



Planning Committee Date	6 th September 2023 (06/09/2023)
Report to	Cambridge City Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	22/05599/FUL
Site	132 Hobart Road
Ward / Parish	Coleridge
Proposal	Change of use from Class C4 (HMO) to sui generis large (HMO) (7no. bedrooms - 7no. occupants) and the erection of an outbuilding in the rear yard.
Applicant	Chirag Tawde
Presenting Officer	Laurence Moore
Reason Reported to Committee	Third party representations
Member Site Visit Date	N/A
Key Issues	1. Residential Amenity Impacts 2. Character Impacts
Recommendation	APPROVE subject to conditions.

1.0 Executive Summary

- 1.1 The application seeks the Change of use from Class C4 (HMO) to sui generis large (HMO) (7no. bedrooms - 7no. occupants) and the erection of an outbuilding in the rear garden.
- 1.2 The application is compliant with policy 48 of the Cambridge Local Plan (2018) and the principle of development is considered acceptable.
- 1.3 The application seeks no external changes to the existing built fabric yet proposes the erection of an outbuilding to the rear and the provision of purpose built enclosures for the safe and secure storage of bikes and bins to the front of the property. The proposed changes, with regards to design, are not considered to have any adverse impacts on the character of the site or surrounding area.
- 1.4 The proposed change of use will allow for an increase in maximum occupancy from 6 to 7 individuals, which is considered a marginal increase in the use of the property and so the proposed change of use to a large-scale House in Multiple Occupation (HMO) is not considered to have any adverse impact on the character of the area.
- 1.5 The proposed changes are not considered to allow for any adverse impacts on the residential amenity of neighbouring occupiers with regards to loss of light, loss of privacy, overbearing impact or enclosure. The concerns raised regarding noise are not considered to adversely affect the amenity of neighbouring occupiers as the internal layout of the proposed HMO is sufficiently sized to contain the primary activities of future occupiers without exacerbating the use of the garden. Several conditions have been recommended to further protect the amenity of neighbouring occupiers.
- 1.6 The proposed HMO meets the space standards set out in Policy 50 and provides a suitably sized garden.
- 1.7 There are no highway safety concerns.
- 1.8 The site is not subject to Tree Preservation Orders (TPOs) and is not situated within a conservation area, and so the potential removals of trees cannot be prevented, and the applicant could conduct works to trees outside of the application. Notwithstanding this, the potential removal of the tree would not have a harmful impact on the character and appearance of the area.
- 1.9 Officers recommend that the Planning Committee approve the application.

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 6-bedroom, 6-person HMO situated along Hobart Road, in the Coleridge Ward of Cambridge. The area is primarily residential.
- 2.2 North of the site consists of Patacake Day Nursery, further north of the site consists of residential properties fronting Marmora Road. East of the site consists of residential properties fronting Hobart Road and Suez Road. South of the site consists of residential properties fronting Hobart Road, whereas further south of the site consists of residential properties fronting Radekund Road. West of the site consists of Coleridge Road and associated residential properties.
- 2.3 The site is within close proximity to the Coleridge Recreation Ground and Mill Road, an area subject to a mix of shops, services and entertainment establishments.
- 2.4 The site is not situated within a conservation area or the controlled parking zone.

3.0 The Proposal

- 3.1 Change of use from Class C4 (HMO) to sui generis large (HMO) (7no. bedrooms - 7no. occupants) and the erection of an outbuilding in the rear yard.
- 3.2 The applications seeks the change of use of an existing 6-bedroom, 6-person HMO to a 7-bedroom, 7-person HMO to include the erection of an ancillary outbuilding.
- 3.3 The ancillary outbuilding is proposed to be used as a bedroom with en-suite with ancillary living facilities.. The outbuilding will not have cooking facilities and so remains dependant on the host dwelling.
- 3.4 The application has been amended to address concerns raised by the case officer over the use of the outbuilding as a living room. The plans have now been altered to provide an additional living room in the ground floor of the main house and to show the proposed outbuilding to be allocated as a bedroom, rather than shared living space. Further consultations have been carried out as appropriate.
- 3.5 Further amendments were sought regarding direct access to – and design of – the cycle storage and bin storage to the front of the property. Amendments have been submitted showing purpose built enclosures for the safe and secure storage of bins and 7no. cycles with a hardstanding pathway for direct access. It was not deemed necessary to reconsult

neighbours or consultees for these changes as the details are typically secured via condition.

