



<b>Planning Committee Date</b>	4 <sup>th</sup> December 2024
<b>Report to Lead Officer</b>	Cambridge City Council Planning Committee Joint Director of Planning and Economic Development
<b>Reference</b>	24/01777/FUL
<b>Site</b>	Shah Jalal Mosque, 107 Darwin Drive Cambridge Cambridgeshire CB4 3HQ
<b>Ward / Parish</b>	Arbury
<b>Proposal</b>	Part retrospective permission for the single storey front and two storey rear extension with single storey projecting bay for a Mimbar pulpit. Two storey side extension and external alterations.
<b>Applicant</b>	
<b>Presenting Officer</b>	Alice Young
<b>Reason Reported to Committee</b>	Third party representations
<b>Member Site Visit Date</b>	N/A
<b>Key Issues</b>	1. Design
<b>Recommendation</b>	<b>APPROVE</b> subject to conditions

## 1.0 Executive Summary

- 1.1 The application seeks part retrospective permission for the single storey front and two storey rear extension with single storey projecting bay for a Mimbar pulpit alongside planning permission for a two-storey side extension and external alterations.
- 1.2 The part retrospective elements to the proposed development are similar to the approved schemes 19/1453/FUL, 24/00769/S73, 23/04928/FUL & 23/01586/FUL and are currently under construction.
- 1.3 The principle of development has already been established under the previous applications. Nonetheless, the extensions would enhance the range, quality and accessibility of the community facility to meet the local need, by virtue of ratifying the internal space and creating separate entrances to the mosque and the first floor flat.
- 1.4 The design of the proposed extensions are sympathetic to the existing building, appearing subservient, while also being reflective of the surrounding context which includes domestic extensions of a similar scale, massing and design.
- 1.5 In terms of amenity, officers consider the proposed extensions would not significantly adversely affect the light, outlook or privacy of surrounding neighbours given their scale massing and design. The Environmental Health Team are supportive of the application subject to the restrictions on the use and occupation of the place of worship. Noting this alongside the relocation of the entrance of the place of worship, officers consider that the proposal would not result in a harmful noise and disturbance impact to surrounding residents.
- 1.6 Officers recommend that the Planning Committee approve the application subject to the recommended conditions, which include those imposed on the previous consents to limit the hours of use and number of people occupying the building at any one time.

## 2.0 Site Description and Context

None-relevant	x	Tree Preservation Order	
Conservation Area		Local Nature Reserve	
Listed Building		Flood Zone 1, 2, 3	
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	
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\*X indicates relevance

- 2.1 The application site comprises of a semi-detached two storey building, the Shah-Jalal Islamic Centre, at 107 Darwin Drive. It accommodates a community and prayer hall on the ground floor and residential accommodation at first floor for the resident Imam. The site is accessed by car from Darwin Drive, with a hardstanding car and cycle parking and turning area to the side. There is an outbuilding and garden to the rear.
- 2.2 The host building is attached to 105 Darwin Drive (a residential unit) which is to the north-east of the site. To the south of the site is 109 Darwin Drive also a residential unit. To the east of the site is 85 Stretten Avenue, to the west of the site is Darwin Drive, an adopted highway.
- 2.3 The site is not in a Conservation Area nor is it in the controlled parking zone.

### 3.0 The Proposal

- 3.1 The application seeks part retrospective permission for the single storey front and two storey rear extension with single storey projecting bay for a Mimbar pulpit alongside planning permission for a two-storey side extension and external alterations.
- 3.2 The application has been revised as it is part retrospective and the plans and the description of development needed to be amended to reflect this.
- 3.3 A similar proposal was brought to Planning Committee in October 2022 under application reference 19/1453/FUL.

