



<b>Planning Committee Date</b>	13 <sup>th</sup> of June
<b>Report to</b>	Cambridge City Council Planning Committee
<b>Lead Officer</b>	Joint Director of Planning and Economic Development
<b>Reference</b>	22/05304/FUL
<b>Site</b>	286 Cherry Hinton Road
<b>Ward / Parish</b>	Coleridge
<b>Proposal</b>	Demolition of existing dwelling and erection of 1 No. replacement two storey dwelling.
<b>Applicant</b>	Sam Bose and T K Sandhu
<b>Presenting Officer</b>	Laurence Moore
<b>Reason Reported to Committee</b>	Third party representations
<b>Member Site Visit Date</b>	N/A
<b>Key Issues</b>	1. Character 2. Loss of Light
<b>Recommendation</b>	<b>APPROVE</b> subject to conditions

## 1.0 Executive Summary

- 1.1 The application seeks the demolition of existing dwelling and erection of 1 No. replacement two storey dwelling.
- 1.2 The proposed development utilises a contemporary design appropriate for the street scene. Despite its larger scale, the replacement dwelling presents a similar scale and mass to the front of the property when compared with the scale and mass of the existing property to be demolished. The larger additions are primarily to the rear of the site, and are obscured from view of the public realm, meaning there is no adverse impacts on the character of the immediate context.
- 1.3 Concerns raised by neighbouring occupiers have been addressed. The assessments conducted throughout the course of assessment have alluded to negligible degree of overshadowing and overbearing, neither of which are sufficient to warrant a refusal.
- 1.4 Bikes and bins are situated to the front of the property as required by policy.
- 1.5 Standard conditions are recommended to account for Biodiversity Enhancement, surface water drainage, sustainability matters and to limit highways impact and environmental concerns in the interest of protecting the residential amenity of neighbouring occupiers.
- 1.6 Officers recommend that the Planning Committee approve this application subject to conditions.

## 2.0 Site Description and Context

None-relevant	x
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\*X indicates relevance

- 2.1 The application site consists of an existing two-storey detached dwelling fronting Cherry Hinton Road. The site is not situated within a conservation area or the controlled parking zone and front a classified road. The site is currently accustomed to 1no. Off street parking space.
- 2.2 North of the site consists of Cherry Hinton Road, a classified C Class Road primarily serving residential properties. East of the site consists of neighbouring property 294 Cherry Hinton Road, whereas further east consists of Lilac Court, a residential street. South of the application site consists of residential gardens serving the host dwelling and adjacent neighbours. West of the site consists of neighbouring property 284 Cherry Hinton Road, whereas further west of the site consists of Hinton Avenue, a residential Street.

## 3.0 The Proposal

- 3.1 The application seeks the Demolition of existing dwelling and erection of 1 No. replacement two storey dwelling.
- 3.2 The application has been amended to address representations and further consultations have been carried out as appropriate. The second storey

extended element situated along the east side of the proposed dwelling was reduced in depth by circa 4m to reduce overbearing impacts on neighbouring property 294 Cherry Hinton Road. The proposed widening of the dropped kerb has been removed from the proposals.

3.3 The application is accompanied by the following supporting reports and key plans which have been amended as indicated:

- Daylight/Sunlight Impact Study (Amended)

#### 4.0 Relevant Site History

Reference	Description	Outcome
21/05321/HFUL	Two storey side extension, part single, part two storey rear extension, loft extension and additional drop kerb.	WDN
21/02769/HFUL	Two storey side and rear extensions, single storey rear extension and loft extension.	WDN

4.1 The application site has been subject to two applications since the initial pre-application advice provided in January 2021.

