



Planning Committee Date	13 th June 2023
Report to	Cambridge City Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	21/01791/FUL
Site	Land Rear of 190 Green End Road, Cambridge
Ward / Parish	East Chesterton
Proposal	Construction of a 1 bed bungalow
Applicant	Mr Athinodorou
Presenting Officer	Dean Scrivener
Reason Reported to Committee	Third party representations
Member Site Visit Date	N/A
Key Issues	<ol style="list-style-type: none">1. Neighbour amenity for proposed dwelling and neighbouring dwellings2. Design/Visual impact3. Car and cycle parking/access
Recommendation	APPROVE subject to conditions

1.0 Executive Summary

- 1.1 The application is for full planning permission for the construction of a 1 bed bungalow. The bungalow is to be 3.7m in height where the building is to be partially set into the ground. The building is to be 7m wide and 7.6m long.
- 1.2 The application was previously deferred at Planning Committee on the 20th April 2022 due to the lack of detail regarding the potential impact of the proposed development upon the amenity of the existing flats of No. 190 Green End Road.
- 1.3 The Site Plan has been amended to show the area designated as amenity space for the existing flat to the rear of No. 190 Green End Road, is clearly labelled on the plan (drawing no. P02 Rev D). A condition is recommended to secure the boundary treatment of this amenity area to provide sense of privacy.
- 1.4 In addition, the cycle parking has been relocated from the rear garden area to the front of the proposed dwelling, to allow easier access and usability for future occupants. Officers consider these changes to be satisfactory and recommend approval.
- 1.5 A re-consultation period has been undertaken on these amendments.
- 1.6 Officers recommend that the Planning Committee approve the application, subject to the recommended conditions listed below.

2.0 Site Description and Context

None-relevant	x	Tree Preservation Order	
Conservation Area		Local Nature Reserve	
Listed Building		Flood Zone 1	
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 application site comprises of an area of land that is accessed from Green End Road to the north-west of the site. The access to the site is between no.190 Green End Road (dwelling) and no.192 Green End Road (retail). The site abuts the boundary with the following dwellings no. 188, 186, 200, 202 and 204 Green End Road.

2.2 The site contains an area of unused land that contains building material, rubble and unused material.

3.0 The Proposal

3.1 This application is for full planning permission for the construction of a 1 bed bungalow.

3.2 There is to be one bedroom and associated living space. There is to be an area of hard standing to the front of the site and an amenity space to the rear. There is landscaping proposed around the site and close board fences proposed as the boundary treatments.

3.3 The application was previously deferred by members due to the lack of evidence demonstrating the impact upon the amenity areas serving the existing flats at No. 190 Green End Road. The Planning Officer has undertaken a site visit to explore this potential impact which will be discussed within the Residential Amenity section within the report.

3.4 The application has been amended to reflect these details on the proposed Site Plan (drawing no. P02 Rev D), which clearly labels the private amenity area serving the existing flat to the rear of No. 190. In addition, the cycle parking has been relocated from the rear garden area to the front of the dwelling.

4.0 Relevant Site History

Reference	Description	Outcome
09/0474/FUL	Erection of 2 storey residential unit	Refused
10/0304/FUL	Erection of bungalow	Refused
11/0127/FUL	Change of use from residential ground floor flat to A2 (financial and professional services).	Refused
13/1706/FUL	Change of use from flat to office use. Demolition of existing garages and 1 x 1 bed flat to rear of site	Approved
20/03102/FUL	Construction of 2no. 1 bedroom studio apartments	Refused

5.0 Policy

5.1 National

National Planning Policy Framework 2021

National Planning Practice Guidance

National Design Guide 2021

Environment Act 2021

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

Conservation of Habitats and Species Regulations 2017

Equalities Act 2010

Planning and Compulsory Purchase Act 2004

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

Technical Housing Standards – Nationally Described Space Standard (2015)

ODPM Circular 06/2005 – Protected Species

Circular 11/95 (Conditions, Annex A)

5.2 Cambridge Local Plan 2018

Policy 1: The presumption in favour of sustainable development

Policy 3: Spatial strategy for the location of residential development

Policy 28: Sustainable design and construction, and water use

Policy 29: Renewable and low carbon energy generation

Policy 31: Integrated water management and the water cycle

Policy 32: Flood risk

Policy 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 70: Protection of priority species and habitats

