



Planning Committee Date	12 November 2024
Report to	Cambridge City Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	24/02574/FUL
Site	4 Cavendish Avenue, Cambridge, Cambridgeshire, CB1 7US
Ward / Parish	Queen Edith's
Proposal	Erection of 1 No. dwelling following demolition of existing triple garage block together with new vehicular access and parking to serve existing dwelling.
Applicant	Mrs L.J. Bradford
Presenting Officer	Sumaya Nakamya
Reason Reported to Committee	Third party representations planning grounds that are contrary to the officer recommendation that cannot be resolved by planning condition.
Member Site Visit Date	N/A
Key Issues	<ol style="list-style-type: none">1. Principle of development2. Context of site, design and external spaces3. Trees and Landscape4. Biodiversity5. Highway safety6. Residential Amenity
Recommendation	APPROVE subject to conditions

1.0 Executive Summary

- 1.1 The application seeks full planning permission for the erection of a dwelling following the demolition of an existing triple garage block and new vehicular access from the highway to serve existing dwelling.
- 1.2 The principle of erecting a dwelling in the rear garden of no.4 Cavendish Avenue would comply with relevant Local Plan policies, noting that consent for a similar development was granted in 2017 but not implemented.
- 1.3 A previous application submitted planning reference 23/02622/FUL for the erection of a dwelling following the demolition of an existing triple garage block, new vehicular access from the highway to serve existing dwelling. The application was refused on the 22 January 2024 by the Planning Committee. The reasons for refusal summarised as being a cramped backland development, lack of meaningful garden space and impacting the character and appearance of the area. Additionally, the development would introduce alien material in the area, the scale and height of the dwelling would result in an incongruous design that would be harmful to the character and appearance of the area. Also, due to the scale of the dwelling and the location of the roof lights this will cause overspill of light to the surrounding plots and further exacerbates the incongruous appearance of the dwelling in this context.
- 1.4 In this application, the increase of the size of the front garden and the reduction of the dwelling have allowed a larger front garden space that is considered to overcome the first reason for refusal of application reference 23/02622/FUL. Accordingly, the application has been reviewed by the Council's Tree Officer who has raised no objection subject to conditions.
- 1.5 With regards to the second reason for refusal, the design has been altered and the dwelling will be built with Cambridge weathered brickwork. Further, the proposal would be single storey in height consistent with backland development in the area. Additionally, the proposed dwelling has a reduced footprint.
- 1.6 The design and layout of the proposed dwelling, which is of a single storey contemporary design, is considered compatible with its location, noting similar 'backland' development in the immediate area. Additional and replacement planting can be accommodated within the site and a net gain in biodiversity, alongside ecological enhancements, can also be provided and secured by condition. Other relevant technical details relating to drainage, sustainability measures and highway safety have been found acceptable and to accord with relevant Local Plan policies, similarly secured by condition.
- 1.7 Secure cycle parking is provided towards the front of the proposed dwelling while an electric vehicle charging point is also provided.

- 1.8 The proposed dwelling, through its design and siting, is considered to respect the amenities of existing residential properties adjacent to the site, while also affording a reasonable level of amenity to any future occupiers of the dwelling.
- 1.9 Officers recommend that the Planning Committee approve the proposed development subject to conditions outlined in the report.

2.0 Site Description and Context

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

- 2.1 The application site is located rear garden of no.4 Cavendish Avenue and comprises a redundant triple garage within the private garden space. The area is heavily vegetated with trees and shrubs.
- 2.2 The proposed development would be accessed via the existing vehicular access serving no.4 Cavendish Avenue and run along the eastern boundary of the site. A new access will be provided on the west to serve no.4 Cavendish Avenue. The site is located within a residential area and backs onto the rear gardens of properties fronting Hills Avenue.
- 2.3 The site is location within Flood Zone 1 (low risk) and falls within the controlled parking zone. The site is not located in a Conservation Area or near to any listed buildings, or buildings of local interest. There is a tree in the front garden of the site that has a Tree Preservation Order.

3.0 The Proposal

- 3.1 The application seeks permission for the erection of 1 No. dwelling following demolition of existing triple garage block together with new vehicular access and parking to serve existing dwelling.
- 3.2 The site forms part of the existing residential curtilage of no.4 Cavendish Avenue and comprises a redundant triple garage and private garden space. The garage is in poor condition and the proposed development would represent visual enhancement to the area, providing a single storey

detached dwelling of contemporary design, access via the existing vehicular access to the site.

3.3 At the front of the site, a new vehicular access would be provided to the existing dwelling of no.4 Cavendish Avenue and see a modest amount of associated work undertaken to the frontage of the site.

