



Planning Committee Date	6 th March 2024
Report to Lead Officer	Cambridge City Council Planning Committee Joint Director of Planning and Economic Development
Reference	23/03778/HFUL
Site	65 Ferrars Way
Ward / Parish	Arbury
Proposal	Part single storey, part two storey rear extension, rear dormer that raises ridge height, and garden studio/outbuilding.
Applicant	Mr Diren Tas
Presenting Officer	Rachel Brightwell
Reason Reported to Committee	-Called-in by Cllr Mike Todd-Jones -The City Council has been notified as part owner of the site as part of the certification associated with the application
Member Site Visit Date	N/A
Key Issues	<ul style="list-style-type: none">-Character, appearance and scale-Overdevelopment-Residential amenity impact (impacts on daylight, sunlight, enclosure, privacy, noise and disturbance)-Construction impacts-Car parking and parking stress-Cycle parking provision-Impact on trees
Recommendation	APPROVE subject to conditions

1.0 Executive Summary

- 1.1 The application proposes a part single storey, part two storey rear extension, rear dormer that raises ridge height, and garden studio/outbuilding to an existing dwelling house.
- 1.2 The proposed extensions and alterations will appear as subservient additions to the dwelling. The proposed materials are in keeping with the existing materials. The proposal is therefore not considered to have an adverse impact on the character of the dwelling or the surrounding area.
- 1.3 The proposed works have been assessed in relation to overlooking, overshadowing and overbearing impact on neighbouring properties. The proposal is not considered to result in significant residential amenity harm to neighbouring occupiers.
- 1.4 There are no highway safety concerns. The existing car parking provision will be retained which meets the requirements of policy 82 and Appendix L.
- 1.5 Officers recommend that the Planning Committee approve the application.

2.0 Site Description and Context

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

*X indicates relevance

- 2.1 The existing site is a 2-bedroom dwelling situated on Ferrars Way, within the Arbury Ward of Cambridge. The dwelling sits within the terrace of properties located on the west side of Ferrars Way. Ferrars Way forms a residential area centred around a green space. Directly to the front of the property is a grassed area to the east, directly to the west is the rear gardens of residential properties on Perse Way and to the north and south are the adjoining neighbouring residential properties.
- 2.2 The site is not located within a conservation area or the controlled parking zone.

3.0 The Proposal

- 3.1 Part single storey, part two storey rear extension, rear dormer that raises ridge height, and garden studio/outbuilding.
- 3.2 A rear facing dormer is proposed, the dormer will be full width, up to the height of the raised ridge and will be set up approximately 0.3m from the eaves of the existing dwelling. The proposed design of the raise in ridge height has been amended so that it continues the roof line up rather than stepping it up from the ridge.
- 3.3 The proposed single storey extension will extend approximately 5m in length, 6m in width and 2.8m in height with a flat roof.
- 3.4 The proposed first floor extension will project approximately 1.8m from the rear elevation of the original dwelling, the proposal will be approximately 4.3m in width and will extend just above the eaves of the original dwelling. The proposed first floor extension has been amended to reduce the scale and alter the roof form from a pitched roof to a flat roof.
- 3.5 A garden studio/outbuilding is proposed to the rear of the garden. The proposed outbuilding will be approximately 6m in width, 4m in length and 2.7m in height with a flat roof design.
- 3.6 The proposed works will increase the dwelling from a 2-bed dwelling to a 6-bed dwelling. On the ground floor level of the proposed plans the room labelled study is shown to have a bed. The room does meet the space standards to be considered as a single bedroom, therefore has been considered as a study.
- 3.7 The proposed plans have been amended to alter the design of the raise in ridge height, reduce the length of the first floor and ground floor rear extensions and alter the roof form of the proposed first floor extension. Neighbours have been reconsulted on the proposed amendments, one further neighbour representation had been received and the original objections still stand. Additional objections were received from Cllr Mike Todd-Jones.

4.0 Relevant Site History

No site history.

