



<b>Planning Committee Date</b>	6 <sup>th</sup> November 2024
<b>Report to Lead Officer</b>	Cambridge City Council Planning Committee Joint Director of Planning and Economic Development
<b>Reference</b>	24/02695/FUL
<b>Site</b>	Wilbury Latham Road Cambridge CB2 7EG
<b>Ward / Parish</b>	Trumpington
<b>Proposal</b>	Demolition of existing dwelling and erection of a replacement self-build dwelling.
<b>Applicant</b>	SISI SONG and XIAOYONG LI
<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. Design, Layout, Scale and Landscaping 2. Heritage 3. Trees
<b>Recommendation</b>	<b>APPROVE</b> subject to conditions

## 1.0 Executive Summary

- 1.1 The application seeks planning permission for the demolition of the existing dwelling within the site and its replacement with a self-build property.
- 1.2 The application follows a previous pre-application at the site to discuss the proposed development. The proposed dwelling is two storey in height with a flat roof covering the entire built form. Whilst significantly larger than the existing dwelling within the application site that the proposal is to replace, it is considered that the dwelling is comparable in scale to the other neighbouring properties located along both Latham and Trumpington Road. The design of the proposed dwelling, whilst evidently modern in comparison to the majority of the surrounding context, is considered to successfully contrast with its setting and is therefore considered to be acceptable.
- 1.3 Officers recommend that the Planning Committee approve the application subject to conditions.

## 2.0 Site Description and Context

None-relevant		Tree Preservation Order	X
Conservation Area	X	Local Nature Reserve	
Listed Building	Adj	Flood Zone 1	X
Building of Local Interest	Adj	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 the currently disused residential dwelling of No.1a Latham Road. The existing property was constructed around 1930 as an extension to No.1 Latham Road. The site is located on the corner of the junction between Trumpington Road and Latham Road and is set within a densely wooded plot that contributes to the verdant character of Latham Road and the stretch of Trumpington Road to the south of the site. The area of trees to the east of the site are located within a large area of TPO that extends a significant distance to the south along the western side of Trumpington Road.
- 2.2 The site is within and close to the eastern boundary of the Southacre Conservation Area and is on the opposite side of Latham Road to the Grade II listed No.2 Latham road located to the north east of the site. No.1

Latham Road to which the existing building within the site adjoins is identified as a Building of Local Importance within the Southacre Conservation area appraisal, along with numbers 3, 5 and multiple others further along Latham Road.

2.3 The surrounding area is mostly residential in character with exceptions of some education buildings and the school outdoor space to the south east of the site. The entire site is located within Flood Zone 1 (low risk) and is not considered to be at risk of surface water flooding.

### **3.0 The Proposal**

3.1 The existing currently disused dwelling within the application site is proposed to be demolished, this building, whilst adjoining the BLI of No.1 Latham Road is not considered itself to be of any heritage significance. The proposal is to replace this with a larger dwelling within the site that is more in keeping with the scale of the surrounding neighbouring properties. Despite being more modern in appearance than most of the surrounding context, the proposal attempts to contrast with the neighbouring properties within the context, including the conservation area. This application is proposing the demolition of an existing freestanding shed and installation of new bike store.

3.2 The proposed site layout includes the provision of car parking within an area of hardstanding to the front of the property, with cycle parking located within a purpose-built store to the side of the dwelling. The private garden for the dwelling would wrap around the southern and eastern sides of the property with enhanced planting along the eastern boundary with Trumpington Road.

### **4.0 Relevant Site History**

<b>Reference</b>	<b>Description</b>	<b>Outcome</b>
23/50415/PRELV3	Demolish existing building and rebuild 7 bed detached dwelling.	PREAPP Amber

### **5.0 Policy**

5.1 **National**  
National Planning Policy Framework 2023

National Planning Practice Guidance

National Design Guide 2021

Environment Act 2021

Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

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 32: Flood risk

Policy 34: Light pollution control

Policy 36: Air quality, odour and dust

Policy 50: Residential space standards

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 70: Protection of priority species and habitats

