



Planning Committee Date	6 th September 2023
Report to	Cambridge City Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	22/05304/FUL
Site	286 Cherry Hinton Road
Ward / Parish	Coleridge
Proposal	Demolition of existing dwelling and erection of 1 No. replacement two storey dwelling.
Applicant	Sam Bose and T K Sandhu
Presenting Officer	Jane Rodens / Alice Young
Reason Reported to Committee	Third party representations
Member Site Visit Date	N/A
Key Issues	1. Character/ Design 2. Residential Amenity - Loss of Light, dominating, over bearing
Recommendation	APPROVE subject to conditions and informative

1.0 Executive Summary

- 1.1 The application seeks the demolition of the existing dwelling at no.286 Cherry Hinton Road and the erection of 1 No. replacement two storey dwelling. This application was deferred at committee on the 13th June 2023 for further information on the light impact to the neighbouring properties.
- 1.2 Concerns have been raised by the neighbouring properties in regards of the design of the proposal and the impact that it would have in terms of light, dominating amenity and overbearing impact.
- 1.3 It is considered that the design of the proposal is contemporary in the street scene but would not harmfully contrast with the other properties in the street. The materials are also reflective of the other properties.
- 1.4 There would be some harm to the amenity of the neighbouring properties, however, it is not considered significant enough as to warrant refusal of the application. Conditions are recommended to reduce the impact of overlooking to the neighbouring properties.
- 1.5 Bikes and bins would be situated to the front of the property. Conditions are recommended to account for biodiversity enhancement, surface water drainage, sustainability matters and to limit highways impact and environmental concerns in the interest of protecting the residential amenity of neighbouring occupiers.
- 1.6 Officers recommend that the Planning Committee approve this application subject to conditions and informative.

2.0 Site Description and Context

None-relevant	x
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*X indicates relevance

- 2.1 The application site consists of an existing two-storey detached dwelling fronting Cherry Hinton Road. The site is not situated within a conservation area or the controlled parking zone and fronts a classified road. The site is currently has 1no. off street car parking space.
- 2.2 North of the site consists of Cherry Hinton Road, a classified C Class Road primarily serving residential properties. Immediately to the east of the site consists of the neighbouring property of no.294 Cherry Hinton Road, whereas further east consists of Lilac Court, a residential street. South of the application site consists of residential gardens serving the host dwelling and adjacent neighbours. Immediately to the west of the site consists of the neighbouring property of no.282 Cherry Hinton Road, whereas further west of the site consists of Hinton Avenue, a residential street.

3.0 The Proposal

- 3.1 The application has been amended twice, the first was to change depth of the east wing of the proposal. The second was to reduce the foot print of the 1st floor element of the proposal.

- 3.2 The application is for the demolition of the existing dwelling and erection of 1 no. replacement two storey dwelling.
- 3.3 The proposed dwelling is to replace the current dwelling, there is to be an area of parking, vehicle access and cycle parking to the front (north) of the replacement dwelling. To the rear is to be an area of garden space, ground source heat pump and landscaping.
- 3.4 The dwelling has a total depth of approximately 17m, there is a mixture of two storey and single storey elements. The two storey elements are to have a total depth of approximately 14.7m. The total width of the dwelling is to be approximately 11.5m, approximately 10.8m of this is to be two storeys. The ground floor is proposed to accommodate living accommodation and the 1st floor is to accommodate the three bedrooms and bathrooms.
- 3.5 The main roof form of the proposal is to be dual pitched with solar panels, the single storey elements are to be flat roof. There is glazing to the front of the dwelling and a wide variety of windows around the property.
- 3.6 The proposed materials, as per the application form, are to be buff brick walls and slate tile roof.
- 3.7 The application is accompanied by the following supporting reports and key plans which have been amended as indicated:

Plans list:

- PR-152 Rev D (22nd June 2023) – site block plan and landscape plan
- PR-201 Rev C (22nd June 2023) – proposed floor plans
- PR-211 Rev F (22nd June 2023) – Proposed elevations
- PR – 151 A (11th April 2023) - Site plan
- Daylight/Sunlight Impact Study – Original and Amended
- Design and Access Statement – B

4.0 Relevant Site History

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

- 4.1 The application site has been subject to two applications since the initial pre-application advice provided in January 2021.
- 4.2 The two previous applications were withdrawn following concerns raised by officers regarding loss of light impacts.

