necessary to impose. Taking this into account, officers consider that the proposed development would not compromise the safe operation of the highway.

- 10.42 Subject to conditions and S106 mitigation as applicable, the proposal accords with the objectives of policy 80 and 81 of the Local Plan and is compliant with NPPF advice.

10.43 Cycle and Car Parking Provision

- 10.44 Cycle Parking

- 10.45 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.

- 10.46 Cycle parking is provided in a purpose-built integrated cycle store located adjacent to the entrance of the proposed dwelling. This cycle store is proposed to be 2m by 2.3m which is considered adequate size to accommodate the required number of cycles (4). Given the location and quality of the cycle store, officers consider that the proposal would

promote active travel measures to and from the site and that cycling would be as convenient as car as a transport mode.

- 10.47 It is noted that access to the rear garden for no. 25 has been removed. To ensure that there is a safe, convenient and covered place for cycles, officers recommend a condition to secure details of a cycle and bin store to the front of no. 25. Given the typical size of these stores, officers do not consider that this would significantly harm the openness which contributes to the estates character.
- 10.48 Car parking
- 10.49 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.
- 10.50 The proposal provides two car parking spaces, one for the proposed dwelling and one for no. 25. The site is in a relatively sustainable location, with easy access to public transport and cycle links to the railway stations, into and outside of the city. Given this, alongside the scale of the dwellings, two bedrooms, it is considered that the provision of one per dwelling is acceptable and in accordance with policy 82 and the maximum standards detailed in appendix L as well as policy 80 which aims to prioritize sustainable transport modes. A site visit has been undertaken both at school pick up time and earlier on in the day. It was noted that while car parking pressure increased at school pick up (and drop off), the proposal, as only one dwelling is proposed and the availability of sustainable transport links is high, is not considered to result in a significant increase in car parking stress on surrounding streets.
- 10.51 Several third-party objections have raised concerns regarding the consequent impact on parking pressure due to the under provision of car parking on site. As explained above, the site is in a highly sustainable location in terms of bus and cycle infrastructure with local services within a short walking distance on Barnwell Road. Therefore, the need for a car is lessened. It is also noted that parking pressure is not acute in the area throughout the day. For these reasons, officers consider that the car parking provision is acceptable and would not result in a significant increase in parking pressure.
- 10.52 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. Therefore, a condition to secure EV charging for the proposed dwelling is recommended to comply with the SPD.

10.53 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.

10.54 Amenity

10.55 Policy 35, 50, 52 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.

10.56 Neighbouring Properties

No. 25 Rawlyn Road

10.57 25 Rawlyn Road is located to the north of the application site and is orientated to the east. The proposed development would be located south of no. 25. No. 25 has two side openings, a hallway window and a kitchen single door, which the development would abut, on the south. Given the size and layout of the kitchen, the kitchen is not considered a habitable room. This kitchen is also served by a window to the rear (west) which is the rooms primary outlook. A hallway also is not considered a habitable room so the impact here is not considered to be harmful to the amenity of no. 25. The open plan dining/ living room is dual aspect but served by the rear conservatory and a window to the front. Given the orientation, separation distance and scale of the proposed dwelling in relation to no. 25's rear dining/ living room opening, officers do not consider that a harmful level of overbearing or overshadowing would result from the proposal. In line with BRE daylight sunlight guidance, as the proposed dwelling would not protrude beyond the 45-degree line from the midpoint of the rear (westerly) habitable room at no. 25 (dining/ living room), the proposed development would maintain an adequate level of daylight / sunlight to no. 25's living/ dining room. In terms of outlook, officers are satisfied that the development would be sited far enough away from the rear living / dining room doors for the scale proposed not to be oppressive or overbearing.

