



Planning Committee Date	6 th November 2024
Report to	Cambridge City Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	24/03157/FUL
Site	27 Hawkins Road
Ward / Parish	Kings Hedges
Proposal	Erection of a new dwelling along with single storey rear extension attached to No.27
Applicant	UK Kink Estate Ltd
Presenting Officer	Rachel Brightwell
Reason Reported to Committee	Third party representations
Member Site Visit Date	N/A
Key Issues	<ol style="list-style-type: none">1. Residential amenity impact2. Car parking and parking stress
Recommendation	APPROVE subject to conditions

1.0 Executive Summary

- 1.1 The application seeks permission for one two bed dwelling attached to No.27 Hawkins Road and a single storey rear extension at No.27.
- 1.2 The existing site comprises of an end of terrace property with a wrap-around garden fronting onto Hawkins Road.
- 1.3 The proposed single storey rear extension is considered to be of a modest scale and design and would read as a subservient addition to the original dwelling house.
- 1.4 Due to the scale, design and materials the proposed dwelling is considered to be in keeping with the character of the terrace and will not have an adverse impact on the character of the surrounding area.
- 1.5 The proposed development has been assessed in relation to overlooking, overshadowing and overbearing impact on neighbouring properties. The proposal is not considered to result in a significant residential amenity harm to neighbouring properties.
- 1.6 There are no highway safety concerns. The proposal will create a car parking space for the existing dwelling, which meets the requirements of policy 82 and Appendix L. The proposed dwelling will be a car free development. Due to the sustainable location of the site and proximity to the city centre, a car free development in this location is considered to be acceptable. Cycle parking is proposed to the front of the new dwelling.
- 1.7 Officers recommend that the Planning Committee approve the application subject to conditions.

2.0 Site Description and Context

None-relevant	x	Tree Preservation Order	
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	
Local Neighbourhood and District Centre		Article 4 Direction	

*X indicates relevance

- 2.1 27 Hawkins Road is an end of terrace property with a garden that extends from the front of the property, down the northeast side elevation and to the rear.
- 2.2 To the northeast of the site is a green space which separates the terrace to the neighbouring terrace on Jolley Way. To the south of the site there is a terrace of properties which sit perpendicular to the terrace where No.27 is situated. To the west of No.27 are the attached terrace properties which front onto Hawkins Road which is to the north of the site.

3.0 The Proposal

- 3.1 This proposal is for the erection of a new attached dwelling and a single storey rear extension to No.27 Hawkins Road.
- 3.2 The proposed single storey extension at No.27 will extend approximately 3.5m in length and will extend at full width of the property. The proposal will have a pitched roof design that is approximately 2.5m at the eaves and 3.6m at the ridge. The proposed materials are brick to match the existing and metal sheet roofing to match the main roof.
- 3.3 The proposed dwelling will be a two bed three-person occupancy dwelling.
- 3.4 The proposed dwelling will be attached to No.27 on the northeast side elevation, continuing the form and design of the terrace. To the rear a two storey gable projection is proposed that will extend approximately 2.4m in length, the gable end will align to the height of the eaves and ridge of the main dwelling.
- 3.5 The proposed materials are to match the horizontal cladding on the front elevation, existing brick and metal sheet roofing of the existing properties within the terrace.
- 3.6 The proposed dwelling will be a car free development with a cycle store proposed attached to the front elevation.

4.0 Relevant Site History

- 4.1 No site history.

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

Equalities Act 2010

Planning and Compulsory Purchase Act 2004

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

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 30: Energy-efficiency improvements in existing dwellings

Policy 31: Integrated water management and the water cycle

Policy 32: Flood risk

Policy 35: Human health and quality of life

Policy 36: Air quality, odour and dust

Policy 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 58: Altering and extending existing buildings

Policy 67: Protection of open space

Policy 69: Protection of sites of biodiversity and geodiversity importance

Policy 81: Mitigating the transport impact of development

Policy 82: Parking management

5.3 Neighbourhood Plan

N/A

5.4 Supplementary Planning Documents

Biodiversity SPD – Adopted February 2022

Sustainable Design and Construction SPD – Adopted January 2020
Cambridgeshire Flood and Water SPD – Adopted November 2016
Health Impact Assessment SPD – Adopted March 2011

6.0 Consultations

6.1 Local Highways Authority – No Objection

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

6.3 Sustainable Drainage Officer – No response

- 6.4 No response received.

6.5 Senior Sustainability Officer – No Objection

- 6.6 Subject to conditions relating to carbon reduction and water efficiency and an informative relating to better than 110 litres/person/day for water demand.