5.0 Policy

- 5.1 **National**
National Planning Policy Framework 2021
National Planning Practice Guidance

National Design Guide 2021

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

Technical Housing Standards – Nationally Described Space Standard (2015)

ODPM Circular 06/2005 – Protected Species

Circular 11/95 (Conditions, Annex A)

5.2 **Cambridge Local Plan 2018**

Policy 1: The presumption in favour of sustainable development

Policy 3: Spatial strategy for the location of residential development

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

Policy 29: Renewable and low carbon energy generation

Policy 30: Energy-efficiency improvements in existing dwellings

Policy 31: Integrated water management and the water cycle

Policy 32: Flood risk

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

Policy 36: Air Quality, Odour and Dust

Policy 50: Residential space standards

Policy 51: Accessible homes

Policy 55: Responding to context

Policy 56: Creating successful places

Policy 57: Designing new buildings

Policy 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 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

Cycle Parking Guide for New Residential Developments (2010)

5.5 **Other Guidance**

N/A

6.0 **Consultations**

There have been three rounds of consultation, the up-to-date response is to be included in this summary.

County Highways Development Management – No Objection

6.1 Subject to conditions/informatives outlined below:

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

Environmental Health – No Objection

6.2 Subject to conditions outlined below:

- Construction Hours
- Piling
- Dust

Drainage Officer – No Objection

6.3 Subject to conditions outlined below:

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

Ecology Officer – No Objection (Received within surgery)

6.4 Subject to conditions outlined below:

- Biodiversity Net Gain
- Bird/Bat Nest Boxes.

Tree Officer

6.5 No Response

7.0 Third Party Representations

7.1 There have been three rounds of consultation. Each of the different rounds are to be detailed below and the material planning issues that have been raised.

7.2 1st Consultation (12th December) – Submitted Plans and Drawings

Objection

294 Cherry Hinton Road

- The renovation of the dwelling is welcomed, but the design of the proposal is not acceptable.
- Site notice has not been posted for this application.
- The proposed dwelling is doubling the current building.
- The proximity to the neighbouring properties (1.1m) will create a level of overshadowing, loss of light and dominating that is not acceptable to the neighbouring properties.
- The light study that has been provided is not acceptable as it mislabelled the rooms.

- Room 4 does not meet the BRE recommendations to limit the impact of the loss of light on the room. This window serves the centre of the house, there are no other windows that serve the room.
- There will be overlooking between the proposal and the neighbouring dwellings as the windows are not off set, these should be conditioned to ensure that they are not causing overlooking.
- The design of the dwelling is not the same as the other properties in the area, there is a large amount of glazing.
- The flat roof should not be used as a balcony.
- There are two parking spaces, this will lead to cars reversing out of the curtilage of the dwelling.
- The cycle parking should be to the rear of the dwelling, to allow for better parking.
- The passageway is not appropriate to bring cycles to the front of the site.
- No vehicles should access the site through lilac court, as this is not a suitable road, this should be included in the traffic management plan.
- There should be a limited noise from the site, no radios or noise emitting devices should be played unless enclosed in the new building.
- There are biodiversity and landscaping concerns, the wild areas will spread to the neighbouring properties.
- The ground source heat pump and solar panels are welcomed.
- The dust condition from EHO's is to be included in the conditions.
- Demolition should include water/damp down, dust protection to the neighbour, site checks to ensure there is no encroachment on the neighbouring properties.
- Construction plan should provide further details, which are in the representation.

7.3 2nd Consultation (11th April) – reduction in the depth of the east wing at first floor level.

Support:

5 Haverhill Road
 280A Cherry Hinton Road
 5 Hinton Avenue
 27 Birdwood Road

- Improved design of the dwelling

Objection

294 Chery Hinton Road
 282 Cherry Hinton Road

- The renovation of the dwelling is welcomed, but the same for the proposal is not acceptable.
- The D&A is not acceptable as this states that it does not extend beyond the rear elevation of the neighbouring properties, however, it does at two storey.
- This proposal will overshadow and dominate the neighbouring dwellings.
- The proposal is to be within 1.1m of the boundary of the neighbours. This close proximity and the doubling the size of the property will create a perception of enclosure.
- Light survey has been carried out by the neighbouring property, full details are on the council website.
- There will be overlooking from the windows that are being proposed on the ground and first floor.

