



Planning Committee Date	13 th June 2023
Report to	Cambridge City Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	22/04538/FUL
Site	52 Alpha Road, Cambridge, CB4 3DG
Ward / Parish	Castle and Victoria
Proposal	Erection of 1 No. new detached dwelling on land adjacent to 52 Alpha Road. Demolition of existing double garage, brick shed and concrete shelter. Off-street car parking for the new dwelling and for no.52 Alpha Road. Extension of an existing dropped kerb for vehicular access. Associated hard and soft landscaping.
Applicant	Sir/Madam Ladds
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. Scale/Visual Impact2. Neighbour amenity for proposed dwelling and neighbouring dwellings3. Access/Parking Arrangements4. Trees5. Biodiversity
Recommendation	APPROVE subject to conditions

1.0 Executive Summary

- 1.1 The application is for full planning permission for the construction of a new dwelling, following the demolition of the existing double garage, brick shelter and concrete shelter which are no longer in use.
- 1.2 The drawings have been amended during the application process to remove the car parking proposed within the site, to accommodate cycle parking being set closer to the frontage. The on street car parking is to be retained but moved to the north west, to accommodate the car parking space alongside No. 52 and associated dropped kerb.
- 1.3 The site is located within the Castle and Victoria Conservation Area. The proposed scale, form and design is considered to be in keeping with the Conservation Area and is supported.
- 1.4 The representations raised by third parties will be addressed within this report and/or by conditions recommended.
- 1.5 Officers recommend that the Planning Committee approve the application.

2.0 Site Description and Context

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

*X indicates relevance

- 2.1 The site is currently occupied by a double garage and ancillary structures which served No. 52 Alpha Road. These structures are no longer in use and will be demolished as part of the application to accommodate the new dwelling.
- 2.2 The neighbouring dwellings along Alpha Road comprise brick materials with hipped and gable roof forms, with a mix of semi detached, detached and terraced housing.
- 2.3 All car parking arrangements are on street, with the frontages of dwellings set up hard against the footpath in most instances.

3.0 The Proposal

- 3.1 The application seeks the following: 'Erection of 1 No. new detached dwelling on land adjacent to 52 Alpha Road. Demolition of existing double garage, brick shed and concrete shelter. Off-street car parking for the new dwelling and for no.52 Alpha Road. Extension of an existing dropped kerb for vehicular access. Associated hard and soft landscaping'.
- 3.2 The new dwelling would sit comfortably within the plot and accommodate sufficient space around it to accommodate cycle storage, refuse storage, side access and a rear garden area.
- 3.3 The application has been amended to address representations and further consultations have been carried out as appropriate.

4.0 Relevant Site History

- 4.1 No relevant site history.

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 33: Contaminated land
Policy 34: Light pollution control
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 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 61: Conservation and enhancement of historic environment
Policy 62: Local heritage assets
Policy 70: Protection of priority species and habitats
Policy 71: Trees
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
Landscape in New Developments SPD – Adopted March 2010
Trees and Development Sites SPD – Adopted January 2009

5.4 Other Guidance

Castle and Victoria Road Conservation Area

6.0 Consultations

6.1 County Highways Development Management – Object / No Objection

6.2 No objections subject to a pre commencement condition requiring a Traffic Regulation Order (TRO); a time limit on the entry and exiting of construction vehicles with excess weight of 3.5 tonnes; visibility compliance and an informative regarding works carried out within the adopted highway.

6.3 Conservation Team

6.4 No objection subject to a condition requesting details of proposed materials.

6.5 **Tree Officer**

6.6 No objections subject to pre commencement conditions requesting an Arboricultural method Statement (AMS) and Tree Protection Plan (TPP), as well a compliance and implementation condition to ensure the works are carried out in accordance with the approved details.

6.7 **Environmental Health**

6.8 No objections subject to conditions restricting construction/delivery times and methods for piling if required.

6.9 **Drainage Officer**

6.10 No objections subject to conditions requesting schemes for surface water drainage and foul water drainage.

7.0 **Third Party Representations**

7.1 5 representations raising objections have been received.

