



Planning Committee Date	2 August 2023
Report to Lead Officer	Cambridge City Council Planning Committee Joint Director of Planning and Economic Development
Reference	22/03855/OUT
Site	3-5 Fen Road Cambridge CB4 1BS
Ward / Parish	West Chesterton
Proposal	Outline application for the development of 2 No. dwellings and associated works in rear garden of 3-5 Fen Road with some matters reserved except for access, layout and scale.
Applicant	Mr. Peter Pope
Presenting Officer	Alice Young
Reason Reported to Committee	Third party representations
Member Site Visit Date	N/A
Key Issues	1. Principle of development 2. Character
Recommendation	APPROVE subject to conditions

1.0 Executive Summary

- 1.1 The application seeks application seeks outline planning permission to erect two one and a half storey attached dwellings and associated works in the garden of 3-5 Fen Road with all matters reserved except for access, layout and scale.
- 1.2 The proposed dwellings would be of an appropriate scale and massing, drawing from the surrounding context, namely the Primeva and Jane Brown Close. Given the scale and site layout with the dwellings sited centrally within the plot and set back from Fallowfield, the development would be compatible with the spatial layout of the area without leading to a cramped development form. Sufficient space surrounding the dwellings is provided to retain the openness and suburban character of the site. A vehicular access and garage is proposed in the southern portion of the site which has been agreed with the Highway Authority. The proposal would preserve the residential amenity of surrounding neighbours while providing a high-quality living environment for the future occupiers of the proposed dwellings, accommodating sufficient space for adequate bin and bike storage within each respective plot. The proposed dwelling would achieve the carbon emissions reduction and water efficiency policy requirements, while providing biodiversity enhancements on site which will all be secured via conditions.
- 1.3 Officers recommend that the Planning Committee grant outline planning permission for the development, subject to the recommended conditions outlined at the end of this report.

2.0 Site Description and Context

None-relevant		Tree Preservation Order	
Conservation Area		Local Nature Reserve	
Listed Building		Flood Zone 1, 2, 3	2
Building of Local Interest		Green Belt	
Historic Park and Garden		Protected Open Space	
Scheduled Ancient Monument		Controlled Parking Zone	
Local Neighbourhood and District Centre		Article 4 Direction	

- 2.1 The site is located to the rear of 3-5 Fen Road, on the north-eastern side of Fallowfield, and forms the rear garden of 3-5 Fen Road. The site is surrounded by residential dwellings except for a substation being located to the north-west of the site boundary. The site lies outside of the conservation area and controlled parking zone. There are no other relevant site constraints.

3.0 The Proposal

3.1 The proposal seeks outline planning permission for the development of 2 No. dwellings and associated works in rear garden of 3-5 Fen Road with some matters reserved except for access, layout and scale.

3.2 Article 2 of the Town and Country Planning Development Management Procedure Order 2015 define the matters as follows:

- 'Access' – the accessibility to and within the site, for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network. *Forms Part of the Application
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- 'Appearance' – the aspects of a building or place within the development which determine the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture.*Reserved for future approval, indicative plans submitted
- 'Landscaping' – the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes: (a) screening by fences, walls or other means; (b) the planting of trees, hedges, shrubs or grass; (c) the formation of banks, terraces or other earthworks; (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and (e) the provision of other amenity features; . *Reserved for future approval, indicative plans submitted
- 'Layout' – the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development. *Forms Part of the Application
- 'Scale' – the height, width and length of each building proposed within the development in relation to its surroundings. *Forms Part of the Application

3.3 Only scale, layout and access are for consideration under this outline application.

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 2019

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

Circular 11/95 (Conditions, Annex A)

Technical Housing Standards – Nationally Described Space Standard (2015)

Conservation of Habitats and Species Regulations 2017

Environment Act 2021

ODPM Circular 06/2005 – Protected Species

Equalities Act 2010

5.2 Cambridge Local Plan 2018

Policy 1: The presumption in favour of sustainable development

Policy 3: Spatial strategy for the location of residential development

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

Policy 31: Integrated water management and the water cycle

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

Policy 50: Residential space standards

Policy 51: Accessible homes

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

Policy 55: Responding to context

Policy 56: Creating successful places

Policy 57: Designing new buildings

Policy 59: Designing landscape and the public realm

Policy 71: Trees

Policy 80: Supporting sustainable access to development

Policy 81: Mitigating the transport impact of development

Policy 82: Parking management

5.3 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
Open Space SPD – Adopted January 2009
Trees and Development Sites SPD – Adopted January 2009

6.0 Consultations

6.1 County Highways Development Management – Objection.

6.2 1st Comment: Objection on three grounds:

- The 3D images show the garage extending onto adopted public highway
- Failed to provide 2m by 2m pedestrian visibility splays
- Inconsistent drawings

6.3 Also notes that there is no car or cycle parking on site.

6.4 Sustainable Drainage Officer – No objection.

6.5 1st & 2nd Comment: Insufficient information. Flood risk assessment required.