6.7 Landscape Officer – No comments

- 6.8 Landscape Officers do not provide comments on minor applications.

6.9 Ecology Officer – No Objection

Subject to ecological enhancement condition.

6.10 Environmental Health – No Objection

- 6.11 Subject to conditions limiting the hours of demolition and construction works. Have recommended that if the proposed ASHP does not fall within permitted development that a condition is added regarding plant noise.

7.0 Third Party Representations

- 7.1 Two representations have been received.

- 7.2 Those in objection have raised the following issues:

- Residential amenity impact (impacts on daylight, sunlight and enclosure)
- Car parking and parking stress
- Potential use as an HMO

- 7.3 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 Principle of Development

- 8.2 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.
- 8.3 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.
- 8.4 The principle of development for a two-bed dwelling within the residential curtilage of No.27 is considered acceptable provided that the proposal meets the requirements of Policy 52 which have been set out throughout this report.
- 8.5 The principle of the development is acceptable and in accordance with policies 3 and 52 of the Local Plan (2018).

8.6 Design, Layout, Scale and Landscaping

- 8.7 Policies 52, 55, 56, 57, 58 and 59 seek to ensure that development responds appropriately to its context, is of a high quality, reflects or successfully contrasts with existing building forms and materials and includes appropriate landscaping and boundary treatment.
- 8.8 The proposed single storey rear extension cannot be considered under permitted development as the length extends 0.5m further than the length allowed under permitted development. Due to the height at the eaves and ridge, the proposal meets the height requirements of permitted development for a single storey rear extension.
- 8.9 Overall, the proposed single storey rear extension at No.27 is considered to be of a modest scale and design and would read as a subservient addition to the original dwelling house. Given that the proposed materials are to match the existing brick and metal sheet roofing, the proposal is in keeping with the character of the existing dwelling.
- 8.10 The proposed dwelling will be located at the end of the terrace, attached to No.27. The proposal will align to the height of the ridge and eaves of the adjoining dwelling. Due to its scale, massing and design the proposed dwelling will continue the form of the terrace. For this reason, the proposal will not appear out of character within the street scene.

- 8.11 Due to the modest length of the proposed gable rear projection, it will not have a harmful impact on the appearance of the dwelling within the surrounding area, particularly in views from the adjacent green space.
- 8.12 Due to the distance of separation between the properties to the northeast on Jolley Way and to the rear and that the dwelling will be set off the boundary of the site, the proposed dwelling will not appear cramped and contrived within the wider street scene.
- 8.13 The proposed materials are brick to match the existing brick and sheet metal cladding of the existing terrace. The proposal will therefore be in keeping with the character of the existing terrace, therefore will not appear out of character in the surrounding area.
- 8.14 A landscaping condition will be added to ensure that the boundary treatments are suitable, and the development is suitably integrated into the surrounding area.
- 8.15 The cycle store proposed to the front will have a flat roof, the plans show that the roof will be a green roof. Policy 31 of the Cambridge Local Plan requires all flat roofs to be green/biodiverse roofs. A condition will be added to this effect.
- 8.16 The form height and layout of the proposed development is considered to be appropriate to the surrounding pattern of development and the character of the area, therefore complying with criteria a) of policy 52.
- 8.17 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, 58 and 59.

8.18 Amenity

- 8.19 Policy 35, 50, 52 and 58 seek to preserve the amenity of neighbouring and / or future occupiers in terms of noise and disturbance, overshadowing, overlooking or overbearing and through providing high quality internal and external spaces.
- 8.20 Neighbouring Properties
- 8.21 Impact on No.29
- 8.22 Third party representations have raised concerns with the impact of the proposal on the adjoining neighbour, No.29. Concerns have been raised that the proposed single storey extension will have an enclosing impact and will overshadow the rear garden of No.29.
- 8.23 The rear elevations of the terrace are southeast facing. The proposed single storey extension therefore may result in the loss of some morning light to the rear elevation and garden of No.29. However, when

considering the pitched roof design, height at the boundary and that the extension is 3.5m long (an extension of scale 3m can be achieved under permitted development), the additional 0.5m in length is not considered to result in a harmful loss of light to No.29 that is reasonable to warrant refusal.

