



Planning Committee Date	2nd August 2023
Report to	Cambridge City Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	23/01014/FUL
Site	159 Vinery Road, Cambridge
Ward / Parish	Romsey
Proposal	Demolition of an existing dwelling and outbuilding, and the construction of 3no. four bedroom houses and 1no. five bedroom house, with associated external works, including a new dropped kerb road access, and bicycle, refuse and recycling stores
Applicant	Mr Fred Walemba
Presenting Officer	Tom Chenery
Reason Reported to Committee	Third party representations
Member Site Visit Date	N/A
Key Issues	<ol style="list-style-type: none">1. Impact on the Character2. Impact on Neighbouring Amenity3. Highways Safety/Parking
Recommendation	APPROVE subject to conditions

1.0 Executive Summary

- 1.1 The application seeks to demolish the existing bungalow at 159 Vinery Road and erect 4 dwellings within the site.
- 1.2 The proposal is not considered to cause harm to the character and appearance of the area and is designed appropriately.
- 1.3 The proposal is not considered to cause undue harm to the amenity or living conditions of neighbouring occupiers and would provide an acceptable level of amenity for future occupiers.
- 1.4 The proposal would not have any significant adverse effect upon the Public Highway and would not result in any undue highways safety implications.
- 1.5 Officers recommend that the Planning Committee Approve the application.

2.0 Site Description and Context

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

*X indicates relevance

- 2.1 The application site comprises a bungalow style dwelling and its associated outbuildings, parking and rear garden space. Access is available from Vinery Road to the east.
- 2.2 To the north of the site is a bungalow style dwelling known as 161 Vinery Road. Further to the north are three newly constructed two storey dwellings known as 248 a, b and c Coldhams Lane. These were approved under planning reference 20/01318/FUL.
- 2.3 To the south of the site is a recently constructed cul-de-sac known as Vinery Place which comprises 7 residential dwellings which are two storey in height. These were approved under planning reference 14/1634/FUL.

3.0 The Proposal

- 3.1 “Demolition of an existing dwelling and outbuilding, and the construction of 3no. four bedroom houses and 1no. five bedroom house, with associated external works, including a new dropped kerb road access, and bicycle, refuse and recycling stores”
- 3.2 The proposal seeks to demolish the existing bungalow style dwelling at the front of the site as well as its associated outbuildings and erect 4 dwellings within the site.
- 3.3 Three of the dwellings would comprise three storey terraced dwellings which would be located towards the rear/west of the site, these will be referred to as Plots 1, 2 and 3. The 4th dwelling would be located towards the south eastern portion of the site and would be three storeys in height. This shall be referred to as Plot 4. They would all benefit from associated garden space and car parking
- 3.4 Access will be to the east of the site on to Vinery Road.
- 3.5 The application has been amended to address concerns regarding the proposals impact on neighbouring properties and its impact on the character of the area.
- 3.6 The proposal is similar to planning application 17/1793/FUL which gained permission for the erection of 6 x 1 bedroom apartments and 3 x 1 bedroom apartments. This application was determined through delegated powers.

4.0 Relevant Site History

Reference	Description	Outcome
17/1793/FUL	Demolition of existing buildings and construction of two new buildings containing 6 x 1 bedroom apartments and 3 x 2 bedroom apartments. Provision of on-site parking and bin & bike storage.	Approved
22/05554/FUL	Demolition of an existing dwelling and outbuilding, and the construction of 3 No. four bedroom houses and 3 No. two bedroom flats, with associated external works, including a new dropped kerb road access, and bicycle, refuse and recycling stores	Withdrawn
C/93/0692	Change Of Use From Residential (Class C3) To A Mixed Residential/House In Multiple Occupation Use (Class C3/ Sui Generis).	Approved

Relevant Neighbouring History

Reference	Description	Outcome
14/1634/FUL	Demolition of the existing dwelling houses and the erection of a terrace and semi-detached dwellings and creation of new access	Approved
20/01318/FUL	Demolition of existing single storey bungalow and erection of a terrace of 3no. 3bedroom houses along with new parking arrangements and associated works	Approved

- 4.1 Planning permission was granted for the redevelopment of the site under planning application reference 17/1793/FUL. This approved development allowed for three storey development at the front and rear of the site.
- 4.2 There have also been several approvals for the redevelopment of similar sites to the north and south of the site under application references 14/1634/FUL and 20/01318/FUL. These developments are similar to the proposal in terms of their design and styling.