7.2 These have raised the following issues:

- Principle of development
- Overdevelopment
- Scale and Massing
- Residential amenity impact (Overlooking Impact)
- Loss of Trees/retention of trees close to new dwelling
- Highway safety
- Car parking and parking stress – loss of on street car parking
- Impact upon local wildlife
- The demolition of the existing brick shed at the rear of the site will result in the collapse of the boundary wall which runs along the rear boundary
- The connectivity of habitats should be incorporated into the proposed development
- Loss of biodiversity

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

8.0 **Assessment**

8.1 **Planning Background**

8.2 Although the site has no relevant planning history, the applicant has engaged with the LPA at pre application, where the LPA was generally supportive subject to further details being submitted.

Principle of Development

- 8.3 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.

Design, Layout, Scale and Landscaping

- 8.4 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.
- 8.5 The proposed dwelling would comprise two storeys in height, with a roof extension creating further bedroom space. The scale and proportions of the dwelling would resemble a similar scale to neighbouring dwellings along this stretch of Alpha Road and is therefore considered to be in keeping with the character and appearance of the local area.
- 8.6 The proposed dwelling would sit comfortably within the plot and allow for sufficient space around it to accommodate cycle parking, refuse storage, a side access and a sizeable rear garden area. The plans have been amended during the application process to accommodate these features and remove the car parking.
- 8.7 The form and appearance of the dwelling would resemble some characteristics of neighbouring dwellings, such as narrow width and steep roof pitch with a roof extension and bay windows at ground and first floor on the front elevations. Although the proposed dwelling would appear more modern in design and appearance compared to neighbouring dwellings, the design is simple and not overly complex, which is appropriate within the locality.
- 8.8 Overall, the proposed development is a high-quality design that would contribute positively to its surroundings and be appropriately landscaped. The proposal is compliant with Cambridge Local Plan (2018) policies 55, 56, 57, 58 and 59 and the NPPF.

Trees

- 8.9 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.
- 8.10 There are existing trees on site which have statutory protection through the designation of the Conservation Area. It is proposed to remove some

of these trees due to their poor condition and close relationship with the proposed dwelling, as advised by the arboriculturist within the submitted AMS. The removal of these trees is not considered to result in any detrimental impact upon the character and appearance of the Conservation Area, as supported by the Tree Officer.

- 8.11 The proposal does intend to replace these trees with new trees which the Tree Officer has supported. The other trees will be pruned where necessary but will be retained for aesthetic purposes, and a pre commencement condition is recommended which requests the submission of an AMS and TPP to ensure these trees are protected and retained during construction works and for the lifetime of the development.
- 8.12 Subject to conditions as appropriate, the proposal would accord with policies 59 and 71 of the Local Plan.

Heritage Assets

- 8.13 The application falls with the Castle and Victoria Conservation Area.
- 8.14 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 provides that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.
- 8.15 Para. 199 of the NPPF set out that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation, and the more important the asset, the greater the weight should be. Any harm to, or loss of, the significant of a heritage asset should require clear and convincing justification.
- 8.16 Policy 61 of the Cambridge Local Plan (2018) requires development to preserve or enhance the significance of heritage assets, their setting and the wider townscape, including views into, within and out of the conservation area. Policy 62 seeks the retention of local heritage assets and where permission is required, proposals will be permitted where they retain the significance, appearance, character or setting of a local heritage asset.
- 8.17 The Conservation Officer has been consulted on the application and has raised no objections subject to a condition requesting details of the proposed materials. This condition is considered necessary and reasonable, to ensure the development enhances the character and appearance of the Conservation Area and is therefore recommended.
- 8.18 It is considered that the proposal, by virtue of its scale, massing and design, would not harm the character and appearance of the Conservation Area. The proposal would not give rise to any harmful impact on the

identified heritage assets and is compliant with the provisions of the Planning (LBCA) Act 1990, the NPPF and Local Plan Policy 61.

