



Planning Committee Date	4 th December 2024
Report to Lead Officer	Cambridge City Council Planning Committee Joint Director of Planning and Economic Development
Reference	24/01241/FUL
Site	6-8 Grantchester Road, Newnham Cambridge CB3 9ED
Ward / Parish	Newnham
Proposal	Amalgamation of 2 No. plots and the demolition of the existing dwellings and the erection of 1 No. self-build Passivhaus dwelling.
Applicant	Mrs Helene Kotter
Presenting Officer	Dominic Bush
Reason Reported to Committee	Third party representations Councillor call in due to: <ul style="list-style-type: none">• Scale and massing• Ecological/ biodiversity impacts
Member Site Visit Date	N/A
Key Issues	1. Design, scale and layout 2. Residential amenity 3. Heritage assets
Recommendation	APPROVE subject to conditions

1.0 Executive Summary

- 1.1 The application seeks permission for the amalgamation of 2 No. plots and the demolition of the existing dwellings and the erection of 1 No. self-build Passivhaus dwelling.
- 1.2 The application follows a previous preapplication at the site in which the principle of the proposal and the modern design of the replacement dwelling was largely supported. Amendments to the scheme have been made following this previous iteration and it is now considered that the scale and design of the proposed building is acceptable within this context. The design, whilst notably more contemporary than the majority of the surrounding context, is considered to successfully contrast with its setting and takes visual notes from neighbouring buildings including the listed No. 2 & 2A.
- 1.3 Officers recommend that the Planning Committee approve the application.

2.0 Site Description and Context

None-relevant		Tree Preservation Order	X
Conservation Area		Local Nature Reserve	
Listed Building		Flood Zone 2	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 The application site is located within an almost entirely residential area with the application site comprising two detached properties, No.6 and No.8 Grantchester Road. Both existing properties front onto Grantchester Road to the east following the strong surrounding built form, with larger rear gardens extending to the west, to the boundary with Bolton's Pit. The site contributes to and forms part of the verdant character and appearance of the surrounding area with a large number of trees and hedgerows forming property boundaries.
- 2.2 The site is located within the city of Cambridge and is not within a conservation area. The Grade II listed buildings of No.2 and No.2A Grantchester Road are both within relatively close proximity to the application site separated by a couple of neighbouring properties to the north of the application site. The western extent of the site is located within Flood Zone 2, as well as an area of TPO encompassing the western half of the site.
- 2.3 The form of the surrounding area is relatively uniform with a continuous frontage along the western side of Grantchester Road. The surrounding properties vary in their design and architectural styling however, ranging

from the listed Properties designed by Sandy Wilson to the North of the site contrasting with the more traditional properties found along other parts of the road.

3.0 The Proposal

- 3.1 This application is proposing the amalgamation of 2 No. plots and the demolition of the existing dwellings and the erection of 1 No. self-build Passivhaus dwelling.
- 3.2 The application site as existing comprises the two detached residential dwellings of No.6 and No.8 Grantchester Road. This development is proposing the demolition of these dwellings and their replacement with a single residential property that is internally capable of separation into two dwellings. Any such change would however require a planning application for subdivision and therefore this application is to be determined on the basis that the property is a single unit.
- 3.3 The proposed dwelling being a single unit within a site currently comprising two is larger in scale than either of the existing units and is two and a half storeys in height with a second floor within the roof form. As a result, the proposed dwelling is comparable in height to the neighbouring properties. It is evident that the proposed dwelling is significantly more contemporary in appearance than the existing properties within the site. However, owing to the variety in design amongst the street scene and surrounding residential properties, the contemporary design is considered to be appropriate.
- 3.4 Further information has been received during the process of the application to address comments received from consultees.

4.0 Relevant Site History

Reference	Description	Outcome
22/50254/PREAPP	Amalgamate two plots and replace existing houses with new Passivhaus standard single family home	PREAPP AMBER
17/2060/FUL	Relocation of existing dropped kerb access and erection of brick wall to front boundary, including sliding vehicle access gate and pedestrian access gate.	Permitted

- 4.1 The previous preapplication on the site established initial discussions around this proposal. Within the response to this preapplication, the principle of the amalgamation of the two plots was considered to be acceptable. The loss of a single residential unit was considered to be outweighed by the provision of a self-build unit built to Passivhaus

standards. It was also agreed within the preapplication that the principle of the modern design was considered to be acceptable in this context.