Policy 80: Supporting sustainable access to development

Policy 81: Mitigating the transport impact of development

Policy 82: Parking management

5.3 Supplementary Planning Documents

Biodiversity SPD – Adopted February 2022

Sustainable Design and Construction SPD – Adopted January 2020
Cambridgeshire Flood and Water SPD – Adopted November 2016
Cycle Parking Guide for New Residential Developments (2010)

6.0 Consultations

6.1 County Highways Development Management

6.2 No objections subject to conditions regarding a Traffic Management Plan (TMP) and the construction of the access.

6.3 Sustainable Drainage Officer

6.4 No objections subject to conditions regarding a surface water drainage scheme and a foul water drainage scheme, as well as a maintenance plan for the long term maintenance of proposed SuDs.

6.5 Landscape Officer

6.6 No comments

6.7 Environmental Health

6.8 No objections subject to conditions regarding a time restriction on construction hours and deliveries, noise assessment and mitigation of plant and piling methods adopted.

7.0 Third Party Representations

7.1 In addition to the previous two objections, another four representations of objection have been received, following the re-consultation. Their comments are summarised below:

- Character, appearance and scale
- Overdevelopment
- Residential amenity impact (impacts on privacy, noise and disturbance, overlooking)
- Construction Impact
- Highway safety
- Car parking
- Cycle parking provision
- Loss of biodiversity
- Occupancy restriction
- Proposed conifer/hedgerows having an impact upon the neighbouring property
- Bin storage – it is unclear which bins are to serve the proposed dwelling
- Plans are not to scale and have inaccurate labelling
- The amenity area would not serve all of the flats at 190 Green End Road and the changes would not account for a change in ownership and does

not state that access rights for No. 188 Green End Road – further clarification is required

-Inadequate access width

-Flooding

-No views into the rear garden

-Previous application should not be considered as a baseline to accept this

-Conditions regarding storage of materials in the garden, the lack of a MOT on any car parking within the site, and that no businesses are allowed to operate should be imposed

- The boundary treatment around the amenity area for the flat would cause an obstruction to cars using the site

7.2 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.

8.0 Assessment

8.1 Planning Background

8.2 As mentioned above, this application was deferred at Planning Committee on the 20th April 2022 due to the lack of information in respect of the relationship between the development and its potential impact upon the amenity of the existing flat at No. 190 Green End Road.

8.3 Principle of Development

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

8.5 Policy 52 of the Cambridge Local Plan 2018 states that development in the rear gardens where it meets the criteria of the policy will be supported. This is to be considered below in the design and amenity sections of the report.

8.6 The application site is located in an area defined as a Neighbourhood Centre by Policy 72 of the Local Plan. As this application is not to change one of the retail units it is considered that there would be no impact on the wider Neighbourhood Centre.

8.7 The principle of the development is acceptable and in accordance with policies 3, 52 and 72 of the Cambridge Local Plan, subject to the below considerations.

8.8 Design, Layout, Scale and Landscaping

- 8.9 Policies 55, 56, 57, 58 and 59 seek to ensure that development responds appropriately to its context, is of a high quality, reflects or successfully contrasts with existing building forms and materials and includes appropriate landscaping and boundary treatment.
- 8.10 This application is for a bungalow set to the rear of two storey dwellings and to the rear of residential gardens where there are associated out buildings and structures that relate to their respective dwellings.
- 8.11 It is considered that the design of the proposed dwelling is acceptable. The proposed structure is small in its nature and will not dominate the site. The proposed dwelling is to have its own curtilage and landscaping. The proposal is to be set into the site to ensure that the height of the structure is similar to that of the neighbouring outbuildings. The height of the proposal is also to be similar to that of the permission that has been previously approved (13/1706/FUL).
- 8.12 Landscaping is proposed on the site and it is recommended that this is conditioned as part of the application to ensure that it is retained and maintained on the site prior to the occupation of the dwelling.
- 8.13 Overall, subject to a condition requesting the development to be carried out in accordance with the proposed materials, 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.
- 8.14 Carbon Reduction and Sustainable Design**
- 8.15 The Council's Sustainable Design and Construction SPD (2020) sets out a framework for proposals to demonstrate they have been designed to minimise their carbon footprint, energy and water consumption and to ensure they are capable of responding to climate change.
- 8.16 Policy 28 states development should take the available opportunities to integrate the principles of sustainable design and construction into the design of proposals, including issues such as climate change adaptation, carbon reduction and water management. The same policy requires new residential developments to achieve as a minimum water efficiency to 110 litres pp per day and a 44% on site reduction of regulated carbon emissions and for non-residential buildings to achieve full credits for Wat 01 of the BREEAM standard for water efficiency and the minimum requirement associated with BREEAM excellent for carbon emissions.
- 8.17 Policy 29 supports proposals which involve the provision of renewable and / or low carbon generation provided adverse impacts on the environment have been minimised as far as possible.