- 8.24 When considering the pitch of the roof and that the proposal will be approximately 2.5m in height at the boundary the proposal is not considered to have a significantly overbearing impact on No.29. Due to the scale and massing of the proposal and the length of the garden retained, the proposal is not considered to have a harmful enclosing impact on the garden of No.29.
- 8.25 The proposed ground floor window on the rear elevation will not harmfully overlook neighbours.
- 8.26 The proposed two storey rear projection of the new dwelling will be approximately 5.8m from the boundary with No.29. Due to this distance of separation and the modest length of the projection the proposal is not considered to result in an overbearing impact or significant loss of light to No.29.
- 8.27 Impact of Proposed Dwelling on No.27
- 8.28 Given that the proposed single storey extension at No.27 will project approximately 1m further than the rear elevation of the proposed dwelling, the proposed dwelling will not have an overbearing impact or cause a loss of light to No.27.
- 8.29 The two-storey projection will extend approximately 2.4m further than the rear elevation of No.27. The proposal will not obstruct the 45-degree line from the bedroom window on the first floor of No.27. The proposal will obstruct the 45-degree line from the eastern first floor window at No.27, this window serves a bathroom therefore will be obscurely glazed. The proposal therefore will not result in a harmful loss of light to this window. A condition will be added to ensure that the window is obscurely glazed.
- 8.30 When considering the scale, massing and siting of the proposed two storey projection and due to the length of the proposed single storey at No.27, the proposed dwelling will not have an overbearing impact on No.27.
- 8.31 The proposed first floor window will overlook the rear gardens of properties within the terrace and the front garden of No.73. The first-floor window is not considered to harmfully overlook the rear gardens any more so than the existing first floor windows at the other properties within the terrace. Due to the distance of separation between the window and No.73s front garden and when considering that there are no windows located on the side elevation of No.73 the proposed dwelling will not harmfully overlook No.73.

8.32 A window is proposed at first floor level on the northeast side elevation of the proposed dwelling. Given that this window is to serve the landing and will outlook onto the green space it is considered not to harmfully overlook neighbours.

8.33 Impact of No.27 on Proposed Dwelling

8.34 It is considered that the proposed single storey extension by virtue of its scale, massing and siting would not result in a significant amenity impact to the proposed dwelling.

8.35 Future Occupants

8.36 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).

8.37 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	2	3	2	70	71	+1

8.38 The proposed dwelling meets the size requirements for a two-bedroom dwelling. Both the bedrooms exceed the space standards.

8.39 Garden Sizes

8.40 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.

8.41 The rear garden space retained for No.27 will be approximately 53m². The rear garden space for the proposed dwelling will be approximately 50m². The proposed gardens are considered to be sufficient in size to accommodate space for table and chairs, drying washing and circulation space. The proposal therefore is compliant with policy 50 of the Local Plan.

8.42 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. 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.

8.43 Construction and Environmental Impacts

8.44 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.

8.45 The Council's Environmental Health team have assessed the application and recommended that conditions are added relating to the hours of demolition and construction works.

8.46 An air source heat pump is proposed in the rear garden of the proposed dwelling which will be sited along the northeast boundary. Given that the air source heat pump will not be located within 1m of the boundary with neighbours it can be installed under permitted development provided that its installation complies with the MCS020 noise standards for heat pumps. A condition will be added to ensure that the air source heat pump meets the standards of permitted development.

8.47 Summary

8.48 The proposal is not considered to have a harmful impact on the amenity and privacy of neighbouring, existing and the proposed property, therefore complying with criteria b) and c) of policy 52.

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

8.50 Highway Safety and Transport Impacts

8.51 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.

8.52 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.

8.53 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.

- 8.54 The proposed dwelling and single storey extension to No.27 are not considered to give rise to any adverse effect upon the Public Highway.
- 8.55 The proposal accords with the objectives of policy 80 and 81 of the Local Plan and is compliant with NPPF advice.
- 8.56 **Cycle and Car Parking Provision**
- 8.57 Cycle Parking
- 8.58 The Cambridge Local Plan (2018) supports development which encourages and prioritises sustainable transport, such as walking, cycling and public transport. Policy 82 of the Cambridge Local Plan (2018) requires new developments to comply with the cycle parking standards as set out within appendix L which for residential development states that one cycle space should be provided per bedroom for dwellings of up to 3 bedrooms. These spaces should be located in a purpose-built area at the front of each dwelling and be at least as convenient as car parking provision. To support the encourage sustainable transport, the provision for cargo and electric bikes should be provided on a proportionate basis.
- 8.59 Cycle storage is proposed to the front of the new dwelling within an enclosed store that is attached to the front elevation. The proposed cycle store is considered to be sufficient in size to accommodate the required quantum of cycles, is covered and the location is considered to be convenient.
- 8.60 The cycle storage for the existing property is located within the rear garden of the property which is accessed from the rear via to the access road. Although the cycle parking is located to the rear of the property it is considered to be in just as a convenient location than the car parking which is also proposed to the rear. The cycle parking is considered to be sufficient in size for the number of spaces required however no details of the enclosure have been provided, a condition will be added to require the details of the cycle parking to be submitted and approved by the LPA.
- 8.61 Car parking
- 8.62 Policy 82 of the Cambridge Local Plan (2018) requires new developments to comply with, and not exceed, the maximum car parking standards as set out within appendix L. Outside of the Controlled Parking Zone the maximum standard is no more than 1.5 spaces per dwelling for up to 2 bedrooms and no less than a mean of 0.5 spaces per dwelling up to a maximum of 2 spaces per dwelling for 3 or more bedrooms. Inside the Controlled Parking Zone the maximum standard is no more than one space per dwelling for any dwelling size. Car-free and car-capped development is supported provided the site is within an easily walkable and cyclable distance to a District Centre or the City Centre, has high public transport accessibility and the car-free status can be realistically enforced by planning obligations and/or on-street controls. The Council