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

## 5.5 **Other Guidance**

Southacre conservation area

## **6.0 Consultations**

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

6.2 Subject to a condition regarding:

- Hours of access for heavy construction vehicles

### **6.3 Conservation Officer – No Objection**

6.4 Subject to conditions regarding:

- Window details
- Non-masonry walling systems
- Sample panels of facing materials

### **6.5 Sustainability Officer – No Objection**

6.6 Subject to a condition regarding:

- Water efficiency and Carbon reduction

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

6.8 Comments 02.09.2024

Further information is required regarding bat roost surveys

6.9 Comments 18.10.2024

Content with the information within the surveys, conditions are requested regarding:

- Bat works license
- Ecology enhancement
- Ecology sensitive lighting

### **6.10 Tree Officer – No Objection**

6.11 No objection to the proposed development subject to conditions regarding:

- AMS & TPP
- Arboricultural site meeting
- Tree protection compliance
- Tree damage/ removal replacement

## **6.12 Environmental Health – No Objection**

6.13 Subject to conditions regarding:

- Construction Hours
- Dust
- Piling

## **7.0 Third Party Representations**

7.1 11 representations have been received.

7.2 Those in objection have raised the following issues:

- Character, appearance and scale
- Heritage impacts
- Impact on and loss of trees
- Landscaping and boundary treatment

7.3 Those in support have raised cited the following reasons:

- Supports the betterment of the site

## **8.0 Member Representations**

The application has been called into planning committee by Cllr Hauk.

## **9.0 Local Interest Groups and Organisations / Petition**

9.1 Cambridge Past Present and Future and the Southacre, Latham and Chaucer Residents Association have made representations objecting to the application on the following grounds:

- Character, appearance and scale
- Heritage impacts
- Sustainability of demolition & rebuild

9.2 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.

## **10.0 Assessment**

### **10.1 Principle of Development**

10.2 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.

- 10.3 The proposed development is for the one-for-one replacement of the existing dwelling within the site. Therefore, the principle of the use of the site for a single residential dwelling has already been established and is lawful. The proposal development is therefore acceptable in this regard.
- 10.4 The principle of the development is acceptable and in accordance with policy 3 of the Cambridge Local Plan 2018.

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

- 10.6 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.
- 10.7 The application site as existing comprises the residential property of No.1A that is understood to have initially been an extension to No.1 Latham Road to which it is externally adjoining. Unlike the other dwellings along Latham Road, the existing building within the application site appears relatively small in comparison to the plot in which it sits. Indeed, the prevailing form of the surrounding area is of large, detached dwellings located within significantly sized plots, with large rear gardens in addition to space to the front of dwellings used for car parking, often with two accesses onto/ from Latham Road. The application site is located on the eastern end of the southern side of Latham Road and therefore with the exception of No.2 Latham Road to the north side of the road, is possibly the most visible of the Latham Road dwellings from Trumpington Road.
- 10.8 The proposed development involves the demolition of the existing dwelling and its replacement with a significantly larger dwelling that is detached from the adjacent No.1 Latham Road. Third party comments have been received that raise objection to the demolition of the existing building within the site. As will be discussed later in this report, policy does not allow for refusal due to sustainability impacts from the demolition, and there is no conservation objection to the demolition. As such the proposed demolition of the existing building is considered to be acceptable.
- 10.9 Officers acknowledge that multiple third-party comments have been received raising objection to the scale of the proposed development within the context of the site. As above, it is noted that the proposed dwelling is notably larger than the existing building within the site, however it is considered that, rather than the proposed dwelling, it is the small scale of the existing building that is the exception to the prevailing form of surrounding buildings. The proposed dwelling has a rectangular form

being wider than it is deep, in keeping with other dwellings along Latham Road. The proposed building measures approximately 25 metres in width and approximately 15 metres in depth. When assessing this footprint within the context in which it would be assessed, it is considered that it is comparable to a number of the dwellings along Latham Road, including, No.1 which is immediately adjacent to the west of the site. For this reason, officers do not consider that the footprint of the dwelling would appear significantly out of keeping with the surrounding context.