10.58 The proposed dwelling would be sited 4.8m from the common boundary with no. 25. Given the orientation of the proposed dwelling (a side to rear relationship), the siting significantly off the common boundary with no. 25 and the scale and massing proposed, officers are satisfied that the rear garden of no. 25 would not experience a significant sense of enclosure as a result of the development. The dwelling would be south of no. 25's garden. However, given the scale of the dwelling, its pitched roof and siting, officers consider that the overshadowing caused by the development would not be significant enough to warrant refusal of the application.

10.59 The dwelling on its northern elevation contains two first floor windows which are obscure glazed, serving bathrooms and an angled projecting

window which faces east. By virtue of the design interventions, officers are satisfied that the proposal would not result in surrounding properties being overlooked. A condition is recommended to ensure that the obscure glazed windows are not openable above 1.8m from the finished floor level.

No. 49 Stanesfield Road

- 10.60 No. 49 Stanesfield Road is located to the west of the application site and is sited off the common boundary by 3.3m, 3.8m from the proposed dwelling. No. 49 has two windows on the side elevation, both of which serve non-habitable rooms. Habitable windows are on the front and rear. By virtue of the siting of the proposed dwelling in relation to no. 49, its scale and massing, the proposal would not result in a significant overbearing or overshadowing impact to no. 49's rear habitable rooms or rear garden. In terms of overlooking, the western elevation of the proposed dwelling includes a window at ground floor. Views from this window would be obscured by the existing boundary fence and thus no overlooking would result from the development.
- 10.61 To preserve both the amenity of surrounding and future occupants, officers recommend a boundary treatment condition. This is also required to ensure the development is high quality and utilizes appropriate materials.
- 10.62 Future Occupants
- 10.63 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). Policy 50 of Cambridge Local Plan (2018) states that all new residential units will be expected to have direct access to an area of private amenity space which should be of a shape, size and location to allow effective and practical use of the intended occupiers.
- 10.64 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	4	8	2	124	172	+48

- 10.65 The dwelling would comply with the internal space standards as detailed above. All rooms would receive good amounts of daylight and sunlight and a pleasant outlook. The rear garden would be approximately 50m² and is considered to be proportionate to the number of occupiers. To ensure the rear garden is not significantly reduced under permitted development reducing the amenity value, officers recommend conditions removing permitted development rights for extensions and outbuildings.

- 10.66 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. 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. Compliance will be secured via condition.
- 10.67 Construction and Environmental Impacts
- 10.68 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.
- 10.69 The Council's Environmental Health team are supportive of the application and recommend several conditions to protect residential amenity including details of the plant proposed, details of piling if required and restrictions on construction hours. These conditions are considered reasonable and necessary to protect surrounding and proposed amenity.
- 10.70 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, 57 and 58.

10.71 Third Party Representations

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

Third Party Comment	Officer Response
<i>Character</i>	
Stanesfield and Rawlyn Road are terraced and semi-detached properties, not detached	While detached properties are not the prevailing house type in the area, the design as discussed in paragraphs 10.3-10.12 is considered contextually appropriate. The house type on its own does not result in a proposal being out of character.
Orientation is at odds with Stanesfield Road.	The proposed development provides an active frontage to Stanesfield Road so while the front door is not fronting Stanesfield Road, officers consider that the design adequately addresses both street frontages.
Deviates from the building lines of both Stanesfield and Rawlyn Road, contrary to the	The proposal does sit behind the building lines of both Stanesfield and Rawlyn Road to reduce the dominance of the dwelling in the street scene and maintain a larger landscaped frontage / corner which significantly contributes to the spacious

prevailing pattern of development	character of the area. Therefore, officers consider this siting, which does not adopt the same building line as Stanesfield and Rawlyn Road, is acceptable.
Front gardens and driveways are a feature of the estate and the proposal would be at odds with this	Areas of landscaping to the front of properties whether they are gardens or driveways are characteristic of this area. The proposal retains a landscaped frontage to comply with the spatial layout of the area.
<i>Inaccuracies</i>	
The site is not a disused brownfield site	Officers agree that the site is not brownfield land, it is no. 25's garden land as stated throughout this report.
No provisions for the existing manhole and telecoms street cabinet	The is separate legislation which covers these issues. It falls outside of the remit of the Local Planning Authority.
Does not show the side window of no. 25	This has been taken into account in the assessment of the application.