### 4.0 Relevant Site History

Application	Description	Outcome
06/0743/FUL	Change of use from single family residential space to community house for the Bangladeshi community, including residential space for key worker.	Approved
07/1458/FUL	Part single, part two storey side and rear extension to incorporate first floor 2 bed flat	Refused
09/0731/FUL	Two storey rear extension and single storey side extension to community house and first floor flat (key worker).	Refused
10/0730/S73	Removal of condition 5 of planning permission 06/0473/FUL to allow occupancy of more than 30 people at any one time, and 50 people at Friday prayer time	Withdrawn
18/0272/FUL	Two storey rear extension with single storey projecting bay for a Mimbar pulpit, increase in the	Withdrawn

	maximum number of attendees for the community use to 37 (Friday afternoon only), and extension to the opening hours	
19/1453/FUL	<p>(1) A two-storey extension with single storey projecting bay for a Mimbar pulpit.</p> <p>(2) Increase in the total number of occupants permitted at any one time for the community use of the ground floor of the premises on:</p> <p>(i) Saturday to Thursday between 09:00 hrs and 23:00 hrs with up to a maximum of 29 occupants;</p> <p>(ii) Friday between 09:00 hrs and 12:00 hrs with up to a maximum of 29 occupants;</p> <p>(iii) on Friday between 12:00 hrs to 16:00 hrs with up to a maximum of 37 occupant; and</p> <p>(iv) on Friday between 16:00 hrs and 23:00 hrs with up to a maximum of 29 occupants.</p> <p>(3) (i) The community use on the ground floor of the premises between 09:00 hrs and 23:00 hrs Monday to Sunday inclusive;</p> <p>(ii) A 30 minute opening for morning prayer between 02:50 hrs and 07:00 hrs, Monday to Sunday inclusive, with up to a maximum of 29 occupants; and</p> <p>(iii) during the period of Ramadan only between 23:30 hrs and 02:30 hrs the following day, for up to 2 hours, Monday to Sunday inclusive, with up to a maximum of 37 occupants.</p>	Approved
23/01586/FUL	Single storey front extension	Permitted
23/04928/FUL	Single storey front extension and external alterations	Permitted
24/00769/S73	<p>S73 to vary condition 2 (approved drawings) of ref: 19/1453/FUL for the following:</p> <p>i) raise the height of approved rear extension to match adjoining and increase in the width of the extension</p> <p>ii) change the external material of rear extension from bricks to render</p> <p>iii) change the approved ground floor window to fire exit door on side elevation</p> <p>vi) change to the sizes of the rear windows</p>	Permitted

## 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

ODPM Circular 06/2005 – Protected Species

Circular 11/95 (Conditions, Annex A)

## **5.2 Cambridge Local Plan 2018**

Policy 35: Protection of human health from noise and vibration

Policy 55: Responding to context

Policy 56: Creating successful places

Policy 58: Altering and extending existing buildings

Policy 59: Designing landscape and the public realm

Policy 73: Community, sports and leisure facilities

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

## **6.0 Consultations**

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

### **6.2 Environmental Health – No Objection**

6.3 I am familiar with the previous applications for this premises, and in particular the consent referenced 19/1453/FUL for which there remain conditions in place (Conditions 2 and 3) restricting the internal capacity

and hours of use of the premises. This application does not affect those restrictions and indeed there are no proposals within it to change / alter them. As such, I have no objection to the application and no further comment to make.

## **7.0 Third Party Representations**

7.1 2 representations have been received.

7.2 Those in objection have raised the following issues:

- Increase in floor space, intensification of use
- Noise and disturbance
- Traffic, lack of car parking and highway safety

## **8.0 Member Representations**

8.1 Not applicable

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

9.1 Not applicable

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

## **10.0 Assessment**

### **10.1 Background**

10.2 The proposal is for part retrospective permission for the single storey front and two storey rear extension with single storey projecting bay for a Mimbar pulpit alongside planning permission for a two-storey side extension and external alterations.