3.4 A similar proposal was brought to Planning Committee on 10 January 2024. The application was refused. The application seeks to address the following reasons for refusal:

1. The proposed development, due to its cramped backland nature, lack of meaningful garden space for future occupiers and the extensive loss of trees and vegetation, would have an adverse impact on the character and appearance of the area due to the deterioration of the established verdant character of the area and would have a harmful impact on biodiversity. As such the proposal is contrary to Paragraph 180(d) of the National Planning Policy Framework (2023) and Cambridge Local Plan (2018) Policies 52, 55, 56, 57 and 59.
2. The proposed dwelling is to be clad in dark weatherboarding, which is not a material that is reflective of the surrounding properties. The introduction of this alien material when combined with the scale and height of the dwelling in the plot would result in an incongruous design that would be harmful to the character and appearance of the area. Due to the scale of the dwelling and the location of the roof lights this will cause overspill of light to the surrounding plots, which would be at the end of gardens, which further exacerbates the incongruous appearance of the dwelling in this context. As such the proposal is contrary to Cambridge Local Plan (2018) Policies 34, 52 and 57.

4.0 Relevant Site History

Reference	Description	Outcome
23/02622/FUL	Erection of dwelling following demolition of existing triple garage block, new vehicular access from the highway to serve existing dwelling.	Refused
16/2041/FUL -	Erection of dwelling following demolition of existing triple garage block. New vehicular access from highway to serve existing dwelling	Approve (28 April 2017)

5.0 Policy

- 5.1 **National**
National Planning Policy Framework 2023
National Planning Practice Guidance

National Design Guide 2021
Environment Act 2021
Equalities Act 2010
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 2: Spatial strategy for the location of employment 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 33: Contaminated land
Policy 35: Human health and quality of life
Policy 36: Air quality, odour and dust
Policy 50: Residential space standards
Policy 51: Accessible homes
Policy 52: Protecting garden land and subdivision of dwelling plots
Policy 55: Responding to context
Policy 56: Creating successful places
Policy 57: Designing new buildings
Policy 59: Designing landscape and the public realm
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
Trees and Development Sites SPD – Adopted January 2009

5.5 Other Guidance

Biodiversity Checklist for Land Use Planners in Cambridgeshire and Peterborough (2001)
Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste
Cambridgeshire Design Guide For Streets and Public Realm (2007)

Cycle Parking Guide for New Residential Developments (2010)

6.0 Consultations

6.1 Ecology Officer – No Objection

6.2 Recommend conditions for ecological compliance and biodiversity net gain.

6.3 They appeared to have taken on board the suggested biodiverse green roof, which has increased their BNG, but it remains below the 10% BNG requirement (-0.43%). Given the restricted plot size they have exhausted onsite option and therefore will need to demonstrate they have purchased sufficient BNG credits from a local offsite provider.

6.4 County Highways Development Management - No Objection

6.5 Recommend conditions for a pedestrian visibility splay, access falls, levels and materials, and County Council construction specification along with an informative relating to works to or within the public highway.

6.6 Tree Officer – No Objection

6.7 Recommended conditions for an Arboricultural Method Statement and Tree Protection Plan, tree protection implementation, replacement planting and establishment.

6.8 Environmental Health – No Objection

6.9 Recommended conditions for construction hours and piling information should this be used in the development. A condition for noise impact assessment and any noise insulation/mitigation scheme for the ASHP.

6.10 Sustainable Drainage Officer – No comments received

7.0 Third Party Representations

7.1 Five representations have been received; three submitted as neutral and two as objections.

7.2 Those in objection have raised the following issues:

- The close proximity of the parking would increase noise and air pollution
- Development is inappropriate to the surrounding pattern of the area.
- Building is too big for the site; design is out of keeping
- Insufficient garden space for the new and existing dwelling.
- Proximity to shared boundary and impact on amenity (loss of privacy, encroachment, massing effect on visual amenity).

- Impact on biodiversity within the site.
- Impact on neighbouring trees of No. 1 Hill Avenue

7.3 Those in neutral have raised cited the following reasons:

- Adequate provision for surface water drainage should be made.
- Noise from the proposed ASHP impacting on local amenity
- Impact on privacy as a result of the removal of tree (T7, T8 and T9) and the reduction of G3.
- Seeks precautions mandate the demolition and disposal of asbestos.
- Unsatisfactory location of the dwelling would be hemmed-in and shadowed by neighbouring trees/buildings.

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

8.0 Assessment

8.1 Planning Background

8.2 In May 2017, planning permission was granted on the site for the erection of dwelling following demolition of existing triple garage block and new vehicular access from highway to serve existing dwelling following a resolution to grant permission by the Council's Planning Committee (ref.16/2041/FUL).

8.3 The 2017 permission was granted under the previous Cambridge Local Plan (2004) and lapsed in April 2017.

8.4 In July 2023, a similar planning application was refused on site for the erection of 1 No. dwelling following demolition of existing triple garage block together with new vehicular access and parking to serve existing dwelling. The application (23/02622/FUL) was refused by the Council's Planning Committee in January 2024.

8.5 Although the previously approved application in 2017 was granted, the refused 2024 application was determined under the adopted Local Plan 2018. The proposed development is considered against the Policies of the current Plan. Nonetheless, officers have had regard to relevant planning history for the site.