- The design of the dwelling is not appropriate for the street, there is a large amount of glazing.
- It is a prominent and incongruous building.
- There are two parking spaces, this will lead to cars reversing out of the curtilage of the dwelling.
- The cycle parking should be to the rear of the dwelling, to allow for better parking.
- The passageway is not appropriate to bring cycles to the front of the site.
- No vehicles should access the site through Lilac Court, as this is not a suitable road, this should be included in the traffic management plan.
- There should be a limited noise from the site, no radios or noise emitting devices should be played unless enclosed in the new building.
- There are biodiversity and landscaping concerns, the wild areas will spread to the neighbouring properties.
- The ground source heat pump and solar panels are welcomed.
- The dust condition from EHO's is to be included in the conditions.
- Demolition should include water/damp down, dust protection to the neighbour, site checks to ensure there is no encroachment on the neighbouring properties.
- Construction plan should provide further details, which are in the representation.

7.4 3rd Consultation (22nd June) – After the application was deferred at committee, change in plans to those that are being considered in this report.

Objection:

282 Cherry Hinton Road
294 Chery Hinton Road

- There will be harm to the light into the kitchen and living room to the property (282 Cherry Hinton)
- There have been changes to the plans, there is no site notice for these plans. The date on the plans are also different to the consultation date.
- Support the renovation of the building, the current proposal is not acceptable.
- The reduction of the two storey element has not reduced the overshadowing to the neighbouring properties.
- The two storey development will be dominating to the single storey elements to the rear of the neighbouring properties.
- The dwelling is 1.1m away from the neighbours, which will create an over bearing impact and overshadow the windows on the neighbouring properties.
- There will be overlooking to the neighbouring dwellings from the large windows on the ground and 1st floor.
- The flat roof areas should not be used as a balcony.
- The east side of the dwelling is higher than the west, which will increase the level of overlooking.
- The application is not policy compliant.
- The light report has not overcome the concerns that have been identified and does not demonstrate the No-Skyline/Daylight Study. The windows and doors that have been labelled on the report are not correct, therefore they are the wrong assumptions in the light report.
- Window 4, is for a kitchen and will have the greatest impact on it, this is a main room in the dwelling.

- The light report that has been submitted by the neighbouring property shows that this window fails the submitted light survey. The light survey by the applicant should be independently verified.

7.5 Member Representations

None received

8.0 Assessment

Principle of Development

- 8.1 Policy 3 of the Cambridge Local Plan 2018 states that the overall development strategy is to focus most of the new residential development in and around the urban area of Cambridge, creating strong, sustainable, cohesive and inclusive mixed-use communities. The policy is supportive in principle of new housing development that will contribute towards an identified housing need. The proposal would allow for a rebuild of a current dwelling, as there is to be no loss of housing, it would be compliant with policy 3 of the Local Plan.

Design, Layout, Scale and Landscaping

- 8.2 Cambridge Local Plan (2018) Policies 55, 56, 57 and 59 seek to ensure that development responds appropriately to its context, is of a high quality, reflects or successfully contrasts with existing building forms and materials and includes appropriate landscaping and boundary treatment.
- 8.3 The proposal site is located along Cherry Hinton Road where there are a mixture of dwellings, both in massing and scale. The current dwelling is set within a row of two storey detached dwellings that face the main highway, with an area of parking to the front and a garden to the rear. There is an element of uniformity as they have bay windows to the front, they are clearly set within their plots and there is a gable facing the main highway. The dwellings along this section of the street have a variety of other roof forms and extensions to the rear. There is a mixture of render, buff and red brick materials used.
- 8.4 This proposed dwelling is considered to be an acceptable replacement to the current dwelling. It is to be two stories in height and there is to be a modern element of glazing to mimic the other bay windows in the street. There is no gable front facing the main highway, but the modern glazing provides enough of a feature to the front.
- 8.5 The width of the proposed dwelling will create a house that sits within its plot, there is a gap of 1.3m between the proposal and the common boundary with no. 294 Cherry Hinton Road and 1.7 to the common boundary of no. 282 Cherry Hinton Road. This is considered to be an acceptable separation distance with the two storey elements as this provides a gap between the dwellings. There is paving proposed along the sides with no additional landscaping.
- 8.6 The height of the proposal is to be smaller than the current dwelling on the site, however the roof form is to be wider, this is to create the depth of the proposal with a crown roof on the two storey element. The height of the proposed dwelling is similar to that of the neighbouring properties. The width of the roof form is also similar to that of no. 294 Cherry Hinton Road as this has a mono pitched roof that faces the main highway.