10.3 The single storey front and two storey rear extension with single storey projecting bay is similar to the approved schemes 19/1453/FUL, 24/00769/S73, 23/04928/FUL & 23/01586/FUL. This is part retrospective as this is currently under construction. However, officers note that the two storey side attaches onto both the single storey front and two storey rear extension and therefore officers encouraged the applicant to submit an application for all of these extensions.

10.4 Aside from the addition of the two storey side extension, the differences to the plans already approved are circled in red on the proposed plans. The alterations are as follows:

- Enlarging the two storey rear extension to the meet no. 105's rear extension

- Squaring off the projecting bay for the Mimbar pulpit
- Enlarging the width of the single storey front extension by approx. 0.1m
- Alterations to the windows and doors

## **10.5 Principle of Development**

- 10.6 The principle of extending the mosque was acceptable for the previously approved applications (19/1453/FUL, 24/00769/S73, 23/04928/FUL & 23/01586). Since these decisions, there has been no change in policy and the principle remains the same. Therefore, the principle of extending and improving the Mosque has been established. Notwithstanding this, the principle is assessed in detail below for completeness.
- 10.7 The proposal seeks planning permission for an extension and alterations to an existing Mosque, which, as a place of worship and place of education, is classified as a community facility in Table 8.2 of the Local Plan. Policy 73 supports enhancement of community facilities provided:
- a. The range, quality and accessibility of facilities are improved;
  - b. there is a local need for the facilities; and
  - c. the facility is in close proximity to the people it serves.
- 10.8 The proposed extensions would create an additional approximately 13m<sup>2</sup> of floor space, beyond the floor space already approved. The stairs would be contained within the two storey side extension, meaning more useable space within the footprint of the place of worship to congregate and worship. As a result of the extension, the main entrance is relocated to the front elevation away from neighbouring residential properties and a separate access to the first floor is provided for the residential flat above. This would create a better circulation of spaces. The proposed extension would therefore enhance the range, quality and accessibility of the community facility to meet the local need.
- 10.9 Officers are satisfied that the previous proposals indicate that there is a clear need for the facility to extend and it is valued by those who use it. Officers are also satisfied that the Mosque is within close proximity to the community it serves.
- 10.10 The principle of the development is acceptable and in accordance with Policy 73 of the Cambridge Local Plan (2018).

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

- 10.12 Policies 55, 56, 58 and 59 seek to ensure that development responds appropriately to its context, is of a high quality, reflects or successfully contrasts with existing building forms and materials and includes appropriate landscaping and boundary treatment.

- 10.13 The design of the proposed extensions is similar to the previously approved extensions on site with the addition of the two storey side extension. The two-storey side extension is relatively narrow measuring 1.25m, would have a hipped roof form and would use matching materials. Two storey side extensions are common in the surrounding area with multiple properties extending significantly to the side and rear. For these reasons, officers consider that the extension would not appear out of character and when taken together with the other extensions proposed, would sit comfortably adjacent to the main house, and not overwhelm it. A sufficient gap between the proposed side extension and the unattached neighbour would be maintained.
- 10.14 By extending to the side, it marginally increases the floor space inside, but also creates an improved access for the Mosque, with the entrance now to the front onto Darwin Drive, and the flat above having a separate side access. To ensure that the proposed new front entrance is accessible and therefore inclusive for everyone, officers consider it reasonable and necessary to require level access via condition.
- 10.15 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, 58 and 59 and the NPPF.

#### **10.16 Biodiversity**

- 10.17 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.
- 10.18 Nonetheless, the development would not impact a priority habitat and impacts less than 25 square metres (5m by 5m) of on-site habitat and 5 metres of on-site linear habitats such as hedgerows. Therefore, the development falls under a biodiversity net gain exemption. Landscape improvements will secure a biodiversity enhancement, complying with policy 70.
- 10.19 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 enhancement. Taking the above into account, the proposal is compliant with 70 of the Cambridge Local Plan (2018).

