



<b>Planning Committee Date</b>	11 <sup>th</sup> June 2024
<b>Report to</b>	Cambridge City Council Planning Committee
<b>Lead Officer</b>	Joint Director of Planning and Economic Development
<b>Reference</b>	23/04434/FUL
<b>Site</b>	15 High Street, Trumpington, CB2 9HA
<b>Ward / Parish</b>	Trumpington
<b>Proposal</b>	Construction of a new dwelling following demolition of existing.
<b>Applicant</b>	Mrs Tan
<b>Presenting Officer</b>	Dominic Bush
<b>Reason Reported to Committee</b>	Third party representations
<b>Member Site Visit Date</b>	N/A
<b>Key Issues</b>	1.Context and Design 2.Neighbouring amenity
<b>Recommendation</b>	<b>APPROVE</b> subject to conditions

## 1.0 Executive Summary

- 1.1 The application seeks permission for the Construction of a new dwelling following demolition of existing.
- 1.2 Officers recommend that the Planning Committee Approves the application subject to conditions.

## 2.0 Site Description and Context

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

\*X indicates relevance

- 2.1 The application site as existing comprises No.15 High Street, a single storey dwellinghouse that occupies a large, H-shaped footprint covering a large part of the area of the site. The front portion of the site is located within an area of TPO protected trees that runs along the eastern side of the High Street.
- 2.2 The application site is accessed from The High Street to the west, running north to south. To the south of the site is the neighbouring properties of No. 19, 19c and 19D. No.19 is identified as a building of Local Interest within the Trumpington Conservation Area Appraisal. Adjoining the site to the north is the neighbouring property of Menai, this building is also a single storey in height and similar in appearance to that of the existing dwelling within the application site. To the east of the site beyond the rear boundary is the residential garden of Tanglewood, Gazeley Road.

## 3.0 The Proposal

- 3.1 The application is proposing the construction of a new dwelling following demolition of existing.
- 3.2 The proposed single storey dwelling within the site is proposed to be replaced with a two storey that is smaller in its footprint. This allows for a larger rear garden to be provided to the east of the property with a detached garage to the east of the site fronting the High Street.

3.3 The application has been amended to address representations with regards to the scale of the proposed dwelling and further consultations have been carried out as appropriate.

#### 4.0 Relevant Site History

Reference	Description	Outcome
23/50362/PRELV3	Mr and Mrs Tan wish to develop no 15 High Street Trumpington, demolishing the existing 1970's dwelling for a new build family home that is both energy efficient, sustainable to build, built for longevity and to provide, in time, a multi-generational home for a family	PREAPP AMBER

4.1 The previous preapplication at the site was for a dwelling that was similar in design to that proposed within this application. The proposal was considered appropriate in principle and design, with potential concerns raised regarding the impact on the amenity of Menai to the North.

#### 5.0 Policy

##### 5.1 National

National Planning Policy Framework 2023

National Planning Practice Guidance

National Design Guide 2021

Technical Housing Standards – Nationally Described Space Standard (2015)

##### 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 32: Flood risk

Policy 34: Light pollution control

Policy 35: Human health and quality of life

Policy 36: Air quality, odour and dust

Policy 37: Cambridge Airport Public Safety Zone and Air Safeguarding

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 61: Conservation and enhancement of historic environment  
Policy 62: Local heritage assets  
Policy 71: Trees  
Policy 80: Supporting sustainable access to development  
Policy 81: Mitigating the transport impact of development  
Policy 82: Parking management

### **5.3 Supplementary Planning Documents**

Biodiversity SPD – Adopted February 2022  
Sustainable Design and Construction SPD – Adopted January 2020  
Cambridgeshire Flood and Water SPD – Adopted November 2016  
Trees and Development Sites SPD – Adopted January 2009

### **5.4 Other Guidance**

Trumpington conservation area

### **6.0 Consultations**

#### **6.1 Local Highways Authority – No Objection**

6.2 Subject to conditions regarding:

- Traffic Management plan
- Hours for Heavy construction vehicles

#### **6.3 Drainage – No Objection**

6.4 Subject to conditions regarding:

- Surface water drainage scheme
- Foul water drainage

#### **6.5 Conservation Officer – No Objection**

6.6 Subject to conditions regarding:

- Window Details
- Details of facing materials
- Non-masonry walling systems
- Roofing details

## **6.7 Ecology Officer – No Objection**

### **6.8 Comments 05.01.2024**

6.9 Requests confirmation that the property is self-build to determine if Biodiversity Net Gain is required.

### **6.10 Comments 01.03.2024:**

6.11 Confirmation received that the site is not for Self-build and Biodiversity Net Gain information received. Therefore, no objection subject to Ecology Enhancement condition.