10.73 Other Matters

10.74 Bins

10.75 Policy 57 requires refuse and recycling to be successfully integrated into proposals. A bin store is proposed in the garden of the proposed dwelling with sufficient space to navigate to the roadside for collection. It is noted that access to the rear garden has been removed for no. 25 which may be where the property keeps its bins. Officers therefore recommend a condition to secure details of a bin store to the front of no. 25. Given the typical size of a bin store, officers do not consider that this would significantly harm the openness which contributes to the estates character.

10.76 Planning Balance

10.77 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).

10.78 Summary of harm

10.79 The harm previously identified by the Inspector has been addressed and no further harm has been introduced. Therefore, officers conclude that no significant harm arises from the development.

10.80 Summary of benefits

10.81 The scheme provides a number of benefits. The proposed development would make efficient use of land and contribute to housing supply by providing a high-quality sustainable home in a sustainable location. In doing so, officers have concluded that the spacious character of the area

will be maintained, and the design standard raised in the area through the use of high-quality materials, architectural detailing and sustainable design and construction measures. The dwelling would provide a high standard of amenity for future occupiers while not resulting in a significant adverse impact on the amenity of neighbouring properties.

- 10.82 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for approval subject to conditions.

11.0 Recommendation

- 11.1 **Approve** subject to:

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

12.0 Planning Conditions

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

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

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

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

- 3 No development above ground level, other than demolition, shall commence until a scheme for the provision and implementation of surface water drainage has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details prior to the occupation of any part of the development or in accordance with the implementation programme agreed in writing with the Local Planning Authority.

Reason: To ensure appropriate surface water drainage and to prevent the increased risk of flooding. (Cambridge Local Plan 2018 policies 31 and 32).

- 4 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.

- 6 No development above ground level, other than demolition, shall commence until details of a hard and soft landscaping scheme have been submitted to and approved in writing by the Local Planning Authority. These details shall include:

a) proposed finished levels or contours; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. Street furniture, artwork, play equipment, refuse or other storage units, signs, lighting, CCTV installations and water features); proposed (these need to be coordinated with the landscape plans prior to being installed) and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines indicating lines, manholes, supports); retained historic landscape features and proposals for restoration, where relevant;

b) 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; If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies,

another tree or plant of the same species and size as that originally planted shall be planted at the same place as soon as is reasonably practicable, unless the Local Planning Authority gives its written consent to any variation.

c) boundary treatments indicating the type, positions, design, and materials of boundary treatments to be erected.

d) a landscape maintenance and management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas.

Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity. (Cambridge Local Plan 2018 policies 55, 57, 59 and 69).

- 7 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).

- 8 No development above ground level shall commence until a scheme for the provision of bird and bat nest boxes has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of box numbers, specification and their location. No dwelling shall be occupied until nest boxes have been provided for that property in accordance with the approved scheme.

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

- 9 Prior to commencement of development, including demolition, and in accordance with BS5837 2012, a phased tree protection methodology in the form of an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) shall be submitted to and agreed in writing by the local planning authority before any tree works are carried out and before any equipment, machinery or materials are brought onto the site for the purpose of development (including demolition).

In a logical sequence the AMS and TPP will consider all phases of construction in relation to the potential impact on trees and detail tree works, the specification and position of protection barriers and ground protection and all measures to be taken for the protection of any trees

from damage during the course of any activity related to the development, including supervision, demolition, foundation design, storage of materials, ground works, installation of services, erection of scaffolding and landscaping.

Reason: To ensure that trees will be protected from damage during any construction activity, including demolition. (Cambridge Local Plan 2018 Policy 71 and Section 197 of the Town and Country Planning Act 1990)

- 10 No demolition or construction work shall commence on site until a contractor parking plan has been submitted to and agreed in writing with the Local Planning Authority.