#### **10.20 Highway Safety and Transport Impacts**

- 10.21 Policy 80 supports developments where access via walking, cycling and public transport are prioritised and is accessible for all. Policy 81 states



that developments will only be permitted where they do not have an unacceptable transport impact.

- 10.22 Para. 115 of the NPPF advises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 10.23 The Highway Authority Development Management Team have been consulted on the application and have no objections to the proposal. Officers therefore consider that the proposal would not adversely affect the safe functioning of the highway. It is noted that a third party has objected on this ground stating that the entrance to the site is on a sharp bend and therefore the increase in comings and goings would lead to highway safety concerns. Officers disagree, the same restriction on the number of people within the place of worship that was on a previously granted application will still apply here, so there would be no material increase in comings and goings to the site beyond that consent. Furthermore, the Highway team have no objections to the proposal.
- 10.24 The restrictions on the occupancy of the mosque would remain in place from the previous consent. For the avoidance of doubt, these conditions are considered reasonable and necessary to put on the proposed scheme too. As such, officers do not consider that the transport impact would be materially different to the previously approved applications.
- 10.25 The proposal accords with the objectives of policy 80 and 81 of the Local Plan and is compliant with NPPF advice.

## **10.26 Cycle and Car Parking Provision**

### **10.27 Cycle Parking**

- 10.28 The Cambridge Local Plan (2018) supports development which encourages and prioritises sustainable transport, such as walking, cycling and public transport. Policy 82 of the Cambridge Local Plan (2018) requires new developments to comply with the cycle parking standards as set out within appendix L which for residential development states that one cycle space should be provided per bedroom for dwellings of up to 3 bedrooms. These spaces should be located in a purpose-built area at the front of each dwelling and be at least as convenient as car parking provision. To support the encourage sustainable transport, the provision for cargo and electric bikes should be provided on a proportionate basis.
- 10.29 Four Sheffield stands are proposed to replace the existing cycle parking. This would result in 8 spaces being delivered. While these do not seem to be covered, a condition can secure further details of cycle parking to ensure the provision is secure, covered and convenient to encourage sustainable travel to and from the site.

- 10.30 Car parking
- 10.31 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. The site falls outside of the controlled parking zone and appendix L states that the minimum standard for a place of worship is 1 space for every 8 seats including disabled car parking.
- 10.32 The previous application was supported with the provision of 2 car parking spaces, one being a disabled space. The additional floor space gained from the two storey side extension is negligible and the restrictions on the occupancy of the mosque would remain, meaning the number of occupants in the mosque would not increase as a result of the development.
- 10.33 As stated in the previous Officer Committee Report, the supporting data demonstrates that the majority of the site users travel by foot or cycle. Officers consider that subject to appropriate cycle stores being provided that the parking provision on site is acceptable.
- 10.34 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. 1 per 1,000m<sup>2</sup> of floor space for fast charging points; 1 per 2 spaces for slow charging points and passive provision for the remaining spaces to provide capability for increasing provision in the future.
- 10.35 There were no requirements of the previous consent for the car parking to include EV charging facilities. Therefore, it would be unreasonable to impose a condition to require this provision, failing to meet the 6 tests of a planning condition.
- 10.36 Subject to conditions, the proposal is considered to accord with policy 82 of the Local Plan.

### **10.37 Amenity**

- 10.38 Policy 35 and 58 seek to preserve the amenity of neighbouring and / or future occupiers in terms of noise and disturbance, overshadowing, overlooking or overbearing and through providing high quality internal and external spaces.
- 10.39 The site is a semi-detached property with a residential unit at first floor and a mosque at ground floor. The attached neighbour, no. 105, is in residential use, as is the unattached neighbour, 109.