4.2 The two previous applications were withdrawn following concerns raised by officers regarding loss of light impacts.

#### 5.0 Policy

##### 5.1 National

National Planning Policy Framework 2021

National Planning Practice Guidance

National Design Guide 2021

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

Technical Housing Standards – Nationally Described Space Standard (2015)

ODPM Circular 06/2005 – Protected Species

Circular 11/95 (Conditions, Annex A)

##### 5.2 Cambridge Local Plan 2018

Policy 1: The presumption in favour of sustainable development

Policy 3: Spatial strategy for the location of residential development

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

Policy 29: Renewable and low carbon energy generation

Policy 30: Energy-efficiency improvements in existing dwellings

Policy 31: Integrated water management and the water cycle

Policy 32: Flood risk

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

Policy 50: Residential space standards  
Policy 51: Accessible homes  
Policy 52: Protecting garden land and the subdivision of existing dwelling plots  
Policy 55: Responding to context  
Policy 56: Creating successful places  
Policy 57: Designing new buildings  
Policy 59: Designing landscape and the public realm  
Policy 69: Protection of sites of biodiversity and geodiversity importance  
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 Neighbourhood Plan**

N/A

### **5.4 Supplementary Planning Documents**

Biodiversity SPD – Adopted February 2022  
Sustainable Design and Construction SPD – Adopted January 2020  
Cambridgeshire Flood and Water SPD – Adopted November 2016

### **5.5 Other Guidance**

N/A

## **6.0 Consultations**

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

6.2 Subject to conditions/informatives outlined below:

- Traffic Management Plan
- Demolition/Construction Vehicles
- Visibility Splays
- Driveway levels
- Driveway Materials
- License of Works

### **6.3 Environmental Health – No Objection**

6.4 Subject to conditions outlined below:

- Construction Hours
- Piling
- Dust

### **6.5 Drainage Officer – No Objection**

6.6 Subject to conditions outlined below:

- Foul Water Drainage
- Surface Water Drainage
- Flood Risk Assessment

## **6.7 Ecology Officer – No Objection (Received within surgery)**

6.8 Subject to conditions outlined below:

- Biodiversity Net Gain
- Bird/Bat Nest Boxes.

## **6.9 Tree Officer**

6.10 No Response

## **7.0 Third Party Representations**

7.1 15 representations have been received from a total of 3 addresses.

7.2 2 Neighbouring properties have raised the following concerns:

- -Character, appearance and scale
- -Density and overdevelopment
- -Residential amenity impact (impacts on daylight, sunlight, enclosure, privacy, noise and disturbance, light pollution)
- -Construction impacts
- -Highway safety
- -Loss of biodiversity

7.3 2 Neighbouring properties have cited the following reasons in support of the proposed development:

- Plot has been vacant for over 2 years
- Character/design is appropriate
- Current house is derelict

## **8.0 Member Representations**

Not applicable

## **9.0 Assessment**

### **9.1 Planning Background**

9.2 The previous applications sought to extend the existing property, however, due to the constraints of the site and limited internal arrangements of the existing dwelling, this application is to demolish the dwelling and rebuild. The design and scale has changed to that of the extensions previously submitted.

### **9.3 Principle of Development**

9.4 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 allow for a vacant site to contribute to housing supply and thus would be compliant with policy 3.

9.5 The principle of the development is acceptable and in accordance with policy 3 of the local plan.

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

9.7 Policies 55, 56, 57 and 59 seek to ensure that development responds appropriately to its context, is of a high quality, reflects or successfully contrasts with existing building forms and materials and includes appropriate landscaping and boundary treatment.

9.8 Concerns have been raised from neighbouring occupiers with regards to the adverse impacts the proposals would have on the character of the street. Further concerns have been raised with regards to the scale/massing of the proposed development. These concerns will be addressed below.

9.9 The dwelling proposed is larger than the existing house to be demolished however, from the proposed frontage the scale appears similar to the existing. The plans provided show that from the front of the property, the scale of development on site will appear similar to the existing building This is due to the proposals utilising a lower ridge than that of the existing dwelling, and the stepping back element of the scheme used to create a two storey side extension and the majority of the bulk of the dwelling being situated to the rear, meaning the increased scale of development will have limited impact on the street scene.

9.10 The development proposes to utilise a larger footprint than that of the existing dwelling. The new dwelling is to extend into the site (to the south) and will be a similar depth to that of the neighbouring properties 294 and 282.

9.11 The replacement dwelling proposed utilises a contemporary style and modern material pallet which is sympathetic to the existing streetscape. The existing building utilises a more classically designed exterior. The modern design is reflective of existing buildings within the area, drawing on similar characteristics of dwellings in proximity to the site such as 279 and 281 Cherry Hinton Road in an enhanced, contemporary fashion. The stand-alone dwelling is considered to successfully contribute to the site and surrounding area.