- 8.18 Conditions are recommended which require submission of a Carbon Reduction Statement to meet part L of Building Regulations, and water efficiency specification, based on the Water Efficiency Calculator Methodology or the Fitting Approach set out in Part G of the Building Regulations.
- 8.19 In addition, an informative shall be attached to ensure the development complies with Part O and F of the Building Regulations, in respect of energy efficiency.
- 8.20 Subject to the above conditions, the issue of sustainability and renewable energy and the proposal is in accordance with Local Plan policies 28 and 29 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

8.21 Biodiversity

- 8.22 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.
- 8.23 Conditions are recommended requesting ecological enhancements to be integrated within the design and development of the site, as well as the submission of details demonstrating a Biodiversity Net Gain.
- 8.24 Subject to the above conditions, 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 policies 57 and 70 of the Cambridge Local Plan (2018).

8.25 Water Management and Flood Risk

- 8.26 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.
- 8.27 The Council's Sustainable Drainage Engineer has not raised any objections, subject to conditions requesting a surface water drainage and foul water drainage schemes, as well as a long term maintenance plan for to ensure that the development does not result in any flooding upon neighbouring sites. These conditions are recommended and are considered necessary and reasonable.

8.28 Subject to the above conditions addressing the issues of water management and flood risk, the proposal is in accordance with Local Plan policies 31 and 32 and the NPPF advice.

8.29 Highway Safety and Transport Impacts

8.30 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.

8.31 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.

8.32 The Local Highway Authority has raised no objection to the proposals on the grounds of Highway Safety, subject to conditions requesting a TMP and for the access to be constructed of a permeable material for the first 5m and the falls and levels to be constructed to prevent private water from draining across the site or onto the adopted highway. These conditions are considered to be necessary and reasonable and are recommended. Therefore, on that basis it is considered that the application is acceptable on this matter.

8.33 There are concerns raised regarding the inadequate width of the access. Despite the access only measuring 3m in width, the proposal does not propose any car parking and therefore no vehicles shall be accessing the site, which will be enforced via a condition, as recommended.

8.34 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 the above conditions. As such, Officers are confident that the proposed access arrangements are acceptable to accommodate a car using the site, without resulting in any impact upon the safe and effective operation of the highway.

8.35 Subject to conditions applicable, the proposal accords with the objectives of Policy 80 and 81 of the Local Plan and is compliant with NPPF advice.

8.36 Cycle and Car Parking Provision

Cycle Parking

8.37 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.

- 8.38 The Site Plan has been amended to relocate the cycle parking from the rear garden to the front of the dwelling. This is to make the cycle store more easily accessible for future occupants to use, in line with the guidance stated within the Cycle Parking for New Residential Development SPD.
- 8.39 Despite the label stating, 'Covered Bin Store', it clearly shows a cycle store showing four cycles being parked. A condition is recommended to secure details of the cycle store prior to occupation, to ensure the cycle store is of an adequate size to accommodate four cycles.
- 8.40 As such, this amendment is considered to improve the scheme and is acceptable, subject to the above condition. The application is therefore in accordance with Policy 82 of the Cambridge Local Plan (2018) and the cycle parking standards as set out within appendix L.