5.0 Policy

5.1 National

National Planning Policy Framework 2023

National Planning Practice Guidance

National Design Guide 2021

Environment Act 2021

Conservation of Habitats and Species Regulations 2017

Technical Housing Standards – Nationally Described Space Standard (2015)

ODPM Circular 06/2005 – Protected Species

Circular 11/95 (Conditions, Annex A)

5.2 Cambridge Local Plan 2018

Policy 1: The presumption in favour of sustainable development

Policy 3: Spatial strategy for the location of residential development

Policy 28: Sustainable design and construction, and water use

Policy 29: Renewable and low carbon energy generation

Policy 31: Integrated water management and the water cycle

Policy 32: Flood risk

Policy 34: Light pollution control

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 61: Conservation and enhancement of historic environment

Policy 62: Local heritage assets

Policy 69: Protection of sites of biodiversity and geodiversity importance

Policy 70: Protection of priority species and habitats

Policy 71: Trees

Policy 80: Supporting sustainable access to development

Policy 81: Mitigating the transport impact of development

Policy 82: Parking management

5.3 Neighbourhood Plan

N/A

5.4 Supplementary Planning Documents

Biodiversity SPD – Adopted February 2022

Sustainable Design and Construction SPD – Adopted January 2020

Cambridgeshire Flood and Water SPD – Adopted November 2016

Trees and Development Sites SPD – Adopted January 2009

6.0 Consultations

6.1 County Highways Development Management – No Objection

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

- Access falls and levels
- Access materials
- Traffic management plan
- Heavy construction vehicle access times

6.3 Conservation Officer – No Objection

6.4 No objection to the proposed development.

6.5 Ecology Officer – Object / No Objection

6.6 Comments 07.05.2024:

Further information is required in the form of ecological appraisals and bat surveys.

6.7 Comments 22.10.2024:

The information provided identified no bat roosts within either property, whilst the lighting information is sufficient to result in a betterment on the current houses and gardens. There is no objection to the proposal subject to conditions regarding:

- Biodiversity lighting strategy
- Construction Ecological management plan
- Green roofs
- Ecology enhancement

6.8 Tree Officer – No Objection

6.9 No objection to the proposed development subject to adequate replacement planting. Conditions requested regarding:

- Tree protection plan and Arboricultural method statement
- Tree protection compliance
- Replacement planting details
- Replacement planting protection

6.10 Environmental Health – No Objection

6.11 Comments 07.05.2024:

Further information with regards to the noise impact of the proposed air source heat pumps is require to assess their impacts.

6.12 Comments 28.10.2024:

The detail within the provided noise impact assessment is considered to be acceptable. There is therefore no objection to the proposal subject to conditions regarding:

- Construction hours
- Dust
- Piling
- Noise compliance

6.13 Sustainability Officer – No objection

6.14 Whilst noted that the proposal involves the demolition of existing buildings, the high standard to which the proposed dwelling is to be built is such that the approach is considered acceptable. conditions are requested regarding:

- Water efficiency
- Passivhaus certification

6.15 South Newnham Neighbourhood Forum - Objects

6.16 Objects to the proposed development due to its scale, likely biodiversity impacts, neighbour amenity impacts and dominance of neighbouring dwellings.

7.0 Third Party Representations

7.1 63 representations have been received.

7.2 Those in objection have raised the following issues:

- Principle of development
- Character, appearance and scale, Impact on the Street Scene
- Density and overdevelopment
- Heritage impacts
- Residential amenity impact (impacts on daylight, sunlight, enclosure, privacy, noise and disturbance)
- Construction impacts
- Highway safety
- Cycle parking provision
- impact on/ loss of biodiversity & insufficient information to assess impact
- Impact on and loss of trees
- Flooding

- Loss of a dwelling within the site
- Use of the building for business
- Structural integrity of neighbouring houses
- Embodied carbon through demolition and rebuild
- Impact on the setting of Bolton's Pit
- Quantity of car parking
- Light pollution

7.3 Those in support have raised cited the following reasons:

- Sustainability enhancements of the proposed dwelling
- The scale of the proposed dwelling is in keeping with the context
- Supports the design of the dwelling
- Protection of privacy of neighbouring properties
- The design is in keeping with the variety along Grantchester Road.
- Screening of the proposed dwelling from the Sensitive Bolton's Pit
- Possibility for the dwelling to be split in the future
- Improvements to local biodiversity

8.0 Member Representations

9.0 The application has been called into planning committee by Cllr Clough and Cllr Glasberg due to concerns regarding:

- Scale and massing
- Ecological/ biodiversity impacts

10.0 Local Interest Groups and Organisations / Petition

10.1 Cambridge Past, Present and Future has made a representation (objecting to) the application on the following grounds:

-Sustainability impacts as a result of demolition & rebuild as opposed to retrofitting.

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

11.0 Assessment

11.1 Principle of Development

11.2 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.

11.3 The proposed development would retain the residential use of the site, whilst it is acknowledged that historically the site was used by a single dwelling, it has for a number of years housed two separate detached dwellings. The proposal would therefore result in a net reduction of residential units within the application site. It is noted that the design of the proposed dwelling has been proposed with the separation into multiple units in the future in mind. However, it should be understood that this application is for a single proposed residential dwelling within the site, any future subdivision of the building and site is not a consideration of this application and would itself require planning permission.

11.4 A number of third-party comments have been received raising concern with the net loss of a residential unit within the site. Whilst it is noted that Policy 3 of the Local Plan states that in order to maintain housing provision, planning permission to change housing to land to other uses will only be supported in exceptional circumstances. In this case, outside of any conservation area, it is acknowledged that the demolition of the existing dwellings would not require planning permission. Therefore, the net loss of a dwelling cannot reasonably be considered an in-principle reason for refusal.