## **6.12 Tree Officer – No Objection**

6.13 Subject to conditions regarding:

- An Arboricultural Method Statement and Tree protection plan
- A site meeting attended by the LPA and the applicants arboricultural consultant
- Compliance with approved Tree protection methodology

## **6.14 Environmental Health – No Objection**

6.15 Subject to conditions regarding:

- Plant noise insulation
- Construction hours
- Construction delivery hours
- Piling
- Dust

## **7.0 Third Party Representations**

7.1 Representations have been received from three neighbouring properties.

7.2 Those in objection have raised the following issues:

- Character, appearance and scale
- Residential amenity impact (impacts on daylight, sunlight, enclosure, privacy, noise and disturbance, light pollution)
- Drainage impacts
- Impact on protected species
- Impact on surrounding trees

### **7.3 Principle of Development**

- 7.4 Policy 3 of the Cambridge Local Plan 2018 states that the overall development strategy is to focus the majority of new residential development in and around the urban area of Cambridge, creating strong, sustainable, cohesive and inclusive mixed-use communities. The one for one replacement of a dwelling within the application site within the city of Cambridge is supported by Policy 3.
- 7.5 The principle of the development is acceptable and in accordance with policy 3 of the Cambridge Local Plan (2018).

### **7.6 Design, Layout, Scale and Heritage**

- 7.7 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.
- 7.8 Policy 61 of the Cambridge Local Plan (2018) aligns with the statutory provisions and NPPF advice.
- 7.9 Policy 62 of the Cambridge Local Plan (2018) seeks the protection of local heritage assets and proposals would be permitted where they retain the significance, appearance, character or setting of a local heritage asset.
- 7.10 The application site is not located within a Conservation Area but is within the setting of the Building of Local Importance immediately to the South, No.19 High Street. The area surrounding the application site is almost entirely residential, along the eastern side of the High Street, there are large, detached properties, that range in height from single to two storey, and are located within significantly sized plots. It is noted that the pattern of development and orientation of the buildings along this portion of the High Street varies, with thinner deeper buildings such as No.19, in comparison to lower, more expansive buildings such as the existing property in the application site and Menai immediately to the north.
- 7.11 The application is proposing the replacement of the existing, single storey building within the site with a two-storey replacement. Whilst the existing building is single storey in height, it is acknowledged and was noted within the initial preapplication on the site, that it is expansive in its footprint and as such occupies a large portion of the site. Proposed dwelling is for a more simple layout within the site, comprising a wide two storey building that is less than half of the depth of the existing building. It is noted that the visual massing of the property would be significant more prominent when viewed from the street scene, however as above, the neighbouring properties to the south are themselves sited closer to the highway and also visually prominent. The furthest forward built form of the proposed dwelling is that of the detached garage, however this is sited no further

forward than the front elevation of the existing property, therefore the proposed layout of the site is considered acceptable in this instance.

- 7.12 The footprint of the proposed dwelling measures approx. 16.5 metres in width and up to 8.2 metres in depth. Meanwhile the main roof of the property is approx. 6.8 metres in height to the ridge and 5.2 metres in height to the eaves. It is noted by officers that the increase in height of the proposed dwelling, above that of the existing bungalow would result in the blocking of some of the views to the trees that line the rear of the site and contribute to the verdant character of the application site, as well as Menai as existing. The proposed development would, as a result contribute to a more urban character within the site that would differ from that of the neighbouring site of Menai. Although this change in character of the site is noted, it is considered that on balance, given the nearby developments to the north, including Gilmerton Court which are far greater in their massing, that the scale of the proposed dwelling in this context is acceptable and would not be out of keeping with its location.
- 7.13 It is noted that concerns have been received by third parties regarding the materials proposed in the external construction of the building and the impact of this on the character of the area. However, in consultation with the Councils Conservation Officer it is considered that the design of the proposed dwelling, including the use of materials is considered acceptable. Additional confirmation has been received during the application, to confirm the use of Cambridge gault type bricks on the external walls of the dwelling. This use of brickwork is considered acceptable and ensures that the appearance of the dwelling is in keeping with the surrounding context. Multiple conditions have been requested by the Conservation Officer regarding details of the materials proposed, given that the site is not within a conservation area, a single condition regarding certain material details will be applied.
- 7.14 The proposal would result in the creation of a flat roof for the garage. Policy 31(f) of the Local Plan requires that all flat roofs are a green or brown roof, providing that it is acceptable in terms of context. This can be ensured by way of condition and is shown on the plans as a sedum roof.
- 7.15 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, 59, 61 and 62.
- 7.16 Amenity**
- 7.17 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.
- 7.18 Neighbouring Properties

7.19 Impact on Menai

7.20 Multiple concerns have been raised by third parties with regards to the impact of the proposed development upon Menai, which is the property immediately to the north of the application site. A sunlight & daylight study has also been provided by the occupier of Menai in objection to the proposal.