4.0 Relevant Site History

Reference	Description	Outcome
22/03511/FUL	Change of use from class C4 (HMO) to Sui Generis Large HMO (7no. bedrooms - 7no. occupants)	Withdrawn

4.1 The previous scheme was withdrawn as the proposals did not comply with space standards.

5.0 Policy

5.1 National

National Planning Policy Framework 2021

National Planning Practice Guidance

National Design Guide 2021

Technical Housing Standards – Nationally Described Space Standard (2015)

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 30: Energy-efficiency improvements in existing dwellings

Policy 31: Integrated water management and the water cycle

Policy 35: Human health and quality of life

Policy 36: Air quality, odour and dust

Policy 48: Housing in multiple occupation

Policy 50: Residential space standards

Policy 51: Accessible homes

Policy 55: Responding to context

Policy 56: Creating successful places

Policy 57: Designing new buildings

Policy 58: Altering and extending existing buildings

Policy 59: Designing landscape and the public realm

Policy 66: Paving over front gardens

Policy 69: Protection of sites of biodiversity and geodiversity importance

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

Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Cycle Parking Guide for New Residential Developments (2010)

5.5 Other Guidance

N/A

6.0 Consultations

6.1 County Highways Development Management – No Objection

6.2 No Objection, no recommended conditions.

6.3 Environmental Health – No Objection

6.4 No objection, subject to a condition restricting construction times to reasonable hours.

7.0 Third Party Representations

7.1 2 representations in objection have been received. 1 of the representations contains a petition which quotes 6 objectors.

7.2 Those in objection have raised the following issues:

- Harm to Character
- Overdevelopment
- Residential amenity impact (impacts on daylight, sunlight, enclosure, loss of privacy, noise and disturbance, light pollution)
- Car parking and parking stress
- Safety of future tenants (fire/ emergency access)
- Loss of trees

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

8.0 Member Representations

8.1 The local MP for Cambridge forwarded the petition on behalf of the objectors, in order to bring it to the attention of officers.

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

9.0 Assessment

9.1 Planning Background

9.2 The application seeks the Change of use from Class C4 (HMO) to sui generis large (HMO) (7no. bedrooms - 7no. occupants) and the erection of an outbuilding in the rear garden.

9.3 The previously submitted scheme (22/03511/FUL) sought the change of use of the existing 6-bedroom HMO serving 6 persons, to a 7-bedroom HMO serving 7-persons. The scheme was withdrawn as the gross internal floor area did not meet the required space standards and so would have failed to comply with Policy 50 of the Cambridge Local Plan (2018).

9.4 The current scheme seeks the change of use to sui generis to allow for a 7-bedroom, 7-person HMO to include the erection of an ancillary outbuilding. The scheme has been amended to address concerns with the use of the proposed outbuilding as shared living space, and the potential implications this could have on the amenity of neighbouring occupiers. The scheme has been amended as requested, with the proposed ancillary structure now allocated as the seventh bedroom, with an existing internal bedroom now allocated as shared amenity space.

9.5 Further amendments have been requested regarding the bike and bin storage and landscaping situated to the front of the property.

9.6 Principle of Development

9.7 The application proposes a change of use to large house in multiple occupation (HMO). The plans show the property subdivided into 7 bedrooms and it would, subject to condition, serve a maximum occupancy of 7 persons. Policy 48 of the Cambridge Local Plan 2018 supports applications for the development of HMOs where they:

a. do not create an over-concentration of such a use in the local area, or cause harm to residential amenity or the surrounding area;

b. the building or site (including any outbuildings) is suitable for use as housing in multiple occupation, with provision made, for example, for appropriate refuse and recycling storage, cycle and car parking and drying areas;

c. will be accessible to sustainable modes of transport, shops and other local services.

9.8 Parts a, b and c of the policy above will be addressed within the following sections of this report.

9.9 Design, Layout, Scale and Landscaping

9.10 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.