Car Parking

- 8.41 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. The site falls outside of any designated Controlled Parking Zone, where 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. 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.
- 8.42 The application does not propose any car parking as part of the scheme. The site is considered to benefit from high public transport accessibility and good access to facilities, and given the small scale of the proposed unit, it is not likely to result in additional on street parking to a degree that would result in a significant adverse impact on residential amenity.
- 8.43 A condition is recommended for the hard standing to the front of the site to ensure that it is not used for parking and it is to remain as a landscaped area, for the lifetime of the development. This condition is considered to be reasonable and necessary to prevent any impact upon the amenities of neighbouring properties, and to encourage more sustainable modes of transport.
- 8.44 Subject to the above condition, the proposal is considered to accord with policy 82 of the Local Plan and the standards set out under Appendix L.

8.45 Amenity

8.46 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.

Impact upon Neighbouring Properties

8.47 Officers consider that the proposed development has been designed in such a way as to mitigate any significant overlooking impacts towards neighbouring properties.

8.48 The submitted plans show a bungalow with windows and doors that face north east towards the common boundary with no.186 Green End Road and north west towards the rear boundary with no.190 Green End Road. There are roof lights to the south east towards no.204 Green End Road.

8.49 It is considered that there would be no significant overlooking towards these properties as there is a boundary treatment that is to remain in place towards no's 186 Green End Road and 190 Green End Road. As this dwelling is for a bungalow there would be no views over these boundary treatments.

8.50 Concerns have been raised about the boundary treatments and how these are to be maintained and retained and the impact that it would have on the neighbouring property. Therefore, it is recommended that a condition is applied to the application to ensure that the boundary treatments are agreed prior to occupation and the landscaping is to be retained.

8.51 In regards of the rooflights there would be no overlooking as these are over 1.7m from the internal floor level and there would be no direct views out of them.

8.52 In regards of concerns regarding overshadowing and enclosure on the neighbouring properties, these impacts are considered to be minimal as the proposal is for a bungalow which, the main bulk of the proposal does not exceed the current boundary treatments. Also the proposed dwelling is set back from the boundaries of the neighbours, this includes no.186 Green End Road, where its garden is located close to the proposed dwelling.

8.53 The application was presented to members at Planning Committee on the 20th April 2022 where the application was deferred by members due to the lack of information regarding the impact upon the existing flats at No. 190 in respect of their respective external amenity areas.

- 8.54 A site visit has been conducted to explore this potential impact. It can be confirmed that the existing flats at No. 190 has no external amenity areas and the area within which the proposed dwelling would be situated, is currently used for storage purposes which can be seen from the site photos uploaded to the application file. It can be confirmed that the existing flats at No. 190 has no external amenity areas.
- 8.55 The area directly to the rear of No. 190 serves an external amenity area for the ground floor flat, with associated cycle storage. Given the close proximity of this rear amenity area being set directly adjacent to the proposed dwelling, Officers consider it necessary to retain this area for external amenity space for the occupiers of the flat. This area has been clearly labelled as 'Private Amenity for Flat behind 190 Green End Road' on the amended Site Plan (drawing no. P02 Rev D). A condition is recommended to secure the boundary treatment details around the perimeter of this amenity area, to ensure sufficient treatment is implemented prior to occupation of the proposed dwelling and to safeguard the amenity of this neighbouring property from noise and disturbance, as well as overlooking impacts.
- 8.56 The other flats within No. 190 Green End Road have never benefitted from external amenity areas prior to the submission of this application and therefore it would be unreasonable to refuse the application on grounds of amenity impact when the amenity areas do not exist at present.
- 8.57 Therefore, in the view of Officers and subject to the above condition, the proposed dwelling would not result in the loss of any external amenity areas serving the flats at No. 190, and would not result in any significant impact upon the amenity area serving the ground floor flat. As such, the proposed development would comply with Policies 52, 55, 56 and 57 of the Cambridge Local Plan 2018.

Future Occupants

- 8.58 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).
- 8.59 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	1	1	1	37	43	+6

8.60 As illustrated in the above table, the proposal would comply with Nationally Described Space Standards and is in compliance with Policy 50 of the Cambridge Local Plan 2018.

8.61 Moreover, with regards to the outlook of the future residents, it is considered that this would be acceptable, and it would not overlook the amenity of the neighbouring dwellings. The dwelling is to be hard to the common boundary with south east, there are to be roof lights to facilitate these rooms, which is to be a kitchen/living/dining room and bathroom. Along the northern elevation of the dwelling there is to be a window and door, also a window on the north west elevation. This will allow an adequate level of light into the kitchen/living/dining room. For the bedroom there is to be a window on the south west elevation. This would provide an acceptable outlook and level of privacy and amenity for future occupants.