5.0 Policy

5.1 National

National Planning Policy Framework 2021

National Planning Practice Guidance

National Design Guide 2021

Environment Act 2021

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

Conservation of Habitats and Species Regulations 2017

Equalities Act 2010

Planning and Compulsory Purchase Act 2004

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

Technical Housing Standards – Nationally Described Space Standard (2015)

ODPM Circular 06/2005 – Protected Species

Circular 11/95 (Conditions, Annex A)

5.2 Cambridge Local Plan 2018

Policy 1: The presumption in favour of sustainable development
Policy 3: Spatial strategy for the location of residential development
Policy 28: Sustainable design and construction, and water use
Policy 29: Renewable and low carbon energy generation
Policy 31: Integrated water management and the water cycle
Policy 33: Contaminated land
Policy 34: Light pollution control
Policy 35: Human health and quality of life
Policy 36: Air quality, odour and dust
Policy 50: Residential space standards
Policy 51: Accessible homes
Policy 52: Protecting garden land and subdivision of dwelling plots
Policy 55: Responding to context
Policy 56: Creating successful places
Policy 57: Designing new buildings
Policy 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
Trees and Development Sites SPD – Adopted January 2009
Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste

6.0 Consultations

6.1 County Highways Development Management –No Objection

6.2 Subject to recommended conditions

6.3 Environmental Health –No Objection

6.4 Subject to recommended conditions

6.5 Sustainable Drainage Engineer – No Objection

6.6 Subject to recommended conditions

7.0 Third Party Representations

7.1 1 representations has been received.

7.2 Those in objection have raised the following issues:

- 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
- Car parking and parking stress
- Biodiversity

8.0 Member Representations

Not applicable

9.0 Local Interest Groups and Organisations / Petition

Not applicable

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

10.0 Assessment

10.1 Principle of Development

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

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

- 10.4 Planning permission was granted for the redevelopment of the site under planning application reference 17/1793/FUL. This planning permission has not been implemented and has expired. Nonetheless, it still holds weight within the planning balance.
- 10.5 The principle of the development is acceptable subject to the proposal's compliance with policies 3 and 52 of the Local Plan.
- 10.6 A concern has been raised regarding the acceptability of such a development within the locale and its potential use as a House of Multiple Occupation (HMO). The proposed development as a residential use in principle, is considered acceptable as indicated. The application is not seeking to use the dwellings as a HMO's and as such this application can only consider what is being proposed. Whilst it is accepted that there would be an intensification of the use of the site, its acceptability in principle and acceptability of such an intensification is reliant on its compliance with material considerations and policies within the local plan. This is considered in turn and in detail below.

10.7 Design, Layout, Scale and Landscaping

- 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 surrounding context of Vinery Road is mixed in character with a variety of bungalows and two storey dwellings. The recent development to the south comprises two storey townhouses along the Vinery Road frontage, with detached and semi-detached properties arranged around a shared access at the rear. The Vineyard Place development is contemporary in style but domestic in character. The Vineyard Place scheme has a mixture of pitched roofs on the front townhouses and gable ends on the rear dwellings. .
- 10.10 Immediately to the north of the site is a single storey bungalow dwelling which gains access from Vinery Road. Further north are recently constructed terraced dwellings which front Coldhams Lane.
- 10.11 The proposed site layout would consist of 1No. three storey detached dwelling at the front of the site which would have a similar building lineage to No's 151 to 155 Vinery Road to the south. Located to the western/rear portion of the site would be 3No. three storey terraced dwellings which would have a similar building lineage to the properties to the south of the site at No.1-4 Vineyard Place. There would be an access road that would run along the northern part of the site and would provide entrance to the parking area which would be located centrally within the site.