5.0 Policy

5.1 National

National Planning Policy Framework 2023

National Planning Practice Guidance

National Design Guide 2021

Equalities Act 2010

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

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 31: Integrated water management and the water cycle

Policy 35: Human health and quality of life

Policy 50: Residential Space Standards

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

Policy 55: Responding to context

Policy 56: Creating successful places

Policy 57: Designing new buildings

Policy 58: Altering and extending existing buildings

Policy 59: Designing Landscape and the public realm

Policy 69: Protection of sites of biodiversity and geodiversity importance

Policy 71: Trees

Policy 80: Supporting sustainable access to development

Policy 81: Mitigating the transport impact of development

Policy 82: Parking management

5.3 Neighbourhood Plan

N/A

5.4 Supplementary Planning Documents

Biodiversity SPD – Adopted February 2022

Sustainable Design and Construction SPD – Adopted January 2020

Cambridgeshire Flood and Water SPD – Adopted November 2016

Open Space SPD – Adopted January 2009

Trees and Development Sites SPD – Adopted January 2009

6.0 Consultations

6.1 County Highways Development Management – No Objection

6.2 No significant adverse effect upon the Public Highway should result from this proposal, should it gain benefit of Planning Permission.

7.0 Third Party Representations

7.1 4 representations have been received. 3 prior to the amendments and 1 following the amendments from a same representative.

7.2 Those in objection have raised the following issues:

- Character, appearance and scale
- Overdevelopment
- Residential amenity impact (impacts on daylight, sunlight, enclosure, privacy, noise and disturbance)
- Construction impacts
- Car parking and parking stress
- Cycle parking provision
- Impact on trees

8.0 Member Representations

8.1 Cllr Mike Todd-Jones has made a representation objecting the application on the following grounds:

- Overdevelopment
- Character and appearance
- Residential amenity impact
- Car parking

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 Design, Layout, Scale and Landscaping

9.2 Policies 55, 56, 57 and 58 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.

9.3 The proposed roof extension will raise the height of the ridge by approximately 0.3m. The existing roof form steps down across terrace, therefore there is an existing variation in ridge heights in the terrace. When considering the modest increase in height of the ridge and the proposed design it is not considered to appear out of character with the existing dwelling or within the street scene. The revised design of the increase in ridge height is considered to minimize the appearance of the ridge height from views in the street scene.

9.4 The proposed dormer is considered to be appropriate in scale and massing. Rear dormers similar in scale can be seen in the surrounding area, such as the dormer at No.97 Ferrars Way. A roof extension that raises the height of the ridge and includes a full width and height rear dormer has been approved at No.39 Cockerell Road (22/03453/HFUL). It is therefore considered that the proposed roof extension will not appear out of character in the surrounding area.

- 9.5 The proposed single storey rear extension is considered to be of a modest scale and would read as a subservient addition to the original dwelling house. The flat roof design with brick to match the existing dwelling is not considered to appear out of character with the existing property or within the surrounding area.
- 9.6 The proposed first floor extension has been amended to reduce the scale and alter the roof form from a pitched roof to a flat roof. The proposed first floor extension will marginally extend above the eaves of the original dwelling by approximately 0.2m and will retain almost half of the existing rear elevation. It is therefore considered to appear as a subservient addition to the dwelling. The proposal will utilise brick to match the existing, which is considered to minimise its visual appearance. In addition to this, the proposal will be similar in scale and design to the existing first floor extension at No.61 Ferrars Way, therefore will not appear out of character with the neighbouring properties.
- 9.7 The proposed outbuilding will be located to the rear of the garden and will be constructed predominantly on an area of existing hardstanding. The proposed outbuilding is considered to be modest in scale and proportionate to the size of the plot. The proposal will utilize matching materials with the main dwelling, therefore will be in keeping with the character of the dwelling. It is considered that an outbuilding located to the rear of the garden will not appear out of character with the dwelling or within the surrounding area.
- 9.8 The proposed outbuilding has been assessed against permitted development rights, under Schedule 2 Part 1 Class E. The proposed works (including all proposed additions) will not result in the total area of ground covered by buildings within the curtilage (other than the original dwellinghouse) exceeding 50% of the total area of the curtilage (excluding the ground area of the original dwelling house). Under permitted development, given that the outbuilding is sited within 2m of the boundary with neighbouring properties, the height should not exceed 2.5m. The height of the proposed outbuilding is approximately 2.7m. Although the outbuilding does not meet this permitted development requirement, it is considered that the additional 0.2m is not considered to significantly increase the impact of the proposed outbuilding compared to what can be achieved under permitted development. Therefore, the proposed outbuilding is considered to be acceptable.
- 9.9 Representations have raised concerns regarding the use of the proposed outbuilding and if it will be used as a habitable space given that there is a shower room proposed internally. No information has been submitted to indicate the proposed outbuilding will be used as a bedroom, therefore will be used incidental to the dwelling. It is considered reasonable to add a condition to ensure that the outbuilding is used incidental to the main dwelling (Condition 4).