strongly supports contributions to and provision for car clubs at new developments to help reduce the need for private car parking.

- 8.63 No car parking spaces will be provided for the proposed dwelling.
- 8.64 One car parking space is to be provided for No.27 to the rear of site where the existing garage is currently located. The car parking space will be accessed via the rear access road. There is space within the access road to allow for turning so that vehicles can approach Hawkins Road in a forward gear.
- 8.65 Concerns have been raised that the proposed dwelling may increase the demand for on-street car parking on Hawkins Road and other surrounding streets.
- 8.66 Hawkins Road Way is in close proximity to public transport links to the city centre and the area is equipped for active travel arrangements. For these reasons, the site is considered to be situated within a sustainable location and therefore is not deemed car dependent. When considering that the proposed dwelling has two bedrooms the number of residents will be limited. The proposed dwelling is therefore not considered to cause a significant demand in parking on the surrounding streets.
- 8.67 The Greater Cambridge Sustainable Design and Construction SPD outlines the standards for EV charging at one slow charge point for each dwelling with allocated parking, one slow charge point for every two dwellings with communal parking (at least half of all non-allocated parking spaces) and passive provision for all the remaining car parking spaces to provide capability for increasing provision in the future.
- 8.68 Given that no car parking space will be provided for the proposed dwelling and one space will be provided for the existing dwelling, in this instance it is not considered to be reasonable to require an EV charging point.
- 8.69 The provision for parking for the existing property and proposed property are considered to be adequate and therefore comply with criteria d) of policy 52.
- 8.70 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.
- 8.71 **Water Management and Flood Risk**
- 8.72 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.
- 8.73 The site is in Flood Zone 1 and is therefore considered at low risk of flooding.

- 8.74 The Drainage Officer has not provided comments on the application, however in this case the proposal is considered acceptable subject to conditions regarding surface and foul water drainage.
- 8.75 Subject to conditions the proposal is in accordance with Local Plan policies 31 and 32 and NPPF advice.
- 8.76 **Carbon Reduction and Sustainable Design**
- 8.77 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.
- 8.78 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 and for non-residential buildings to achieve full credits for Wat 01 of the BREEAM standard for water efficiency and the minimum requirement associated with BREEAM excellent for carbon emissions.
- 8.79 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.
- 8.80 An air source heat pump is proposed to provide renewable energy source for the proposed dwelling.
- 8.81 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.
- 8.82 The applicants have suitably addressed the issue of sustainability and renewable energy and the proposal is in accordance is compliant with Local Plan policies 28 and 29 and the Greater Cambridge Sustainable Design and Construction SPD 2020.
- 8.83 **Biodiversity**
- 8.84 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.

8.85 The application has been subject to formal consultation with the Council's Ecology Officer, who raises no objection to the proposal and recommends that an ecological enhancement condition is added.

8.86 The impacted qualifying habitat on site does not exceed the size requirement (25sqm) for a Biodiversity Net Gain of 10% to be provided on site. Although, as demonstrated in the small site metric and calculation summary, an uplift will be provided on site which is welcomed. An ecological enhancement condition will be added to enhance the biodiversity of the site.

8.87 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).

8.88 **Other Matters**

8.89 Bins

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

8.91 The bins are proposed to be stored within the rear gardens of the existing property and the proposed dwelling. Given that the bins for the existing property are currently stored within the garden and the bins can be collected from the rear of the site at the end of the access road, the storage of the bins in the rear garden is considered to a suitable location.

8.92 No details of the bin stores have been provided, a condition will be added to ensure that the details are submitted to and approved by the LPA.

8.93 **Third Party Representations**

8.94 Third party representations have raised concern that the existing dwelling has been used as an HMO and that the proposed dwelling may be used as an HMO. This proposal is not seeking permission for the dwelling to be used as an HMO, this application therefore cannot be assessed on a speculative use.