- 10.12 The dwellings would be three storeys in height with Plot 4 at the front of the site benefitting from an apex gable roof design which would face Vinery Road as well as a three storey outrigger on the northern elevation which would have a hipped roof, set down from the ridge height and set back from the front of the main dwelling to appear subservient. The scale of the dwelling would be commensurate to the adjacent dwellings to the south on Vinery Road and the recently approved dwellings to the north of the site.
- 10.13 As indicated previously, residential development on the site has been previously approved under application reference 17/1793/FUL, particularly a three storey building which is similar in appearance to the proposed development especially in scale and appearance.
- 10.14 Given that the dwelling at the front of the site (Plot 4) would be of a similar scale to the adjacent dwellings to the north and the immediate locale as well as to the previously consented scheme (17/1793/FUL), this aspect of the proposal is considered acceptable in terms of its impact on the character and appearance of the area.
- 10.15 The dwellings at the rear of the site (Plots 1-3) would be three storey, would benefit from apex gable frontages and are all uniform in appearance. They would also be similar in scale and massing to the dwelling at the front of the site as well as those to the south on Vineyard Place and Vinery Road.
- 10.16 The proposed dwellings are an alteration to the previously consented scheme which originally benefitted from 2no.three storey gable aspects linked by a central aspect. This originally consented structure appeared as an apartment block. The dwellings to the rear of the site would be of a design more similar to that of the adjacent buildings to the south and north and would not be any greater in height massing or scale than that of the approved apartment block. As such this aspect of the development is considered to relate acceptable to the character and appearance of the area.
- 10.17 The proposed landscaping scheme provides a domestic setting for the buildings, including planting along the frontage and the access, and providing buffers within the car parking area and around private amenity spaces.
- 10.18 Overall, the proposed development is a high-quality design that would contribute positively to its surroundings and be appropriately landscaped. The proposal is compliant with Cambridge Local Plan (2018) policies 52, 55, 56, 57 and 59 and the NPPF.
- 10.19 Amenity**
- 10.20 Paragraph 130 of the NPPF states that all new development should always seek to secure high quality design and a good standard of amenity

for all existing and future occupants of land and buildings, and that the space provided should be usable

Impact on amenity of neighbouring occupiers

- 10.21 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.
- 10.22 Impact on No. 155 Vinery Road
- 10.23 Plot 4 would be situated on the shared southern boundary with No.155 Vinery Road and would be located some 1.3m from the adjacent dwelling itself. The scheme has been amended since its originally submitted form with the reduction in scale of this part of the development. The originally submitted design of Plot 4 extended beyond the rear two storey building line of No.155 Vinery Road. The amended proposal has been reduced in scale particularly at the rear of Plot 4 so that it's two storey element does not extend beyond the rear two storey building line of No.155 Vinery Road. This is evident on submitted plan no. 21045(A)wd12.15 Rev B.
- 10.24 The single storey outrigger proposed on Plot 4 would also not extend beyond the single storey rear building line of No.155 Vinery Road.
- 10.25 It is considered that as Plot 4 does not extend beyond the building line of No.155, the proposed development would not cause any undue loss of light, outlook or appear overbearing to No.155 Vinery Road.
- 10.26 The adjacent dwellings to the rear are far enough removed from this adjacent neighbour that it would not cause harm to its amenity or living conditions.
- 10.27 A concern has been raised regarding the impact that the roof windows would have on the rear bedroom of the adjacent property (no.155). Due to the reduction in scale of Plot 4 from the originally submitted design, views from the roof windows to the rear of No.155 would not be possible. The proposed rooflights would serve bedrooms but would be more than 1.7m above floor level and it is considered that due to their positioning would not result in any loss of privacy
- 10.28 No.155 benefits from a window on the northern elevation which approved plans on application 14/1634/FUL indicates that this window also serves a bathroom and is obscurely glazed. As both windows would serve bathrooms, it is not considered that the proposed windows on the southern elevation of Plot 4 would result in any undue loss of light or privacy to No.155 Vinery Road.
- 10.29 A concern has also been raised regarding an Air Source Heat Pump (ASHP) which was originally located close to the boundary with No.155.