Garden Size

8.62 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.

8.63 A sizeable rear garden area would serve the dwelling and provide a good level of external amenity space for future occupiers to enjoy.

Accessibility

8.64 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.

8.65 The dwelling is set into the ground by 0.35m, to reduce the height of the proposal. Therefore, a ramp has therefore been provided to the front of the site to be able to accommodate a level access to the building.

8.66 Officers consider that the layout and configuration enables inclusive access and future proofing. A condition is recommended to ensure the dwelling is constructed to comply with Building Regulations requirement M4 (2) and M4(3), in accordance with Policy 51 of the Cambridge Local Plan 2018.

Construction and Environmental Impacts

8.67 Policy 35 of the Cambridge Local Plan 2018 safeguards 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.

- 8.68 The Council's Environmental Health team has been consulted and has no objection to the proposed development subject to conditions relating to demolition/construction hours piling, demolition and construction collection, delivery hours and airborne dust. These conditions are recommended to safeguard the amenities of neighbouring properties and therefore the application is in accordance with Policy 35 of the Cambridge Local Plan 2018.

Summary

- 8.69 Overall, it is considered that for the above reasons the proposed development would result in a satisfactory standard of amenity for the future occupants of the dwelling, and would comply with Policies 35, 50, 51 and 56 of the Cambridge Local Plan 2018 and Paragraph 130 of the NPPF 2021.

8.70 Third Party Representations

- 8.71 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
Covenants	A planning permission would not override covenants and private rights. These are civil matters between different landowners and not a material planning consideration.
Building control	Concerns have been raised regarding the building works. A planning permission does not override the requirement for Building Regulations to be obtained which help ensure works are safe, structurally sound, water and fire protected.
Ownership	No conclusive evidence has been put to the Council to demonstrate that the applicant does not own all the land within the application site. The applicant(s) have confirmed that the correct certificate of ownership has been served.

8.72 Other Matters

- 8.73 There is a comment referring to insufficient details regarding the refuse storage to serve the dwelling. No details have been included within the application however there is sufficient space within the site to

accommodate a separate refuse store. As such, Officers consider a condition is sufficient to secure these details prior to occupation, to ensure there is a sufficient refuse store to serve the dwelling, in accordance with Policy 57 of the Cambridge Local Plan 2018.

8.74 Furthermore, there is a comment raised regarding the imposition of a condition too prevent the storage of materials, the operation of a business and cars parking within the site without a valid MOT. The application proposes a single dwelling with a rear garden area and no car parking. Officers therefore consider this request to be unreasonable and not necessary, given the nature of the application. The comment referring to the MOT is not a material planning consideration.

8.75 Planning Balance

8.76 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).

8.77 The application proposes a new dwelling within a sustainable location which would contribute to the housing provision within Cambridge. The scale is modest in proportions and is appropriate in size relative to the plot, and is in keeping with prevailing character of the local area. Subject to appropriate conditions, the dwelling is not considered to result in any significant harm upon the amenities of the neighbouring properties and the proposal enhances the amenity area serving the flat to the rear of No. 190 Green End Road.

8.78 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 the conditions set out below.

9.0 Recommendation

9.1 **Approve** subject to:

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

10.0 Planning Conditions

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

Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended development hereby Permitted shall be begun before the expiration of three years from the

date of this permission.

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. The materials to be used in the external construction of the development, hereby permitted, shall follow the specifications in accordance with the details submitted unless otherwise agreed in writing by the Local Planning Authority.

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

Reason: To reduce the risk of pollution to the water environment and to ensure a satisfactory method of foul water drainage (Cambridge Local Plan 2018, policies 32 and 33).

5. 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).

6. Details for the long term maintenance arrangements for the surface water drainage system (including all SuDS features) to be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the buildings hereby permitted. The submitted details should identify runoff sub-catchments, SuDS components, control structures, flow routes and outfalls. In addition, the plan must clarify the access that is required to each surface water management component for maintenance purposes. The maintenance plan shall be carried out in

full thereafter.