7.21 Firstly, it should be noted that the application follows a preapplication at the site where potential concerns regarding the impact of the proposed development upon this neighbouring property were mentioned. The proposed design of the dwelling within this application has also been amended in order to overcome the impacts on this neighbouring property.

7.22 It is acknowledged that the replacement of the existing single storey dwelling within the site with a two-storey property would have a certain level of impact on this neighbouring property. Menai has a number of windows within its southern elevation that would face onto the proposed dwelling, including a large area of glazing that serves a living/ dining area and a bedroom to the southwestern corner where the only window is within the southern elevation. Considering the height of the proposed dwelling it is not considered that it would break a vertical 25-degree splay from any of the windows within the neighbouring property. The amendments received to the design have slightly stepped the proposed property away from the boundary and reduced its height, as well as moving the rear projecting element to the other side of the site. As such, given the depth of the proposed dwelling, it is considered that views would be retained to both the front and the rear and therefore the impact in terms of loss of light and overbearing would be further mitigated.

7.23 When visiting the site and as pointed out within the statement provided by Menai, the primary external amenity area for this property is that immediately to the south of the building. Officers acknowledge therefore that this area would also be impacted to an extent by the proposal. However as with the windows, it is considered that, given the orientation of the proposed building, views would be retained to both the front and the rear when within this external amenity area of Menai. The proposed dwelling would be visible above the existing boundary fence, however it is not considered to be significantly overbearing or cause significant loss of light to this area.

7.24 Concerns were also raised regarding loss of privacy to the neighbouring property. However, it is noted that there are no windows proposed within the northern elevation of the dwelling that would face directly onto the amenity areas or windows on Menai. Given the siting of the proposed dwelling, it is acknowledged that there may be views from the windows to the rear of the dwelling to the rear of the plot of Menai, however these views would be at an extremely slight angle and therefore it would not be considered that they would overlook the neighbouring property.

7.25 Future Occupants



7.26 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).

7.27 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 <sup>2</sup> )	Proposed size of unit	Difference in size
1	5	10	2	128	233	+105

7.28 Garden Size(s)

7.29 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.

7.30 From the information above it is considered that the proposed dwelling would provide sufficient space internally to comply with the nationally described space standards. Whilst the footprint of the proposed dwelling would also ensure that a significantly sized rear garden is provided that is also considered to be sufficient for a dwelling of this size.

7.31 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.

7.32 The development would comply with the requirements of Part M4(2) of the Building Regulations and would therefore comply with Policy 51 of the Cambridgeshire Local Plan 2018. A condition shall be added to ensure that the proposal is built to the Part M4(2) requirements.

7.33 Construction and Environmental Impacts

7.34 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 minimised through conditions restricting construction hours and collection hours to protect the amenity of future occupiers. These conditions are considered reasonable and necessary to impose.

7.35 This application is proposing an Air Source Heat Pump to the southern side of the proposed dwelling. The Environmental Health Officer has been

consulted on the proposal and they have not raised any objections subject to conditions relating to plant noise insulation, construction hours, piling and dust which are considered reasonable to protect the amenities of nearby residential properties.

- 7.36 The proposal adequately respects the amenity of its neighbours and of future occupants and is considered that it is compliant with Cambridge Local Plan (2018) policies 35, 50, 51, 52, 53, 57 and 58.

### **7.37 Trees**

- 7.38 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.

- 7.39 The application is supported by an arboricultural impact assessment and the council's trees officer has been consulted on the application. Comments have been received from this officer that raise no objection to the proposed development, subject to conditions regarding tree protection methodology, compliance with this approved methodology and a pre-commencement site meeting to discuss tree protection. Given the number and significance of the trees surrounding the site, these conditions are considered reasonable in this instance.

- 7.40 The impact of the proposal on the existing tree(s) can be mitigated through planning conditions to limit harm through protective measures. The proposal accords with Policy 71 of the Cambridge Local Plan (2018).

### **7.41 Carbon Reduction and Sustainable Design**

- 7.42 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.

- 7.43 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.

- 7.44 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.