9.12 The landscaping plans provided show a sufficient level of green additions to both the front and rear of the property, which is considered an improvement when compared with the current landscaping features present at the application site. The increase in the level of vegetation on site is considered to enhance the character of the site in line with the requirements of policy 55 of the local plan which is supported. The proposed biodiversity enhancements and boundary treatments will be secured via condition.

9.13 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 and 59 and the NPPF.

## **9.14 Carbon Reduction and Sustainable Design**

9.15 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.

- 9.16 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.
- 9.17 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.
- 9.18 The proposed solar technologies are welcomed and express the applicant's intentions to ensure carbon reduction is achieved in line with the requirements of policies 28 and 29.
- 9.19 The application is supported and will be subject to conditions relating to carbon reduction technologies and water efficiency.
- 9.20 The proposal is in accordance with Local Plan policies 28 and 29 and the Greater Cambridge Sustainable Design and Construction SPD 2020, subject to conditions.
- 9.21 Biodiversity**
- 9.22 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.
- 9.23 Concerns have been raised by neighbouring occupiers regarding the lack of biodiversity benefits and the removal of a significant amount of vegetation to the rear of the site prior to the commencement of the application.
- 9.24 The application has been subject to formal consultation with the Council's Ecology Officer, who raises no objection to the proposal and recommends several conditions to ensure the protection of species and the estimated biodiversity net gain is delivered.
- 9.25 The suggested conditions relate to biodiversity net gain, with baseline figures drawn from the level of biodiversity features on site prior to site clearance, and the provision of bird & bat nest boxes.

9.26 In consultation with the Council's Ecology Officer, subject to an appropriate condition, officers are satisfied that the proposed development would not result in adverse harm to protected habitats, protected species or priority species and achieve a biodiversity net gain. Taking the above into account, the proposal is compliant with 57, 69 and 70 of the Cambridge Local Plan (2018), subject to conditions.

### **9.27 Water Management and Flood Risk**

9.28 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.

9.29 The EA's Extent of flooding from surface water map indicates that there are surface water flood risk issues that require more detailed analysis. A site specific Flood Risk Assessment (FRA) is required. Taking into the existing use of the site, this information can be obtained by way of condition. The proposals have not indicated a detailed surface water or a foul drainage scheme however, it would also be acceptable to obtain this information by way of conditions. The drainage officer shares this view.

9.30 Conditions will be added to any permission granted requiring the submission of surface water drainage details, a flood risk assessment and to require the implementation.

9.31 The application proposes a flat roof, which is proposed as a green/biodiverse roof. A condition will be applied to any permission granted requiring the proposed green roof to be constructed and maintained in accordance with the green roof code for the lifetime of the development. To ensure compliance with policy 31 of the local plan.

9.32 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.

### **9.33 Highway Safety and Transport Impacts**

9.34 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.

9.35 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.

9.36 The application has been subject to formal consultation with Cambridgeshire County Council's Local Highways Authority, who raise no objection to the proposal subject to conditions.

9.37 The requested Traffic Management Plan, Demolition/Construction Hours, visibility splays and driveway materials/levels conditions are considered necessary for highway safety throughout the demolition/construction of the development proposed, as the adjacent highway; Cherry Hinton Road, is a



classified road. The requested TMP condition is considered acceptable and will be applied to any permission granted.