8.6 Principle of Development

8.7 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.

- 8.8 The proposal would contribute to housing supply and would therefore comply with Policy 3 of the Local Plan.
- 8.9 Policy 52 requires proposals for the subdivision of existing residential curtilages to be of a form, height and layout appropriate to the surrounding pattern of development and character of the area whilst retaining sufficient garden space and balancing protecting the amenity and privacy of neighbours with creating high quality functional environments for future occupiers.
- 8.10 The application proposes the erection of dwelling following demolition of an existing triple garage block, along with a new vehicular access from the highway to serve existing dwelling (no.4 Cavendish Avenue).
- 8.11 Although matters of design and amenity are considered in more detail below, the proposal aligns with the aims and objectives of Policy 52 of the Local Plan.
- 8.12 Overall, there is no in principle objection to the proposed development, subject to all other material planning considerations. The principle of development aligns with the aims and objectives of Policy 52.
- 8.13 Design, Layout, Scale and Landscaping**
- 8.14 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.
- 8.15 The application site is located to the south of Cavendish Avenue, an established residential area. The properties in the area generally comprise two storey dwellings finished with facing brickwork and tiled roofs, with some examples of single storey structures in and around the area. The properties typically form a linear pattern of development adjacent to the public highway, but there are several examples of 'backland' plots in the immediate area, namely nos.6a and 12a Cavendish Avenue to the east of the site and nos. 3 and 17b Hills Avenue to the south and east.
- 8.16 The site forms part of the existing residential curtilage of no.4 Cavendish Avenue and comprises a redundant triple garage and private garden space. The existing garage is a simple flat roof brick garage block with a corrugated roof and being to the rear of no.4 is not visible from the public realm. The garages are in poor condition and, notwithstanding its siting, offers no significant contribution to the site; its removal would represent a betterment to the visual amenity of the area.

- 8.17 The application is a resubmission of a refused application ref: 23/02622/FUL. It proposes the erection of a detached single storey dwelling following the demolition of the existing garage block. In response to the first reason for refusal of the previous application. The footprint of the proposed dwelling is reduced from approximately 164.60 square metres to 158 square metres. Therefore, the proposed layout incorporates a larger private amenity space and private courtyard for the future occupiers of the dwelling, two car parking spaces with maneuvering space, a bike store towards the front of the property for three bicycles and a bin store.
- 8.18 The proposed dwelling, by virtue of its location and scale, would not be visible from the public highway and would have a limited impact on the visual amenity and character of the area. Given its scale and location, the proposed dwelling is considered compatible with the character of the area and compatible with the pattern of development in the surrounding area.
- 8.19 The proposed dwelling would be of a contemporary design comprising materials including Cambridge weathered brickwork, green roof, grey timber/aluminum windows and external doors. The proposed external material palette is considered acceptable and would add to the varied architectural vernacular of the area and can be secured by condition. The choice of external materials would also overcome the second of refusal under application ref: 23/02622/FUL. (Condition 25 – Materials)
- 8.20 Details of boundary treatments can be secured by condition to ensure the development is compatible with the character and visual amenity of the area. (Condition 11 – Boundary Treatments)
- 8.21 Overall, officers are satisfied that the site can accommodate the proposed development while respecting the character and appearance of the area. However, to ensure the proposed dwelling does not become overly dominant or cramped in appearance, officers consider it reasonable and necessary to remove permitted development rights under Classes A and E. (Condition 27 – PD Class A and Condition 28 – PD Class E)
- 8.22 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 52, 55, 56, 57 and 59 and the NPPF.

Trees

- 8.23 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.

- 8.24 The application is supported by an Arboricultural Impact Assessment (Ligna Consultancy, June 2024) and Tree Protection Plan (Ligna Consultancy, June 2024).
- 8.25 The Assessment set out that 13 individual trees and two groups of trees would need to be removed to accommodate the proposed development. All the trees indicated for removal have been identified as Category C trees (trees of a low quality, small size or incapability to be protected within the legal framework) along with the removal of three hedges/shrubs. Pruning is also proposed on four Category C trees (T5, T12, T19 and T18). The Assessment recommended that at least four new trees should be included within the landscaping scheme to mitigate against the proposed removals.
- 8.26 Most of the trees identified for removal are in the rear garden of the existing dwelling, along with the three hedges/shrubs also identified for removal. Two Category C (T16 and T17) within the frontage of the site have been identified for removal.
- 8.27 The application has been subject to formal consultation with the Council's Trees Officer, who raises no objection to the proposal, subject to conditions.
- 8.28 The loss of trees and hedges/shrubs to the rear of the property would have no material impact on visual amenity of the area from the public realm and their removal is considered acceptable in this instance, noting that these could be removed without the need for any formal consent. However, the trees to the front of the site play an important role in the verdant character of Cavendish Avenue.
- 8.29 Although no formal objection was raised by the Council's Trees Officer, concerns with respect to the loss of trees to the rear of the property would have a similar impact on the verdant character with limited scope for replacement planting. Officers have taken note of the Tree Officers concerns that the proposal would see the loss of some trees to the rear of the site and hedges and shrubs, which would have a negative impact on the verdant character of the rear garden environment. However, Officers consider that this impact is not considered to be sufficient to warrant a refusal of the application on arboricultural grounds. Furthermore, officers consider that the impact could be mitigated through replacement planting, with sufficient space available for further planting, to maintain the verdant character of Cavendish Avenue.
- 8.30 Subject to conditions as appropriate, the proposal would accord with policies 59 and 71 of the Local Plan. (Condition 3- AMS and TPP, Condition 4- Tree Protection Methodology, Condition 5- Tree Works and Condition 6 – Replacement Planting).