The amended plans have since altered the location of this ASHP which is now located further to the north of the site and as a result should not result in any harmful noise impacts upon this adjacent neighbour.

- 10.30 Due to the reasons highlighted above, the proposed development would not result in any undue impacts to the amenity or living conditions of No.155 Vinery Road.
- 10.31 Impact on No. 161 Vinery Road
- 10.32 The proposed development (Specifically Plot 4) would be located approx. 6.5m from No.161 Vinery Road itself and 5.2m from the shared northern boundary.
- 10.33 The demolition of the existing bungalow would reduce the immediate enclosure on this property. The proposed front property would be taller than the adjacent property.
- 10.34 No.161 benefits from 5 rooflights that would directly face the application site. There is no evidence available to the Council to confirm what rooms they serve. Nonetheless, due to the separation distance between Plot 4 at the front and adjacent dwelling No.161, the proposal will not cause any undue loss of light, overbearing impact or loss of privacy to this adjacent neighbour. This is evident from the submitted sun path analysis drawings 20145(A)wd2.12 and 20145(A)wd2.14 which considers its impact in March and September.
- 10.35 The adjacent part of the application site would be used for the new access which would run alongside the shared boundary. No.161 is situated close to the adopted highway of Vinery Road. Although it is accepted that there will be an increase in the intensification of the access road, it would not be any greater than the existing noise and disturbance from Vinery Road and as such is unlikely to result in any excessive noise impacts to this adjacent neighbour.
- 10.36 The proposed first floor windows on the side elevation serving the stairwells would be obscure glazed and I am satisfied that there would be no loss of privacy from views from the roof lights on the northern roof slope.
- 10.37 Due to the reasons highlighted above, the proposed development would not result in any undue impacts to the amenity or living conditions of No.161 Vinery Road.
- 10.38 Impact on No. 4 Vineyard Place
- 10.39 Plots 1-3 would extend across the width of the rear/western portion of the site. The southernmost dwelling (referred to as Plot 1) would be located some 0.7m from the shared boundary with No.4 Vineyard Place and 2.2m from the dwelling itself. The proposed built form would slightly protrude

from the front and rear building lines of No.4 by approx. 1m at the front and 0.5m to the rear. The single storey outriggers as proposed would not extend beyond that at No.4.

- 10.40 Due to the scale and positioning of the proposal, the proposal is not considered to cause any undue loss of light, outlook or appear overbearing to No.4 Vineyard Place.
- 10.41 No.4 does benefit from a window on its northern elevation that would directly face the development but as indicated on the approved plans of application 14/1634/FUL, this window serves a stairwell and is obscurely glazed. As a result, the proposal would not result in any undue loss of light or privacy to this adjacent window/neighbour.
- 10.42 Due to the reasons highlighted above, the proposed development would not result in any undue impacts to the amenity or living conditions of No.4 Vineyard Place.

Ross Street Properties

- 10.43 The proposal backs on to the rear gardens of a number of properties on Ross St, to the west of the application site. The Ross Street properties are two storey semi-detached or terraced properties with long rear gardens including several outbuildings within the rearmost part of some of the gardens. Plots 1-3 would be located approx. 9.5m from the rear shared boundary and 27.5m from the properties themselves.
- 10.44 The applicant has provided a shadow study that indicates that the proposal would not result in any undue overshadowing of the rear gardens of these properties over and above the current site.
- 10.45 Given the separation distance between the proposed dwellings at the rear of the site to the rear gardens of the properties on Ross Street, the proposal would not appear overbearing to these residential properties.
- 10.46 Moreover, due to the length of rear gardens, the proposal would not cause any undue loss of light, privacy or overlooking to the residential amenity of the occupants of these properties.

Coldhams Lane Properties

- 10.47 The proposal would result in development close to the rear boundaries of a number of properties along Coldhams Lane to the north of the site. The side elevation of the rear dwellings would align with the end of the gardens of Nos. 234-238 Coldham's Lane.
- 10.48 The dwellings along Coldhams Lane are a mix of semi-detached or detached two or one-and a-half storey dwellings, again with long rear gardens which abut a shared access path along the northern boundary of the site. There are some outbuildings in the rear garden.