Carbon Reduction and Sustainable Design

- 8.19 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.
- 8.20 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.
- 8.21 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.
- 8.22 The application is not supported by any energy performance report or renewable energy statement. Therefore, to ensure the development is sustainable, conditions relating to carbon reduction technologies and water efficiency are recommended.
- 8.23 Furthermore, an informative is attached to ensure the development complies with parts F and O of Building Regulations, in respect of energy efficiency.
- 8.24 Subject to conditions, the proposal is in accordance with Local Plan policies 28 and 29 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

Biodiversity

- 8.25 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.

- 8.26 No ecological information has been submitted with the application. There are concerns raised amongst the representations received in respect to the loss of habitat and potential impact upon species, with particular reference to birds and bats.
- 8.27 Given the location of the site being located within an urbanised area with a high density, it is considered that the potential of the development harming protected species is relatively low risk in this instance. A condition is recommended requesting ecological enhancements to be provided on site, which will involve the provision of bat/bird boxes and hedgehog gaps in the boundary treatments to enhance and safeguard species from harm. As such, Officers consider the recommended condition would overcome the potential risk to local species.
- 8.28 Furthermore, a condition requesting the applicant to provide a biodiversity net gain on site, is considered reasonable and necessary to ensure the development safeguards and enhances biodiversity.
- 8.29 Subject to these 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 57 and 70 of the Cambridge Local Plan (2018), as well as the Biodiversity SPD.

Water Management and Flood Risk

- 8.30 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.
- 8.31 The site is in Flood Zone 1 and is therefore considered at low risk of flooding.
- 8.32 The Council's Sustainable Drainage Engineer has raised no objections subject to conditions requesting a surface water and foul water scheme which are considered appropriate to ensure the development does not result in flooding of the adjacent neighbouring properties.
- 8.33 Moreover, a condition ensuring the proposed green roof on the single storey rear extension is fully implemented and retained for the lifetime of the development.
- 8.34 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.

Highway Safety and Transport Impacts

- 8.35 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.

- 8.36 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.
- 8.37 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 a pre commencement condition requesting the applicant to apply to the Highway Authority to alter the existing on street car parking arrangements, as the proposal would require an alteration to the existing Traffic Regulation Order (TRO). A single driveway car parking space is now proposed for No.52, rather than the previous two tandem car parking spaces. This allows No. 52's new gate and fence to move towards Alpha Road, which will retain an on street car parking space albeit the existing vehicle crossover has moved north-west to serve No.52's repositioned driveway. The red line has been amended to reflect this change, and a reconsultation has been undertaken for 21 days.
- 8.38 The applicant is fully aware of their duty to engage with the Highway Authority on this reconfiguration and has declared their understanding of the TRO within their Design and Access Statement. The condition is considered necessary and is therefore recommended by Officers.
- 8.39 Other conditions refer to a time restriction on the entry and exit of construction vehicles with a weight in excess of 3.5 tonnes and a compliance condition ensuring that the visibility splays as illustrated on the Site Plan remain in situ and free from any obstructions measuring above 0.6m in height. These conditions are necessary and reasonable to ensure the development does not result in any significant impact upon the safe and effective functioning of the adopted highway.
- 8.40 Subject to conditions, the proposal accords with the objectives of policy 80 and 81 of the Local Plan and is compliant with NPPF advice.

Cycle and Car Parking Provision

Cycle Parking

- 8.41 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.

8.42 The plans were amended during the application process to accommodate cycle parking being set to the front of the site, to promote easier access and usability for future occupants.

8.43 The proposed cycle store would comprise modest proportions and accommodate four cycles, in accordance with the standards set out under appendix L. As such, the cycle parking is acceptable.