- 10.40 Given the siting and scale of the proposed two storey side extension and that the other extensions are similar to the approved extensions on site, officers are satisfied that the proposal would not adversely affect the attached neighbour, 105, in terms of overlooking, overshadowing or overbearing. The proposed extensions would not project beyond the existing rear of no. 105.
- 10.41 The unattached neighbour, no 109, would be the most affected by the proposal, however, officers consider that this impact would not be significant. No. 109 has one window on the side elevation which is at first floor and appears to serve a hallway/ non-habitable room. The two-storey side extension would project from the side by 1.25m and would not project beyond the rear of the original house. Given the scale of the extension, alongside the reasonable separation distance between the proposal and the side elevation of no. 109, officers consider that the proposal would not unduly overbear, overshadow or enclose no. 109. In terms of the impact to the rear of no.109, officers consider the impact not to be significant and not materially more harmful than the approved schemes. All of the additional windows within the side extension would be obscure glazed as shown on the proposed plans. A condition will ensure that these windows are obscure glazed to the correct standard and non-opening up to 1.7m, to prevent overlooking to no. 109.
- 10.42 No. 109 has objected to the application on the ground of amenity, specifically about the impacts on daylight, sunlight, enclosure, privacy, noise and disturbance, light pollution. As stated above, officers consider that the proposal would not result in a significant impact on daylight, sunlight, outlook or privacy.
- 10.43 In terms of the noise impact as a result of the development, the Council's Environmental Health team have assessed the application and have no objections, noting the previous restrictions on the property. These restrictions will be replicated on this consent for the avoidance of doubt. With these restrictions, officers are satisfied that the proposal would not result in a significant adverse noise and disturbance impact. It is also important to note that the side extension relocates the access to the front elevation, leading to less comings and goings between the place of worship and the adjacent residential property. There are also less openings on this side elevation which would minimize the noise impact further and be more neighbourly.
- 10.44 Light pollution would not be significant given the proposed design and the use.
- 10.45 Construction and Environmental Impacts
- 10.46 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. Officers are satisfied that as the proposal is of a domestic scale, that these conditions can ensure construction is carried out in a neighbourly way and no significant noise impact during construction would arise.

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

#### **10.48 Third Party Representations**

10.49 The third-party representations have been addressed in the amenity section of this report.

#### **10.50 Other Matters**

10.51 Bins

10.52 Policy 58 requires extensions to existing buildings to retain bin storage. While there has been no information detailing where bins will be stored, there is sufficient space to accommodate a bin store in the front or rear of the site and the extension would still allow sufficient space to access the rear. Bin store details will be secured via condition.

#### **10.53 Planning Balance**

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

10.55 Summary of harm

10.56 No significant harm has been identified.

10.57 Summary of benefits

10.58 The proposal would allow for the reorganisation and consolidation of the internal layout of the mosque leading to an improved layout. It would also enable the entrance to the mosque to be relocated to the front elevation, lessening the noise resulting from the comings and goings to the mosque along the boundary with the neighbour. A separate entrance will also be provided for the first floor flat above the mosque. The proposal would enable the improvement of a well-used community facility without harming the amenity of surrounding or future occupiers.

10.59 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 subject to the recommended conditions.

## **11.0 Recommendation**

### **11.1 Approve** subject to:

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

## **12.0 Planning Conditions**

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

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

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

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

- 3 The materials to be used in the external construction of the development, hereby permitted, shall match the existing building in type, colour and texture.

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 and 58).

- 4 Prior to the completion of the two-storey extension hereby permitted the ground floor of the premises: (i) shall not be occupied by more than 20 people at any one time; and (ii) shall only be in use between the hours of 09.00 and 21.00 Monday to Sunday and 09.00 and 22.30 Monday to Sunday throughout the months of June and July.

Reason: To ensure that there is no intensification in the use of the building in order to safeguard the amenity of adjacent residential properties (Cambridge Local Plan 2018, Policy 73).

- 5 Following the completion of the two-storey extension hereby permitted, and subject to conditions 6, 7 and 8, the ground floor of the premises: (i) shall not be occupied by more than 29 people at any one time; and (ii)

shall only be in use between the hours of 09.00 and 23.00 hours Monday to Sunday.