6.6 3rd Comment: No objection subject to a condition requiring finished floor levels to be in accordance with the FRA, submission of a flood resilience scheme, a surface and foul water scheme. The submitted flood risk assessment demonstrates that with suitable finish floor levels and flood resilient measures, the proposal is acceptable with regards to flood risk.

6.7 Environmental Health – No objection.

6.8 No objection subject to conditions.

6.9 Recommended conditions:

- Construction hours
- Piling

7.0 Third Party Representations

7.1 1 representation has been received.

7.2 Those in objection have raised the following issues:

- Lack of parking will lead to on street car parking pressure
- 3 buses a day, all not in peak times, poor for commuting.

8.0 Member Representations

8.1 Not applicable

9.0 Local Groups / Petition

9.1 Not applicable

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

10.0 Assessment

10.1 The assessment will be structured as followed:

- i. Principle of development
- ii. Reserved Matters: Layout and scale
- iii. Reserved Matter: Access
- iv. Amenity
- v. Other Matters: Trees
- vi. Other Matters: Carbon Reduction and Sustainable Design
- vii. Other Matters: Biodiversity
- viii. Other Matters: Water Management and Flood Risk
- ix. Other Matters: Cycle and Car Parking Provision
- x. Third Party Representations

10.2 Principle of Development

10.3 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.

10.4 Policy 52 requires proposals for the subdivision of existing residential curtilages to be of a form, height and layout appropriate to the surrounding pattern of development and character of the area whilst retaining sufficient garden space and balancing protecting the amenity and privacy of neighbours with creating high quality functional environments for future occupiers.

10.5 The proposal seeks outline planning permission for the development of 2 No. dwellings and associated works in rear garden of 3-5 Fen Road with some matters reserved consisting of appearance and landscaping. Matters such as access, layout and scale are for consideration as part of the outline. Officers consider that the proposal would adhere to this criterion and this will be discussed under the relevant headings below.

10.6 The principle of the development is acceptable and in accordance with policies 3 and 52.

10.7 Layout and Scale

- 10.8 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.
- 10.9 The application site is in a relatively prominent location adjacent to Fallowfield and visible from Fen Road and is currently residential garden land with several mature trees and a small garden shed along the rear boundary. Given the presence of Pimavera (to the rear of 179-181 Water Street and 1 Fallowfield) adjacent to the site and that the proposed dwellings would front Fallowfield, officers consider that developing the rear garden of 3-5 Fen Road would not be contrary to the prevailing pattern of development.
- 10.10 While the Pimavera development is within the context of the application site, this site has never been developed and significantly contributes to the rear garden environment which is visible from surrounding rear gardens and Fallowfield. So, any development must respond to this character.
- 10.11 The proposed dwellings would be sited fronting Fallowfield with a small set back from the street frontage providing an opportunity to create an area of soft landscaping to the front of the dwellings. These dwellings would be one and a half storeys in scale which noting the layout and the development at Pimavera (one and a half storeys hard on the boundary) is considered to respond to the surrounding context. The dwellings are relatively modestly scaled with sizeable side gardens which provide relief to the built form, retaining a degree of openness and provides the opportunity respond to the existing well vegetated character. Taking these factors into account, it is concluded that the proposal would respond to the prevailing character of the area and, subject to the reserved matters of appearance and landscaping, could make a positive contribution to the street scene.
- 10.12 It is important to ensure both landscaping and materials are carefully considered at reserved matters stage. Therefore, officers recommend conditions to secure these details.
- 10.13 Overall, the proposed development is a high-quality design that would contribute positively to its surroundings. The proposal is compliant with Cambridge Local Plan (2018) policies 52, 55, 56, 57, 58 and 59 and the NPPF.

10.14 Access, Highway Safety and Transport Impacts

- 10.15 Policy 80 supports developments where access via walking, cycling and public transport are prioritised and is accessible for all. Policy 81 states that developments will only be permitted where they do not have an unacceptable transport impact.