11.5 The principle of the development is acceptable and in accordance with policy 3 of the Cambridge Local Plan 2018.

11.6 Design, Layout, Scale and Landscaping

11.7 Policies 55, 56, 57, and 59 seek to ensure that development responds appropriately to its context, is of a high quality, reflects or successfully contrasts with existing building forms and materials and includes appropriate landscaping and boundary treatment.

11.8 The existing application site comprises the residential dwellings of No.6 and No.8 Grantchester Road, their separate accesses onto Grantchester Road and the rear gardens that extend to the edge of Bolton's Pit Lake to the west. The two existing dwellings are both relatively large, detached dwellings that are set within large verdant plots. There is, along Grantchester Road, a large variation in the form of the residential dwellings, ranging from large, detached units to semi-detached pairs and smaller single storey dwellings such as No.4a located within smaller plots that have been subdivided over time. This variation is considered to extend to the design and appearance of the buildings, whilst a number of those on the western side of Grantchester Road are more traditional in appearance, there are a number of exceptions to this, perhaps most evidently, Nos. 2 and 2A which are the now Grade II listed Sandy Wilson buildings constructed mostly from concrete and far more unconventional in appearance.

11.9 This application is proposing the development of the large site area for a single residential dwelling. The siting of the proposed dwelling is considered to follow the uniform building line on the western side of

Grantchester Road, there are elements, owing to the uneven front elevation that project slightly forward of the adjoining neighbouring properties to either side of the site. However, this minor forward projection is not considered to be significantly harmful to the character and appearance of the area and the proposed dwelling would not appear overly dominant when viewed from along Grantchester Road to the north or south.

- 11.10 Third party comments have also raised concerns regarding the encroachment of built form towards the edge of Bolton's Pit to the west. As highlighted in the Block Plan provided, the rear elevation of the dwelling would extend beyond that of many of the properties to the south along Grantchester Road. However, No.4a for example, to the north of the site, is such that its rear elevation is notably closer to the lake than the proposed dwelling. It is therefore not considered that the proposed siting of the dwelling would be harmful to the character of the surrounding area for this reason.
- 11.11 The front of the site is designed such that there would be two, separate vehicular accesses into the site from Grantchester Road, one to the northern end of the site as approved under a previous application, with a new proposed access to the southern end of the site, with the two separated by soft landscaping and a pedestrian access gate and walkway. This access arrangement, where other dwellings in the area have multiple accesses converging to the front, is considered to be acceptable.
- 11.12 It is acknowledged by officers, that, as raised by multiple third parties, the proposed dwelling is significant in its scale. Measuring approximately 25 metres in depth and 23.5 metres in width, the footprint of the proposed dwelling exceeds that of the two existing properties combined. The height of the proposed dwelling at approximately 10.3 metres at the highest point is however, comparable to that of the surrounding neighbouring properties. Most notably, No. 4 Grantchester Road, immediately to the north of the site measures approximately 10 metres in height to the ridge. Whilst marginally taller therefore than the immediate neighbouring properties, officers do not consider that the proposed dwelling would appear overly large with regards to its height when viewed from the public realm along Grantchester Road. Additionally, following the preapplication advice given previously, the saw tooth roof has been set back approximately 1-2 metres from the limestone band that extends around the first floor of the building, helping to mitigate the visual bulk and massing.
- 11.13 The width of the dwelling, comprising a large amount of the total width of the site, is indeed greater than the majority of the surrounding buildings, although less than Nos. 2&2a. It would, however, be comparable to the width of the pairs of semi-detached units to the south of the site and No.27 to the east side of Grantchester Road. Whilst it is noted that in these cases the built form comprises two dwellings as opposed to one in this case, the massing of the built form is somewhat comparable. Whilst larger than most of the surrounding buildings, the width of the proposed dwelling

is not considered to be significantly harmful to the character of the street scene.

- 11.14 The depth of the proposed dwelling is exacerbated by the large single storey element to the rear, such that the two-storey depth of the building makes up only approximately 14 metres of the 25-metre total depth. This single storey element to the rear would be almost entirely screened from view from the public realm and would be in line with the rear elevation of No.4a to the North. Therefore, the scale of the proposed development is considered to be acceptable in this context.
- 11.15 A number of the properties along both sides of Grantchester Road have pitched roofs with either hipped or gable ends, with a few exceptions to this, most evidently, No.4A and Nos. 2 and 2A to the north of the application site. These neighbouring properties also form the clearest variations from the traditional appearance of most of the surrounding buildings.
- 11.16 The design of the proposed dwelling within this application is clearly aimed to be contemporary rather than following the more traditional appearance of a number of neighbouring properties or the existing buildings of No.6 & 8. This contemporary appearance is a result of the choice of materials and a number of the key design features, one of which is the roof form, being a variation of a saw tooth roof that slightly steps up in height from south to north. This design feature is undoubtedly a standout element of the proposed design, it is not however considered in itself harmful to the appearance of the building or the area. Indeed, from the views along Grantchester Road the top floor of the building would be partly screened by a variety of planting to the eastern and northern elevations. Full details of this planting have not been received but will be controlled by way of a landscaping condition to ensure that it is given suitable conditions in which to grow and therefore provide screening of the roof.
- 11.17 The materials proposed in the external construction of the dwelling also contribute to its modern appearance, with large limestone sheets, timber cladding with detailing such as louvres to break up the elevations. The limestone sheeting proposed on the wrap around element at first floor would be of a similar white colour to match the render used on a number of neighbouring properties with the timber and aluminium detailing differentiating the proposed dwelling and giving it its modern appearance.
- 11.18 For the above reasons, given the variation of design of surrounding properties, it is not considered that the proposed dwelling, by virtue of its contemporary appearance would be unduly harmful to the character and appearance of the area. It is suggested that a condition is attached to any permission requiring details of any timber cladding be submitted, along with a sample of the limestone to ensure that they are high quality as would be required for a contrasting appearance such as this.

