



<b>Planning Committee Date</b>	7 <sup>th</sup> August 2024
<b>Report to Lead Officer</b>	Cambridge City Council Planning Committee Joint Director of Planning and Economic Development
<b>Reference</b>	24/01604/FUL
<b>Site</b>	Edeva Court, Wulfstan Way, Cambridge CB1 8AF
<b>Ward</b>	Queen Ediths
<b>Proposal</b>	Construction of a single storey extension at roof level comprising 4 No. self-contained residential flats (Use Class C3), including provision of car parking, cycle parking and associated works
<b>Applicant</b>	Avon Ground Rents Ltd
<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>	<ol style="list-style-type: none"><li>1. Character and appearance of the area</li><li>2. Highway Safety</li><li>3. Parking provision</li><li>4. Residential Amenity</li></ol>
<b>Recommendation</b>	<b>APPROVE</b> subject to conditions

## 1.0 Executive Summary

- 1.1 The application seeks planning permission for the construction of a single storey extension at roof level comprising 4 No. self-contained residential flats (Use Class C3), including provision of car parking, cycle parking and associated works.
- 1.2 The application follows the previous application at the site that was refused and allowed at appeal for an extension to the roof of the building to create 3No. flats. This application is proposing an identical extension with alterations to the internal layout to provide 4No. additional flats as opposed to the 3 previously allowed.
- 1.3 Officers consider that the proposal respects the character and appearance of the street scene and surrounding area, it would not adversely impact the residential amenity of neighbouring occupiers and provides adequate living conditions for future occupiers.
- 1.4 Officers recommend that the Planning Committee APPROVE the proposal.

## 2.0 Site Description and Context

None-relevant		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	adj
Scheduled Ancient Monument		Controlled Parking Zone	
Local Neighbourhood and District Centre	X	Article 4 Direction	
Safeguarded Pubs	X		

\*X indicates relevance

- 2.1 The application relates to a site located to the east of Wulfstan Way. To the front of the site lies the Queen Edith Public House and to the rear lies Edeva Court, which is a three-storey block of 12 self-contained flats. To the north of the site lies Dunstan Court which is a retirement housing complex and a small block of shops with flats above. To the south lies the rear gardens of Nos.61-71 (odds) Queen Ediths Way. To the west lies the playing fields of Queen Edith Community Primary School which is a Protected Open Space.

## 3.0 The Proposal

- 3.1 The application is seeking planning permission for the construction of a single storey extension at roof level comprising 4 No. self-contained residential flats (Use Class C3), including provision of car parking, cycle parking and associated works.

- 3.2 The extension to the roof proposed would measure approximately 16.8 metres in width such that it is set in from the flank walls of the existing building. The extension would increase the height of the building by approximately 2.8 metres such that the overall height of the building would measure 12.4 metres. The walls of the extension are to be clad in vertical grey zinc cladding.
- 3.3 One new car parking space would be provided within the existing parking area and the gates would be reduced to a width of 3.75 metres to allow this. A new bike store would be provided adjacent to the waste store and a Sheffield stand for visitors along the southern boundary.

#### 4.0 Relevant Site History

Reference	Description	Outcome
12/1616/FUL	Demolition of existing public house building and replacement with new public house including ancillary one bedroom manager's apartment (Use Class A4) and single two bedroom residential apartment (Use Class C3) above, and a separate block of 12 two-bedroom residential apartments (Use Class C3), with associated access, car parking and landscaping.	Permitted
14/1558/FUL	Installation of electric gates at entrance to apartment's car park & updated hard & soft landscaping proposals to the residential developments	Permitted
22/03076/FUL	Construction of a single storey extension at roof level comprising 3 no. self-contained residential flats (Use Class C3), including provision of car parking, cycle parking and associated works.	Refused <b>Appeal Allowed</b>

- 4.1 The previous application that is most relevant to this application is that which was refused in 2023 and subsequently allowed at appeal. The external appearance and scale of the extension proposed within this application are identical to that previously allowed. The only difference between the two applications is the internal layout of the third floor of the building.