9.11 The application seeks no external changes to the built fabric of the host dwelling.

9.12 The proposed outbuilding will utilise a maximum height of approximately 2.5m, a depth of 6m and a width of 2.7m. The proposed outbuilding is therefore considered minor in scale and will be obscured from view of the public realm due to its location at the rear of the garden. The proposed outbuilding is therefore considered appropriate for the character of the immediate context and is acceptable.

9.13 The proposed outbuilding will utilise a flat roof. Policy 31 of the local plan requires all flat roofs to be green/biodiverse roofs. A condition will be applied to this effect.

9.14 Concerns have been raised from neighbouring occupiers with regards to the use of the property as a 7 person HMO being out of character with the immediate context.

9.15 The existing property is in use as a 6-bedroom HMO serving 6 persons. The application proposes an increase in the number of bedrooms at the property from 6 to 7, to allow for one extra tenant, through the addition of the outbuilding. The increase in maximum occupancy from 6 to 7 individuals is considered a marginal increase in the use of the property and so the proposed change of use to a large-scale HMO is not considered to have any adverse impact on the character of the area and is therefore compliant with policies 55, 56 and 58 of the local plan.

9.16 A condition will be added to any permission granted, restricting the maximum occupancy of the HMO proposed to 7 persons.

9.17 Policy 48 part a) states that proposals for large scale HMOs will be supported where the development will not result in an over-concentration of such a use in the local area.

- 9.18 The authority's records show there to be 4 small scale HMOs situated along Hobart Road. For this reason, it is not considered that there is an over-concentration of HMOs in the area, and so the conversion of an existing small-scale HMO to a large-scale HMO as proposed is not considered to give rise to any adverse impacts on the character of the area. The development is therefore considered compliant with Policy 48 part a) of the Local Plan (2018).
- 9.19 The application seeks alterations to the existing hard and soft landscaping arrangements to ensure direct access to the rear and direct access to the cycle/bin storage to the front. Which are to be conditioned. The proposed alterations are not considered to result in adverse impacts on the character of the site and are considered appropriate for the street scene and so are compliant with Local Plan (2018) Policy 59.
- 9.20 The application site is situated along Hobart Road and is within an area with good public transport connections and ample active travel arrangements, for this reason the development is considered to be situated within a sustainable location, and so the application is compliant with Policy 48(c) of the Local Plan (2018).
- 9.21 Overall, the proposed development is considered to be in keeping with the character of the immediate context and is acceptable. The proposal is compliant with Cambridge Local Plan (2018) Policies 48(a), 48(c), 55, 56, 57, 58 and 59 and the NPPF (2021).

9.22 Trees

- 9.23 The proposed development will likely require the removal of a tree. The site is not subject to TPOs and is not situated within a conservation area. The trees therefore have no statutory protection, and could be removed without notification outside of a planning application. Therefore, it is not deemed reasonable to request replanting or prevent the removal of trees.
- 9.24 Notwithstanding the lack of statutory protection of the tree, it is not considered that the removal of this tree would have a harmful impact on the character and appearance of the area. The tree in question is considered to only have limited public amenity and value to the street scene of the surrounding area and its removal would not materially change the overall character and appearance.
- 9.25 The potential need for removal of trees is therefore acceptable and in line with the requirements of policy 71 of the Cambridge Local Plan (2018).

9.26 Water Management and Flood Risk

- 9.27 Policies 31 and 32 of the Local Plan require developments to have appropriate sustainable foul and surface water drainage systems and minimise flood risk. Paragraphs 159 – 169 of the NPPF are relevant.

- 9.28 The outbuilding proposed will utilise a flat roof design. Policy 31 of the local plan requires all flat roofs to be green/biodiverse roofs. A condition will be applied to this affect.
- 9.29 The outbuilding will utilise the existing drainage connections of the host dwelling and the scheme will allow for minor changes to the existing garden. Therefore, it is considered unnecessary to request surface or foul water drainage schemes in this case.
- 9.30 The applicants have suitably addressed the issues of water management, and subject to conditions the proposal is in accordance with Local Plan (2018) Policies 31 and 32 and NPPF (2021) advice.