- 11.19 Given the required high-quality design of the proposed dwelling in order to be acceptable in this context, it is considered reasonable to restrict permitted development rights within class A, B and E to ensure that this remains the case.
- 11.20 Overall, the proposed development is a high-quality design that would contribute positively to its surroundings and be appropriately landscaped. The proposal is compliant with Cambridge Local Plan (2018) policies 55, 56, 57 and 59 and the NPPF.

11.21 Trees

- 11.22 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.
- 11.23 The application is accompanied by an Arboricultural report detailing the trees to be retained and those to be removed. In total there are 5 trees proposed to be removed within the site. The trees proposed to be removed include G6 which is a young category C apple tree within the centre of the site currently between the two dwellings. T7 and T8 are also proposed to be removed from the front of the site and are category U and C respectively, G10 to be removed is a category C group of mixed shrubs and T11 is the final tree to be removed, a category C bay tree. Of these trees to be removed none are considered to be located within the tree preservation order area, and therefore, none are likely to be protected.
- 11.24 The Council's Tree Officer has advised that owing to their relatively low value within an area that is home to a number, more mature trees, there is no objection to the proposed development. This however is subject to adequate replacement planting to be secured via a condition on any permission granted. Conditions are also requested regarding tree protection and an arboricultural method statement, compliance with this information, and protection of any replacement planting for a period of 5 years. All of these conditions, given the works proposed to the trees within the site, are considered reasonable and necessary to mitigate any significant impact.
- 11.25 Subject to conditions as appropriate, the proposal would accord with policies 59 and 71 of the Local Plan.

11.26 Heritage Assets

- 11.27 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that a local authority shall have regard to the desirability of preserving features of special architectural or historic interest, and in particular, Listed Buildings. Section 72 provides that special attention shall

be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.

- 11.28 Para. 205 of the NPPF set out that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation, and the more important the asset, the greater the weight should be. Any harm to, or loss of, the significant of a heritage asset should require clear and convincing justification.
- 11.29 Policy 61 of the Cambridge Local Plan (2018) requires development to preserve or enhance the significance of heritage assets, their setting and the wider townscape, including views into, within and out of the conservation area.
- 11.30 The application site is located within relatively close proximity to the Grade II listed Nos.2 and 2A Grantchester Road to the north of the application site. It is not however considered, in line with the comments received from the council's conservation officer, that the proposal would cause any harm to the setting of these listed buildings.
- 11.31 It is considered that the proposal, by virtue of its scale, massing and design, would not harm the setting of listed buildings. The proposal would not give rise to any harmful impact on the identified heritage assets and is compliant with the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990, the NPPF and Local Plan policy and 61.

11.32 Carbon Reduction and Sustainable Design

- 11.33 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.
- 11.34 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.
- 11.35 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.
- 11.36 It is noted that a number of concerns have been raised by third parties in regard to the scheme due to the embodied carbon and sustainability impacts as a result of the demolition of the existing buildings and rebuilding as opposed to retrofitting the current buildings within the site.

- 11.37 Officers acknowledge that through the process of demolition and rebuilding there is by virtue an increase in embodied carbon as a result of the proposed development. Given that the application site is not located within a Conservation Area, the demolition of the existing properties are not likely to require planning permission.
- 11.38 It is not considered that there is a local plan policy, including 28 that that requires retrofitting of existing buildings ahead of demolition and rebuilding and would therefore warrant the refusal of this application for the demolition. Whilst Policy 28 does bring mention to the sustainability hierarchy, it does not require proposals to demonstrate that this has been applied.
- 11.39 In addition to this point, it is considered that the proposed development gives greater scope for a more energy efficient, sustainable dwelling than would be viable through retrofitting the existing buildings. The proposed development of a dwelling built to Passivhaus standards with several renewable energy systems, including solar and air source heat pumps is considered to be acceptable in this instance and goes beyond the policy requirement for new dwellings.
- 11.40 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 water efficiency and Passivhaus certification.
- 11.41 The applicants have suitably addressed the issue of sustainability and renewable energy, and the proposal is in accordance with Local Plan policies 28 and 29 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

11.42 Biodiversity

- 11.43 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.
- 11.44 The application site is immediately adjacent to the designated local wildlife site of Bartons Pool and has been subject to consultation with the council's ecology officer who initially stated that further information was required in order to fully assess the impact of the scheme upon surrounding biodiversity. Further information has since been provided and the ecology officer re-consulted. The information provided includes a preliminary

ecological appraisal, Ecological impact assessment and nocturnal bat survey.