#### 5.0 Policy

##### 5.1 National

National Planning Policy Framework 2023

National Planning Practice Guidance

National Design Guide 2021

Environment Act 2021

Conservation of Habitats and Species Regulations 2017

Technical Housing Standards – Nationally Described Space Standard (2015)

ODPM Circular 06/2005 – Protected Species

Circular 11/95 (Conditions, Annex A)

## 5.2 **Cambridge Local Plan 2018**

Policy 1: The presumption in favour of sustainable development

Policy 3: Spatial strategy for the location of residential development

Policy 28: Sustainable design and construction, and water use

Policy 29: Renewable and low carbon energy generation

Policy 31: Integrated water management and the water cycle

Policy 32: Flood Risk

Policy 35: Human health and quality of life

Policy 36: Air quality, odour and dust

Policy 45: Affordable housing and dwelling mix

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 70: Protection of priority species and habitats

Policy 80: Supporting sustainable access to development

Policy 81: Mitigating the transport impact of development

Policy 82: Parking management

## 5.3 **Neighbourhood Plan**

N/A

## 5.4 **Supplementary Planning Documents**

Biodiversity SPD – Adopted February 2022

Sustainable Design and Construction SPD – Adopted January 2020

Cambridgeshire Flood and Water SPD – Adopted November 2016

Health Impact Assessment SPD – Adopted March 2011

Trees and Development Sites SPD – Adopted January 2009

## 6.0 **Consultations**

### 6.1 **County Highways Development Management – No Objection**

- 6.2 No objection to the proposed development subject to conditions regarding:
- Traffic management plan

### **6.3 Environmental Health – No Objection**

- 6.4 No objection to the proposed development subject to conditions regarding:
- Demolition/ construction hours
  - Construction impacts
  - Noise insulation
  - EV charging

### **7.0 Third Party Representations**

7.1 5 representations have been received.

7.2 Those in objection have raised the following issues:

- Character, appearance and scale
- Density and overdevelopment
- Residential amenity impact (impacts on daylight, sunlight, enclosure, privacy, noise and disturbance, light pollution)
- Car parking and parking stress
- Cycle parking provision
- Impact on and loss of trees
- Refuse storage

### **8.0 Assessment**

#### **8.1 Planning Background**

8.2 It is important to note that the design and appearance of the proposed extension is identical to that of the previous application allowed at appeal. Whilst the increase in the number of units is a matter for consideration and the impact of this can be assessed. Significant weight must be given to the previous appeal decision which assessed the appearance of the proposed development on the surrounding context.

#### **8.3 Principle of Development**

8.4 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 policy is supportive in principle of new housing development that will contribute towards an identified housing need. The proposal would contribute to housing supply and thus would be compliant with policy 3.

8.5 The principle of the development is acceptable and in accordance with policies 1 and 3 of the Cambridge Local Plan 2018.

## **8.6 Design, Layout, Scale and Landscaping**

8.7 Policies 55, 56, 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.

8.8 Edeva Court is a modern, brick, flat roofed building that has a simple design that gives the appearance of both horizontal and vertical symmetry. Due to the large set back from the road it currently does not visually dominate the two storey buildings of the pub and shops and it is currently lower than the adjacent two and a half storey Dunstan Court.

8.9 The proposed extension to be clad in vertical, grey zinc cladding that would contrast with the brick walls of the existing building. The proposed extension is designed to follow the appearance of the front elevation of the existing building and would be set in from the side elevations by approximately 3 metres. As such it would not be considered, in line with the previous appeal decision to result in a heavy appearance and would therefore constitute an appropriately design addition.

8.10 As a result of the distance from Wulfstan Way, Edeva Court is not the most visually prominent building within the surrounding cluster made up of the shops and the Queen Edith Pub. The proposed extension that would result in an increase in height of the building by approximately 2.8 metres would result in the total height being slightly greater than that of the nearby Dunstan Court building. Considering the appeal decision, the height of the proposed extension is considered to be acceptable and would not result in an overly tall structure dominating the street scene.