- 10.16 Para. 111 of the NPPF advises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 10.17 The proposal includes the relocation of the vehicular access for no. 3 Fen Road further south alongside the demolition and erection of a new garage. Originally the plans included a 3D image where the garage extended beyond the red line onto the pavement (highway land). This has since been amended to address both the Highway Authority's and Officer's concerns. Pedestrian visibility splays of 2m by 2m have been provided and the plans are now accurate. Therefore, the proposal addresses and overcomes the Highway Authority's comments and officers now consider that the proposal would not adversely impact upon the safe operation of the highway. The Highways Authority have recommended several conditions which officers consider are reasonable and necessary to secure a safe site egress and ingress and the safe operation of the highway.
- 10.18 Subject to conditions and S106 mitigation as applicable, the proposal accords with the objectives of policy 80 and 81 of the Local Plan and is compliant with NPPF advice.

10.19 Amenity

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

10.21 Neighbouring Properties

- 10.22 Matters of appearance and landscaping are reserved for later approval, however, scale and layout are to be considered at this stage which in turn would have the potential to impact upon neighbours. The proposed dwellings are proposed to be one and a half storeys in scale approximately 4m to the eaves and 6m to the ridge. The footprint of the building would be sited 3m from the eastern boundary with no. 7 Fen Road. No. 7 Fen Road has a long rear garden approximately 45m in length. A sheltered patio is proposed between the boundary and no. 7's rear garden. Given the proposed dwellings siting in relation to no. 7 Fen Road and its modest scale, officers consider that no significant overshadowing or overbearing impact would result from the development.

10.23 Host dwelling

- 10.24 No. 78 Fallowfield is sited at a 45 degree angle and the proposed northern dwelling would be located parallel to Fallowfield, set back approximately 1m within the site. Given this relationship and the scale of the dwellings, the development would be 13.75m away from no. 78 Fallowfield at its closest. The south-western elevation of no. 78 contains no windows to

habitable rooms and adjacent to the site within the curtilage of no. 78, is no. 78's driveway. Furthermore, a substation is located to the north-west of the site fronting Fallowfield between no. 78 and the application site. For these reasons, officers consider that the proposal would not result in an overbearing or overshadowing impact to no. 78.

- 10.25 The proposed dwellings would be sited opposite no. 79 Fallowfield and separated by over 10m. While officers note that the proposed development would result in a change in outlook for no. 79, officers consider that the proposal would not result in a harmful overbearing or overshadowing impact by virtue of the scale, massing, and layout of the development.
- 10.26 In terms of overlooking, appearance is a matter reserved for later approval. However, officers recommend a condition to restrict the insertion of windows on the north and eastern elevation to protect amenity.
- 10.27 Future Occupants
- 10.28 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).
- 10.29 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 (m²)	Proposed size of unit	Difference in size
1	2	3	2	70	71.9	+1.9
2	2	3	2	70	71.9	+1.9

- 10.30 The proposed plans show that two dwellings can be accommodated on site that meet the minimum internal floor space required in policy 50 and all habitable rooms would receive good light levels and outlooks.
- 10.31 Garden Size(s)
- 10.32 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. A good-sized external amenity space for each dwelling will be provided to accommodate a table, a proportionate number of chairs, space to play / socialise and a cycle and bin store. For these reasons the proposal would result in a high standard of amenity for future occupiers.
- 10.33 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. This can be achieved on site but compliance will be secured via condition.

10.34 Construction and Environmental Impacts

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

10.36 The Council's Environmental Health team have assessed the application and recommended two conditions to restrict construction hours and require the submission of further information if piling is proposed. These conditions are to protect the amenity of surrounding residents and are considered reasonable and necessary to impose.

10.37 For the reasons detailed above, 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, and 57.

10.38 Other Matters

10.39 Trees

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

10.41 Along the western boundary fronting Fallowfield is a mature high hedge which is proposed to be retained to the north and south of the dwellings as this hedge, alongside the trees lining Fallowfield, contribute to a green and suburban character. While landscaping is reserved for later approval, to ensure that this hedge is retained, officers consider it necessary and reasonable to secure this via condition. A hard and soft landscaping condition is also recommended to ensure a high-quality landscaping scheme is included in a reserved matters application.

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

10.43 Carbon Reduction and Sustainable Design

10.44 The Council's Sustainable Design and Construction SPD (2020) sets out a framework for proposals to demonstrate they have been designed to

minimise their carbon footprint, energy and water consumption and to ensure they are capable of responding to climate change.