7.45 The application is supported by documentation that states the proposal will incorporate:

- The proposed construction will exceed building regulations requirements and strive to achieve an EPC 'A' rating
- Daiken Air Source Heat Pump & Solar Panels
- Water butts would be incorporated to store rainwater surface water
- Quick flush toilet cisterns installed for water efficiency
- All new energy rated kitchen appliances to kitchen

7.46 There are no objections to the proposal subject to conditions relating to carbon reduction technologies and water efficiency.

7.47 The applicants have suitably addressed the issue of sustainability and renewable energy and the proposal is in accordance is compliant with Local Plan policies 28 and 29 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

#### **7.48 Biodiversity**

7.49 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.

7.50 The council's ecology officer has been consulted on the application and has raised no objection to the proposed development, subject to a condition regarding ecological enhancement.

7.51 Information has been provided during the process of the application to clarify that BNG can be provided on site officers propose that the wording of the condition requested by the Ecology officer is changed to that including the requirement for details of Biodiversity Net Gain, in addition to ecological enhancement measures.

7.52 In consultation with the Council's Ecology Officer, subject to an appropriate condition, officers are satisfied that the proposed development would not result in adverse harm to protected habitats, protected species or priority species and achieve a biodiversity net gain. Taking the above into account, the proposal is compliant with 57, 69 and 70 of the Cambridge Local Plan (2018).

#### **7.53 Water Management and Flood Risk**

- 7.54 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.
- 7.55 The site is in Flood Zone 1 and is therefore considered at low risk of flooding.
- 7.56 The Councils Drainage officer has been consulted on the application and raises no objection to the proposal subject to a condition regarding schemes for surface and foul water drainage. However, considering that the site is not considered at a high risk of flooding, it is deemed that these conditions are not reasonable, and that this can be controlled by way of a water efficiency condition.
- 7.57 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 policies 31 and 32 and NPPF advice.

### **7.58 Highway Safety and Transport Impacts**

- 7.59 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.
- 7.60 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.
- 7.61 The proposed development would utilise the existing access into the site from the High Street and no alterations are proposed to this. The Local Highways Authority have been consulted on the application and raise no objection to the proposed development subject to conditions regarding a traffic management plan, and hours for heavy construction vehicles, given the constraints of the site and its access these conditions are considered reasonable to ensure highways safety.
- 7.62 Subject to conditions, the proposal accords with the objectives of policy 80 and 81 of the Local Plan and is compliant with NPPF advice.

### **7.63 Cycle and Car Parking Provision**

- 7.64 Cycle Parking
- 7.65 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.

7.66 The cycle parking is shown to be provided within a separate, enclosed store just to the south of the access to the site on the frontage. Full details of this have been provided that show that the level of cycle parking provided complies with Policy 82 and Appendix L.

7.67 Car parking

7.68 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.

7.69 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.

7.70 Following revisions to the layout of the front of the site. The site plan provided with the application shows the provision of space for one car parking spaces within the hardstanding to the front of the property. This is in addition to the detached garage to the front of the site although it is not clear if this is to be used to park a car. Officers therefore consider that the level of car parking provided does not exceed the maximum quantity of two spaces as defined in appendix L of the Local Plan.

7.71 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.

**7.72 Other Matters**

7.73 The applicant has agreed to the recommended pre-commencement conditions to be attached to any planning consent granted.

#### **7.74 Planning Balance**

7.75 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).

7.76 The proposed development would preserve the character and appearance of the surrounding area, through the high quality replacement of the existing dwelling and the retention of sufficient garden land and considerable numbers of trees within the site. The scheme provides for a high-quality living environment for future occupiers.

7.77 Whilst objections from third parties regarding neighbouring amenity impacts are acknowledged, it is considered that on balance, the impact of the proposed development on the amenity of neighbouring properties would not be significant and is acceptable in this instance.

7.78 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.

### **8.0 Recommendation**

8.1 **Approve** subject to:

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

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

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

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

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

- 3) No 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 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).

- 5) Prior to commencement and in accordance with BS5837 2012, a phased tree protection methodology in the form of an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) shall be submitted to the local planning authority for its written approval, before any tree works are carried and before equipment, machinery or materials are brought onto the site for the purpose of development (including demolition). In a logical sequence the AMS and TPP will consider all phases of construction in relation to the potential impact on trees and detail tree works, the specification and position of protection barriers and ground protection and all measures to be taken for the protection of any trees from damage during the course of any activity related to the development, including supervision, demolition, foundation design, storage of materials, ground works, installation of services, erection of scaffolding and landscaping.