- 10.49 The proposed dwellings would have a ridge height of approx. 9m and an eaves height of 6m with an overall three storey depth of approx. 9m.
- 10.50 The applicant has provided a shadow study that indicates that the proposal would not result in any significantly harmful overshadowing of the rear gardens of these properties over and above the current site.
- 10.51 Due to the scale and design of the dwellings as well as their separation distance from the dwellings along Coldhams Lane, the proposal would not result in any undue harm to the amenity or living conditions of these adjacent neighbouring properties.
- 10.52 Overall, the proposed development is not considered to result in any undue impacts to the amenity or living conditions of neighbouring occupiers and would accord with policies 35, 52, 56, 57 and 59 in this regard.

Future Occupants

- 10.53 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).
- 10.54 The gross internal floor space measurements for units in this application are shown in the table below:

Unit	Number of bedrooms	Number of bed spaces (persons)	Number of storeys	Policy Size requirement (m ²)	Proposed size of unit	Difference in size
1	4	7	3	121	151	+30
2	4	7	3	121	151	+30
3	4	7	3	121	151	+30
4	5	7	3	125	182	+57

- 10.55 The bedrooms and other habitable rooms provided by the proposed development are in line with the space standards set out in Policy 50 and the Technical Housing Standards – Nationally Described Space Standards and benefit from at least one main source of light.

External Amenity Space

- 10.56 Policy 50 of Cambridge Local Plan (2018) states that all new residential units will be expected to have direct access to an area of private amenity space which should be of a shape, size and location to allow effective and practical use of the intended occupiers.
- 10.57 The proposal would provide private rear gardens for all properties which are designed to be of a shape, size, and location to allow effective and

practical use of the space by residents. Plots 1-3 at the rear of the site would have a rear garden space of between 42m² and 55m² with a minimum depth of approx. 8m. Plot 4 at the front of the site would have approx. 55m² of external amenity space. The proposal would comply with Policy 50 in regard to external amenity space.

- 10.58 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.
- 10.59 Officers consider that the layout and configuration enables inclusive access and future proofing.

Construction and Environmental Impacts

- 10.60 Policy 35 guards against developments leading to significant adverse impacts on health and quality of life from noise and disturbance.
- 10.61 The Council's Environmental Health team have assessed the application and has raised no objection to the proposal subject to conditions on Construction hours, Piling, Dust, Plant Noise Insulation and artificial lighting
- 10.62 Noise and disturbance during construction would be minimized through these recommended conditions and would help protect the amenity of future occupiers. These conditions are considered reasonable and necessary to impose.
- 10.63 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 58.

10.64 Carbon Reduction and Sustainable Design

- 10.65 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.
- 10.66 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.

- 10.67 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.
- 10.68 The proposal seeks to add Solar PV panels to the roof of all dwellings as well as use ASHP's in order to achieve a more renewable and low carbon generation development. In order to ensure the proposal achieves the Carbon and Water reduction requirements as set out in Policies 28 and 29 it is necessary to add conditions to any permission given that would require the proposed dwelling to comply with these policies.
- 10.69 Subject to these conditions, the proposal is in accordance is compliant with Local Plan policies 28 and 29 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

10.70 Biodiversity

- 10.71 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.
- 10.72 The application site consists of a residential dwelling with several outbuildings and a garden amenity area. It is considered that the site at present provides limited ecological benefits.
- 10.73 The Greater Cambridge Biodiversity SPD indicates that proposals should aim to maintain enhance and restore or add to biodiversity and should obtain a Biodiversity Net Gain of 10%. No information has been provided with the application which relates to Biodiversity Net Gain. Nonetheless, given the proposal seeks to develop a residential garden which has limited biodiversity impacts, in order to secure a 10% Biodiversity Net Gain a condition could be added to any permission given requiring this information prior to any above ground development.
- 10.74 Officers are satisfied that the proposed development would not result in adverse harm to protected habitats, protected species or priority species and achieve a biodiversity net gain. Taking the above into account, the proposal is compliant with policies 57, 69 and 70 of the Cambridge Local Plan (2018).