- 11.45 It is noted that a number of third-party representations have been received raising concerns with the impact of the proposed development on surrounding biodiversity, including that found at Bolton's Pit. Comments raised concern with multiple aspects including light pollution and the impact, primarily on bat species that roost surrounding the lake as well as Birds and other Section 41 priority species.
- 11.46 The provided surveys undertaken as part of this application did not identify any bat roosts within either of the existing properties to be demolished, however it is acknowledged that there are a number of species of bats that use the nearby lake, including rare and light sensitive species. Given the lack of bat roosts identified within either of the existing properties at the site, the proposed demolition is considered to be acceptable with regards to its ecological impact.
- 11.47 With regards to the impact of the proposed dwelling on the bats that are acknowledged to be present surrounding the lake. A detailed lighting strategy has been provided that sets out less than 0.2 lux horizontally and less than 0.4 lux vertically at 5 metres of Bolton's Pit within the proposed scheme. This light level falls below that found to impact on light sensitive bats and would be a betterment of the site over the existing dwellings within the site. A condition is recommended requiring further information and compliance with regards to any lighting scheme to ensure that the above lux levels are not exceeded. In addition to the identified reduction in LUX levels set out in the provided lighting information, the net reduction of residential units within the application site is considered to result in a likely reduction in light emitted. It would be expected that two dwellings, occupied by two separate families would generate a greater level of light emitted than a larger dwelling occupied by a single family, albeit a larger dwelling.
- 11.48 It is noted that there is an existing outbuilding within the rear garden of No.6 that is to be retained and incorporated into the proposed garden. Whilst this structure is closer to Bolton's Pit than any of the dwellings along the eastern edge, it is existing and not proposed to be altered, and therefore it is not reasonable to require changes to this within this application. However, there is scope to further better the site, through including details of lighting of this outbuilding within the condition recommended.
- 11.49 As mentioned within third party representations, other priority species such as birds, great crested newts, water voles and otters could potentially be found within and surrounding the application site, with varying levels of suitability as set out in the provided Ecological Impact Assessment. As recommended within this document, the construction ecological management plan condition is considered to be sufficient to ensure that the impact upon these species is acceptable and suitably controlled.

11.50 Further conditions regarding green roofs, enhancement and a construction ecological management plan are also recommended. Whilst the proposal for a single, self/ custom build dwelling does not require any biodiversity net gain, these conditions would enable the provided 3% gain to be achieved on site. A further condition is also attached to ensure that the dwelling meets the definition of a self or custom build dwelling given the exemption from 10% net gain.

12.0 Whilst it is noted that concerns have been raised by third parties as to the quality of the ecological information provided. In line with the comments from the council's ecology officer there has been no undisputable evidence provided requiring this information to be questioned.

12.1 Taking the above into account, the proposal is compliant with Policies 34, 57, 69 and 70 of the Cambridge Local Plan (2018).

12.2 Water Management and Flood Risk

12.3 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.

12.4 The site mostly located within Flood Zone 1 with the western edge being flood zone 2 and 3 in close proximity to Bolton's Pit. The proposed dwelling itself however is entirely located within Flood Zone 1

12.5 No comment has been received from the council's drainage officer on this application. However, owing to the scale of the proposal, in addition to the low flood risk of the site, it is considered that this application is acceptable, and flood risk can be controlled via the water efficiency condition.

12.6 The applicants have suitably addressed the issues of water management and flood risk, and subject to conditions the proposal is in accordance with Local Plan policies 31 and 32 and NPPF advice.

12.7 Highway Safety and Transport Impacts

12.8 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.

12.9 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.

12.10 Access to the site would be through two points along Grantchester Road, one of which was previously approved and has been commenced, the

other is an existing access to No.8. There are then an additional three pedestrian access proposed within the front boundary treatment.

12.11 The application has been subject to formal consultation with Cambridgeshire County Council's Local Highways, who raise no objection to the proposal subject to a number of conditions. The conditions requested are all considered relevant, and reasonable to attach to any permission.

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

12.13 Cycle and Car Parking Provision

12.14 Cycle Parking

12.15 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.

12.16 The proposed site plan provided shows that the cycle parking for the dwelling is to be located to the northeastern corner of the site in line with the existing arrangement for No.6. Whilst this location is considered to be acceptable and convenient, full details of the cycle parking have not been provided. A condition is therefore suggested requiring full details to be provided to ensure that any provision meets the minimum standards.

12.17 Car parking

12.18 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.

12.19 The proposed dwelling has space, within an integrated garage for the car parking of two cars, with space to the front of the building for the turning of any cars, allowing them to leave in a forward gear. This level of onsite car parking is considered to be sufficient for a dwelling of this size and would not exceed the maximum levels set out in Appendix L and of the Local Plan.