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 site consists of a domestic garden with outbuildings, grasslands, trees, and introduced shrub. The site sits within the Impact Risk Zone of a nearby statutory protected site; however, the application does not meet the criteria that would require a consultation with Natural England. There are no non-statutory protected sites in the vicinity that are likely to be impacted by the application.
- 8.34 The application is supported by a Preliminary Ecological Appraisal (Denny Ecology, June 2024) and a Biodiversity Net Gain Plan (Denny Ecology, September 2024).
- 8.35 The Appraisal details that the site is of low ecological value with there being no evidence of bat presence or schedule 1 bird species, reptiles, hedgehogs, and badgers. The Appraisal did not find any evidence that a protected species licence would be required prior to works commencing but recommends non-licensable reasonable avoidance measures to remove any residual risk of harm to priority and protected species. The Appraisal also notes that should the ecological mitigation and enhancement proposed be implemented, the development is likely to result in a net gain in biodiversity on the site.
- 8.36 The Net Gain Plan sets out that the calculated change in biodiversity value as a result of the development proposal's net gain plan is a net loss of 0.43% for habitat units, and a net gain for hedgerow units of 20.61%. Therefore, the scheme would result in an acceptable net gain for on-site hedgerows but would require off-site compensatory offsetting.
- 8.37 The application has been subject to formal consultation with the Council's Ecology Officer, who raises no objection to the proposal and recommends several conditions to ensure the protection of species and the estimated biodiversity net gain is delivered.
- 8.38 In consultation with the Council's Ecology Officer, subject to an appropriate condition, officers are satisfied that the proposed development would not result in adverse harm to protected habitats, protected species or priority species and achieve a biodiversity net gain. Taking the above into account, the proposal is compliant with 57, 69 and 70 of the Cambridge Local Plan (2018). (Condition 7- BNG AND Condition 10- Ecological Enhancement)

8.39 Water Management and Flood Risk

- 8.40 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.
- 8.41 The site is in Flood Zone 1 and is therefore considered at low risk of flooding.
- 8.42 The application has been subject to formal consultation Council's Sustainable Drainage Engineer. Comments from the Council's Sustainable Drainage Engineer weren't received however, conditions to secure a scheme of surface water and foul water drainage will be attached. The recommended conditions reasonable and necessary as part of any consent, to ensure a satisfactory method of drainage and to prevent an increased risk of flooding (Condition 8 – Surface Water Drainage, Condition 9 – Foul Water Drainage).
- 8.43 Subject to the recommended conditions, the proposal would comply with Policies 31 and 32 of the Local Plan.

8.44 Highway Safety and Transport Impacts

- 8.45 Policy 80 supports developments where access via walking, cycling and public transport are prioritised and is accessible for all. Policy 81 states that developments will only be permitted where they do not have an unacceptable transport impact.
- 8.46 Para. 115 of the NPPF advises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 8.47 The application is proposing to utilize the existing access to the site to provide vehicular access to the proposed dwelling. This is acceptable and not considered to result in harm to highway safety.
- 8.48 The application also proposes the creation of a new vehicle access to the existing property of no.4 Cavendish Avenue, providing direct access to the public highway. The proposed layout plan shows a new access central to the driveway of no.4 with two designated parking spaces and an area to manoeuvre cars off the public highway.
- 8.49 The application has been subject to formal consultation with the Local Highways Authority, who raise no objection to the proposal subject to conditions for pedestrian visibility splays, access falls, levels and materials, and County Council construction specification along with an informative relating to works to or within the public highway.
- 8.50 Officers consider the recommended conditions reasonable and necessary as part of any consent to ensure the proposal does not result in harm to

highway safety (Condition 19 – Pedestrian Splays, Condition 20 – Driveway Construction, Condition 21 – Driveway Construction (bond materials), Condition 22-Construction Specification).

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

8.52 Cycle and Car Parking Provision

8.53 Cycle Parking

8.54 Policy 82 of the Cambridge Local Plan (2018) requires new developments to provide at least the cycle parking levels in Appendix L.