- 9.10 Representations have raised concern with the overall scale of the development. It is acknowledged that due to various extensions proposed the proposal will result in substantial works to the dwelling. However as set out above, each extension is modest in scale and in keeping with the design of the existing dwelling which overall retains the character of the dwelling. The rear elevation will be significantly altered however the proposed extensions are not considered to overly dominate the rear elevation as the original form of the dwelling will be visible. Furthermore, when considering that a similar outbuilding can be constructed under permitted development it would be unreasonable to consider the outbuilding as overdevelopment.
- 9.11 The existing garden is approximately 20m in length, as a result on the proposed outbuilding and single storey extension the garden will be reduced to approximately 10.5m in length. Although the proposed extensions will take up a large proportion of the garden when considering that the massing is split to the front and rear of the garden and the modest height of the structures it will reduce its visual impact. The proposed extensions are predominantly located on areas of existing patio and will marginally reduce the area of grass to the rear. It is considered that there is sufficient garden space retained and the proposal will not appear out of character of the surrounding gardens.
- 9.12 The proposal would result in the creation of a flat roof on the single storey extension and outbuilding. Policy 31(f) of the Local Plan requires that all flat roof is a green or brown roof, providing that it is acceptable in terms of context. A condition will therefore be added to this effect (Condition 3).
- 9.13 The proposal is compliant with Cambridge Local Plan (2018) policies 31, 55, 56, 57 and 58 (subject to conditions).

9.14 Residential Amenity

- 9.15 Policy 35, 50, 52 and 58 seek to preserve the amenity of neighbouring and / or future occupiers in terms of noise and disturbance, overshadowing, overlooking or overbearing and through providing high quality internal and external spaces.
- 9.16 Neighbouring Properties
- 9.17 Impact on No.67 Ferrars Way
- 9.18 The proposed dormer is not considered to give rise to any overshadowing or overbearing impact due to its siting on the roof and the distance of separation this creates. The dormer would overlook neighbouring gardens however this is considered to be marginal compared with the existing overlooking opportunities from the first-floor rear facing windows.
- 9.19 The proposed single storey extension will extend up to the boundary with No.67. The rear elevation and garden of the application site is west facing.

No.67 is located to the south of No.65. When considering the orientation of the site the proposal is not considered to result in a significant loss of light to the ground floor windows of No.67. The proposed single storey extension will extend for 5m at the boundary with No.67 however when considering the modest height of the extension it is not considered to have an overbearing impact. The windows on the proposed single storey extension outlook onto the rear garden therefore will not overlook neighbouring properties.