12.20 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. Details of this EV charging provision have not been provided within this application. It is therefore recommended that a condition is attached to any permission to ensure that a minimum of one EV charging space is provided.

12.21 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.

12.22 Amenity

12.23 Policy 35, 50 and 52 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.

12.24 Neighbouring Properties

12.25 Impact on No. 4

12.26 It is understood that there is a single side facing window within the southern elevation of No.4 that would face onto the proposed development. This neighbouring window is at ground floor and is a secondary window serving the room that receives its primary light from the large bay window to the front of the building. As such, whilst the proposed development would be within a vertical and horizontal 25-degree splay from this window, it is not considered that any impact on the amenity of this room would be significant. There are two front facing windows within No.4 that are set back from the front elevation and would likely have some views of the proposed development. However, both of these windows are also secondary to the rooms they serve and therefore the impact of the development upon them is also considered to be acceptable.

12.27 With regards to inter-overlooking to No.4, there are two windows within the northern elevation of the proposed dwelling at first floor. Both of these serve bedrooms that also get light from larger windows to the front and rear of the building. As such, owing to the proximity of the windows to No.4, it is considered reasonable to condition these windows to be obscure glazed to ensure that they do not lead to any significant harm through overlooking.

12.28 Impact on No. 10

12.29 Officers acknowledge that there are a number of windows within the northern elevation of No.10 that would face onto the proposed dwelling. It is acknowledged that the building would likely break a vertical and horizontal 25-degree splay from these windows, however this is also considered to be the case with the existing residential property of No.8

within the site. As such it is not deemed that the proposed development would result in a significant increase in harm to this neighbouring property through overbearing or loss of light.

12.30 As with the windows within the northern elevation of the proposed dwelling. It is recommended that all of the windows within the southern elevation at first floor are obscure glazed to ensure that they would not overlook No.10 to the south. A condition is also recommended to ensure that the balcony for bedroom 1 provides sufficient screening on both its northern and southern sides.

12.31 Future Occupants

12.32 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).

12.33 The gross internal floor space measurements for units in this application are shown in the table below:

Jnit	Number of bedrooms	Number of bed spaces (persons)	Number of storeys	Policy Size requirement (m²)	Proposed size of unit	Difference in size
1	6	12	3	138	819	+681

12.34 Garden Size(s)

12.35 In addition to the internal floor area as set out in the table above, the proposed dwelling is set within a significantly sized plot that would provide a private garden to the rear of the building. The size of this private external amenity space is considered to be of a sufficient size for a dwelling of this size in this location.

12.36 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.

12.37 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. No detail has been provided as part of this application to confirm that the dwelling is M4(2) accessible, therefore a condition to require this is considered to be reasonable and necessary to ensure compliance with Policy 51.

12.38 Construction and Environmental Impacts

12.39 Policy 35 guards against developments leading to significant adverse impacts on health and quality of life from noise and disturbance.

- 12.40 The Council's Environmental Health team have assessed the application and whilst initially objecting to the proposed development due to a lack of information regarding the proposed use of air source heat pumps. A noise impact assessment has since been provided highlighting the noise emitted from the air source heat pump to the north of the dwelling.
- 12.41 In line with the comments from the environmental health officer, the details within the noise impact assessment, and the noise emitted from the heat pump is considered to be acceptable subject to a condition requiring any heat pump and its surround to be installed in compliance with the provided information with the impact assessment.
- 12.42 Conditions are also requested by the environmental health officer regarding construction hours, dust and piling. Given the level of construction likely to be required, and the proximity to neighbouring properties, these conditions are considered to be reasonable.
- 12.43 The proposal adequately respects the amenity of its neighbours and of future occupants and is considered that it is compliant with Cambridge Local Plan (2018) policies 35, 36, 50, 51, 52 and 57.

12.44 Third Party Representations

- 12.45 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
Use of the building for business	It is noted that the proposed plans and information highlights that the dwelling is to be used partly as a home office for the future occupiers. Officers do not consider however, that this use would exceed that to be expected within a residential dwelling. Any significant increase in this business use would require a full planning application for a change of use.
Structural integrity of neighbouring properties	From the information provided, there is no reason for officer to believe that the proposed development would compromise neighbouring buildings. This is a matter that would be determined at building regulation stage, in the case that permission was granted.

12.46 Other Matters

- 12.47 Bins
- 12.48 Policy 57 requires refuse and recycling to be successfully integrated into proposals. The plans provided show that refuse storage is to be located to the front of the proposed dwelling along the northern boundary. Given that no further details of this have been provided, it is recommended that a condition is attached requiring further details of this provision.

12.49 Planning Balance

- 12.50 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).
- 12.51 The principle of the proposed development, despite resulting in the reduction of a single residential unit within the site is considered to be acceptable. Through the high quality replacement dwelling and the retention of sufficient garden land and considerable numbers of trees within the site. The scheme provides for a high-quality living environment for future occupiers.
- 12.52 Whilst objections from third parties regarding neighbouring amenity impacts are acknowledged, it is considered that on balance, the impact of the proposed development on the amenity of neighbouring properties would not be significant and is acceptable in this instance.
- 12.53 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.