- 9.38 The application has been amended to remove the proposed widening of the existing dropped kerb.
- 9.39 Subject to conditions, the proposal accords with the objectives of policy 80 and 81 of the Local Plan and is compliant with NPPF advice.
- 9.40 Cycle and Car Parking Provision**
- 9.41 Cycle Parking
- 9.42 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.
- 9.43 The application proposes the inclusion of a single bike store to be situated to the front of the replacement dwelling. The bike store can sufficiently accommodate 4no. cycles and is situated to the front of the property so is considered as accessible as the car with regards to the situation of parking spaces. The proposed cycle store will be ensured via condition, which will require the use of a green/biodiverse roof, and so the application is in accordance with policy 82 and appendix L of the local plan, subject to conditions.
- 9.44 Car parking
- 9.45 Policy 82 of the Cambridge Local Plan (2018) requires new developments to comply with, and not exceed, the maximum car parking standards as set out within appendix L. Outside of the Controlled Parking Zone the maximum standard is no more than 1.5 spaces per dwelling for up to 2 bedrooms and no less than a mean of 0.5 spaces per dwelling up to a maximum of 2 spaces per dwelling for 3 or more bedrooms. Inside the Controlled Parking Zone the maximum standard is no more than one space per dwelling for any dwelling size. Car-free and car-capped development is supported provided the site is within an easily walkable and cyclable distance to a District Centre or the City Centre, has high public transport accessibility and the car-free status can be realistically enforced by planning obligations and/or on-street controls. The Council strongly supports contributions to and provision for car clubs at new developments to help reduce the need for private car parking.
- 9.46 The application proposes 2no. off-street parking space to the front of the replacement dwelling. This is within the maximum requirements for a 3-bedroom dwelling as outlined within policy 82 of the local plan and is acceptable. A condition will be added to any permission granted restricting the total amount of car parking spaces on site, to ensure the application is in line with policy 82 of the local plan and to ensure future occupiers are not over reliant on the use of the car.

- 9.47 It should be noted that the development is considered to be situated within a sustainable location, in proximity to suitable public transport connections and ample active travel arrangements, and so a car-free scheme would be supported.
- 9.48 The Greater Cambridge Sustainable Design and Construction SPD outlines the standards for EV charging at one slow charge point for each dwelling with allocated parking, one slow charge point for every two dwellings with communal parking (at least half of all non-allocated parking spaces) and passive provision for all the remaining car parking spaces to provide capability for increasing provision in the future.
- 9.49 The application will be subject to conditions requiring the implementation of EV Charge points to the front of the property.
- 9.50 Subject to conditions, the proposal is considered to accord with policy 82 of the Local Plan and the Greater Cambridge Sustainable Design and Construction SPD.
- 9.51 Amenity**
- 9.52 Policy 35, 50, 52 and 53 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.
- 9.53 Neighbouring Properties
- 9.54 Concerns have been raised by neighbouring occupiers with regards to loss of light, overbearing and overlooking.
- 9.55 The concerns relating to the use of the flat roof of the single storey element of the scheme being used as a balcony will be mitigated via conditions restricting the use of the flat roof of the single storey element of the scheme to maintenance purposes only. In the interest of protecting the privacy of neighbouring occupiers.
- 9.56 The proposed first-floor side (west) facing windows are considered to grant overlooking opportunities posing a threat to the privacy of the amenity space serving 282 Cherry Hinton Road. Therefore, the identified windows will be obscure glaze via condition, in the interest of protecting the privacy of neighbouring occupiers. A condition will be added to this affect.
- 9.57 Impact on No. 294 Cherry Hinton Road
- 9.58 The comments provided from no.294 Cherry Hinton Road object to the development on several grounds, with the main issue relating to loss of light to no.1 side facing window which serves a habitable room. The applicants have provided a full sunlight daylight impact assessment, which shows the light to this window is considered to pass the requirements of the BRE guidance. A site visit has been undertaken and given the outcome of the daylight impact assessments provided, the development proposed is not considered to have an adverse impact on the level of light achieved by this side facing window at 294.