8.55 Appendix L of the Cambridge Local Plan sets out that cycle parking should accord with the Council's Cycle Parking Guide for New Residential Developments (para. L.24) and should be located in a purpose-built area at the front of the house and be at least as convenient as the car parking provided. For residential dwellings a minimum standard of 1 space per bedroom up to 3-bedroom dwellings.

8.56 Paragraph 9.32 of the Cambridge Local Plan states that the provision of good, high quality and easily accessible cycle parking is important to encourage cycling and reduce the theft of bikes. Like car parking, cycle parking should be 'designed in' to developments from an early stage.

8.57 The proposed layout provides secure cycle storage to the front/side of the new 3-bed dwelling and space for the storage of three bicycles. The siting of the cycle store is considered acceptable in the layout of the development and its relationship to the access to the site and to provide sufficient spaces, in accordance with the recommended minimum standards.

8.58 The provision of cycle parking prior to occupation of the new dwelling can be secured by condition (Condition 15 – Cycle Parking).

8.59 Car parking

8.60 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.

8.61 The proposed car parking provision for the new dwelling would see two designated spaces provided, one of which would be equipped with an electric vehicle charging point. The charging point can be secured by condition (Condition 14 – EV Charging).

- 8.62 The development would also see alterations made to the existing access and car parking arrangements for no.4 Cavendish Avenue. As noted above, two parking spaces would be provided within a parking area/driveway that also provides space for vehicles to manoeuvre clear of the public highway, which is supported.
- 8.63 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.

8.64 Amenity

- 8.65 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.
- 8.66 The neighbouring properties with the greatest potential for impact from the proposed dwelling are nos.4, 4A and 6Cavendish Avenue to the north, no.6A Cavendish Avenue and no.3 Hills Avenue to the east, no.1 Hills Avenue to the south and no.237 Hills Road to the west. properties of nos. 4A, 6, 6a Cavendish Avenue and Nos. 1, The Coach House and 3 Hills Avenue would be most affected by the proposed development.
- 8.67 The proposed dwelling is sited approximately 24 metres from the two storey rear elevation of nos. 4, 4A and 6 Cavendish Avenue to the north. Given the single storey design and degree of separation, the proposed dwelling is not considered to result in harm to the amenities of existing properties to the north by way of a significant loss of light, loss of privacy or overbearing impact.
- 8.68 The vehicular access to the proposed dwelling would run between nos.4 and 6 Cavendish Avenue. Given the existing access arrangements and low number of vehicular movements likely to arise from the use of the proposed dwelling, the proposal is not considered to result in a significant amount of noise and disturbance to these neighbouring properties.
- 8.69 No. 6A Cavendish Avenue is located approximately 15 metres north-east of the site. Given the relative siting of the two properties no significant harm is considered to arise.
- 8.70 No. 3 Hills Avenue is located to the east of the proposed dwelling, which would be built hard to the shared boundary, set approximately 5 metres from the eastern elevation of the development at the closest point between built forms. The height of the proposed dwelling at the shared boundary would be approximately 3.1 metres with a flat roof design.
- 8.71 Given the relatively low-profile of the proposed dwelling, the proposal is not considered to result in harm to the amenities of no.3 Hills Avenue by way of a significant loss of light, loss of privacy or overbearing impact.

- 8.72 To the south of the site is no.1 Hills Avenue, set between 10 and 15 metres from the proposed dwelling given the form of the existing dwelling. Again, the proposed dwelling would be built close to the shared boundary to the south, with a height of approximately 3.1 metres.
- 8.73 Given the relatively low-profile of the proposed dwelling, the proposal is not considered to result in harm to the amenities of no. 1 Hills Avenue by way of a significant loss of light, loss of privacy or overbearing impact.
- 8.74 To the west of the site is no.237 Hills Road, approximately 13.5 metres from the western elevation of the proposed dwelling, which would be built hard to the boundary. The height would be approximately 3.1 metres overall.
- 8.75 Given the single storey form of the proposed dwelling and its siting relative to no.1 Hills Avenue, the proposal is not considered to result in harm to the amenities of no. 1 Hills Avenue by way of a significant loss of light, loss of privacy or overbearing impact.
- 8.76 Given the relatively confined nature of the site and proximity to existing properties, officers consider it reasonable and necessary to impose conditions to remove permitted development rights for extensions, and outbuildings, to protect the amenities of neighbouring properties for further impact that does not form part of this proposal (Condition 27 – PD Class A and Condition 28 – PD Class E).
- 8.77 Future Occupants
- 8.78 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).
- 8.79 The gross internal floor space measurements for units in this application are shown in the table below:

Unit	Number of bedrooms	Number of bed spaces (persons)	Number of storeys	Policy Size requirement (m ²)	Proposed size of unit	Difference in size
1	3	5	1	86	112	+26

- 8.80 Garden Size(s)
- 8.81 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.
- 8.82 The private amenity space for the proposed dwelling is approximately 89.09 square metres split into two areas: a private garden to the front of

the dwelling and a private courtyard to the rear. This provision is considered acceptable.