- 8.7 The depth of the proposal is to be greater than the current dwelling on the site, this is at all of the proposed storeys. However, it will be a similar overall depth at ground floor level as the two neighbouring properties. At the first floor level it would be deeper than the neighbouring properties. This is not considered to be dominating as there is a wide variety of extensions and protrusions to the dwellings along the street, when viewed from the rear. Therefore it is considered that this proposal would not be out of context with the neighbouring properties.
- 8.8 It is considered that the design of the dwelling is acceptable, it is modern in its nature and the materials are reflective of the other properties in the street. The location of the dwelling in the plot and its setting is also considered to be acceptable.
- 8.9 Concerns have been raised from neighbouring occupiers with regards to the adverse impacts the proposals would have on the character of the street. Further concerns have been raised with regards to the scale/massing of the proposed development. As detailed above it is considered that the design of the dwelling is different to that of the other properties in the street, however, it is similar enough not to be bulky, dominating and therefore is acceptable.
- 8.10 The landscaping plans provided show a sufficient level of green additions to both the front and rear of the property, which is considered an improvement when compared with the current landscaping features present at the application site. These are to be secured through condition nos.16 (landscaping implementation) and 8 (boundary treatments). The increase in the level of vegetation on site is considered to enhance the character of the site in line with the requirements of Policy 55 of the Local Plan (2018) which is supported. The proposed biodiversity enhancements and boundary treatments will be secured via condition.
- 8.11 Overall, the proposed development is a high-quality design that would contribute positively to its surroundings and be appropriately landscaped. The proposal is compliant with Cambridge Local Plan (2018) policies 55, 56, 57 and 59 and the NPPF (2021).

Amenity

- 8.12 Policies 35, 50, 57 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.
- 8.13 Neighbouring Properties
- Impact on No. 294 Cherry Hinton Road
- 8.14 The owner of No. 294 Cherry Hinton Road has provided a light survey 'No Sky Line/ Daylight Distribution Study, 3th May 2023' (11016 Rev 1). A site visit has been undertaken to this neighbouring property in light of the information that has been received. A light survey has also been provided by the applicant for the proposal ('Redevelopment to 286 Cherry Hinton Road, Cambridge, April 2023') and was further updated on the 30th June 2023.

- 8.15 The light survey that has been provided by the applicant (to be known as the applicants light survey) shows that there is to be some harm to window 4 which has been identified as a kitchen and dining room, this is shown to have a relative value of 0.89. The site visit has confirmed that this is a kitchen and a secondary dining room. There is a formal dining room to the front of the dwelling. This is to be considered further in the report.
- 8.16 Window 4 is a single window that serves this room, it is west facing and faces directly onto the proposal site and the common boundary. Currently it faces a hedge and the boundary wall, also the edge of the current dwelling on the site.
- 8.17 The neighbouring property light survey (to be known as the neighbour light survey) says that the proposed development would push the 'no sky line' to 80% of the room and reduce the view of the visible sky within this room to 31-35% from its existing condition. It concludes that there will be a noticeable impact on the occupier of the resident of the property. In the neighbours light survey that has been provided, appendix D shows the area of the room that would be impacted on by this proposal. The main impact would be the rear of the room nearer the centre of the dwelling, where there is a dining room table.
- 8.18 It is considered that there would be some harm to this room, but it would be mitigated by the other windows that also provide light into this room, when facing window four, within the same room. To the left is a mid height wall that leads to the utility room, further to the left is a door with half glazing (top half), identified as window 3 on the application lighting survey, this faces south towards the rear garden of this dwelling. It has been demonstrated on the plans that this door is not impacted on by the 45 degree line by the proposed dwelling. Above this door is an area of glazing that is situated in a lean-to, to provide a canopy above this door, there are three pains of glass.
- 8.19 When facing window 4 and standing within the kitchen area of the room, the dining room would be behind. There is a small dividing wall that leads to a corridor to the other ground floor rooms of the dwelling. Part of this corridor includes patio doors, there are four fully glazed doors that face east. There are other doors beyond this corridor that lead to other rooms with their own windows.
- 8.20 It has been stated by the neighbouring property that this neighbours light report has only been considered on the impact from window 4 and it did not consider that there are other windows that would provide light to this rooms. More specifically the utility half glazed door with glazing above it (window 3), or the other windows adjacent to the kitchen/ dining room on the ground floor.
- 8.21 There is also window 7 that has been identified as being impacted on by the proposal, this room is also served by window 2, as this is the formal dining room. This has been marked incorrectly on the applicants light survey as being the living room.
- 8.22 On that basis, in light of both of the studies it is considered that there would be some harm to the loss of light levels to this room as indicated in the application light survey, however, there would be more light entering the room due to the other windows that serve this room, or near to this room.