Reason: To ensure the satisfactory maintenance of drainage systems that are not publicly adopted, in accordance with the requirements of paragraphs 163 and 165 of the National Planning Policy Framework.

7. Part A: Prior to the commencement of development works a noise report that includes the provisions of British Standard (BS) 4142:2014+A1:2019, Methods for rating and assessing industrial and commercial sound, which considers the impact of noise upon the proposed development shall be submitted in writing for consideration by the local planning authority.

Part B: Following the submission of a noise report and prior to the commencement of refurbishment/ development works, a noise insulation scheme detailing the acoustic noise insulation performance specification of the external building envelope of the residential units (having regard to the building fabric, glazing and ventilation) for protecting the residential units from noise from the neighbouring industrial use shall be submitted to and approved in writing by the local planning authority.

The scheme as approved shall be fully implemented before the use hereby permitted is commenced and prior to occupation of the residential units and shall thereafter be retained as such.

Reason: To protect the amenity of future occupants of this property from the high ambient noise levels in the area Cambridge Local Plan 2018 policy 35.

8. No demolition or construction works shall commence on site until a traffic management plan has been agreed in writing with the Planning Authority (using the guidance document below as a framework). The principal areas of concern that should be addressed are:
 - i. Movements and control of muck away lorries
 - ii. Contractor parking; provide details and quantum of the proposed car parking and methods of preventing on street car parking.
 - iii. Movements and control of all deliveries
 - iv. Control of dust, mud and debris, in relationship to the operation of the adopted public highway.

Reason: To ensure the safe and effective operation of the adopted highway, in accordance with paragraph 111 of the NPPF.

9. The development, hereby permitted, shall not be occupied or used until the approved approach to meet a 19% reduction in carbon emissions compared to Part L 2013 has been fully implemented. Any associated renewable and/or low carbon technologies shall thereafter be retained and remain fully operational in accordance with a maintenance programme, which shall be submitted to and approved in writing by the

local planning authority before the development is first occupied.

Where grid capacity issues subsequently arise, written evidence from the District Network Operator confirming the detail of grid capacity and a revised approach to meeting a 19% reduction in carbon emissions shall be submitted to and approved in writing by the local planning authority. The approved revised approach shall be implemented and thereafter maintained in accordance with the approved details.

Reason: In the interests of reducing carbon dioxide emissions (Cambridge Local Plan 2018, Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

10. There should be no collections from or deliveries to the site during the demolition and construction stages outside the hours of 0800 hours and 1800 hours on Monday to Friday, 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays unless otherwise previously agreed in writing with the Local Planning Authority.

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

11. 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).

12. If unexpected land contamination is encountered during the development works, all works shall cease immediately until the Local Planning Authority has been notified in writing. Thereafter, works shall only restart with the written approval of the Local Planning Authority following the submission and approval of a Phase 2 Intrusive Site Investigation Report and a Phase 3 Remediation Strategy specific to the newly discovered contamination.

The Phase 3 Remediation Strategy shall be implemented in full.

Reason: To ensure that any unexpected contamination is rendered harmless in the interests of environmental and public safety in accordance with Cambridge Local Plan 2018 Policy 33.

13. The proposed drive way 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.

Reason: To ensure the safe and effective operation of the adopted highway, in accordance with paragraph 111 of the NPPF.

14. The proposed drive be constructed using a bound material for at least the first 5m into the site from the boundary of the adopted public highway to prevent debris spreading onto the adopted public highway.

Reason: To ensure the safe and effective operation of the adopted highway, in accordance with paragraph 111 of the NPPF.

15. The area shown as red brick paving is not to be used for the parking of vehicles at any time, and shall be retained as such for the lifetime of the development.

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

16. 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) hard surfacing materials, refuse or other storage units;
- 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;
- c) boundary treatments indicating the type, positions, design, and materials of boundary treatments to be erected, including gaps for hedgehogs

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,

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.

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

17. No development above slab level shall commence until a biodiversity enhancement scheme has been submitted to and approved in writing by the Local Authority. It shall include the consideration of native planting,

hedgehog habitat and connectivity and the proposed specification, number and locations of internal and / or external bird and / or bat boxes on the new buildings and any other associated enhancements. The development shall be carried out in accordance with the approved details.