10.75 Water Management and Flood Risk

- 10.76 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.
- 10.77 The site is in Flood Zone 1 and is therefore considered at low risk of fluvial flooding. The site is also not located within an area at risk of surface water flooding.
- 10.78 The application is supported by a Flood Risk Assessment
- 10.79 The Council's Sustainable Drainage Engineer has commented on the proposal and have stated no objection subject to the imposition of several conditions including flood resilience measures, and surface and foul water drainage details.
- 10.80 The conditions recommended are considered necessary to ensure the site can be adequately drained and there is no increased flood risk on or off site resulting from the development
- 10.81 Overall, the proposal is in accordance with Local Plan policies 31 and 32 and NPPF advice.

10.82 Highway Safety and Transport Impacts

- 10.83 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.
- 10.84 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.
- 10.85 The application is supported by a Transport Assessment.
- 10.86 Access to the site would be via Vinery Road to the east of the site.
- 10.87 The application has been subject to formal consultation with Cambridgeshire County Council's Local Highways who raise no objection to the proposal subject to conditions regarding further details of the construction access. This condition is considered necessary to ensure the safe and effective operation of the highway.
- 10.88 Subject to conditions, the proposal accords with the objectives of policy 80 and 81 of the Local Plan and is compliant with NPPF advice.

10.89 Cycle and Car Parking Provision

10.90 Cycle Parking

10.91 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.

10.92 The proposal would provide 9 cycle parking spaces to the front of the three terraces dwellings (Plots 1-3) and would not be visible to the streetscene as it would be located behind the dwelling at the front of the site (Plot 4).

10.93 The cycle storage areas, although in one cycle block, would be individually accessed and would provide 3 cycle spaces per dwelling which is in line with the cycle parking guidance set out within Policy 82 and Appendix L of the Cambridge Local Plan.

10.94 The cycle parking for Plot 4 at the front of the site would also be located to the front of the dwelling adjacent to the bin storage area. The

10.95 Car parking

10.96 An objection has been raised regarding the level of car parking on the site.

10.97 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 less than a mean of 0.5 spaces per dwelling up to a maximum of 2 spaces per dwelling for 3 or more bedrooms.

10.98 The application site is located outside of a controlled parking zone and all the dwellings would be 4 bedroom properties. The provision of 4 off street parking spaces in total for the development is within the LP standard. The proposal would provide an adequate amount of parking in line with the parking guidance set out in Policy 82.

10.99 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. No details of EV charging points have been provided, however, a condition can be added to any permission given that would require details of this to be provided.

10.100 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.

10.101 Third Party Representations

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

Third Party Comment	Officer Response
Access to rear garden for construction	Access to the rear garden of adjacent properties to enable construction is a civil matter and is not a consideration for this planning application.
Access to rear garden for maintenance	The restriction of access to a residential property for maintenance purposes is a civil matter and is not a consideration for this planning application.
Maintenance of green spaces	The maintenance of any green spaces within the site can be controlled by condition specifically a landscape management plan.

10.103 Other Matters

10.104 Bins

Policy 57 requires refuse and recycling to be successfully integrated into proposals. The submitted plans show Bin Stores and Recycling points which are in accordance with the Cambridgeshire and Peterborough Waste Partnership (RECAP) Guidance.

10.105 Planning Balance

10.106 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).

10.107 The proposal provides an effective use of land which is located in a sustainable location and would contribute towards the Council's housing provision, all of which are benefits which weigh in favour of the proposal. The proposal would be sensitively and appropriately designed with limited impact upon the character and appearance of the area and the amenity of neighbouring occupiers.

10.108 The proposal would enhance the appearance of the current dilapidated dwelling on the site and would enhance the overall character of the area.

10.109 The application is a variation to the consented scheme which holds weight within the planning balance. The proposal would not be substantially different to this consented scheme and would also be similar in appearance to adjacent developments to the north and south of the application site.