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

- 6 Following the completion of the two-storey extension hereby permitted, on Fridays between the hours of 12:00 and 16:00 the ground floor of the premises shall not be occupied by more than 37 people at any one time.

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

- 7 The ground floor of the premises shall only be in operation between the hours of 02:50 - 07:00 for 30 minutes Monday - Sunday for a temporary period of 1 year only from the date of the completion of the extension after which the use between these hours shall cease.

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

- 8 Prior to the completion of the two-storey extension, the ground floor of the premises shall be permitted to be in use during the period of Ramadan only for a maximum of 120 minutes between the hours of 23:30 and 02:30 the following day, Monday to Sunday inclusive. During this time the ground floor shall be occupied by no more than 20 people at any one time.

Following the completion of the two-storey extension hereby permitted, the ground floor of the premises shall be permitted to be in use during the period of Ramadan only for a maximum of 120 minutes between the hours of 23:30 and 02:30 the following day, Monday to Sunday inclusive. During this time the ground floor shall be occupied by no more than 37 people at any one time.

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

- 9 During the operation of the community facilities on the ground floor the recommended mitigation measures detailed in the Noise Report (2184\_FP01.0 V2 and 2184\_AC\_2.0), submitted to 19/1453/FUL, shall be put into and remain in place.

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

- 10 During the operation of the community facilities on the ground floor the mitigation measures detailed in the Transport Statement (1710-34/TS/01 Rev A), submitted to 19/1453/FUL, shall be put into and remain in place.

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

- 11 Prior to the completion of the permitted extension, the Management Plan of the Community facility shall be updated in line with the recommendations of the Transport Statement, Supporting Statement and Noise Reports submitted to 19/1453/FUL and agreed by the Local Planning Authority in writing. The agreed Management Plan shall be put into and remain in place following use of the extension.

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

- 12 Prior to any works above slab level of the permitted extension, details of the cycle parking shall be submitted to and agreed in writing by the Local Planning Authority. The agreed cycle parking shall be retained and maintained for the community use.

Reason To protect the amenity of adjoining residential properties  
(Cambridge Local Plan 2018 Policy 82).

- 13 The occupation of the first floor residential flat hereby permitted shall be limited to persons directly associated with the group or management of the community facility.

Reason: To protect residential amenity (Cambridge Local Plan 2018 policy 35).

- 14 The rear garden shall be used solely in conjunction with, and ancillary to, the residential flat hereby permitted and shall not be used, occupied or let for any purpose other than for private residential purposes.

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

- 15 The community use hereby permitted relates solely to the ground floor of the building. The upper floor and rear gardens shall not be used for any purpose other than private residential use.

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

- 16 Prior to the use of the permitted extension details of a hard and soft landscaping scheme (excluding the private residential garden associated with the first-floor residential unit) shall be submitted to and approved in writing by the Local Planning Authority. These details shall include:

a) car parking layouts, hard surfacing materials; signs, lighting

b) planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme;

c) boundary treatments indicating the type, positions, design, and materials of any new boundary treatments to be erected.

If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place as soon as is reasonably practicable, unless the Local Planning Authority gives its written consent to any variation.

The development shall be fully carried out in accordance with the approved details.

Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity. (Cambridge Local Plan 2018 policies 55, 58, 59 and 69).

- 17 The development, hereby permitted, shall not be occupied until the proposed first floor windows in the south east elevation of the development and first floor bathroom windows on the north-eastern and south-western elevation of the development 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 2018 policies 55, 58).

- 18 Prior to any works above slab level of the permitted extension, details of the bin storage shall be submitted to and agreed in writing by the Local Planning Authority. The agreed bin store shall be retained and maintained for the community use.

Reason To ensure appropriate provision for the secure storage of refuse (Cambridge Local Plan 2018 Policy 58).



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