- 8.23 In regards of the other windows on the property, it is considered that there would be minimal harm. There would be no overlooking if the windows on the ground floor are conditioned to be obscurely glazed (condition 23).
- 8.24 In regards of a dominating effect it is considered that this will also be minimal. The proposed dwelling is to be deeper than that of the current property and would be wider, therefore bringing the built form closer to the neighbouring dwelling. Due to the set back distance from the neighbour, the two storey element is to be staggered and the area that is closest to this neighbour will be a similar depth to that of the host dwelling.
- 8.25 The ground floor element will be a similar depth to that of the neighbouring property, therefore reducing the dominating effect of the proposal on the neighbouring property.
- 8.26 In conclusion there would be minimal harm to this neighbouring property in regards of overshadowing, overlooking and dominating effect. The proposal is considered to be policy compliant.

Impact on No. 282 Cherry Hinton Road

- 8.27 Concerns have been raised by the neighbouring occupier with regards to loss of light, overbearing and overlooking.
- 8.28 The main concern raised by this neighbour is the loss of light to the conservatory to the rear of the dwelling. It is considered that the proposal does not obstruct the 25-degree and a 45-degree overshadowing assessment for the conservatory and is therefore not considered to have a harmful impact in this respect.
- 8.29 In regards of the windows on the east flank elevation of the neighbouring property, it is considered that there would be some harm to these windows which serve the kitchen/ dining room and living room, as they are already overshadowed by the current dwelling. The proposed dwelling as a built form on the ground floor would not be getting any closer but it will at first-floor due to a current ground floor protrusion, which is identified on the plans.
- 8.30 The two existing side facing windows at no.282 serve the kitchen. Both are already overshadowed by the existing property, and so the proposed development is not considered to adversely affect the level of light to these rooms, as the windows in which the room is served by are already subject to a significant level of overshadowing. There are rooflights serving the rear extension and allow light to both the rear living room and kitchen and these will not be overshadowed by the proposed scheme.
- 8.31 The side facing window will be adversely affected by the development with regards to loss of light, however, the window serves a toilet which is not considered habitable space, and so the loss of light concern is not considered to have a material impact on the existing property's amenity.
- 8.32 The increase in overbearing impact to 2no. side (east) facing windows to this neighbouring property is not considered to have adverse impacts on the current occupants, due to the current proximity of the existing dwelling to these windows.

- 8.33 In regards of the other windows on the property it is considered that there would be minimal harm. There would be no overlooking if the windows on the first floor are conditioned to be obscurely glazed (condition 23).
- 8.34 The concerns relating to the use of the flat roof of the single storey element of the scheme being used as a balcony will be mitigated via conditions restricting the use of the flat roof of the single storey element of the scheme to maintenance purposes only, in the interest of protecting the privacy of neighbouring occupiers (condition 15).

Future Occupants

- 8.35 Policy 50 of the Cambridge Local Plan (2018) requires all new residential units to meet or exceed the Government's Technical Housing Standards – Nationally Described Space Standards (2015).
- 8.36 The gross internal floor space measurements for units in this application are shown in the table below:

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

- 8.37 The proposed Garden Size of the dwelling is to be 482sqm.
- 8.38 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. It is considered that the internal space of the dwelling and the garden size is acceptable and meets the requirements of the policy.
- 8.39 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. Condition no.22 is to be applied to the application to ensure that this proposal is policy compliant in this respect.

Construction and Environmental Impacts

- 8.40 Policy 35 guards against developments leading to significant adverse impacts on health and quality of life from noise and disturbance. Noise and disturbance during construction would be minimized through conditions restricting construction hours and collection hours to protect the amenity of future occupiers. These conditions are considered reasonable and necessary to impose.
- 8.41 The Council's Environmental Health Team have assessed the application and recommended 3no. standard conditions relating to construction hours (condition 13), dust (condition 11) and piling (condition 17). The officer shared the opinions of the environmental health officer, and the conditions will be applied to any permission granted. The development proposed is compliant with Policy 35 of the Local Plan (2018), subject to conditions.

Summary

- 8.42 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 and 57.