- 10.10 With regards to the height of the proposed dwelling, as highlighted by the indicative street elevations provided, the flat roof of the proposed dwelling is comparable to the set down element to the eastern side of No.1 and therefore significantly set down from the main ridge of the neighbouring property. As such, the height of the proposed dwelling is considered to be acceptable in this regard.
- 10.11 The design and form of the proposed dwelling is notably more modern than both the existing building within the site and a number of the other properties along Latham Road. This modern appearance of the proposed dwelling is considered to be a combination of the form of the building, in addition to the material pallet. The flat roof proposed differs from the predominant hipped roof found on a number of the other properties along Latham Road, there are however examples of other dwellings along Latham Road, namely No.16 that have flat roofs similar to the proposed dwelling within this application. The predominant proposed external materials to be used in the proposed dwelling are red bricks with grey timber cladding. Such use of red brickwork is not uncommon within the surrounding context, however, in combination with light coloured timber cladding contributes to the modern appearance. It is considered that, subject to a condition requiring samples of the materials to be provided for written approval, that the proposed design of the dwelling successfully contrasts with the surrounding neighbouring properties within the area.
- 10.12 The application site, owing to its location on the corner of Latham and Trumpington Road, is, on its eastern side, within the area of TPO trees that extends along the western side of Trumpington Road and contributes to the verdant appearance of the area. The location of the proposed dwelling, to the west of the site ensures that as far as possible, the impact on the mature trees to the east of the site is mitigated. A relatively detailed landscape proposal has been provided with the application, this shows a range of hard and soft landscaping along with elements such as a pergola, tree fort and raised walkway. Individually these elements do not raise significant concerns, however a landscaping condition will ensure that details of these elements are acceptable.
- 10.13 Policy 31 of the Local Plan requires any flat roofs within residential properties to be constructed as green or biodiverse roofs. It is noted that the plans provided show a significant area of the roofs of the dwelling proposed to be green, with the exception of the area of roof to house the



solar panels which would need access for maintenance. As such a condition to require this is not considered to be reasonable, as the green roof shown on the plans would be controlled via any approved plans condition. A condition will however be attached to ensure that the flat roof with access is not used as an area of amenity.

- 10.14 Overall, the proposed development is a high-quality design that would contribute positively to its surroundings and be appropriately landscaped. The proposal is compliant with Cambridge Local Plan (2018) policies 55, 56, 57 and 59.

### **10.15 Heritage Assets**

- 10.16 The application falls within the Southacre Conservation Area. The application is within the setting of the Grade II listed No.2 Latham Road, as well as No.1 Latham Road which is a building of local interest.
- 10.17 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that a local authority shall have regard to the desirability of preserving features of special architectural or historic interest, and in particular, Listed Buildings. Section 72 provides that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.
- 10.18 Para. 205 of the NPPF set out that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation, and the more important the asset, the greater the weight should be. Any harm to, or loss of, the significance of a heritage asset should require clear and convincing justification.
- 10.19 Policy 61 of the Cambridge Local Plan (2018) requires development to preserve or enhance the significance of heritage assets, their setting and the wider townscape, including views into, within and out of the conservation area. Policy 62 seeks the retention of local heritage assets and where permission is required, proposals will be permitted where they retain the significance, appearance, character or setting of a local heritage asset.
- 10.20 No.1A is not connected internally to No.1, however there are noted to be joining bricks that are toothed together. No.1A takes some details from the design of No.1 which is identified within the Southacre Conservation Area as a building of local interest, however, is not considered to be of the same level of quality. As such it is not considered that the demolition of the existing building would harm the significance of No.1 Latham Road.
- 10.21 As noted by the council's conservation officer who has commented on the application, the Southacre conservation area as existing has a variety of architectural styles, including the modernist, 1933 flat roofed building of

No.16 Latham Road. Therefore, the approach taken within this application, to contrast to rather than compete with the Georgian and Queen Ann Revival styles of other houses along Latham Road, is considered to be acceptable.