8.95 **Planning Balance**

8.96 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).

- 8.97 The proposed development is appropriate for its location and is in keeping with the character of the immediate context.
- 8.98 Whilst the proposed single storey extension may result in minor residential amenity harm to No.29, it is not considered to result in a significant level of harm that is unacceptable in this instance. The proposed dwelling is not considered to cause unacceptable harm to the amenity or living conditions of neighbouring occupiers.
- 8.99 The proposed dwelling meets the space standards set out in Policy 50 and the garden sizes of the proposed dwelling and existing dwelling are considered to be sufficient in size. The proposal will therefore provide sufficient amenity for future occupiers.
- 8.100 Third party representations have also raised concern regarding the proposals impact on the demand in car parking in the surrounding streets. The proposal will create one car parking space for the existing dwelling, which meets the parking requirements in the Local Plan. Due to the sustainable location of site, a car-free development in this location is acceptable and the proposed dwelling is therefore not considered to have a significant impact on the demand in parking. The proposal will comply with cycle parking requirements.
- 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

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- Drawings

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

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

3- Ecological enhancement

No development above ground level shall take place until a scheme of ecological enhancement has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the features to be enhanced, recreated and managed for species of local importance both in the course of development and in the future. The scheme shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority.

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

4 – Surface water drainage

No development above ground level, other than demolition, shall commence until a scheme for the provision and implementation of surface water drainage has been submitted to and approved in writing by the Local Planning Authority. The scheme shall 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).

5- Foul water drainage

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).

6- Carbon reduction and water efficiency

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).

7- Water efficiency

Water efficiency measures for the scheme shall be implemented in accordance with the optional requirement as set out in Part G of the Building Regulations, which requires all dwellings to achieve a design standards of water use of no more than 110 litres/person/day.

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).

8- Cycle parking details

The development shall not be occupied or the permitted use commenced, until details of facilities for the covered, secure parking of cycles for use in connection with No.27 Hawkins Road have been submitted to and approved in writing by the Local Planning Authority. The details shall include the means of enclosure, materials, type and layout of the cycle store. A cycle store proposed with a flat / mono-pitch roof shall include plans providing for a green roof. Any green roof shall be planted / seeded with a predominant mix of wildflowers which shall contain no more than a maximum of 25% sedum planted on a sub-base being no less than 80 millimetres thick. The cycle store and green roof as appropriate shall be provided and planted in full in accordance with the approved details prior to occupation or commencement of use and shall be retained as such.

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

9 – Bin store details

The development shall not be occupied or the permitted use commenced, until details of secure storage of bins for use in connection with the development have

been submitted to and approved in writing by the Local Planning Authority. The details shall include the means of enclosure, materials, type and layout of the bin store. If a flat roof is proposed it is required to be a green/biodiverse roof. Any green roof shall be planted / seeded with a predominant mix of wildflowers which shall contain no more than a maximum of 25% sedum planted on a sub-base being no less than 80 millimetres thick. The bin store and green roofs as appropriate shall be provided and planted in full in accordance with the approved details prior to occupation or commencement of use and shall be retained as such.

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

10- M4(2) Accessible dwellings

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)

11- Demolition/construction hours

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

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

12 – Green roof

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

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

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

Reason:

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

13- Obscure glazing

The development, hereby permitted, shall not be occupied until the eastern first floor window in the rear elevation of No.27 Hawkins Road has, 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 Policy 58)

14 – 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 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 (for new buildings) and/or 58 (for extensions)).

Informatives

1 - Noise and dust

The applicant should take all relevant precautions to minimise the potential for disturbance to neighbouring residents in terms of noise and dust during the construction phases of development.

This should include the use of water suppression for any stone or brick cutting and advising neighbours in advance of any particularly noisy works.

The granting of this planning permission does not indemnify against statutory nuisance action being taken should substantiated noise or dust complaints be received. For further information please contact the Environment Planning Team.

2- Better than 110

In response to the water scarcity issues that the Cambridge Water revised draft Water Resources Management Plan, September 2023, is seeking to respond to, the Council seeks to encourage all applicants to achieve a design standard of water use of no more than 100 litres/person/day.

3- Air source heat pump

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.

The applicant should take all relevant precautions to minimise the potential for disturbance to neighbouring residents in terms of noise and dust during the construction phases of development. This should include the use of water suppression for any stone or brick cutting and advising neighbours in advance of any particularly noisy works.

The granting of this planning permission does not indemnify against statutory nuisance action being taken should substantiated noise or dust complaints be received. For further information please contact the Environment Planning Team.

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