Carbon Reduction and Sustainable Design

- 8.43 The Council's Sustainable Design and Construction SPD (2020) sets out a framework for proposals to demonstrate they have been designed to minimise their carbon footprint, energy and water consumption and to ensure they are capable of responding to climate change.
- 8.44 Policy 28 states development should take the available opportunities to integrate the principles of sustainable design and construction into the design of proposals, including issues such as climate change adaptation, carbon reduction and water management. The same policy requires new residential developments to achieve as a minimum water efficiency to 110 litres pp per day and a 44% on site reduction of regulated carbon emissions and for non-residential buildings to achieve full credits for Wat 01 of the BREEAM standard for water efficiency and the minimum requirement associated with BREEAM excellent for carbon emissions.
- 8.45 Policy 29 supports proposals which involve the provision of renewable and / or low carbon generation provided adverse impacts on the environment have been minimised as far as possible.
- 8.46 The proposed solar technologies are welcomed and express the applicant's intentions to ensure carbon reduction is achieved in line with the requirements of policies 28 and 29.
- 8.47 The application is supported and will be subject to conditions relating to carbon reduction technologies (condition 10) and water efficiency (condition 20).
- 8.48 The proposal is in accordance with Local Plan policies 28 and 29 and the Greater Cambridge Sustainable Design and Construction SPD 2020, subject to conditions.

Biodiversity

- 8.49 The Environment Act 2021 and the Councils' Biodiversity SPD (2022) requires development proposals to deliver a net gain in biodiversity following a mitigation hierarchy which is focused on avoiding ecological harm over minimising, rectifying, reducing and then off-setting. This approach is embedded within the strategic objectives of the Local Plan and policy 70. Policy 70 states that proposals that harm or disturb populations and habitats should secure achievable mitigation and / or compensatory measures resulting in either no net loss or a net gain of priority habitat and local populations of priority species.
- 8.50 Concerns have been raised by neighbouring occupiers regarding the lack of biodiversity benefits and the removal of a significant amount of vegetation to the rear of the site prior to the commencement of the application.

- 8.51 The application has been subject to informal consultation with the Council's Ecology Officer, who raises no objection to the proposal and recommends two conditions to ensure the protection of species and the estimated biodiversity net gain is delivered.
- 8.52 The suggested conditions relate to biodiversity net gain (condition 6), with baseline figures drawn from the level of biodiversity features on site prior to site clearance, and the provision of bird & bat nest boxes (condition 9).
- 8.53 It is considered that the proposed development would not result in adverse harm to protected habitats, protected species or priority species and achieve a biodiversity net gain. Taking the above into account, the proposal is compliant with 57, 69 and 70 of the Cambridge Local Plan (2018), subject to conditions.

Water Management and Flood Risk

- 8.54 Policies 31 and 32 of the Local Plan require developments to have appropriate sustainable foul and surface water drainage systems and minimise flood risk. Paras. 159 – 169 of the NPPF are relevant.
- 8.55 The EA's Extent of flooding from surface water map indicates that there are surface water flood risk issues that require more detailed analysis. A site specific Flood Risk Assessment (FRA) is required. Taking into account the existing use of the site, this information can be obtained by way of condition (condition 5). Further conditions are to be recommended for detailed surface water (condition 4) and a foul drainage scheme (condition 7). These have been recommended by the drainage officer.
- 8.56 The application proposes a flat roof, which is proposed as a green/biodiverse roof. A condition (condition 14) will be applied to any permission granted requiring the proposed green roof to be constructed and maintained in accordance with the green roof code for the lifetime of the development. This is to ensure compliance with Policy 31 of the Local Plan.
- 8.57 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 (2018) Policies 31 and 32 and NPPF advice.

Highway Safety and Transport Impacts

- 8.58 Policy 80 supports developments where access via walking, cycling and public transport are prioritised and is accessible for all. Policy 81 states that developments will only be permitted where they do not have an unacceptable transport impact.
- 8.59 Paragraph 111 of the NPPF advises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 8.60 The application has been subject to formal consultation with Cambridgeshire County Council's Local Highways Authority, who raise no objection to the proposal subject to conditions.

- 8.61 An earlier revision to the plan removed the dropped kerb to the proposed dwelling, there have been no other changes to the vehicle access to the proposed dwelling. Therefore, the following recommended conditions are to be applied to the application:
- Traffic Management Plan (condition 3);
 - Demolition/Construction Vehicles (Condition 24);
 - Visibility Splays (Condition 12);
 - Driveway levels (condition 18);
 - Driveway Materials (condition 18); and
 - Informative - License of Works.
- 8.62 Subject to conditions, the proposal accords with the objectives of Policies 80 and 81 of the Local Plan (2018) and is compliant with NPPF advice.