Reason: In the interests of highway safety (Cambridge Local Plan 2018 policies 64 and 81).

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

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

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

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

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

- 12 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 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

- 13 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).

- 14 In the event of piling, no development shall commence until a method statement detailing the type of piling, mitigation measures and monitoring to protect local residents from noise and/or vibration has been submitted to and approved in writing by the Local Planning Authority. Potential noise and vibration levels at the nearest noise sensitive locations shall assessed in accordance with the provisions of BS 5228-1&2:2009 Code of Practice for noise and vibration control on construction and open sites.

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

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

- 15 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 and uses a bound material to prevent debris spreading onto the adopted public highway. Once constructed the driveway shall be retained as such.

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

- 16 The development, hereby permitted, shall not be occupied or brought into use, until visibility splays have been provided each side of the vehicular access in full accordance with the details indicated on the submitted plan No [INSERT]. The splays shall thereafter be maintained free from any obstruction exceeding 0.6m above the level of the adjacent highway carriageway.

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

- 17 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)

- 18 Notwithstanding the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that order with or without modification), the enlargement, improvement or other alteration of the dwelling house(s) shall not be allowed without the granting of specific planning permission.

Reason: In the interests of protecting residential amenity.

- 19 Notwithstanding the provisions of Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that order with or without modification), no new windows or dormer windows (other than those expressly authorised by this permission), shall be constructed without the granting of specific planning permission.

Reason: In the interests of protecting residential amenity.

- 20 Notwithstanding the provisions of Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that order with or without modification), the erection of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse shall not be allowed without the granting of specific planning permission.

Reason: In the interests of protecting residential amenity.

- 21 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 1 active charge point for 3 Fen Road. 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).

- 22 The development, hereby permitted, shall not be occupied until the proposed first floor windows in the northern elevation of the development, labelled as obscure glazed, have, apart from any top hung vent, been

fitted with obscured glazing (meeting as a minimum Pilkington Standard level 3 or equivalent in obscurity and shall be fixed shut or have restrictors to ensure that the windows cannot be opened more than 45 degrees beyond the plane of the adjacent wall. The glazing shall thereafter be retained in accordance with the approved details.

Reason: To prevent overlooking of the adjoining properties (Cambridge Local Plan 2018 policies 55, 57/58).

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

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

- 24 The development shall not be occupied or the permitted use commenced, until details of facilities for refuse and the covered, secure parking of cycles for both the development and the occupiers of no. 25 Rawlyn Road 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 refuse and cycle stores. A 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 refuse and 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).

INFORMATIVES

- 1 The granting of a planning permission does not constitute a permission or licence to a developer to carry out any works within, or disturbance of, or interference with, the Public Highway. A separate permission must be sought from the Highway Authority for such works.
- 2 The granting of permission and or any permitted development rights for any Air Source Heat Pump (ASHP) does not indemnify any action that may be required under the Environmental Protection Act 1990 for statutory noise nuisance. Should substantiated noise complaints be received in the future regarding the operation and running of an air source heat pump and it is considered a statutory noise nuisance at neighbouring premises a noise abatement notice will be served. It is likely that noise

insulation/attenuation measures such as an acoustic enclosure and/or barrier would need to be installed to the unit in order to reduce noise emissions to an acceptable level.

To avoid noise complaints it is recommended that operating sound from the ASHP does not increase the existing background noise levels by more than 3dB (BS 4142 Rating Level - to effectively match the existing background noise level) at the boundary of the development site and should be free from tonal or other noticeable acoustic features. In addition equipment such as air source heat pumps utilising fans and compressors are liable to emit more noise as the units suffer from natural aging, wear and tear. It is therefore important that the equipment is maintained/serviced satisfactory and any defects remedied to ensure that the noise levels do not increase over time.

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