Car Parking

8.44 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. Inside the Controlled Parking Zones, the maximum standard is no more than one space per dwelling for any dwelling size. Car-free and car-capped development is supported provided the site is within an easily walkable and cyclable distance to a District Centre or the City Centre, has high public transport accessibility and the car-free status can be realistically enforced by planning obligations and/or on-street controls.

8.45 The removal of car parking is considered to be acceptable in this location, given the close proximity of the site in relation to the city centre and nearby amenities, which are within walking and cycling distance.

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

Amenity

8.47 Policy 35 and 50 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 on No. 52 Alpha Road

8.48 No. 52 is located directly to the north of the site. Although the single storey extension would extend along the boundary of this neighbouring property, the single storey nature of the proposal would limit any significant overbearing impact. Furthermore, the first storey would terminate in line with the rear elevation of No. 52, reducing any potential overbearing impact upon this neighbour.

8.49 Given the set back of the first floor, the dwelling is not considered to result in any significant overshadowing impact upon the rear garden of this property. In addition, given the separation between No. 52 and the proposed dwelling, no loss of light will occur upon any side windows.

8.50 The rear windows at first floor and second floor in the roof extension on the rear elevation will serve bedrooms however, given the oblique angle at which these windows are set, no direct views will be afforded upon the rear garden area of No. 52.

Impact on No. 48 Alpha Road

8.51 No.48 Alpha Road is located to the south of the site. Again, given the separation distance from the proposed dwelling, no significant overbearing impact will arise upon this neighbour.

8.52 Given the orientation of the site and that the proposed dwelling would be located north of this neighbour, no overshadowing or loss of light impact would occur upon this neighbouring property.

8.53 There is a first floor side window on the south elevation of the proposed dwelling however this will serve a bathroom which is not classed as a habitable space and therefore no significant overlooking impact will arise. Notwithstanding this, Officers recommend an obscure glazing condition to ensure this window is fitted with obscure glass and is not operable from 45 degrees from the plane of the window to prevent direct overlooking and safeguard privacy.

8.54 The rear windows at first floor and second floor on the rear elevation will serve bedrooms however, given the oblique angle at which these windows are set in relation to the rear garden area serving no. 48, no direct views will be afforded upon the rear garden area of No. 52.

Impact on No. 71 Carlyle Road

8.55 No. 71 is located to the north east of the site. The first floor element of the proposed dwelling would be located 15m from the rear boundary of the site which is a sufficient distance away to not result in any significant overbearing impact or overlooking impact.

8.56 Given the separation distance, the proposal would not result in any significant overshadowing or loss of light impacts.

Future Occupants

8.57 Policy 50 of the Cambridge Local Plan (2018) requires all new residential units to meet or exceed the Government's Technical Housing Standards – Nationally Described Space Standards (2015).

8.58 The gross internal floor space measurements for units in this application are shown in the table below:

Unit	Number of bedrooms	Number of bed spaces (persons)	Number of storeys	Policy Size requirement (m ²)	Proposed size of unit	Difference in size
1	3	4	3	90	110	+20

8.59 A shown in the above table, the proposal would comply with the Government's Technical Housing Standards – Nationally Described Space Standards (2015) and Policy 50 of the Cambridge Local Plan (2018).

Garden Size(s)

8.60 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. The proposed garden area is of a sufficient size to serve the future occupants and provide them with a good level of external amenity.

8.61 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. A condition is recommended to ensure the dwelling is constructed to meet these standards internally so can be used by all users.

Construction and Environmental Impacts

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

8.63 The Council's Environmental Health team have assessed the application and have raised no objections subject to conditions restricting times of construction to mor sociable hours and piling methods, should piling be used. In order to protect the amenities of neighbouring properties, these conditions are considered necessary and reasonable, and are recommended as such.

8.64 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, 55, 56 and 57.

Third Party Representations

8.65 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
Building control/unstable rear boundary wall	<p>Concerns have been raised regarding the building works, in particular the removal of a brick shed to the rear of the site. 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. A Demolition Notice shall be served prior to any demolition works being undertaken.</p> <p>It is also noted on the proposed Site Plan that the rear wall is to be repaired.</p>

Other Matters

8.66 Bin storage is directly located to the rear of the cycle store and therefore will not be in views from the street which is acceptable.