8.11 Overall, given that the appearance of the extension is identical to that of the extension allowed at appeal, it is considered that the proposed development is a high-quality design that would contribute positively to its surroundings and be appropriately landscaped. The proposal is compliant with Policies 55, 56, 58 and 59 of the Cambridge Local Plan (2018).

## **8.12 Amenity**

8.13 Policy 35, 50 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.

8.14 Neighbouring Properties

8.15 Due to the separation distance from the dwellings along Queen Ediths Way in conjunction with the proposed set in from the side elevation it is

considered that the additional floor would have an acceptable level of impact on the residential amenities of these dwellings in terms of loss of light, loss of outlook or sense of dominance.

- 8.16 There are 4 side windows on Dunstan Court facing Edeva Court at first and second floor level. However, due to the set in from the existing building it is considered that the additional floor would not result in any further impact on these windows with regards to loss of light or overbearing.
- 8.17 In terms of privacy, it is considered that some of the proposed balconies could result in overlooking to the private garden areas of the residential dwellings along Queen Ediths Way. In addition, due to the positioning of the rear balconies, it is considered they could result in overlooking to the existing balconies to the floors below. However, as was determined within the previous application, with suitable screening provided, it is considered that this overlooking can be overcome subject to a condition regarding screening. Of the three windows proposed within the southern elevation of the extension, facing towards Queen Ediths way, two serve as secondary windows, however the middle is the only window serving the bedroom of this corner flat. As was determined within the previous application, given the size of the room is such that it would not lend itself to occupation for extended periods of time, it is considered reasonable and acceptable to condition this window to be obscure glazed with limited opening.
- 8.18 A condition has been requested to ensure that the flat roof areas of the proposed extension, specifically the areas shown as green roofs to the side of the building are not used as balconies or amenity areas for future occupiers. This condition is considered to be necessary to protect the amenity of neighbouring properties from potential overlooking.
- 8.19 Whilst concerns have been raised regarding the impact of any construction on the occupiers of the existing flats within the building. A Draft construction and environmental management plan, that was previously provided has been re-provided within this application. The Councils Environmental Health officer has commented on the application and raised no objection to the proposed development subject to conditions. A condition requested, requiring compliance with the methodology detailed within this CeMP is considered reasonable to ensure the amenity of the occupiers of the existing flats is protected. Officers do appreciate concerns raised regarding the impact of construction on existing residents, however given the temporary nature of works it is considered challenging to refuse any application for this reason alone.
- 8.20 Future Occupants
- 8.21 Policy 50 of the Cambridge Local Plan (2018) requires all new residential units to meet or exceed the Government's Technical Housing Standards – Nationally Described Space Standards (2015).

8.22 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	1	1	1	39	39	+0
2	1	2	1	50	50.6	+0.6
3	2	3	1	61	63.2	+2.2
4	1	1	1	39	41.7	+2.7

8.23 The proposal complies with the Government's Technical Housing Standards – Nationally described space standards (2015).

8.24 Garden Size(s)

8.25 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.

8.26 Each of the proposed units would have its own balcony to provide external amenity space for future occupiers. The 1-bed, 1-person flat 13 has a 5sqm balcony, as does the 1-bed, 2-person flat 14. The 2-bed, 3-person flat 15 has a 7.2sqm balcony along with the 1-bed, 1-person flat 16. It is noted that concerns have been raised by third parties regarding the provision of amenity space and that this formed the reason for refusal of the previous application following planning committee. It is noted that paragraph 6.35 of the Local Plan states that dwellings with more than one bedroom would need to take into account space for children to play. It is acknowledged that the balconies would not provide space that is safe and useable play space, with the only additional flat of more than a single bedroom having 7.2 metres of external private space. However significant weight must be given to the appeal decision in which the location of the site within easy and safe walking distance of Nightingale Recreation Ground was noted. The provision of recreation facilities at this part was also considered and therefore the location of the site close to this space is considered to outweigh the conflict with Policy 50 due to the provision of space for children to play.