- 10.22 The use of timber cladding, in addition to the red brick which ties in the development to the surrounding buildings, is considered to soften the impact of the proposal when viewed within the wooded site. As detailed within the above section, a condition regarding samples of facing materials is reasonable to ensure that they are of a high quality, suitable for this location, along with conditions regarding window details and non-masonry walling systems.
- 10.23 Conditions are also to be requested removing permitted development rights of through class A, B and E to ensure that the impact of the proposed development upon the surrounding heritage assets and conservation area is mitigated.
- 10.24 It is considered that the proposal, by virtue of its scale, massing and design, would not harm the character and appearance of the Conservation Area or the setting of the nearby non-designated heritage assets. The proposal would not give rise to any harmful impact on the identified heritage assets and is compliant with the provisions of the Planning (LBCA) Act 1990, the NPPF and Local Plan policies 60 and 61.

## **10.25 Trees**

- 10.26 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.
- 10.27 The application is accompanied by a detailed tree survey and arboricultural impact assessment.
- 10.28 It is acknowledged that the application site is tightly constrained and sensitive with regards to trees, largely owing to the large area of TPO protected trees that run along the western side of Trumpington Road. As detailed within the arboricultural assessment, no trees are proposed to be removed to facilitate the proposal, there are works proposed to a number of trees, including crown lifting and roof pruning. However, in line with the comments from the Councils tree officer, the scope of the proposed works and the impact of this on the surrounding trees is acceptable. A number of conditions have been requested to mitigate this impact as far as possible, including detailed tree protection information to be submitted and a site meeting to discuss the method statement to be provided. These conditions are considered to be necessary to ensure that the development is acceptable in this regard.

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

### **10.30 Carbon Reduction and Sustainable Design**

10.31 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.

10.32 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.

10.33 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.

10.34 The application is supported by predicted energy assessments that include initial SAP calculations. Meanwhile the proposed development of the site includes the improved building fabric beyond the requirements of building regulations, the use of locally sourced materials to reduce embodied carbon, an air source heat pump for heating and hot water, and a solar array on the roof of the building. A combination of the above is considered to result in a reduction of carbon emissions of 108%.

10.35 Comments from third parties are noted raising concerns with the sustainability impacts resulting from the demolition of the existing building and its rebuild, as opposed to retaining the existing building and extending. However, considering the above measures proposed to be incorporated into the proposed dwelling, officers are of the view that steps have been taken within the proposal to reduce carbon emissions. This, in combination with the condition of the existing building, as set out in the engineer's report provided, is considered sufficient detail to comply with Policy 28. The applicant's choice to demolish the existing building and rebuild is not considered to form a reason for refusal within any policy of the Cambridge Local Plan.

10.36 The application has been subject to formal consultation with the Council's Sustainability Officer who raises no objection to the proposal subject to conditions relating to carbon reduction technologies and water efficiency.

10.37 The applicants have suitably addressed the issue of sustainability and renewable energy and the proposal is in accordance with Local Plan

policies 28 and 29 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

### **10.38 Biodiversity**

- 10.39 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.
- 10.40 During the process of the application, information has been provided detailing ecological surveys of the site and the existing building. The emergence surveys show 3 individual bats of 3 species use the existing building. However, they are identified as individual day roosting bats rather than maternity roost and are all common widespread species. They are not considered therefore, in line with the comments from the councils' ecology officer, to pose a strict constraint on development.
- 10.41 Conditions requested include a requirement for either a development licence for bats, or confirmation from Natural England to be secured and provided prior to commencement of development. This condition along with others regarding ecological enhancement and lighting are considered reasonable and necessary to protect the identified bats and ecology within the site.
- 10.42 As the application is proposing a single self-build unit, in line with government advice, there is no requirement for biodiversity net gain to be provided. However, the provided information shows that enhancements can and are proposed within the application site. The proposed ecology enhancement condition will ensure where possible this is provided.
- 10.43 Taking the above into account, the proposal is compliant with 57, 69 and 70 of the Cambridge Local Plan (2018).

### **10.44 Water Management and Flood Risk**

- 10.45 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.
- 10.46 The site is in Flood Zone 1 and is therefore considered at low risk of flooding.
- 10.47 No comment has been received from the council's drainage officer on this application. However, due to the scale of the proposal, in addition to the

low flood risk of the site, it is considered that this application is acceptable and flood risk can be controlled via the water efficiency condition.

10.48 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.