Cycle and Car Parking Provision

- 8.63 Cycle Parking
- 8.64 The Cambridge Local Plan (2018) supports development which encourages and prioritises sustainable transport, such as walking, cycling and public transport. Policy 82 of the Cambridge Local Plan (2018) requires new developments to comply with the cycle parking standards as set out within appendix L which for residential development states that one cycle space should be provided per bedroom for dwellings of up to 3 bedrooms. These spaces should be located in a purpose-built area at the front of each dwelling and be at least as convenient as car parking provision. To support the encourage sustainable transport, the provision for cargo and electric bikes should be provided on a proportionate basis.
- 8.65 The application proposes the inclusion of a single bike store to be situated to the front of the dwelling. The bike store can sufficiently accommodate 4no. cycles and is situated to the front of the property so is considered as accessible as the car with regards to the situation of parking spaces. The proposed cycle store will be secured via condition no.21, which will also require the use of a green/biodiverse roof, and so the application is in accordance with Policy 82 and appendix L of the Local Plan (2018), subject to conditions.
- 8.66 Car parking
- 8.67 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.

- 8.68 The application proposes 1 no. off-street parking space to the front of the replacement dwelling. This is within the maximum requirements for a 3-bedroom dwelling as outlined within Policy 82 of the Local Plan (2018) and is acceptable.
- 8.69 It should be noted that the development is considered to be situated within a sustainable location, in proximity to suitable public transport connections and ample active travel arrangements, and so a car-free scheme would be supported.
- 8.70 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. It is therefore recommended that a condition is applied on that basis (condition 19).
- 8.71 Subject to conditions, the proposal is considered to accord with Policy 82 of the Local Plan (2018) and the Greater Cambridge Sustainable Design and Construction SPD.

Third Party Representations

- 8.72 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
Site notice	This has been posted when the application was originally submitted to the LPA (11 th January 2023) and when there was a description change (13 th April 2023).
No radios are to be played	This would be unreasonable to condition both through the construction of the dwelling and once it is built.

Other Matters

- 8.73 Bins
- 8.74 Policy 57 of the Local Plan (2018) requires refuse and recycling to be successfully integrated into proposals.
- 8.75 The application proposes to include a bin store to the side/west elevation of the property. The bin store will be obscured from view of the public realm due to its siting behind the proposed boundary treatments and is considered to be suitably integrated within the scheme. Condition no.21 requires the bin store to be implemented with a green/biodiverse roof prior to the occupation of the dwelling and to be maintained for the lifetime of the development.
- 8.76 The proposed bin store is compliant with Local Plan (2018) Policy 57 subject to condition and is considered acceptable.

Planning Balance

- 8.77 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).
- 8.78 Summary of harm
- 8.79 The contemporary design of the scheme is contrary to the prevailing character of the existing dwelling, however, is considered similar to other modern and successfully contrasting properties present within the street scene such as nos.279 and 281 Cherry Hinton Road
- 8.80 Objections have been received in regards of the increased scale of development. The scale/massing increase is primarily to the rear of the site, and the increase in scale will not be perceived from the front of the property or surrounding public realm.
- 8.81 The assessments conducted have shown a negligible level of harm to the residential amenity of neighbouring occupiers. The loss of light, overbearing and overlooking concerns raised by neighbouring occupiers are not considered sufficient to warrant a refusal.
- 8.82 The lack of information submitted regarding flood risk, drainage concerns, sustainability matters and biodiversity enhancement can be resolved via conditions.
- 8.83 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.

9.0 Recommendation

9.1 Approve subject to:

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

10.0 Planning Conditions

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

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

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

- PR-152 Rev D (22nd June 2023) – site block plan and landscape plan
- PR-201 Rev C (22nd June 2023) – proposed floor plans
- PR-211 Rev F (22nd June 2023) – Proposed elevations

- PR – 151 A (11th April 2023) - Site plan
- Daylight/Sunlight Impact Study – Original and Amended
- Design and Access Statement – B

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

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

The principal areas of concern that should be addressed are:

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

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

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

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

The scheme shall include:

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

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

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

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

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

- 6 No development shall commence, apart from below ground works and demolition, until a Biodiversity Net Gain (BNG) Plan has been submitted to and approved in writing by the local planning authority. The BNG Plan shall target how a minimum net gain in biodiversity will be achieved through a combination of on-site and / or off-site mitigation. The BNG Plan shall include:

- i) A hierarchical approach to BNG focussing first on maximising on-site BNG, second delivering off-site BNG at a site(s) of strategic biodiversity importance, and third delivering off-site BNG locally to the application site;
- ii) Full details of the respective on and off-site BNG requirements and proposals resulting from the loss of habitats on the development site utilising the latest appropriate DEFRA metric;
- iii) Identification of the existing habitats and their condition on-site and within receptor site(s);
- iv) Habitat enhancement and creation proposals on the application site and /or receptor site(s) utilising the latest appropriate DEFRA metric;
- v) An implementation, management and monitoring plan (including identified responsible bodies) for a period of 30 years for on and off-site proposals as appropriate;
- vi) a baseline figure which responds to the level of biodiversity features on site prior to site clearance.