- 9.20 The proposed first floor extension will be sited up to the boundary with No.67 and will project approximately 1.8m from the existing rear elevation. Due to its positioning, it will have some impact on light and enclosure at No.67. When considering the orientation of the site and that the first-floor window at No.67 serves a bathroom and is obscurely glazed, the proposal will not result in a harmful loss of light. Furthermore, due to the orientation, the proposed first floor extension is not considered to result in significantly harmful loss of light to the glazed doors on the ground floor level of No.67. The projection of 1.8m from the rear elevation is considered to be modest and proposal is therefore not considered to have a significantly overbearing impact on No.67. The proposed window will provide views of the rear garden of No.67 however this is not considered to increase the harm in overlooking any more so than the existing first floor windows on the rear elevation of No.65.
- 9.21 A representation has stated that the proposed first floor extension is not comparative to the existing first floor extension at No.61 as No.61 is an end of terrace property. The proposed first floor extension will have the same impact on No.67 as the existing extension does at No.63 which is not considered to be significantly harmful in terms of residential amenity. The proposal therefore is considered to have an acceptable relationship with No.63.
- 9.22 Due to the scale, massing and siting of the proposed outbuilding at the rear of the garden it is not considered to have an overbearing impact or cause a significant loss of light to the rear gardens of No.67.
- 9.23 Impact on No.63 Ferrars Way
- 9.24 The proposed dormer is not considered to give rise to any overshadowing or overbearing impact due to its siting on the roof and the distance of separation this creates. The dormer would overlook neighbouring gardens however this is considered to be marginal compared with the existing overlooking opportunities from the first-floor rear facing windows.
- 9.25 The proposed single storey extension will be set off the boundary with No.63 by approximately 1.7m, when considering this and the scale and massing of single storey extension the proposal is not considered to have an overbearing impact or cause a significant loss of light to No.63. The proposal is not considered to overlook neighbours given that the windows are located on the rear elevation.

- 9.26 The proposed first floor extension will set off the boundary with No.63 by approximately 2.8m. When considering the scale and positioning of the proposed first floor extension it is not considered to have an overbearing impact or cause loss of light to No.63. The proposed window will provide views of the rear garden of No.63 however this is not considered to increase the harm in overlooking any more so than the existing first floor windows on the rear elevation of No.65.
- 9.27 Due to the scale, massing and siting of the proposed outbuilding at the rear of the garden it is not considered to have an overbearing impact or cause a significant loss of light to the rear gardens of No.63.
- 9.28 Impact on Nos.13-17 Perse Way
- 9.29 Concerns have been raised that the proposed increase in ridge height will result in a loss of light to neighbouring properties on Perse Way, including No.13, No.15 and No.17. The height of the ridge will be raised by approximately 0.3m, this is considered to be a marginal increase in the height, when considering this and the distance of separation between the site and properties on Perse Way, the proposal will not result in a significant loss of light to these properties. Due to the distance of separation between the properties on Perse Way and the application site, the proposed dormer will not have an overbearing impact.
- 9.30 Concerns have been raised that the proposed dormer will harmfully overlook neighbours to the rear on Perse Way. The dormer would overlook neighbouring gardens however this is considered to be marginal compared with the existing overlooking opportunities from the first-floor rear facing windows. In addition to this, when considering that rear dormers can be constructed under permitted development it would not be reasonable to refuse the application due to overlooking.
- 9.31 A window is proposed on the rear elevation of the first-floor extension. Concerns have been raised regarding the loss of privacy for properties on Perse Way, in particular No.13 and No.17. The proposed window will be approximately 1.8m closer to the properties on Perse Way than the existing windows on the rear elevation. This distance is not considered to significantly increase overlooking from the proposed window any more so than the existing windows on the rear elevation.
- 9.32 A representation has raised concern with the impact of the outbuilding on light to No.15 Perse Way, which adjoins the rear boundary. No.15 is located to the west of the proposed outbuilding, due to the positioning of the outbuilding it may result in the loss of some mid-morning light to the rear end of the garden. There are two mature trees located at the rear end which currently overshadow the rear of No.15s garden, whilst there is no guarantee that the trees will always remain, the proposed outbuilding will not cause any additional loss of light to No.15 than existing. Whilst there may be some loss of light, this is not considered to be significant enough to warrant refusal due to the scale and massing and siting of the

outbuilding. When considering the height of the proposed outbuilding it is not considered to have an overbearing impact on No.15.