#### **10.49 Highway Safety and Transport Impacts**

10.50 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.

10.51 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.

10.52 The proposed development looks to utilise the existing access into the site off Latham Road which is, due to its width a low-speed road that has minimal traffic movements. No alterations are proposed as part of this application to the existing access, other than the installation of a sliding gate to the 5m wide opening.

10.53 The application has been subject to formal consultation with Cambridgeshire County Council's Local Highways Authority and Transport Assessment Team, who raise no objection to the proposal subject to a condition regarding access times for heavy construction vehicles. Given the relatively constrained access along Latham Road, this is considered a reasonable condition to attach to any permission.

10.54 Subject to conditions, the proposal accords with the objectives of policy 80 and 81 of the Local Plan and is compliant with NPPF advice.

#### **10.55 Cycle and Car Parking Provision**

10.56 Cycle Parking

10.57 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.

10.58 The proposed site layout includes the provision of a standalone cycle store to the side of the proposed dwelling for which full detailed plans have been submitted during the process of the application. The plans show that there would be space for the parking of 6 cycles within the store proposed. Given that there are 7 bedrooms proposed within the dwelling, this level of cycle parking is acceptable. The landscaping plan provided shows the location of the cycle store to the side of the dwelling which is considered to be a convenient location especially when accessing from the side door within the building. This also allows the front of the site to remain clear from any other structures which follows the prevailing appearance of the dwellings along Latham Road.

10.59 Car parking

10.60 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.

10.61 The provided landscape plan shows that there is sufficient space to the front of the dwelling for the car parking of two cars with space for the turning of these cars allowing them to leave in a forward gear. This level of car parking does not exceed the maximum of two spaces to be provided for dwellings of 3 or more bedrooms outside of a controlled parking zone.

10.62 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. Given that details of this have not been provided at this stage, a condition will be attached to ensure that this EV charging is provided for at least 1 of the car parking spaces.

10.63 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.

#### **10.64 Amenity**

10.65 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.

10.66 Neighbouring Properties

10.67 Impact on No.1 Latham Road

10.68 The proposed development, by virtue of its location, within 5 metres of the eastern elevation of No.1 would result in a certain level of impact on the amenity of this neighbouring property, but for the reasons as set out below, this impact is considered to be minimal.

10.69 It is understood, having visited the application site, that there are 3no. ground floor windows within the eastern elevation of No.1 that would face onto the two-storey side elevation of the proposed dwelling. Whilst the proposed dwelling would break a vertical and horizontal 25-degree splay from these windows, it is noted that they serve the same ground floor room that is also served by the large, rear bay windows to the property. Therefore, the impact of the proposed development on the side windows would not have a significant impact on the room within the dwelling with regards to overbearing or loss of light. Meanwhile, owing to the height of the proposed window, it is not considered that the proposal would break a vertical 25-degree splay from the first-floor window within the eastern elevation of no.1.

10.70 There are two windows within the western elevation of the proposed dwelling, at first floor that would look onto the plot of No.1. One of these windows serves a hallway and the other an ensuite bathroom to a bedroom, therefore as shown on the elevations it is considered reasonable to condition these to be obscure glazed to ensure that they do not lead to any loss of privacy to neighbouring occupiers. In addition, there are two terraces proposed to the rear of the dwelling for use of the master suit and bedroom 5. Whilst these terraces are further set away from No.1, it is considered necessary to condition screening to the western side of the two balconies to ensure that they two would not lead to any overlooking.

10.71 Future Occupants

10.72 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).