9.31 Highway Safety and Transport Impacts

- 9.32 Policy 80 supports developments where access via walking, cycling and public transport are prioritised and is accessible for all. Policy 81 states that developments will only be permitted where they do not have an unacceptable transport impact.
- 9.33 Para. 111 of the NPPF advises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 9.34 Access to the site would remain as existing, and so there are no concerns on highway safety stemming from the proposed access arrangements.
- 9.35 There is a minimal amount of construction work required in order to complete the proposed development. The works would include minor internal re-arrangements in addition to the erection of the proposed outbuilding. For this reason, the construction impacts of the proposals are considered to be of a minor nature and would not lead to adverse impacts on the safe operations of the public highway.
- 9.36 The highways officer shares this view, as expressed within their comments dated 30/01/2023.
- 9.37 The proposal accords with the objectives of Policies 80 and 81 of the Local Plan (2018) and is compliant with NPPF (2021) advice.

9.38 Cycle and Car Parking Provision

- 9.39 Cycle Parking
- 9.40 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 requires cycle spaces to be located in a purpose-built area at the front of each dwelling and be at least as convenient as car parking provision. To support the encourage sustainable transport, the provision for cargo and electric bikes should be provided on a proportionate basis.

- 9.41 The application proposes the addition of cycle storage to the front of the property, whilst seeking the retention of the existing cycle storage to the rear of the site. The proposals will allow for the storage of 7no. cycles to the front of the property, with the capacity of 8no. cycles to the rear as existing.
- 9.42 Specific details of the purpose-built enclosure for the storage of bicycles have not been provided but this can be dealt with via condition.
- 9.43 The provision of bicycles is deemed acceptable and in line with the requirements of policy 82 and Appendix L of the Cambridge Local Plan, subject to conditions.
- 9.44 Car parking
- 9.45 Policy 82 of the Cambridge Local Plan (2018) requires new developments to comply with, and not exceed, the maximum car parking standards as set out within appendix L. Outside of the Controlled Parking Zone the maximum standard is no more than 1.5 spaces per dwelling for up to 2 bedrooms and no less than a mean of 0.5 spaces per dwelling up to a maximum of 2 spaces per dwelling for 3 or more bedrooms. Inside the Controlled Parking Zone the maximum standard is no more than one space per dwelling for any dwelling size. Car-free and car-capped development is supported provided the site is within an easily walkable and cyclable distance to a District Centre or the City Centre, has high public transport accessibility and the car-free status can be realistically enforced by planning obligations and/or on-street controls. The Council strongly supports contributions to and provision for car clubs at new developments to help reduce the need for private car parking.
- 9.46 The application proposes no off-street parking spaces. The site is situated along Hobart Road, which is in close proximity to suitable public transport connections to the city centre and the area is well equipped with ample active travel arrangements. For these reasons, the development is considered to be situated within a sustainable location and therefore is not deemed car dependant.
- 9.47 Subject to conditions, the proposal is considered to accord with policy 82 of the Local Plan and the Greater Cambridge Sustainable Design and Construction SPD.
- 9.48 Amenity**

- 9.49 Policy 35, 50, 52, 53 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.
- 9.50 Neighbouring Properties
- 9.51 A petition and additional comments have highlighted the concerns of neighbouring properties with regards to adverse impacts on amenity which may be caused by the proposed development, with the comments received highlighting concerns with loss of light, loss of privacy and noise/disturbance. These concerns will be discussed below.
- 9.52 The concerns raised with regards to noise and disturbance impacts of the proposals primarily relate to the use of the proposed outbuilding as a bedroom. The outbuilding will be occupied by 1 person and so it is deemed unlikely that a 1-person occupancy room would allow for harmful levels of noise and disturbance. The outbuilding will allow for bedspace and ensuite only and will not allow for additional living space and/or cooking facilities, to ensure occupants remain dependant on the host property, and secure any potential noise implications within the main property. The regular movement of 1no. individual between the outbuilding and host dwelling is not considered to exacerbate issues with noise or detract from the amenity of neighbouring occupiers by means of disturbance. The use of outbuildings for ancillary purposes is common within Cambridge, and the use of the outbuilding as a bedroom is not an incongruous approach to delivering accommodation.
- 9.53 Furthermore, the proposed development would allow for a significant increase in the amount of internal amenity space available, through the conversion of 1no. ground floor bedroom to additional living room space, and so the potential noise impacts to be witnessed by neighbouring occupiers are not considered sufficient enough to negatively impact quality of life.
- 9.54 To give confidence to neighbouring occupiers that their amenity will be protected, conditions will be applied to any permission granted restricting the occupancy of the outbuilding to 1 person, and to secure a HMO management plan with a particular emphasis on noise constraints, so that if issues with noise occurs they can be dealt with effectively by the landlord and/or management company.
- 9.55 Impact on No. 134 Hobart Road
- 9.56 The comments received with regards to loss of light primarily concern the existing single storey rear extension yet also mention the potential loss of light impacts that may be caused by the proposed outbuilding. The proposed single storey outbuilding will utilise a maximum height of approximately 2.5m, and a depth of 6m. A 45-degree overshadowing