8.27 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. The lack of provision of a lift is noted and is a policy requirement. However, considering that the building is existing and this proposal is for extensions within the existing building envelope, it is not considered practicable to require compliance with M4(2) within this application.



8.28 Further conditions requested by the Councils environmental health officer regarding construction hours, noise insulation and EV charging. These conditions are considered to be reasonable and shall be attached to any permission.

8.29 Summary

8.30 Subsequently, it is considered that subject to the imposition of conditions, 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, 36, 50, 51, and 58.

### **8.31 Biodiversity**

8.32 The Environment Act 2021 and the Councils' Biodiversity SPD (2022) requires development proposals to deliver a net gain in biodiversity following a mitigation hierarchy which is focused on avoiding ecological harm over minimising, rectifying, reducing and then off-setting. This approach is embedded within the strategic objectives of the Local Plan and policy 70. Policy 70 states that proposals that harm or disturb populations and habitats should secure achievable mitigation and / or compensatory measures resulting in either no net loss or a net gain of priority habitat and local populations of priority species.

8.33 The proposed development is for a roof extension atop the existing apartment building, whilst the site plan shows that where possible the flat roofs of the extension are to be built as biodiverse roofs. Officers therefore consider that the proposal would not result in the loss of any ecology. The proposal is therefore compliant with Policy 70 of the Cambridge Local Plan (2018).

### **8.34 Water Management and Flood Risk**

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

8.36 The site is in Flood Zone 1 and is therefore considered at low risk of flooding.

8.37 Considering that the proposal does not include any increase to the footprint of the building and given the relatively small-scale nature of the site the proposed development is considered to be acceptable with regards to potential flood risk.

8.38 Policy 31-part F states that any flat roof is a green or brown roof. The plans demonstrate that there would be a green roof where solar panels are not located. This is acceptable and a condition can be added to ensure that this is installed.

### **8.39 Highway Safety and Transport Impacts**

- 8.40 Policy 80 supports developments where access via walking, cycling and public transport are prioritised and is accessible for all. Policy 81 states that developments will only be permitted where they do not have an unacceptable transport impact.
- 8.41 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.
- 8.42 The application is supported by the transport note that was prepared for the previous proposal for 3 additional units within the identical extension as proposed.
- 8.43 The application has been subject to formal consultation with Cambridgeshire County Council's Local Highways Authority. Whilst the Highways Authority note that it may result in additional demand for on street parking, this would unlikely result in an unacceptable risk for Highway Safety and as such have not raised a formal objection subject to a condition requiring a traffic management plan to be provided. However, given this was neither requested nor required at appeal previously, the increase of one additional unit is not considered to make this conditions reasonable or necessary in this case.
- 8.44 The width of the access gates would be reduced as was also proposed within the previous application. However, the gates allow sufficient space for emergency vehicles and refuse vehicles to enter the site. As the gates do not lead directly onto the public highway the reduction in width would not result in a detrimental impact on highway safety.
- 8.45 The proposal accords with the objectives of policy 80 and 81 of the Local Plan and is compliant with NPPF advice.

### **8.46 Cycle and Car Parking Provision**

- 8.47 Cycle Parking
- 8.48 The Cambridge Local Plan (2018) supports development which encourages and prioritises sustainable transport, such as walking, cycling and public transport. Policy 82 of the Cambridge Local Plan (2018) requires new developments to comply with the cycle parking standards as set out within appendix L which for residential development states that one cycle space should be provided per bedroom for dwellings of up to 3 bedrooms. These spaces should be located in a purpose-built area at the front of each dwelling and be at least as convenient as car parking provision. To support the encourage sustainable transport, the provision for cargo and electric bikes should be provided on a proportionate basis.