- 9.59 The comments from 294 also state issues with overbearing and the neighbour has objected to the east elevation of the property on site moving closer to the boundary with 294. The east elevation of the proposed dwelling will be closer to the boundary shared with 294 Cherry Hinton Road than the existing dwelling on site, with a 3m shift in proximity to the boundary at first floor level. Whilst the application will allow for the east elevation of the property to be closer than existing, the proposals seek to retain approximately 1.5m between the proposed east elevation and the shared boundary with 294 Cherry Hinton Road. This will allow for roughly 5m of space between the proposed east elevation and existing west elevation of 294 Cherry Hinton Road which is considered sufficient to avoid any issues with overbearing to the windows within the west elevation of 294 Cherry Hinton Road. The proposed dwelling is not considered to detract from the amenity of neighbouring occupier 294 Cherry Hinton Road with regards to overbearing.
- 9.60 The primary two storey elements of the proposals are within the footprint of the existing two-storey building, and so are not considered to allow for adverse effects to neighbours when compared with the current building on site. The aspects of the scheme which are considered within proximity to any amenity spaces will sit 1.3m from the boundary at single storey, and 4.6m from the boundary at first floor, which is not considered to overbear the adjacent property at 294 Cherry Hinton Road, which is to the east of the site. The existing dwelling was situated 4m from the boundary, and whilst the proposed residential unit may be approximately 3m closer to the boundary than the existing dwelling, any potential increase in overbearing to 294 would be negligible and not significant enough to warrant a refusal.
- 9.61 The overlooking concerns are due to the large windows along the rear elevation of the proposed dwelling. The proposed first-floor rear facing windows are considered to be similarly located to the rear facing first-floor windows of the existing property which served habitable rooms, and so are not considered to detract from the privacy of neighbouring occupiers when compared with the overlooking opportunities already present on site.
- 9.62 Impact on No. 282 Cherry Hinton Road
- 9.63 Comments received from no.282 raise concerns of loss of light to the rear conservatory. The officer has conducted a 25-degree and a 45-degree overshadowing assessment for the conservatory, rooflights and all side facing windows at 282 Cherry Hinton Road. The property has a single storey rear extension with rooflights, a conservatory and has 3no. windows in the side (east) elevation of the property fronting the application site. From the assessment conducted, the positioning of the property (south facing) and the site visit undertaken, the conservatory is not considered to be subject to loss of light concerns. The rooflights serving the rear extension allow for a significant amount of light to both the rear living room and kitchen and will not be overshadowed by the proposed scheme. Two of the existing side facing windows at 282 serve the kitchen. Both are already overshadowed by the existing property, and so the proposed development is not considered to adversely affect the level of light to this primarily functional room, as the windows in which the room is served by are already subject to a significant level of overshadowing.

- 9.64 No.1 side facing window will be adversely affected by the development with regards to loss of light, however, the window serves a toilet which is not considered habitable space, and so the loss of light concern is not considered to have a material impact on the value of the existing property's amenity.
- 9.65 The increase in overbearing to 2no. side (east) facing windows at 282 Cherry Hinton Road is not considered to have adverse impacts on the current occupants, due to the current proximity of the existing dwelling to these windows. From the site visit undertaken, the existing property is already significantly close to the 2no. windows serving the functional kitchen, and the proposed development, whilst closer to the boundary with 282 Cherry Hinton Road by circa 0.5m, is not considered to adversely affect the amenity of 282 with regards to overbearing or detract from any beneficial outlook. Furthermore, the kitchen is considered a functional room, and not habitable space.
- 9.66 The proposal adequately respects the residential amenity of its neighbours and the constraints of the site and is compliant with Cambridge Local Plan (2018) policies 56 and 35.
- 9.67 Future Occupants
- 9.68 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).
- 9.69 The gross internal floor space measurements for units in this application are shown in the table below:

Unit	Number of bedrooms	Number of bed spaces (persons)	Number of storeys	Policy Size requirement (m <sup>2</sup> )	Proposed size of unit	Difference in size
1	3	4	2	84	307	+ 223

- 9.70 Garden Size = 482sqm
- 9.71 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.
- 9.72 Policy 51 requires all new residential units to be of a size, configuration and internal layout to enable Building Regulations requirement part M4(2) accessible and adaptable dwellings to be met with 5% of affordable housing in developments of 20 or more self-contained affordable homes meeting Building Regulations requirement part M4(3) wheelchair user dwellings. The Design and Access Statement submitted states the proposal would comply with these standards and therefore, Officers consider that the layout and configuration enables inclusive access and future proofing.
- 9.73 Construction and Environmental Impacts
- 9.74 Policy 35 guards against developments leading to significant adverse impacts on health and quality of life from noise and disturbance. Noise and disturbance

during construction would be minimized through conditions restricting construction hours and collection hours to protect the amenity of future occupiers. These conditions are considered reasonable and necessary to impose.

9.75 The Council’s Environmental Health team have assessed the application and recommended 3no. standard conditions relating to construction hours, dust and piling. The officer shared the opinions of the environmental health officer, and the conditions will be applied to any permission granted to ensure the application is respectful of neighbours throughout construction. The development proposed is compliant with policy 35 of the local plan, subject to conditions.

9.76 Summary

9.77 The proposal adequately respects the amenity of its neighbours and of future occupants and is considered that it is compliant with Cambridge Local Plan (2018) policies 35, 50, 51, 52, 53 and 57.