10.73 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	7	14	2	132	600	+468

10.74 Garden Size(s)

- 10.75 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.
- 10.76 The provided information shows that a significant sized private garden is proposed to the side and rear of the proposed dwelling. This garden would provide ample private amenity space for future occupiers considering the number of bedrooms proposed within the dwelling.
- 10.77 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. The Design and Access Statement submitted states the proposal would comply with these standards and therefore, Officers consider that the layout and configuration enables inclusive access and future proofing, a condition is requested to ensure compliance with M4(2).
- 10.78 Construction and Environmental Impacts
- 10.79 Policy 35 guards against developments leading to significant adverse impacts on health and quality of life from noise and disturbance. Noise and disturbance during construction would be minimized through conditions restricting construction hours and collection hours to protect the amenity of future occupiers. These conditions are considered reasonable and necessary to impose.
- 10.80 The Council's Environmental Health team have assessed the application and recommended that conditions are attached regarding, construction hours, dust and piling. Given the level of construction proposed, it is considered that these are reasonable and necessary to attach to any permission to ensure that neighbouring amenity is protected.
- 10.81 Summary
- 10.82 The proposal adequately respects the amenity of its neighbours and of future occupants and is considered that it is compliant with Cambridge Local Plan (2018) policies 35, 50, 51 and 57.

### **10.83 Planning Balance**

- 10.84 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).
- 10.85 Whilst third party objections received regarding the scale and design of the proposed dwelling, the 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.

- 10.86 It is considered that the impact of the proposed development on the amenity of neighbouring properties would not be significant and is acceptable in this instance.
- 10.87 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the statutory requirements of section 66(1) and section 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for approval.

## **11.0 Recommendation**

### **11.1 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) Prior to the commencement of development hereby permitted, details of either, shall be provided to the local planning authority:
  - a) a development licence for bats issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 authorising the specified activity / development to go ahead;
  - b) Natural England's decision on whether to accept the registration of the site under a Registered Consultants Bat Mitigation Class Licence (BMCL) or Earned Recognition Licence; or
  - c) a statement in writing from Natural England to the effect that it does not consider that the specified activity / development will require a licence to proceed lawfully.

No development, including roof stripping or related activities shall commence until the Local Planning Authority has confirmed receipt of these details.

Reason: To ensure that before any development commences important specified species are fully protected. (Cambridge Local Plan 2018 policies 57, 59, 70 and 71).

- 4) 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.

- 5) 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).

- 6) Prior to the commencement of site clearance a pre-commencement site meeting shall be held and attended by the site manager and the arboricultural consultant to discuss details of the approved AMS. A record of this meeting will be submitted to the council for approval.

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.

- 7) No development above ground level, other than demolition, shall commence until all details of hard and soft landscape works have been submitted to and approved in writing by the local planning authority. The works shall be fully carried out in accordance with the approved details prior to the occupation of the development, unless an alternative phasing scheme for implementation has otherwise been agreed in writing by the Local Planning Authority. The details shall include but not be limited to the pergola, tree fort and raised walkway.

If within a period of 5 years from the date of planting of any trees or shrubs, or 5 years from the commencement of development in respect of any retained trees and shrubs, they are removed, uprooted, destroyed, die or become seriously damaged or diseased, replacement trees and shrubs of the same size and species as originally planted shall be planted at the same place in the next available planting season, or in accordance with any variation agreed in writing by the Local Planning Authority.

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

- 8) No development above ground level shall take place until an ecological enhancement scheme has been submitted to and approved in writing by the local planning authority. The scheme shall include details of bat and bird box installation, hedgehog provisions and other ecological enhancements. The approved scheme shall be fully implemented prior to first occupation or in accordance with a timescale agreed in writing by the local planning authority.

Reason: To conserve and enhance ecological interests in accordance with Cambridge Local Plan policies 57, 59 and 70 and the Greater Cambridge Planning Biodiversity Supplementary Planning Document (2022).

- 9) No development shall commence above slab level until details of the privacy screens to be fitted along the side western side of the western most first floor balcony has been submitted and approved in writing by the Local Planning Authority. The screens shall be solid and obscure and have a height of 1.7 metres above floor level to either end. The approved screens shall be fitted prior to the bringing into use of the balcony, and shall be maintained and retained in accordance with the agreed details thereafter.

Reason: To protect the amenity of occupiers of adjoining properties (Cambridge Local Plan 2018 policies 52, 55, and 58).

10) No non-masonry walling systems, cladding panels or other external screens shall be erected until details including structural members, infill panels, edge, junction and coping details, colours, surface finishes/textures and relationships to glazing and roofing have been submitted to and approved in writing by the Local Planning Authority. The 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).