The BNG Plan shall be implemented in full and subsequently managed and monitored in accordance with the approved details. Monitoring data as appropriate to criterion v) shall be submitted to the local planning authority in accordance with the latest DEFRA guidance and the approved monitoring period / intervals.

Reason: To provide ecological enhancements in accordance with the NPPF 2021 para 174, Cambridge Local Plan 2018 policies 59 and 69 and the Greater Cambridge Shared Planning Biodiversity SPD 2022.

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

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

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

- 8 No development above ground level, other than demolition, shall commence until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatments (including gaps for hedgehogs) to be erected. The boundary treatment for each dwelling shall be completed before that/the dwelling is occupied in accordance with the approved details and retained as approved thereafter.
- Reason: To ensure an appropriate boundary treatment is implemented in the interests of visual amenity and privacy (Cambridge Local Plan 2018 policies 55, 57 and 59).
- 9 No development above ground level shall commence until a scheme for the provision of Bird and Bat nest boxes has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of box numbers, specification and their location. No dwelling shall be occupied until nest boxes have been provided for that property in accordance with the approved scheme.
- Reason: To 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.
- 10 No dwelling shall be occupied until a Carbon Reduction Statement has been submitted to and approved in writing by the local planning authority. The Statement shall include SAP calculations which demonstrate that all dwelling units will achieve carbon reductions as required by the 2021 edition of Part L of the Building Regulations.
- Where on-site renewable or low carbon technologies are proposed, the Statement shall include:
- a) A schedule of proposed on-site renewable energy or low carbon technologies, their location and design.
- The proposed renewable or low carbon energy technologies shall be fully implemented in accordance with the measures set out in the Statement prior to the occupation of any approved dwelling(s).
- Reason: In the interests of reducing carbon dioxide emissions does not give rise to unacceptable pollution.(Cambridge Local Plan 2018, Policies 28, 35 and 36 and the Greater Cambridge Sustainable Design and Construction SPD 2020).
- 11 No development shall commence until a scheme to minimise the spread of airborne dust from the site including subsequent dust

monitoring during the period of demolition and construction, has been submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved scheme.

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

- 12 The development, hereby permitted, shall not be occupied or brought into use, until visibility splays have been provided each side of the vehicular access in full accordance with the details indicated on the submitted plan No PR-152 Rev D. The splays shall thereafter be maintained free from any obstruction exceeding 0.6m above the level of the adjacent highway carriageway.

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

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

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

- 14 The flat roof, single storey element of the development hereby approved shall be a green biodiverse roof(s). The green biodiverse roof(s) shall be constructed and used in accordance with the details outlined below:

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

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

Reason: To ensure the development provides the maximum possible provision towards water management and the creation

of habitats and valuable areas for biodiversity (Cambridge Local Plan 2018, policy 31). The Green Roof Code is available online via: greenrooforganisation.org

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

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

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

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

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

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

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

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

Development shall be carried out in accordance with the

approved statement.

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

- 18 The driveway hereby approved shall be constructed so that its falls and levels are such that no private water from the site drains across or onto the adopted public highway and uses a bound material to prevent debris spreading onto the adopted public highway. Once constructed the driveway shall be retained as such.

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

- 19 The 1 no. parking spaces proposed will be equipped with an EV charge point in line with the requirements of building regulations approved document S prior to the occupation of the dwelling hereby approved and shall be maintained thereafter.

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

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

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

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

green roof planted / seeded with a predominant mix of wildflowers which shall contain no more than a maximum of 25% sedum planted on a sub-base being no less than 80 millimetres thick.

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

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

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

- 23 The development, hereby permitted, shall not be occupied until the proposed first floor and ground floor windows in the west and east flank elevations of the development have, apart from any top hung vent, been fitted with obscured glazing (meeting as a minimum Pilkington Standard level 3 or equivalent in obscurity and shall be fixed shut or have restrictors to ensure that the windows cannot be opened more than 45 degrees beyond the plane of the adjacent wall. The glazing shall thereafter be retained in accordance with the approved details.

Reason: To prevent overlooking of the adjoining properties (Cambridge Local Plan 2018 policies 55 and 57).

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

Reason: in the interests of highway safety (Cambridge Local Plan 2018 Policy 81)

Informative

Highways

The granting of planning permission does not constitute a permission or license to a developer to carry out any works within, or disturbance of, or interference with, the public highway, and that a separate permission must be sought from the highway authority for such works.

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