- 8.49 The development proposed includes the provision of an additional 6No. cycle parking spaces within a lockable store next to the refuse storage area. It should be noted that this is the same number of additional cycle parking spaces within the same location as proposed within the previous application. This application is proposing an additional 5No. bedrooms within the four flats, therefore the proposed 6No. additional cycle parking spaces is considered to be compliant with the requirement of Appendix L for 1 space per bedroom. In addition, there is a single additional Sheffield stand proposed to the southern extent of the car park to provide 2No. additional visitor cycle parking spaces. Given that no further details of this cycle parking has been provided at this stage, a condition would be attached to any permission requiring these details.
- 8.50 Car parking
- 8.51 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. 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.
- 8.52 The proposal creates one additional car parking space for the four additional units within the third floor. As stated within Appendix L, the standards set are a maximum and therefore the proposal does comply with this requirement. Concerns have been raised regarding the low parking provision and the potential for this to cause further stress to on-street parking. It is noted by officers that the proposal could lead to greater on-street parking demand, however the Local Highways Authority do not consider that this would impact upon Highway Safety. Edeva Court lies within the Wulfstan Way neighbourhood centre and is in close proximity to shops including small convenience stores, pharmacy, takeaways and a public house and it is in close proximity to a doctors surgery. There are bus routes along Wulfstan Way and Queen Ediths Way and the site is within cycling distance to the city centre. Subsequently, it is considered that the provision of only one parking space in this location is acceptable.
- 8.53 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.
- 8.54 It is noted that a condition has been requested by the Environmental Health officer on this application requiring submission of an electric vehicle charge point scheme. Officers also acknowledge that a similar condition

was requested with the previous application initially, within the appeal decision this condition was attached. Therefore, it is considered reasonable to request a condition in this instance.

8.55 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.

#### **8.56 Trees**

8.57 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.

8.58 It is important to note that this application is only proposing extensions to the existing building, with no alterations to the footprint of the existing building. Considering this, it is not deemed that the proposed development would impact any trees that are within or surrounding the application site.

8.59 The proposal would therefore accord with policies 59 and 71 of the Local Plan.

#### 8.60 Other matters

##### 8.61 *Fire safety*

8.62 Due to the height of the proposed building, to ensure that the proposal provides a safe living environment for future occupiers, in line with the previous approval on the site, a condition is recommended requiring a scheme for the provision of fire hydrants.

##### 8.63 *Sustainability*

8.64 The Councils' 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. Policy 28 of the Cambridge Local Plan (2018) requires development to reduce carbon emissions and to achieve a minimum water efficiency to 110 litres pp per day. Considering the above, conditions is proposed requiring details of a carbon reduction statement and water efficiency specification, these conditions are reasonable to ensure compliance with the above policy.

##### 8.65 *Bins*

8.66 Policy 57 requires refuse and recycling to be successfully integrated into proposals.

8.67 It is noted that third party representations have been received raising concerns with the proposed refuse arrangement for the scheme. It is considered by officers however, that despite the refuse arrangement for the site not proposed to be changed. The addition of one extra flat over the previous permission is not considered to result in any significant pressures on the existing arrangement.

## **8.68 Planning Balance**

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

8.70 Summary of harm

8.71 The proposal would change the appearance of the existing building and would have temporary impacts on the existing residents of Edeva Court. However, these have been considered to be limited levels of harm.

8.72 Summary of benefits

8.73 The proposal would result in the net gain of 4 dwellings which would contribute to the housing market. Due to the size of the dwellings they would be considered more affordable than other larger properties which form most of the surrounding housing stock.

8.74 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for approval.

## **9.0 Recommendation**

9.1 **Approve** subject to:

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

## **10.0 Planning Conditions**

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

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

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

- LOCATION PLAN - (1244.29.PA.001)
- PROPOSED GROUND FLOOR PLAN - (1244.29.PA.100 REV A)
- SITE PLAN - (1244.29.PA.001 REV A)
- PROPOSED FRONT AND REAR ELEVATIONS - (1244.29.PA2.200 - A)
- PROPOSED SIDE ELEVATIONS - (1244.29.PA2.201 - A)
- PROPOSED CROSS SECTION - (1244.29.PA.301)
- PROPOSED SECTION AA - (1244.29.PA.300)
- REVISED PROPOSED THIRD FLOOR PLAN - (1244.29.PA2.103 REV A)
- PROPOSED ROOF PLAN - (1244.29.PA2.104)

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. The construction methodology, proposed mitigation and monitoring as specified within the Union4 Planning "Draft Construction and Environmental Management Plan" dated November 2022 (Rev 01) shall be fully implemented. Reason:

Reason: To protect the amenity of nearby properties (Cambridge Local Plan 2018 policy 35 and 36).