- 8.83 Policy 51 requires all new residential units to be of a size, configuration and internal layout to enable Building Regulations requirement part M4(2) accessible and adaptable dwellings to be met with 5% of affordable housing in developments of 20 or more self-contained affordable homes meeting Building Regulations requirement part M4(3) wheelchair user dwellings.
- 8.84 Para. 5.0 of the Design and Access Statement submitted states the proposal would comply with these standards (M4(2)). To ensure compliance with Policy 51, a condition is recommended as part of any consent that the dwellings are constructed to meet the requirements of Part M4(2) 'accessible and adaptable dwellings'. (Condition 26 – Part M4(2)).
- 8.85 Construction and Environmental Impacts
- 8.86 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.
- 8.87 The Council's Environmental Health team have assessed the application and recommended standard conditions restricting construction hours and piling (if required). Officers consider these conditions are reasonable and necessary. (Condition 23 – Hours of Work, Condition 24 – Piling).
- 8.88 The application proposes to install an air source heat pump, the comments raised by third parties are noted.
- 8.89 The submitted Design, Access and Sustainability Statement sets out that an air source heat pump (ASHP) will be installed to provide sustainable solutions. The Site Plan and elevation plan were provided to show the position of the ASHP. The ASHP would be located adjacent to the eastern elevation of the proposed boarder fence, near to the proposed car parking.
- 8.90 The proposed location is considered acceptable, but officers consider it reasonable and necessary to impose a plant noise insulation condition as part of any consent to protect the amenity of nearby properties. (Condition 17 – Plant Noise Insulation)
- 8.91 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 and 51.

8.92 Third Party Representations

8.93 The remaining third-party representations not addressed in the preceding paragraphs are summarised and responded to in the table below:

Third Party Comment	Officer Response
Seeks precautions mandate the demolition and disposal of asbestos	The local planning authority has no jurisdiction in checking or enforcing removal and disposal of asbestos onsite. This is not a material planning consideration.
Light overspill from proposed roof lights	Given the scale and location of the rooflights of the development, the potential adverse effects of light pollution would be limited.

8.94 Planning Conditions

- 8.95 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).
- 8.96 The principle of erecting a dwelling in the rear garden of no.4 Cavendish Avenue, is acceptable and complies with Local Plan policies. This is further demonstrated through the planning history for the site.
- 8.97 The design and layout of the proposed development is in keeping with the overall character and appearance of the area, with details of external materials secured by planning condition. Additional and replacement planting can be accommodated within the site and is to be secured by condition, including to the front of the site to ensure the development maintains the verdant character of Cavendish Avenue.
- 8.98 A net gain in biodiversity and enhancements can be secured by conditions, alongside other relevant technical details relating to sustainability measures and highway safety.
- 8.99 Secure cycle parking is provided towards the front of the proposed dwelling while an electric vehicle charging point is also provided.
- 8.100 The proposed dwelling, through its design and siting, is considered to respect the amenities of existing residential properties adjacent to the site, while also affording a reasonable level of amenity to any future occupiers of the dwelling.

8.101 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. Time Limit

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

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

2. Approved Plans

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

Plans to be listed:

1231-PL-01B (Location Plan)

1231-PL-03 Rev H (As Proposed Site Plan)

1231-PL-04B (As Proposed Floor Plan and Elevations)

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. Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP)

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.

4. Tree protection methodology (Implementation)

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.

5. Tree Works

No works to any trees shall be carried out until the LPA has received and approved in writing the full details of replacement planting. Details are to include number of replacements, species, size, location and approximate date of planting. (Cambridge Local Plan 2018 Policy 71).

Reason: To require replacement trees to be approved, planted and subsequently protected, to ensure continuity of tree cover in the interest of visual amenity.

6. Replacement Planting (Implementation)

Trees will be planted in accordance with the approved planting proposal. If, within a period of 5 years from the date of planting, replacement trees are removed, uprooted, destroyed or die another tree of the same size and species shall be planted at the same place, or in accordance with any variation for which the Local Planning Authority gives its written consent.

Reason: To require replacement trees to be approved, planted and

subsequently protected, to ensure continuity of tree cover in the interest of visual amenity. (Cambridge Local Plan 2018 Policy 71).

7. Biodiversity Net Gain

No development shall commence, apart from below ground works and demolition, until a Biodiversity Net Gain (BNG) Plan has been submitted to and approved in writing by the local planning authority. The BNG Plan shall target how a net gain in biodiversity will be achieved through a combination of on-site and / or off-site mitigation. The BNG Plan shall include:

- i. A hierarchical approach to BNG focussing first on maximising on-site BNG, second delivering off-site BNG at a site(s) of strategic biodiversity importance, and third delivering off-site BNG locally to the application site;
- ii. Full details of the respective on and off-site BNG requirements and proposals resulting from the loss of habitats on the development site utilising the latest appropriate DEFRA metric;
- iii. Identification of the existing habitats and their condition on-site and within receptor site(s);
- iv. Habitat enhancement and creation proposals on the application site and /or receptor site(s) utilising the latest appropriate DEFRA metric;
- v. An implementation, management and monitoring plan (including identified responsible bodies) for a period of 30 years for on and off-site proposals as appropriate.