9.33 Representations have raised concern with the potential noise impact due to the increased number of occupants from a two bed dwelling to a six bed dwelling with an outbuilding. Representations are concerned about the impact of noise on more vulnerable residents in the surrounding area. This application retains the use as a dwelling house. The increase in number of occupants is likely to increase the noise from the garden space if all occupants are outside. Officers consider that the proposed internal amenity space is sufficient in size to accommodate the occupants therefor reducing the reliance on the garden. Overall, as a retained use as a dwelling the noise impact is not considered to be significant.

9.34 Construction Impacts

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

9.36 Concerns have been raised regarding the construction impacts of the proposal. The scheme is, however, relatively small in scale and such impacts are likely to be limited to a temporary period. Whilst there may be impacts arising from construction related activities that would give rise to some harm to the amenity of nearby occupiers, the level of harm would not be significant. A condition will be added to limit the hours that construction works (Condition 5), and construction related deliveries are carried out (Condition 6). The proposal is compliant with Local Plan policy 35 (subject to conditions).

9.37 Summary

9.38 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, 55, 57 and 58.

9.39 Trees

9.40 Policy 59 and 71 seeks to preserve, protect and enhance existing trees and hedges that have amenity value and contribute to the quality and character of the area and provide sufficient space for trees and other vegetation to mature. Para. 136 of the NPPF seeks for existing trees to be retained wherever possible.

9.41 Concerns have been raised regarding the impact of the proposed outbuilding on existing trees located to the rear of the No.15 garden due to their close proximity. To the rear of the garden of the application site there is an area of existing hardstanding. The proposed outbuilding will be constructed on a raft slab which minimizes the depth and area of the foundations that are required. The proposed outbuilding is therefore not considered to adversely affect the roots of the trees close to the boundary.

9.42 Although the trees are a positive contribution to the character of the surrounding area, the trees are not protected. The proposal is not considered to adversely effect the health of these trees and the character that they provide.

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

9.44 Highway Safety

9.45 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.

9.46 Para. 115 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.

9.47 The application has been subject to formal consultation with Cambridgeshire County Council's Local Highways Authority who raise no objection to the proposal. The proposal is not considered to have an adverse effect on the safety and functioning of the highway.

9.48 The proposal accords with the objectives of policy 80 and 81 of the Local Plan and is compliant with NPPF advice.

9.49 Cycle and Car Parking Provision

9.50 Cycle Parking

9.51 The Cambridge Local Plan (2018) supports development which encourages and prioritises sustainable transport, such as walking, cycling and public transport.

9.52 No provision for cycle parking has been provided as part of this application, given that this is a householder application, this is not required to be provided. The proposal will retain access to the rear garden via the shared passageway and so cycles can be stored in the rear garden. There is space in the front garden for a cycle store to be provided if the applicants require a cycle store in the future, which would require planning permission.

9.53 Car parking

9.54 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 2 spaces per dwelling per 3 or more bedrooms.

- 9.55 There are two on site car parking spaces provided on the front drive of the property, therefore the proposal complies with requirements set out in appendix L.
- 9.56 Representations have raised concern with the impact on the proposal on parking pressure within the surrounding streets. Representations imply that the use of the dwelling as an HMO would significantly increase the parking demand and pressure. This application has been assessed with the parking requirements for a dwelling as HMO use has not been applied for in this application.
- 9.57 The site is located in a sustainable location with close and convenient access to bus routes and cycle routes, which reduces the reliance of occupants on a car. When considering this and the retention of the existing on-site car parking provision, the proposal is not considered to significantly impact parking pressure on the surrounding streets.
- 9.58 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.