10.110 Overall, 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.

11.0 Recommendation

11.1 **Approve** subject to:

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

12.0 Planning Conditions

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

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

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

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

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

Reason: To ensure that the external appearance of the development does not detract from the character and appearance of the area. (Cambridge Local Plan 2018 policies 55, 57 (for new buildings) and/or 58 (for extensions)).

- 4** Prior to the installation of any artificial lighting, an artificial lighting scheme shall be submitted to and approved in writing by the local planning authority. The scheme shall include details of any artificial

lighting of the site and an artificial lighting impact assessment with predicted lighting levels at proposed and existing residential properties shall be undertaken. Artificial lighting on and off site must meet the Obtrusive Light Limitations for Exterior Lighting Installations contained within the Institute of Lighting Professionals Guidance Notes for the Reduction of Obtrusive Light - GN01/20 (or as superseded).

The approved lighting scheme shall be installed, maintained and operated in accordance with the approved details / measures.

Reason: To protect the amenity of future occupiers in accordance with Policy 52, 56 and 57 of the Local Plan

- 5** 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).

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

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

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

- 7** 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).

- 8** No operational plant, machinery or equipment shall be installed until a noise assessment and any noise insulation/mitigation as required has

been submitted to and approved in writing by the local planning authority. Any required noise insulation/mitigation shall be carried out as approved and retained as such.

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

- 9** Finished ground floor levels should be to be set in accordance Flood Risk Assessment - 159 Vinery Road, prepared by EPS, reference UK23.6382, dated 10th March 2023.

Reason: To reduce the risk of flooding to the proposed development and future occupants in accordance with Section 14 of the NPPF.

- 10** No development shall commence until a scheme for flood resilient /resistant construction has been submitted to and approved in writing with the Local Planning Authority. Development shall take place in accordance with the approved details.

Reason: To reduce the risk of flooding to the proposed development and future occupants.

- 11** 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 QBAR, 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)
- 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 Rev A

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.

- 12** No building hereby permitted shall be occupied until foul water drainage works have been detailed and approved in writing by the local planning authority.

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

- 13** No demolition or construction works (for clarity this shall include any enabling works) shall commence on site until details of the proposed construction access to the site have been submitted and approved by the Planning Authority. The details must include the timeframe for implementation, layout and internal construction (any construction within the adopted public highway will have to conform to the Highway Authority Specification). The approved details shall be fully implemented prior to any other works commencing on site.

Reason: For the safe and effective operation of the highway.

- 14** 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.

- 15** No above ground development shall take place until a landscaping scheme to include all hard and soft landscaping and a scheme for landscape maintenance for a period of five years following the implementation of the landscaping scheme have been submitted to and approved in writing by the Local Planning Authority. The details shall also include 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. The approved scheme shall be implemented by the end of the full planting season immediately following the completion and/or first use of any separate part of the development (a full planting season means the period from October to March). The trees, shrubs and grass shall subsequently be maintained in accordance with the approved landscape maintenance scheme and any which die or are destroyed during this period shall be replaced during the next planting season.

Reason: To ensure an acceptable standard of landscaping and to ensure an appropriate boundary treatment is implemented in the interests of visual amenity and privacy in accordance with Policies 52, 56 and 58 of the Local Plan

- 16** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any order revoking and reenacting that Order with or without modification), no development within Classes A, B, C, D and E of Part 1 of Schedule 2

of the Order shall take place unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf.

Reason: To minimise the impact of the development upon the countryside and neighbouring amenity in accordance with Policy 52, 56, 57 and 59 of the Local Plan

17. 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)

18. 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 [INSERT] active charge point(s) for each house, and [INSERT] active charge points for the communal flat parking. The active charge points should have a minimum power rating output of 3.5kW. All other communal flat spaces should have passive provision of the necessary infrastructure including capacity in the connection to the local electricity distribution network and electricity distribution board, as well as the provision of cabling to parking spaces for all remaining car parking spaces to facilitate and enable the future installation and activation of additional active electric vehicle charge points as required, and this should be demonstrated in the submitted detail.

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).

19. 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).

20. 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).