13.0 Recommendation

13.1 Approve subject to:

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

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

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

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

- LOCATION PLAN
- PROPOSED BASEMENT (G8 PL 090 R0)
- PROPOSED GROUND FLOOR (G8 PL 100 R0)
- PROPOSED FIRST FLOOR (G8 PL 101 R0)
- PROPOSED SECOND FLOOR (G8 PL 102 R0)
- PROPOSED ROOF VIEW (G8 PL 103 R0)
- PROPOSED EAST ELEVATION (G8 PL 400 R0)
- PROPOSED SOUTH ELEVATION (G8 PL 401 R0)

- PROPOSED WEST ELEVATION (G8 PL 402 R0)
- PROPOSED NORTH ELEVATION (G8 PL 403 R0)
- REVISED PROPOSED BLOCK PLAN (G8 (PL)001 R1)
- PROPOSED SITE PLAN (G8 PL 000 R2)
- PROPOSED LANDSCAPE PLAN (G8 PL 940 R1)

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

- 3) No demolition or construction works shall commence on site until a traffic management plan has been agreed in writing with the Planning Authority. The Highway Authority requests that the TMP be a stand-alone document separate from any Environment Construction Management Plan or the like, as the risks and hazards associated with construction traffic using the adopted public highway are quite different from those associated with the internal site arrangements. The principal areas of concern that should be addressed are:
- i. Movements and control of muck away lorries (all loading and unloading shall be undertaken off the adopted public highway)
 - ii. Contractor parking; provide details and quantum of the proposed car parking and methods of preventing on street car parking.
 - iii. Movements and control of all deliveries (all loading and unloading shall be undertaken off the adopted public highway)
 - iv. Control of dust, mud and debris, in relationship to the operation of the adopted public highway.

Reason: in the interests of highway safety, in accordance with paragraph 115 of the National Planning Policy Framework.

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

Reason: To satisfy the Local Planning Authority that trees to be retained will be protected from damage during any construction activity, including demolition, in order to preserve arboricultural amenity in

accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71: Trees.

- 5) No development shall commence (including demolition, ground works) and no vegetation clearance shall occur, until a Construction Ecological Management Plan (CEcMP) has been submitted to and approved in writing by the local planning authority. The CEcMP shall include the following:
- a. Risk assessment of potentially damaging construction activities.
 - b. Identification of biodiversity protection zones.
 - c. Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
 - d. The location and timings of sensitive works to avoid harm to biodiversity features.
 - e. The times during construction when specialist ecologists need to be present on site to oversee works.
 - f. Responsible persons and lines of communication.
 - g. The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
 - h. Use of protective fences, exclusion barriers and warning signs if applicable.

The approved CEcMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

Reason: To ensure that before any development commences appropriate construction ecological management plan has been agreed to fully conserve and enhance ecological interests of the Bolton Pit County Wildlife Site. (Cambridge Local Plan 2018 policies 57, 59 and 70)

- 6) No development shall commence until a scheme to minimise the spread of airborne dust from the site including subsequent dust monitoring during the period of demolition and construction, has been submitted to and approved in writing by the local planning authority.

The development shall be implemented in accordance with the approved scheme.

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

- 7) No development, except demolition or site clearance, shall commence until a scheme for the on-site storage facilities for waste, including waste for recycling, has been submitted to and approved in writing by the local planning authority. The scheme shall identify:

- a) the specific positions of where wheeled bins will be stationed for use by the resident.
- b) The quantity and capacity of the bins per property
- c) The walk distances for residents to the kerbside including the specific arrangements to enable collection from the kerbside or within 5m of the adopted highway/ refuse collection vehicle access point.
- d) Any designated Bin Collection Points, if practically needed.
- e) Details of the management arrangements if bins need to be moved to one designated collection points

No residential unit shall be occupied until the approved arrangements for that particular unit have been provided and shall be retained as such unless alternative arrangements are agreed in writing by the local planning authority.

Reason: To ensure that the need for refuse and recycling is successfully integrated into the development. (Cambridge Local Plan 2018 policy 57).

- 8) No development shall take place above ground level, except for demolition, until details of all the materials for the external surfaces of buildings to be used in the construction of the development have been submitted to and approved in writing by the local planning authority. The details shall include bricks salvaged and retained during demolition. Development shall be carried out in accordance with the approved details.

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).

- 9) No development above ground level, other than demolition, shall commence until all details of hard and soft landscape works have been submitted to and approved in writing by the local planning authority. The works shall be fully carried out in accordance with the approved details prior to the occupation of the development, unless an alternative phasing scheme for implementation has otherwise been agreed in writing by the Local Planning Authority.

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

- 10) No development shall commence above slab level until details of the privacy screens to be fitted along the northern and southern side of the first-floor balcony serving bedroom 1 has been submitted and approved in writing by the Local Planning Authority. The screens shall be solid and obscure and have a height of 1.7 metres above floor level to either end. The approved screens shall be fitted prior to the bringing

into use of the balcony and shall be maintained and retained in accordance with the agreed details thereafter.