Planning Balance

8.67 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).

8.68 The proposed dwelling would provide an additional dwelling within a sustainable location. The design and scale of the dwelling is in keeping with the neighbouring dwellings along Alpha Road, subject to a condition to secure details of the proposed materials. The dwelling would sit comfortably within the plot and the layout allows for sufficient internal and external space to provide a good level of amenity for future occupiers, whilst respecting the amenities of neighbouring properties.

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

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 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. Prior to the commencement of development, hereby approved, 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 the local planning authority for its written approval. This will be completed before any tree works are carried out and before 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. The development shall be carried out in accordance with the approved details.

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

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

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

5. No development shall take place above ground level, other than demolition, until details of the materials to be used in the construction of the development have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the external appearance of the development does not detract from the character and appearance of the area. (Cambridge Local Plan 2018 policies 55, 57 and 61).

6. The dwelling shall not 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).

7. 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).

8. 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.

9. No development above ground level shall take place until a scheme of ecological enhancement has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the features to be enhanced, recreated, and managed for species of local importance both in the course of development and in the future. The scheme shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority.

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

10. Notwithstanding the approved plans, the flat roof of the extension hereby approved shall be a green biodiverse roof(s). The green biodiverse roof(s) shall be constructed and used in accordance with the details outlined below:

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

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

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

11. 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).

12. 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).

13. Prior to the commencement of the development hereby approved, (including demolition), the applicant is required to apply to the Local Highway Authority for an amendment to the existing Traffic Regulation Order (TRO). The approved details of this application will be submitted to

and approved by the Local Planning Authority, and the changes to the TRO will be advertised and implemented in full before proceeding with the works. The development shall then be carried out in accordance with the approved details.

Reason: To ensure the safe and effective functioning of the adopted highway, in accordance with paragraph 111 of the NPPF and Policy 80 and 81 of the Cambridge Local Plan 2018.

14. Demolition or construction vehicles with a gross weight in excess of 3.5 tonnes shall service the site only between the hours of 09.30hrs -15.30hrs, seven days a week.

Reason: To ensure the safe and effective functioning of the adopted highway, in accordance with paragraph 111 of the NPPF and Policy 81 of the Cambridge Local Plan 2018.

15. The pedestrian visibility splays as shown on drawing number 103/011 Rev PL2, shall be maintained free from obstruction exceeding 0.6m above the level of the adopted public highway for the lifetime of the development.

Reason: To ensure the safe and effective functioning of the adopted highway, in accordance with paragraph 111 of the NPPF and Policy 81 of the Cambridge Local Plan 2018.

- 16.1 The development, hereby permitted, shall not be occupied until the proposed first floor window in the side (south) elevation of the development 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).

17. Notwithstanding the approved plans, the building hereby permitted, shall be constructed to meet the requirements of Part M4(2) and M4(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)

18. 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, 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) unless otherwise previously agreed in writing with the Local Planning Authority.

19. 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)

11.0 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. 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. Before the existing property is demolished, a Demolition Notice will be required from the Building Control section of the council's planning department establishing the way in which the property will be dismantled, including any asbestos present, the removal of waste, minimisation of dust, capping of drains and establishing hours of working operation.

4. To satisfy and discharge Environmental Health recommended conditions (including those related to construction / demolition, operational artificial lighting, contaminated land, noise / sound, air quality (including Electric Vehicle Charging) and odours / fumes / smoke, any impact assessment and mitigation as required, should be in accordance with the scope, methodologies and requirements of relevant sections of the Greater Cambridge Sustainable Design and Construction Supplementary Planning Document, (2020). Due regard should also be given to relevant and current up to date Government / national and industry British Standards, Codes of Practice and best practice technical guidance.

 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.
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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