11) No proposed new windows shall be constructed in the existing building, nor existing windows altered until drawings at a scale of 1:10 of details of new or altered sills, lintels, jambs, transoms, and mullions have been submitted to and approved in writing by the Local Planning Authority. The works 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).

12) No brick or stonework above ground level shall commence until a sample panel has been prepared on site detailing the bond, mortar mix, design and pointing technique. The details shall be submitted to and approved in writing to the Local Planning Authority. The approved sample panel is to be retained on site for the duration of the works for comparative purposes, and works will take place only in accordance with 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).

13) Prior to the installation of any electrical services, an electric vehicle charge point scheme shall be submitted to, and approved in writing by, the Local Planning Authority. The scheme shall make provision for one active charge point for each flat. The active charge points should have a minimum power rating output of 3.5kW. The approved electric vehicle charge points shall be installed prior to first occupation of the relevant dwelling and retained thereafter.

Reason: In the interests of encouraging more sustainable modes and forms of transport and to reduce the impact of development on local air quality, in accordance with the National Planning Policy Framework (NPPF 2021) paragraphs 107, 112, 174 and 186, Policies 36 and 82 of the

Cambridge Local Plan (2018) and Cambridge City Council's adopted Air Quality Action Plan (2018)

- 14) Each residential unit ('unit') in the development hereby permitted shall be constructed as a self-build dwelling within the definition of self-build and custom build housing in the 2015 Act and shall comply with the following:
- i.) The first occupation of each unit in the development hereby permitted shall be by a person or persons who had a primary input into the design and layout of the unit and who intends to live in the unit for at least 3 years; and
  - ii.) The Council shall be notified of the persons who intend to take up first occupation of each unit in the development hereby permitted at least two months prior to first occupation

Reason: To ensure the development complies with the self-build and custom house building definition and help to meet the City's self-build requirements, in accordance with Paragraph 63 of the National Planning Policy Framework 2023.

- 15) No dwelling shall be occupied until a Carbon Reduction and Water Efficiency Statement, setting out how the proposals meet the requirement for all new dwelling units to achieve reductions as required by the 2021 edition of Part L of the Building Regulations has been submitted to and approved in writing by the local planning authority. The Statement shall demonstrate how this requirement will be met following the energy hierarchy of Be Lean, Be Clean and Be Green. Where on-site renewable, low carbon technologies and water efficiency measures are proposed, the Statement shall include:

- a) A schedule of proposed on-site renewable energy or low carbon technologies, their location and design;
- b) Details of any mitigation measures required to maintain amenity and prevent nuisance;
- c) Details of water efficiency measures to achieve a design standard of water use of no more than 110 litres/person/day.

The approved measures shall be fully implemented prior to the occupation of any approved dwelling(s) or in accordance with a phasing plan otherwise agreed in writing by the local planning authority.

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

16) The development, hereby permitted, shall not be occupied until the proposed first floor windows in the western 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, 57/58).

17) No external lighting shall be installed unless an ecological lighting scheme has been first submitted to and approved in writing by the local planning authority. The lighting scheme shall be installed and maintained in accordance with the approved details.

Reason: To minimise the effects of light pollution on the surrounding area and conserve the nature of the city wildlife site (Cambridge Local Plan 2018 policies 34, 59, 69 and 70).

18) 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: Trees.

19) If any tree shown to be retained on the approved tree protection methodology is removed, uprooted, destroyed or dies within five years of project completion, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

Reason: To satisfy the Local Planning Authority that arboricultural amenity will be preserved in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71: Trees.

20) 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 National Planning Policy Framework.

21) 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).

22) 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)

23) The roof area of the dwelling with access 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, 57/58).

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

wildflowers which shall contain no more than a maximum of 25% sedum planted on a sub-base being no less than 80 millimetres thick.

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

25) 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)

26) 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 ensure that the external appearance of the development does not detract from the character and appearance of the area. (Cambridge Local Plan 2018 policies 55, 57)

27) 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 ensure that the external appearance of the development does not detract from the character and appearance of the area. (Cambridge Local Plan 2018 policies 55, 57)

28) 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 ensure that the external appearance of the development does not detract from the character and appearance of the area. (Cambridge Local Plan 2018 policies 55, 57)