Reason: To provide ecological enhancements for protected species on the site (Cambridge Local Plan 2018 policies 59 and 70, NPPF 2021 para.170).

18. Notwithstanding the approved plans, the building hereby permitted, shall be constructed to meet the requirements of Part M4(2) and M(4)3 '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).

19. The dwelling shall not 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).

20. 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 70 and the Greater Cambridge Shared Planning Biodiversity SPD 2022.

21. Prior to the occupation of the dwelling hereby approved, details of the the boundary treatment around the perimeter of the amenity area serving the flat to the rear of No. 190 Green End Road, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To safeguard the amenity of this neighbouring property, in accordance with Policy 35 of the Cambridge Local Plan 2018.

22. Prior to the occupation of the dwelling hereby approved, details of the cycle store shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure the cycle parking is secure and easily accessible, in accordance with Policy 82 of the Cambridge Local Plan 2018.

23. Notwithstanding the approved plans, prior to the occupation of the dwelling hereby approved, details and the location of the refuse store to serve the dwelling, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure sufficient bin storage is in place to serve the dwelling, in accordance with Policy 57 of the Cambridge Local Plan 2018.

11.0 Informatives

1. To satisfy the plant noise insulation condition, the rating level (in accordance with BS4142:2014+A1:2019) from all plant, equipment and vents etc (collectively) associated with this application should be less than

or equal to the existing background sound level (LA90) at the boundary of the premises subject to this application and having regard to noise sensitive premises.

If noise sensitive premises are located within the site boundary, then the glazing of the premises and/or amenity areas will also be a location for the rating level of all plant not to exceed the existing background sound level (LA90).

Tonal/impulsive sounds and other sound characteristics should be eliminated or at least considered in any assessment and should carry an additional correction (rating penalty) in accordance with BS4142:2014+A1:2019. This is to prevent unreasonable disturbance to other premises. This requirement applies both during the day (0700 to 2300 hrs over any one hour period) and night time (2300 to 0700 hrs over any one 15 minute period).

It is recommended that the agent/applicant submits an acoustic prediction survey/report in accordance with the principles of BS4142:2014+A1:2019 "Methods for rating and assessing industrial and commercial sound" or similar, concerning the effects on amenity rather than likelihood for complaints. Noise levels shall be predicted at the application boundary having regard to neighbouring premises.

Whilst our requirements are for the rating level not to exceed the background sound level at the application site boundary, if the plant is roof mounted and nearby noise sensitive receivers are in closer proximity than the site boundary and / or the site boundary is afforded shielding from the application building parapet, the nearest noise sensitive receiver would be the required assessment location.

It is important to note that a full BS4142:2014+A1:2019 assessment is not required, only certain aspects to be incorporated into an acoustic assessment as described within this informative.

Such a survey / report should include: a large scale plan of the site in relation to neighbouring premises; sound sources and measurement / prediction points marked on plan; a list of noise sources; details of proposed noise sources / type of plant such as: number, location, sound power levels, frequency spectrums, directionality of plant, noise levels from duct intake or discharge points; details of noise mitigation measures (attenuation details of any intended enclosures, silencers or barriers); description of full acoustic calculation procedures; noise levels at a representative sample of noise sensitive locations and hours of operation.

Any report shall include raw measurement data so that conclusions may be thoroughly evaluated and calculations checked.

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. Fire Service vehicle access should be provided in accordance with Approved Document B Volume 1 of the Building Regulations. There should be vehicle access for a pump appliance to within 45m of all points within the dwelling-house in accordance with paragraph 11.2 of Approved Document B Volume 1. Where the proposed new dwelling cannot meet access requirements for fire appliances, compensatory feature(s) should be provided.
3. 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 satisfactorily and any defects remedied to ensure that the noise levels do not increase over time.

4. Cambridge City Council recommends the use of low NO_x boilers i.e. appliances that meet a dry NO_x emission rating of 40mg/kWh, to minimise emissions from the development that may impact on air quality.
 5. In line with the transitional arrangements set out in the relevant approved documents, the Council expects the development hereby approved to meet the requirements of Parts O and F of Building Regulations. Where meeting these requirements results in any changes to the design of the proposals hereby approved, these amendments shall be submitted and approved by way of formal application to the local planning authority.
 6. 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.
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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