- 10.45 Policy 28 states development should take the available opportunities to integrate the principles of sustainable design and construction into the design of proposals, including issues such as climate change adaptation, carbon reduction and water management. The same policy requires new residential developments to achieve as a minimum water efficiency to 110 litres pp per day and a 44% on site reduction of regulated carbon emissions and for non-residential buildings to achieve full credits for Wat 01 of the BREEAM standard for water efficiency and the minimum requirement associated with BREEAM excellent for carbon emissions.
- 10.46 Policy 29 supports proposals which involve the provision of renewable and / or low carbon generation provided adverse impacts on the environment have been minimised as far as possible.
- 10.47 No detailed information has been submitted to demonstrate compliance to this. It is considered that water efficiency and carbon reduction could be achieved on site and therefore, this detailed information could be secured via condition.
- 10.48 The proposal is in accordance is compliant with Local Plan policies 28 and 29 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

10.49 Biodiversity

- 10.50 The Environment Act 2021 and the Councils' Biodiversity SPD (2022) requires development proposals to deliver a net gain in biodiversity following a mitigation hierarchy which is focused on avoiding ecological harm over minimising, rectifying, reducing and then off-setting. This approach is embedded within the strategic objectives of the Local Plan and policy 70. Policy 70 states that proposals that harm or disturb populations and habitats should secure achievable mitigation and / or compensatory measures resulting in either no net loss or a net gain of priority habitat and local populations of priority species.
- 10.51 In accordance with policy and circular 06/2005 'Biodiversity and Geological Conservation', the application is accompanied by a preliminary ecological appraisal.
- 10.52 The site comprises residential garden land and proposed development includes the demolition of an existing garage. The garage due to be demolished is of brick construction and in good condition. Officers consider that given the sites location, in a residential area with no nature reserves in close proximity, and the condition of the garage, the demolition of the garage is unlikely to give rise to an adverse impact to wildlife. It is also noted that this could be demolished under permitted development.

- 10.53 Nonetheless, officers recommend several conditions to ensure the protection of species and biodiversity net gain is delivered on site. Given the scale and layout of the proposed development, officers consider it is achievable to meet the biodiversity net gain 10%.
- 10.54 Subject to an appropriate condition, officers are satisfied that the proposed development would not result in adverse harm to protected habitats, protected species or priority species and achieve a biodiversity net gain. Taking the above into account, the proposal is compliant with 57, 69 and 70 of the Cambridge Local Plan (2018).

10.55 Water Management and Flood Risk

- 10.56 Policies 31 and 32 of the Local Plan require developments to have appropriate sustainable foul and surface water drainage systems and minimise flood risk. Paras. 159 – 169 of the NPPF are relevant.
- 10.57 The site is in Flood Zone 2 and is therefore considered at medium risk of flooding.
- 10.58 The applicants have submitted a Flood Risk Assessment which has been subject to consultation with the Council's Sustainable Drainage Engineer who has advised that the measures proposed are acceptable and recommends several conditions. These conditions include a condition requiring finished floor levels to be in accordance with the submitted FRA alongside conditions requiring the submission of a flood resilience scheme, a surface water drainage and foul water scheme. These conditions are considered reasonable and necessary to impose.
- 10.59 The applicants have suitably addressed the issues of water management and flood risk, and subject to conditions the proposal is in accordance with Local Plan policies 31 and 32 and NPPF advice.

10.60 Cycle and Car Parking Provision

- 10.61 Cycle Parking
- 10.62 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.

- 10.63 The proposal is in outline form with matters such landscaping and appearance reserved for later approval. However, officers consider that high quality cycle storage that complies with the quantum required in policy could be accommodated on site for the proposed dwellings. To ensure these matters are provided at reserved matters stage, details of a secure and covered cycle store for each property is required by condition.
- 10.64 Car parking
- 10.65 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.
- 10.66 The proposal would include demolishing the existing garage for no. 3 Fen Road and erecting a new garage adjacent to the boundary with no. 3 Fen Road. This is considered acceptable. There would be no car parking provision for the proposed dwellings, the site would be car free. Policy 82 states that car -free developments can be acceptable provided there is good, easy walkable and cyclable access to a district centre or the city centre, there is high public transport accessibility and the car-free status of the development can be realistically enforced by planning obligations and/or on-street parking controls. The application site is within close proximity to Arbury Road/ Milton Road Local centre and Chesterton High Street and Green End Road Neighbourhood centres. The site falls outside of the controlled parking zone and Fen Road and Fallowfield are areas which have no parking controls. Officers consider that this level of provision is acceptable, given the sustainability of the site's location, the number of proposed dwellings, and the ability to provide high quality cycle storage on site.
- 10.67 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.
- 10.68 Officers consider it reasonable and necessary to impose a condition to secure EV charging for the car parking spaces on site.

10.69 Subject to conditions, the proposal is considered to accord with policy 82 of the Local Plan and the Greater Cambridge Sustainable Design and Construction SPD.