The BNG Plan shall be implemented in full and subsequently managed and monitored in accordance with the approved details. Monitoring data as appropriate to criterion v) shall be submitted to the local planning authority in accordance with the latest DEFRA guidance and the approved monitoring period / intervals.

Reason: To provide ecological enhancements in accordance with the NPPF 2021 para 174, Cambridge Local Plan 2018 policies 59 and 69 and the Greater Cambridge Shared Planning Biodiversity SPD 2022.

8. Surface Water

No development above ground level, other than demolition, shall commence until a surface water drainage scheme for the site, based on sustainable drainage principles, has been submitted to and approved in writing by the local planning authority.

The scheme shall include:

- i. Details of the existing surface water drainage arrangements including runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events;
- ii. Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate

- change) , inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with a schematic of how the system has been represented within the hydraulic model;
- iii. Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers, details of all SuDS features;
 - iv. A plan of the drained site area and which part of the proposed drainage system these will drain to;
 - v. Full details of the proposed attenuation and flow control measures;
 - vi. Site Investigation and test results to confirm infiltration rates;
 - vii. Full details of the maintenance/adoption of the surface water drainage system;
 - viii. Measures taken to prevent pollution of the receiving groundwater and/or surface water;
 - ix. Formal agreement from a third party if discharging into their system is proposed, including confirmation that sufficient capacity is available.

The scheme shall subsequently be implemented in accordance with the approved details prior to the occupation of any part of the development or in accordance with the implementation programme agreed in writing with the Local Planning Authority.

Reason: To ensure appropriate surface water drainage and to prevent the increased risk of flooding. (Cambridge Local Plan 2018 policies 31 and 32).

9 Foul Water

No development above ground level shall commence until a scheme for the provision and implementation of foul water drainage has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details prior to the occupation of any part of the development or in accordance with an implementation programme agreed in writing with the Local Planning Authority.

Reason: To reduce the risk of pollution to the water environment and to ensure a satisfactory method of foul water drainage (Cambridge Local Plan 2018, policies 32 and 33).

10 Ecological Enhancement

Pre-occupancy 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. (Cambridge Local Plan 2018 policy 57).

11 Boundary Treatments

No development above ground level, other than demolition, shall commence until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatments (including gaps for hedgehogs) to be erected. The boundary treatment for each dwelling shall be completed before that/the dwelling is occupied in accordance with the approved details and retained as approved thereafter.

Reason: To ensure an appropriate boundary treatment is implemented in the interests of visual amenity and privacy (Cambridge Local Plan 2018 policies 55, 57 and 59).

12 Renewables

No dwelling shall be occupied until a Carbon Reduction Statement has been submitted to and approved in writing by the local planning authority. The Statement shall include SAP calculations which demonstrate that all dwelling units will achieve carbon reductions as required by the 2021 edition of Part L of the Building Regulations. Where on-site renewable or low carbon technologies are proposed, the Statement shall include:

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

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

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

13 Water Consumption

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).

14 EV Charging

The electric vehicle charging point and associated infrastructure as detailed in and as shown on drawing number 1231-PL-03 REV H (As Proposed Site Plan) shall be fully installed and operational before final occupation of the residential units and shall be 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 (2023) 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).

15 Cycle Parking

The development shall not be occupied, until the covered, secure parking of cycles for use in connection with the development have been installed on site as detailed in and as shown on drawing numbers 1231-PL-03 REV H (As Proposed Site Plan) and 1231-PL-04B (As Proposed Floor Plan and Elevations).

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 stores and green roof 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).

16 Green Roof

Notwithstanding the approved plans, the flat roof of the development, hereby approved, shall be a green biodiverse roof(s) as detailed in and as shown on drawing numbers 1231-PL-03 REV H (As Proposed Site Plan) and 1231-PL-04B (As Proposed Floor Plan and Elevations). 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: greenrooforganisation.org

17 Plant noise insulation

Prior to the installation of any Air Source Heat Pump (ASHP) a noise impact assessment and any noise insulation/mitigation scheme as required for the ASHP shall be submitted to and approved in writing by the local planning authority. Any required noise insulation/mitigation shall be carried out as approved and retained as such.

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

18 Ecology Compliance

All ecological measures and/or works shall be carried out in accordance with the details contained in Preliminary Ecological Appraisal (Denny Ecology, June 2023) as already submitted with the planning application and agreed in principle with the Local Planning Authority prior to determination.

Reason: To conserve and enhance ecological interests. (Cambridge Local Plan 2018 policy 57).

19 Pedestrian Splays

Two pedestrian visibility splays of 2 metres x 2 metres, as shown on drawing number PL-03 Rev H, shall be maintained free from obstruction exceeding 0.6 metres above the level of the adopted public highway for the lifetime of the development.