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

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

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

- 12) No brickwork above ground level shall be laid until a sample panel of the proposed Limestone Sheets has been prepared on site. The details shall be submitted to and approved in writing by the Local Planning Authority. The approved sample panel is to be retained on site for the duration of the works for comparative purposes, and works will take place only in accordance with approved details.

Reason: To ensure the external appearance of the development does not detract from the character and appearance of the area in accordance with (Cambridge Local Plan 2018 policies 55 and 57).

- 13) 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.

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

- 14) Prior to the installation of any artificial lighting, an ecologically sensitive artificial lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the baseline condition of lighting, any existing and proposed internal and external artificial lighting of the site in that phase and an artificial lighting impact assessment with predicted lighting levels. The scheme shall:
- a) include details (including luminaires, fittings and any shrouds) of any artificial lighting on the site and an artificial lighting impact assessment with predicted lighting levels at the site boundaries;

- b) unless otherwise agreed, not exceed 0.2 lux level on the horizontal plane and 0.4 Lux level on the vertical plane within 5 metres of the Bolton Pit CWS boundary.
- c) detail all building design measures to minimise light spillage;
- d) set out a monitoring and reporting regime for the lighting scheme.

The approved lighting scheme shall be fully installed, maintained and operated in accordance with the approved details. The scheme shall be retained as such thereafter.

Reason: To fully conserve and enhance ecological interests (Cambridge Local Plan 2018 policies 57, 59 and 70)

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

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

- 16) Prior to occupation, evidence of Passivhaus certification shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings. (Cambridge Local Plan 2018 policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020)

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

Reason: To prevent overlooking of the adjoining properties (Cambridge Local Plan 2018 policies 55, 57).

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

Reason: To prevent overlooking of the adjoining properties (Cambridge Local Plan 2018 policies 55, 57).

19) 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)

20) All paved areas within the site (vehicular or pedestrian accesses) that abut the public highway shall be constructed so that their falls and levels are such that no private water from the site drains across or onto the adopted public highway. Please note that the use of permeable paving does not give the Highway Authority sufficient comfort that in future years water will not drain onto or across the adopted public highway and physical measures to prevent the same must be provided.

Reason: for the safe and effective operation of the highway, in accordance with paragraph 115 of the National Planning Policy Framework.

21) The vehicular accesses to the site 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, in accordance with paragraph 115 of the National Planning Policy Framework.

22) 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).

- 23) Any demolition, construction or delivery vehicles with a gross weight in excess of 3.5 tonnes shall only service the site between the hours of 09.15hrs -16.00hrs, Monday to Saturday.

Reason: in the interests of highway safety, in accordance with paragraph 115 of the National Planning Policy Framework.

- 24) The external plant as approved shall be installed and operated in accordance with the principles, design and specifications (including operational noise levels and the results of the BS4142-type assessment) contained within the submitted document "Environmental Noise Assessment by Clear Acoustic Design Ltd dated July 2024"

The plant shall be fully maintained and retained thereafter.

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

- 25) 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.

- 26) 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

- 27) 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).

- 28) Each residential unit ('unit') in the development hereby permitted shall be constructed as a self-build dwelling within the definition of self-build and custom build housing in the 2015 Act and shall comply with the following:

- i.) The first occupation of each unit in the development hereby permitted shall be by a person or persons who had a primary input into the design and layout of the unit and who intends to live in the unit for at least 3 years; and
- ii.) The Council shall be notified of the persons who intend to take up first occupation of each unit in the development hereby permitted at least two months prior to first occupation

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

- 29) Notwithstanding the approved plans, the dwelling hereby permitted, shall be constructed to meet the requirements of Part M4(2) 'accessible and adaptable dwellings' of the Building Regulations 2010 (as amended 2016).

Reason: To secure the provision of accessible housing (Cambridge Local Plan 2018 policy 51)

- 30) Notwithstanding the approved plans, the flat roof(s) of the development hereby approved shall be a green biodiverse roof(s). The green biodiverse roof(s) shall be constructed and used in accordance with the details outlined below:
- a) Planted / seeded with a predominant mix of wildflowers which shall contain no more than a maximum of 25% sedum planted on a sub-base being no less than 80 mm thick.
 - b) Provided 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 approved development and shall be maintained in accordance with the Green Roof Organisation's (GRO) Green Roof Code (2021) or successor documents, unless otherwise agreed in writing by the Local Planning Authority.

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

31) A minimum of 1 no. parking space proposed will be equipped with EV charge points in line with the requirements of building regulations approved document S prior to the occupation of the dwelling hereby approved and shall be maintained thereafter.

Reason: In the interests of encouraging more sustainable modes and forms of transport and to reduce the impact of development on local air quality, in accordance with the National Planning Policy Framework (NPPF 2021) paragraphs 107, 112, 174 and 186, Policies 36 and 82 of the Cambridge Local Plan (2018) and Cambridge City Council's adopted Air Quality Action Plan (2018).

32) 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: 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)

33) Notwithstanding the provisions of Schedule 2, Part 1, Class B 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), no new windows or dormer windows (other than those expressly authorised by this permission), shall be constructed without the granting of specific planning permission.

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

34) 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: 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)