study has been conducted, which shows a marginal degree of overshadowing to the rear amenity space of no.134 Hobart Road, which is situated west of the development site, however, the study conducted shows that the effects are limited and are not considered sufficient to warrant a refusal or request a sunlight/daylight impact assessment. The outbuilding is not considered to detract from the amenity of neighbouring occupiers with regards to loss of light.

9.57 The comments received with regards to loss of privacy raise concerns over the ability of future occupiers to overlook the amenity space of 132 Hobart from the proposed single storey outbuilding. The outbuilding proposed will utilise a single storey design with a maximum height of approximately 2.5m. The outbuilding will not allow for any additional overlooking opportunities, and so the concerns regarding overlooking are not considered sufficient to warrant a refusal.

9.58 Impact on no.130 Hobart Road

9.59 The host dwelling will remain as existing. The proposed outbuilding is not considered to result in any adverse impacts on the amenity of neighbouring occupiers with regards to loss of light, overbearing, enclosure or loss of privacy.

9.60 Future Occupants

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

9.62 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	1	1	1	7.5	10.6	+3
2	1	1	1	7.5	7.6	+0.1
3	1	1	1	7.5	8.6	+1.1
4	1	1	1	7.5	8.6	+1.1
5	1	1	1	7.5	8.7	+1.2
6	1	1	1	7.5	7.5	-
7 (Outbuilding)	1	1	1	7.5	13.2	+5.7
HMO	7	7	3	136.5	144	+8

9.63 Policy 50 paragraph 6.32 states that residential units created through conversions should seek to meet or exceed the internal space standards as so far as practicable to do so. All bedrooms meet space standards and

the gross internal floor area equates to 144sqm which is deemed acceptable for 3 storey properties serving 7 persons as outlined within policy 50 of the local plan.

9.64 Garden Size(s)

9.65 The application seeks to retain approximately 80sqm of garden space, which is deemed suitable for accommodating table/chairs for maximum occupancy, circulation space and space to hang washing, and so is compliant with policy 50 of the local plan and is therefore acceptable.

9.66 Policy 50 of Cambridge Local Plan (2018) states that all new residential units will be expected to have direct access to an area of private amenity space which should be of a shape, size and location to allow effective and practical use of the intended occupiers.

9.67 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. While this is a policy requirement, the proposal is a conversion and would utilise the existing stairwells, the proposed units would not be housed completely within a new building envelope. Therefore, it is not practicable to require part M4(2) compliance in this instance.

9.68 Construction and Environmental Impacts

9.69 Policy 35 guards against developments leading to significant adverse impacts on health and quality of life from noise and disturbance.

9.70 The Council's Environmental Health team have assessed the application and recommended a condition restricting noise construction hours to reasonable times, in the interest of protecting the amenity of neighbouring occupiers. A condition will be applied to this effect.

9.71 Summary

9.72 The development is considered suitable for use as a large HMO, subject to conditions regarding bins and cycle stores, and so is compliant with policy 48 (b) of the local plan.

9.73 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, 48(b), 50, 51, 57 and 58.

9.74 Third Party Representations

9.75 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
Emergency Vehicle Access	Concerns have been raised by neighbouring occupiers with regards to the safety of future occupiers of the proposed ancillary outbuilding. The outbuilding is proposed to be used as a bedroom and has been assessed as such. From the site visit conducted, access to bedroom 7 contained within the outbuilding would be as accessible as any other bedroom within the main household, and so the concerns are not considered appropriate.
Right to light	A right to light is a civil matter between different landowners and a planning permission would not interfere with a right of light. The local planning authority has no jurisdiction in checking or enforcing a right to light. This is not a material planning consideration.