10.70 Third Party Representations

10.71 The third-party representations have been addressed in the preceding paragraphs.

Third Party Comment	Officer Response
Car parking / sustainability of location	Addressed in paragraph 10.68-10.77.

10.72 Other Matters

10.73 Bins

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

10.75 Two refuse stores can be accommodated on site in a convenient location for future occupiers. To ensure these matters are provided at reserved matters stage, details of a refuse store for each property is required by condition.

10.76 The proposal is compliant with Cambridge Local Plan (2018) policy 53.

10.77 Planning Balance

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

10.79 Summary of harm

10.80 Officers consider that there is no significant harm arising from the development.

10.81 Summary of benefits

10.82 The proposed development would deliver two dwellings in a sustainable location, making sustainable use of land and a minor contribution to housing supply. A high-quality design here could contribute positively to its surroundings and increase the design standard of the area, while meeting the carbon reduction and water efficiency requirements and enhancing biodiversity. Given the scale and layout proposed, the proposal would

provide a good standard of amenity for future occupiers whilst maintaining surrounding residents' amenity.

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

10.84 Recommendation

10.85 **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 Application(s) for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission. The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: In accordance with the requirements of Section 92 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2 No development shall commence until details of the appearance and landscaping, (hereinafter called the 'reserved matters') have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved.

Reason: This is an Outline permission only and these matters have been reserved for the subsequent approval of the Local Planning Authority.

3 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.

4 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).

- 5 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).

- 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 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.

7 The reserved matters submission in respect of landscaping shall include details of a hard and soft landscaping scheme These details shall include:

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

b) planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme;

If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place as soon as is reasonably practicable, unless the Local Planning Authority gives its written consent to any variation.

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

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

e) a detailed plan for retaining the existing hedge along the western site boundary.

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

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 The development hereby permitted shall be in accordance with the Flood Risk Assessment submitted 2nd May 2022 [514 FRA-001 Rev 1]. For the avoidance of doubt, the floor levels within the proposed development shall be set no lower than existing levels and flood proofing of the proposed development has been incorporated where appropriate.

Reason: To prevent the increased risk of flooding in accordance with Policy 31 of the Cambridge Local Plan 2018.

- 11 The development shall not be occupied or the permitted use commenced, until details of facilities for refuse and the covered, secure parking of cycles for use in connection with the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include the means of enclosure, materials, type and layout of the refuse and cycle stores. A store proposed with a flat / mono-pitch roof shall include plans providing for a green roof. Any green roof shall be planted / seeded with a predominant mix of wildflowers which shall contain no more than a maximum of 25% sedum planted on a sub-base being no less than 80 millimetres thick. The refuse and cycle store and green roof as appropriate shall be provided and planted in full in accordance with the approved details prior to occupation or commencement of use and shall be retained as such.

Reason: To ensure appropriate provision for the secure storage of bicycles and refuse, to encourage biodiversity and slow surface water run-off (Cambridge Local Plan 2018 policies 31 and 82).

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

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

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

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

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

- 13 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).

- 14 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).

- 15 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)

- 17 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).

- 18 Notwithstanding the provision of Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, (or any order revoking, amending or re-enacting that order) no gates shall be erected across the approved access unless they are set back a minimum of 5 metres from the public highway.

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

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

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

- 20 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)

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

Reason: In the interests of protecting residential amenity.

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

Reason: In the interests of protecting residential amenity.

- 23 Prior to the installation of any electrical services, an electric vehicle charge point scheme shall be submitted to, and approved in writing by, the Local Planning Authority. The scheme shall make provision for 1 active charge point for 3 Fen Road. The active charge points should have a minimum power rating output of 3.5kW.

The approved electric vehicle charge points shall be installed prior to first occupation of the relevant dwelling and retained thereafter.

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

- 24 No works to erect the garage hereby approved shall commence until full details of the single storey garage have been submitted to and approved in writing by the Local Planning Authority.

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

- 25 Prior to first occupation, each dwelling shall be fitted with a means for future occupiers to monitor / measure all of their own energy consumption (electric / water / gas) including the extent of the contribution made to energy consumption from on-site renewable energy sources. The fitted device(s) shall be retained and maintained thereafter.

Reason: In the interest of promoting sustainable development (Cambridge Local Plan 2018 policy 28)

26. No dwelling, hereby permitted, shall be occupied until the curtilage of that dwelling has been fully laid out and finished in accordance with the approved plans. The curtilage shall remain as such thereafter.

Reason: To ensure an appropriate level of amenity for future occupiers and to avoid the property being built and occupied without its garden land (Cambridge Local Plan 2018 policies 50, 52, 55 and 56).

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