**9.78 Third Party Representations**

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

<b>Third Party Comment</b>	<b>Officer Response</b>
Right to light	A right to light is a civil matter between different landowners and a planning permission would not interfere with a right of light. The local planning authority has no jurisdiction in checking or enforcing a right to light. This is not a material planning consideration.

**9.80 Other Matters**

9.81 Bins

9.82 Policy 57 requires refuse and recycling to be successfully integrated into proposals.

9.83 The application proposes to include a bin store to the side/west elevation of the property. The bin store will be obscured from view of the public realm due to its siting behind the proposed boundary treatments and is considered to be suitably integrated within the scheme. A condition will be added to any permission granted requiring the bin store to be implemented with a green/biodiverse roof prior to the occupation of the dwelling and to be maintained for the lifetime of the development.

9.84 The proposed bin store is compliant with policy 57 subject to conditions and is considered acceptable.

**9.85 Planning Balance**

9.86 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).

#### 9.87 Summary of harm

9.88 The contemporary design of the scheme is contrary to the prevailing character of the existing dwelling, however, is considered similar to existing properties within the street scene such as 279 and 281 Cherry Hinton Road

9.89 Objections have been received in regards of the increased scale of development. The scale/massing increase is primarily to the rear of the site, and the increase in scale will not be perceived from the front of the property or surrounding public realm.

9.90 The assessments conducted have shown a negligible level of harm to the residential amenity of neighbouring occupiers. The loss of light, overbearing and overlooking concerns raised by neighbouring occupiers are not considered sufficient to warrant a refusal, as per paragraphs 9.53-9.66 of this report.

9.91 The lack of information submitted regarding flood risk, drainage concerns, sustainability matters and biodiversity enhancement can be resolved via condition as suggested by relevant consultees.

#### 9.92 Summary of benefits

9.93 The proposed development is considered to enhance the site by allowing an aged property with limited internal space to be replaced by a successfully designed contemporary property with much greater levels of internal space, greater provisions for biodiversity and renewable technologies.

9.94 The proposal adequately respects the residential amenity of its neighbours and the constraints of the site.

9.95 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.

### 10.0 Recommendation

10.1 **Approve** subject to:

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

### 11.0 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 Notwithstanding the details shown on the submitted plans, no demolition or construction works shall commence on site until a traffic management plan has been submitted to and agreed in writing by the Local Planning Authority.

The principal areas of concern that should be addressed are:

- i) Movement and control of muck away vehicles (all loading and unloading should be undertaken where possible off the adopted public highway)
- ii) Contractor parking, with all such parking to be within the curtilage of the site where possible
- iii) Movements and control of all deliveries (all loading and unloading should be undertaken off the adopted public highway where possible.)
- iv) Control of dust, mud and debris, and the means to prevent mud or debris being deposited onto the adopted public highway.

The development shall be carried out in accordance with the approved details.

Reason: To ensure that before development commences, highway safety will be maintained during the course of development. (Cambridge Local Plan 2018 Policy 81).

- 4 No development hereby permitted shall be commenced until a surface water drainage scheme for the site, based on sustainable drainage principles and in accordance with Cambridge City Council local plan policies, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is occupied.

The scheme shall include:

- a) Details of the existing surface water drainage arrangements including runoff rates for the OBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events;
- b) Full results of the proposed drainage system modelling in the above- referenced storm events (as well as 1% AEP plus climate change), inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with a schematic of how the system has been represented within the hydraulic model;
- c) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers, details of all SuDS features;
- d) A plan of the drained site area and which part of the proposed drainage system these will drain to;
- e) Full details of the proposed attenuation and flow control measures;
- f) Site Investigation and test results to confirm infiltration rates;
- g) Full details of the maintenance/adoption of the surface water drainage system;
- h) Measures taken to prevent pollution of the receiving groundwater and/or surface water
- i) Formal agreement from a third party if discharging into their system is proposed, including confirmation that sufficient capacity is available.

The drainage scheme must adhere to the hierarchy of drainage options as outlined in the NPPF PPG

Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site resulting from the proposed development. (Cambridge Local Plan 2018 policies 31 and 32).