Reason: To satisfy the Local Planning Authority that trees to be retained will be protected from damage during any construction activity, including demolition, in order to preserve arboricultural amenity in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71: Trees

- 6) No development shall take place above ground level, except for demolition, until details of all the materials for the external surfaces of buildings to be used in the construction of the development have been submitted to and approved in writing by the local planning authority.

The details shall include:

- Details of the proposed brickwork
- Details of the proposed Roof coverings
- Details of the proposed windows

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

Reason: To avoid harm to the special interest of the Building of Local Interest and the Conservation Area. (Cambridge Local Plan 2018, policies 61 and 62).

- 7) Prior to the commencement of development above slab level, a scheme for biodiversity enhancement shall be submitted to and approved in writing by the local planning authority. The scheme shall include details of bat and bird box installation, hedgehog connectivity, habitat provision and other biodiversity enhancements, including how a measurable net gain in biodiversity will be accomplished, when it will be delivered and how it will be managed. The approved scheme shall be fully implemented within the agreed timescale following the substantial completion of the development unless, for reasons including viability or deliverability, it is otherwise agreed in writing by the local planning authority.

Reason: To provide ecological enhancements in accordance with Cambridge Local Plan 2018 policies 57, 59 and 69, the Greater Cambridge Shared Planning Biodiversity SPD 2022 and NPPF paragraphs 8, 180, 185 and 186.

- 8) No operational plant, machinery or equipment shall be installed until a noise assessment and any noise insulation/mitigation as required has been submitted to and approved in writing by the local planning authority. Any required noise insulation/mitigation shall be carried out as approved and retained as such.



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

- 9) 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)

- 10) Prior to the commencement of site clearance a pre-commencement site meeting shall be held and attended by the site manager, the arboricultural consultant and LPA Tree Officer to discuss details of the approved AMS.

Reason: To satisfy the Local Planning Authority that trees to be retained will not be damaged during any construction activity, including demolition, in order to preserve arboricultural amenity in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71: Trees.

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

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

- 12) No dwelling shall be occupied until a Carbon Reduction Statement has been submitted to and approved in writing by the local planning authority. The Statement shall include SAP calculations which demonstrate that all dwelling units will achieve carbon reductions as

required by the 2021 edition of Part L of the Building Regulations. Where on-site renewable or low carbon technologies are proposed, the Statement shall include:

- a) A schedule of proposed on-site renewable energy or low carbon technologies, their location and design; and
- b) Details of any mitigation measures required to maintain amenity and prevent nuisance.

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

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

- 13) Any demolition, construction or delivery vehicles with a gross weight in excess of 3.5 tonnes shall only service the site between the hours of 09.30hrs -15.30hrs, Monday to Saturday.

Reason: in the interests of highway safety, in accordance with paragraph 115 of the NPPF.

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

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

- 15) 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).

16) The approved tree protection methodology will be implemented throughout the development and the agreed means of protection shall be retained on site until all equipment, and surplus materials have been removed from the site. Nothing shall be stored or placed in any area protected in accordance with approved tree protection plans, and the ground levels within those areas shall not be altered nor shall any excavation be made without the prior written approval of the local planning authority. If any tree shown to be retained is damaged, remedial works as may be specified in writing by the local planning authority will be carried out.

Reason: To satisfy the Local Planning Authority that trees to be retained will not be damaged during any construction activity, including demolition, in order to preserve arboricultural amenity in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71: Tree

17) The proposed private amenity spaces and bin storage facilities for the dwellings hereby permitted shall be laid out in accordance with drawing OAKPL-01 prior to the occupation of the dwellings and shall thereafter be retained in the configuration as approved for the benefit of future occupants of the scheme unless otherwise agreed in writing by the local planning authority.

Reason: In order to ensure an appropriate standard of residential amenity for future occupants. (Cambridge Local Plan 2018 policy 50 and 57).

18) Notwithstanding the approved plans, the dwelling 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)

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

Reason: To protect the amenity of occupiers of adjoining properties (Cambridge Local Plan 2018 policies 52, 55, and 57).

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

Reason: To protect the amenity of occupiers of adjoining properties (Cambridge Local Plan 2018 policies 52, 55, and 57).

21) Notwithstanding the provisions of Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that order with or without modification), the provision within the curtilage of the dwellinghouse(s) of any building or enclosure, swimming or other pool shall not be allowed without the granting of specific planning permission.

Reason: To protect the amenity of the occupiers of adjoining properties (Cambridge Local Plan 2018 policies 52, 55, and 57).

25) The bike store 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).