9.59 Third Party Representations

- 9.60 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
Representations have been made in respect of the party wall and rights to build up to / utilise adjoining building structures on the boundary of the application site following the demolition of the semi-detached shed at the boundary with No.63.	This is a civil matter between different landowners in which the local planning authority has no role. The Party Wall Act 1996 governs the process by which party walls and associated disputes are handled.
The plans show that there are 7 bedrooms with an additional outbuilding that could be used as additional accommodation. There are concerns that the proposal could become a HMO in the future.	Given that there are 7 bedrooms if the property were to become a HMO it would require planning permission and would be fully assessed in relation to the relevant policies. The applicants have been explicitly advised of this. This application has been assessed as extensions and alterations to a dwellinghouse as that is what has been applied for. It is understood from the applicant's agent that the applicants currently live in the property with the intention of future

	<p>residence in the extended property. No change of use is part of this application, and applications cannot be assessed on a speculative use.</p> <p>Informatives will be added to ensure that if the application site is to become a HMO in the future, planning permission would be required and a HMO licence would need to be obtained.</p>
Representations queried the access to the rear garden via a shared passageway which runs under No.63.	The shared passageway measures at approximately 1m in width and is sited underneath the overhang of the neighbouring property. No.65 has a right of access via this passage and during the construction process the rear will be accessed this way. This is considered to be a civil matter between the neighbouring properties.
Management of drainage and sewerage	The proposed works would be connected to the existing foul water and surface water drainage systems for the dwelling. This would need to be checked and signed off by building control.

9.61 Planning Balance

- 9.62 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).
- 9.63 The proposed part single storey, part two storey rear extension, rear dormer that raises ridge height, and garden studio/outbuilding are considered to be appropriate in scale and massing and are in keeping with the character of the existing dwelling. The proposal is not considered to appear out of character within the surrounding area.
- 9.64 The proposal is not considered to cause unacceptable harm to the amenity or living conditions of neighbouring occupiers.
- 9.65 Third party representations have raised concern regarding the proposal impact on noise and disturbance to neighbouring occupiers due to the increase in occupancy and the construction process. Officers consider that the retained use of a dwelling and internal spaces provided would reduce the impact of noise and disturbance. Conditions will be added to limit the hours of construction and construction related deliveries.
- 9.66 Third party representations have also raised concern regarding the proposals impact on the demand in car parking in the surrounding streets.

When considering that the proposal retains the existing parking provision which meets the requirements for a dwelling and the sustainable location of the site the proposal is not considered to have a significant impact on the demand in parking.

- 9.67 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- Green Roof

Notwithstanding the approved plans, the flat roof of the single storey rear extension and outbuilding hereby approved, shall be a biodiverse (green) roof(s) and shall be constructed as such prior to occupation. It shall include the following:

- a) access for maintenance
- b) the make-up of the sub-base to be used which may vary in depth from between 80-150mm
- c) Planting/seeding (the seed mix shall be focused on wildflower planting indigenous to the local area and shall contain no more than a maximum of 25% sedum)

The roof(s) shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance/repair or escape in case of emergency.

Reason: To help mitigate and respond to climate change and to enhance ecological interests. (Cambridge Local Plan 2018 policies 28 and 31)

4- Incidental use

The garden studio/outbuilding hereby permitted shall be used only for purposes incidental to the enjoyment of the dwelling house. It shall at no time be used as sleeping accommodation, nor shall it be separately occupied or let and no trade or business shall be carried on therefrom.

Reason: To avoid harm to the character of the area, to protect the amenity of neighbouring occupiers and because if the outbuilding were to be slept in or used as a separate unit of accommodation it would provide a poor level of amenity for its intended occupiers (Cambridge Local Plan 2018, policies 35, 50, 55, 52, and 57).

5- 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).

6- Demolition and Construction Deliveries

There should be no collections from or deliveries to the site during the demolition and construction stages outside the hours of 0800 hours and 1800 hours on Monday to Friday, 0800 hours to 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