9.76 Other Matters

9.77 The bins will be stored to the front of the property in a purpose-built enclosure large enough to accommodate the 3no. bins required to serve the proposed HMO.

9.78 Policy 57 requires refuse and recycling to be successfully integrated into proposals and the proposed arrangement is considered to meet this Local Plan policy.

9.79 Planning Balance

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

9.81 Summary of harm

9.82 Third Party concerns regarding the impact of the development on the residential amenity of neighbouring occupiers have been raised. However, officers have undertaken an assessment of the proposed development and it is not considered to cause any adverse impacts on the amenity of neighbouring occupiers with regards to loss of light, loss of privacy, overbearing or enclosure.

- 9.83 The proposals are not considered to adversely affect the amenity of neighbouring occupiers in terms of noise and disturbance as the internal layout of the proposed HMO is sufficiently sized to contain the primary activities of future occupiers without exacerbating the use of the garden. Several conditions have been recommended to further protect the amenity of neighbouring occupiers.
- 9.84 The proposed development is not considered to adversely affect the amenity of neighbouring occupiers.
- 9.85 Summary of benefits
- 9.86 The proposed development is appropriate for its location and is in keeping with the character of the immediate context.
- 9.87 The development exceeds the requirements of Local Plan Policy 50 with regards to national space standards, meaning the amenity of future occupiers will be enhanced by the proposed changes.
- 9.88 The development will positively contribute to the limited supply of residential accommodation available to the public within Cambridge.
- 9.89 The proposals would allow for an increase in cycle parking on site which is to be stored to the front of the property.
- 9.90 The site will be suitably landscaped to ensure the provision of a grassed area whilst safeguarding direct access to the cycle/bin storage and the proposed bedroom to be contained within the proposed outbuilding to the rear. This will be secured via condition.
- 9.91 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for approval.

10.0 Recommendation

10.1 Approve subject to:

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

11.0 Planning Conditions

1 – Time Limit

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 - Drawings

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 – Hard and Soft Landscaping

No development above ground level, other than demolition, shall commence until details of a hard and soft landscaping scheme have been submitted to and approved in writing by the Local Planning Authority. These details shall include:

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

b) planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme; If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place as soon as is reasonably practicable, unless the Local Planning Authority gives its written consent to any variation.

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

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

4 – Green Roof

Notwithstanding the approved plans, the flat roof of the outbuilding 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 outbuilding 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

5 – Bikes and Bins

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

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

6 – HMO Management Plan - Noise

The development, hereby permitted, shall not be occupied, or the use commenced, until a management plan has been submitted to and approved in writing by the Local Planning Authority. The management plan shall include provisions relating to:

- a) management of the property and how any management issues will be addressed
- b) external display of contact information for on-site management issues and emergencies for members of the public
- c) provision for refuse, cycle and car parking and drying areas etc.
- d) details of guidance for tenants regarding acceptable standards of behaviour/use of the premises with a particular emphasis on noise prevention and attenuation.

The development shall thereafter be managed in accordance with the approved plan.

Reason: In order to ensure the occupation of the site is well managed and does not give rise to significant amenity issues for nearby residents (Cambridge Local Plan 2018 policies 35 and 48).

7 – HMO Communal Areas

The internal communal areas as shown on the approved drawings shall be provided prior to occupation of the building for the proposed use and retained for communal uses and used for no other purpose(s).

Reason: To ensure adequate internal communal space is provided for future occupants (Cambridge Local Plan 2018 policies 48 and 50).

8 – HMO Max Occupancy

The application site shall have no more than 7 people residing within it at any one time.

Reason: A more intensive use would need to be reassessed in interests of the amenity of neighbouring properties. (Cambridge Local Plan 2018 policies 56 and 48).

9 – Ancillary Occupation

The outbuilding hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling house and it shall at no time be independently occupied or let, used to accommodate bed-and-breakfast guests or other short-term visitors paying rent or fees. The outbuilding hereby approved shall have no more than 1 person residing within it at any one time.

Reason: To avoid harm to the character of the area and to protect the amenity of neighbouring occupiers and because a more intensive use would need to be reassessed in interests of the amenity of neighbouring properties. (Cambridge Local Plan 2018, policies 35, 48, 52, 55, 56 and 57).

10 – Noise Construction Hours

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).

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