- 5 No development shall commence until a Flood Risk Assessment has been submitted to and approved in writing with the Local Planning Authority. The Flood Risk Assessment (FRA) should consider the flood risk at the site and requirement for any flood resilient measures to be incorporated into the development. Development shall take place in accordance with the approved details.

Reason: To reduce the risk of flooding to the proposed development and future occupants (Cambridge Local Plan 2018 policies 31 and 32).

- 6 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 latest appropriate DEFRA metric;
- 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 latest appropriate DEFRA metric;
- 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;
- vi) a baseline figure which responds to the level of biodiversity features on site prior to site clearance.

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 the latest 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.

- 7 Prior to development above ground, an adequate system of drainage constructed in accordance with approved Building Regulations document H1 shall be provided on site to carry foul water - which comprises or includes waste from a sanitary convenience, bidet, appliance used for washing receptables and/or water which has been used for food preparation, cooking or washing - from appliances within the building to one of the following, listed in order of priority:

The completed measures shall thereafter be retained in accordance with approved Building Regulations document H1, for the lifetime of the development.

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).

- 8 No development above ground level, other than demolition, shall commence until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatments (including gaps for hedgehogs) to be erected. The boundary treatment for each dwelling shall be completed before that/the dwelling is occupied in accordance with the approved details and retained as approved thereafter.

Reason: To ensure an appropriate boundary treatment is implemented in the interests of visual amenity and privacy (Cambridge Local Plan 2018 policies 55, 57 and 59).

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

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

- 10 No dwelling shall be occupied until a Carbon Reduction Statement has been submitted to and approved in writing by the local planning authority. The Statement shall include SAP calculations which demonstrate that all dwelling units will achieve carbon reductions as required by the 2021 edition of Part L of the Building Regulations.

Where on-site renewable or low carbon technologies are proposed, the Statement shall include:

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

The proposed renewable or low carbon energy technologies 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 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).

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

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

- 12 The development, hereby permitted, shall not be occupied or

brought into use, until visibility splays have been provided each side of the vehicular access in full accordance with the details indicated on the submitted plan No PR-152 Rev B. The splays shall thereafter be maintained free from any obstruction exceeding 0.6m above the level of the adjacent highway carriageway.

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

- 13 No construction or demolition work shall be carried out and no plant or power operated machinery operated other than between the following hours: 0800 hours and 1800 hours on Monday to Friday, 0800 hours and 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays, , unless otherwise previously agreed in writing with the Local Planning Authority.

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

- 14 The flat roof, single storey element of the development 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](http://greenrooforganisation.org)

- 15 The flat roofed single storey element of the development hereby approved shall not be used as a balcony, roof garden or similar amenity area unless expressly authorised by planning permission granted by the Local Planning Authority in that

behalf.

Reason: To safeguard the privacy of adjoining occupiers (Cambridge Local Plan 2018 policies 55, 57).

- 16 All hard and soft landscape works shall be carried out in accordance with the approved details, and to a reasonable standard in accordance with the relevant recommendation of the appropriate British Standard or other recognised code of good practice.

The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed by the local planning authority in writing.

The maintenance shall be carried out in accordance with the approved schedule.

Any trees or plants that, within a period of five years after planting, are removed, die or become in the opinion of the local planning authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved.

Reason: To ensure provision, establishment and maintenance of a reasonable standard of landscaping in accordance with the approved design. (Cambridge Local Plan 2018; Policies 55, 57 and 59)

- 17 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)

- 18 The driveway hereby approved shall be constructed so that its falls and levels are such that no private water from the site drains across or onto the adopted public highway and uses a

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

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

- 19 The 2no. parking spaces proposed will be equipped with EV charge points in line with the requirements of building regulations approved document S prior to the occupation of the dwelling hereby approved and shall be maintained thereafter.

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

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

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

- 21 The bin and bike stores associated with the proposed development, including any planting associated with a green roof, shall be provided prior to first occupation in accordance with the approved plans and shall be retained thereafter. Any store with a flat or mono-pitch roof shall incorporate, unless otherwise agreed in writing by the local planning authority, a green roof 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.

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

and 82).

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

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

- 23 The development, hereby permitted, shall not be occupied until the proposed first floor windows in the west 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).

- 24 **Informative – Highways**  
The granting of planning permission does not constitute a permission or license 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