4. Prior to the commencement of development/construction, a noise insulation / attenuation scheme as appropriate, detailing the acoustic / noise insulation performance specification of the external building envelope of the residential units (having regard to the building fabric, glazing and ventilation) and other mitigation to reduce the level of noise experienced internally at the residential units as a result of high ambient noise levels in the area shall be submitted to and approved in writing by the local planning authority. The scheme shall have regard to the external and internal noise levels recommended in British Standard 8233:2014 "Guidance on sound insulation and noise reduction for buildings".

The scheme as approved shall be fully implemented before the use hereby permitted is commenced and shall be retained thereafter

Reason: To protect the amenity of nearby properties (Cambridge Local Plan 2018 policy 35 and 36).

5. No construction or demolition work shall be carried out and no plant or power operated machinery operated other than between the following hours: 0800 hours and 1800 hours on Monday to Friday, 0800 hours and 1300 hours on Saturday and at no time on Sundays, Bank or Public

Holidays, , unless otherwise previously agreed in writing with the Local Planning Authority.

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

6. No permanent connection to the electricity distribution network shall be undertaken until a residential dedicated electric vehicle charge point scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate:
  - (i) Dedicated active slow electric vehicle charge points with a minimum power rating output of 7kW to serve a minimum of 50% of the approved communal/courtyard residential parking spaces
  - (ii) Additional passive electric vehicle charge provision of the necessary infrastructure including capacity in the connection to the local electricity distribution network and electricity distribution board, as well as the provision of cabling to parking spaces for all remaining residential car parking spaces to facilitate and enable the future installation and activation of additional active electric vehicle charge points as required.

The approved scheme shall be fully installed before the development is occupied and retained as such.

Reason: In the interests of encouraging more sustainable modes and forms of transport and to reduce the impact of development on local air quality (Cambridge Local Plan 2018 policies 36 and 82 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

7. No development above ground level shall commence until a scheme for the provision and location of fire hydrants to serve the development to a standard recommended by the Cambridgeshire Fire and Rescue Service has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved scheme has been implemented.

Reason: To ensure the safety of future occupiers against fire risk (Cambridge Local Plan policies 55, 56, 57 and 58).

8. Notwithstanding the approved plans, the flat roof of the extension hereby approved shall be a green biodiverse roof(s). The green biodiverse roof(s) shall be constructed and used in accordance with the details outlined below:
  - a) Planted / seeded with a predominant mix of wildflowers which shall contain no more than a maximum of 25% sedum planted on a sub-base being no less than 80 millimetres thick.
  - b) With suitable access for maintenance.
  - c) Not used as an amenity or sitting out space and only used for essential maintenance, repair or escape in case of emergency.

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

Reason: To ensure the development provides the maximum possible provision towards water management and the creation of habitats and valuable areas for biodiversity (Cambridge Local Plan 2018, policy 31). The Green Roof Code is available online via: [green-roofs.co.uk](http://green-roofs.co.uk)

9. The development shall not be occupied or the permitted use commenced, until details of facilities for the covered, secure parking of cycles 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 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 cycle store and green roof 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).

10. The development shall not be occupied until a scheme for the screening of the balconies has been submitted to, and approved in writing by the Local Planning Authority. The balconies shall be constructed in full accordance with the approved details and shall be retained as such.

Reason: To safeguard the privacy of adjoining occupiers (Cambridge Local Plan 2018 policies 55, 58)

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

Reason: To prevent overlooking of the adjoining properties (Cambridge Local Plan 2018 policies 55, 58).



12. The roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf.

Reason: To safeguard the privacy of adjoining occupiers (Cambridge Local Plan 2018 policies 55, 58).

13. 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).

14. 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).