Reason: In the interests of highway safety. (Cambridge Local Plan 2018 policy 81).

20 Driveway Construction

The driveway, hereby approved, shall be constructed so that its falls and levels are such that no private water from the site drains across or onto the adopted public highway and uses a bound material for the first five metres to prevent debris spreading onto the adopted public highway. Once constructed the driveway shall be retained as such.

Reason: In the interests of highway safety. (Cambridge Local Plan 2018 policy 81).

21 Driveway Construction (bound material)

The driveway, hereby approved, shall be constructed using a bound material, for the first five metres from the boundary of the adopted public highway into the site, to prevent debris spreading onto the adopted public highway.

Reason: in the interests of highway safety. (Cambridge Local Plan 2018 policy 81).

22 Access Construction

The new vehicular access, where it crosses the public highway, shall be laid out and constructed in accordance with the Cambridgeshire County Council construction specification.

Reason: In the interests of highway safety and to ensure satisfactory access into the site. (Cambridge Local Plan 2018 policy 81).

23 Hours of Works

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).

24 Piling

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)

25 Materials

The materials to be used in the external construction of the development, hereby permitted, shall follow the specifications in accordance with the details specified within the application form and approved plans unless otherwise agreed in writing by the Local Planning Authority.

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).

26 Part M4(2)

Notwithstanding the approved plans, the building 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)

27 Permitted Development: Class A

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

Reason: In the interests of protecting the character of the area and residential amenity (Cambridge Local Plan 2018 policies 52, 55, and 57).

28 Permitted Development: Class E

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 dwelling house(s) of any building or enclosure, swimming or other pool shall not be allowed without the granting of specific planning permission.

Reason: In the interests of protecting the character of the area and residential amenity (Cambridge Local Plan 2018 policies 52, 55, and 57).

11.0 Informatives

1 Highways

The granting of a planning permission does not constitute a permission or licence to a developer to carry out any works within, or disturbance of, or interference with, the Public Highway, and that a separate permission must be sought from the Highway Authority for such works.

2 Air Source Heat Pumps

The granting of permission and or any permitted development rights for any Air Source Heat Pump (ASHP) does not indemnify any action that may be required under the Environmental Protection Act 1990 for statutory noise nuisance. Should substantiated noise complaints be received in the future regarding the operation and running of an air source heat pump and it is considered a statutory noise nuisance at neighbouring premises a noise abatement notice will be served. It is likely that noise insulation/attenuation measures such as an acoustic enclosure and/or barrier would need to be installed to the unit in order to reduce noise emissions to an acceptable level.

To avoid noise complaints, it is recommended that operating sound from the ASHP does not increase the existing background noise levels by more than 3dB (BS 4142 Rating Level - to effectively match the existing background noise level) at the boundary of the development site and should be free from tonal or other noticeable acoustic features. In addition, equipment such as air source heat pumps utilising fans and compressors are liable to emit more noise as the units suffer from natural aging, wear and tear. It is therefore important that the equipment is maintained/serviced satisfactory, and any defects remedied to ensure that the noise levels do not increase over time.

3 Plant Noise Insulation

To satisfy the plant noise insulation condition, the rating level (in accordance with BS4142:2014+A1:2019) from all plant, equipment and vents etc (collectively) associated with this application should be less than or equal to the existing background sound level (LA90) at the boundary of the premises subject to this application and having regard to noise sensitive premises.

Tonal/impulsive sounds and other sound characteristics should be eliminated or at least considered in any assessment and should carry an additional correction (rating penalty) in accordance with BS4142:2014+A1:2019. This is to prevent unreasonable disturbance to other premises. This requirement applies both during the day (0700 to

2300 hrs over any one-hour period) and night time (2300 to 0700 hrs over any one 15 minute period).

It is recommended that the agent/applicant submits an acoustic prediction survey/report in accordance with the principles of BS4142:2014+A1:2019 "Methods for rating and assessing industrial and commercial sound" or similar, concerning the effects on amenity rather than likelihood for complaints. Noise levels shall be predicted at the application boundary having regard to neighbouring premises.

It is important to note that a full BS4142:2014+A1:2019 assessment is not required, only certain aspects to be incorporated into an acoustic assessment as described within this informative.

Such a survey / report should include: a large scale plan of the site in relation to neighbouring premises; sound sources and measurement / prediction points marked on plan; a list of noise sources; details of proposed noise sources / type of plant such as: number, location, sound power levels, frequency spectrums, directionality of plant, noise levels from duct intake or discharge points; details of noise mitigation measures (attenuation details of any intended enclosures, silencers or barriers); description of full acoustic calculation procedures; noise levels at a representative sample of noise sensitive locations and hours of operation.

Any report shall include raw measurement data so that conclusions may be thoroughly evaluated and calculations checked.

Background Papers:

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- Cambridge Local Plan 2018
- Cambridge Local Plan SPDs