



Planning Committee Date	23 Nov 2024
Report to	Cambridge City Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	24/01706/FUL
Site	24 Mere Way, Cambridge
Ward / Parish	Arbury
Proposal	Erection of a one bedroom single storey dwelling at the rear of 24 Mere Way.
Applicant	Mr D Taylor
Presenting Officer	Phoebe Carter
Reason Reported to Committee	Third party representations
Member Site Visit Date	N/A
Key Issues	1. Neighbour Amenity
Recommendation	APPROVE subject to conditions

1.0 Executive Summary

- 1.1 The application seeks planning permission for the erection of a one bedroom single storey dwelling at the rear of 24 Mere Way.
- 1.2 The proposal is for the subdivision of the existing dwelling plot to provide a single storey dwelling fronting Brackley Close. The proposal is considered to be proportionate to the plot and would not have an adverse impact on the character of the dwelling or surrounding area.
- 1.3 The proposed works have been assessed in relation to the impact on the neighbouring residential amenity. The proposal is not considered to result in significant residential amenity harm to the neighbouring occupiers given the proposed height and relevant conditions.
- 1.4 There are no highway safety concerns. The existing parking provision will be maintained for the host dwelling and car and cycle parking spaces are provided for the proposed dwelling which would meet the requirements of Policy 82 and Appendix L.
- 1.5 Officers recommend that the Planning Committee recommend approval.

2.0 Site Description and Context

- 2.1 No. 24 is a two storey end of terrace, with a single storey detached garage to the side, situated on the western side of Mere Way adjacent to a cross road with Brackley Close and Humphrey Road within a predominantly residential area. The southern boundary of the property fronts Brackley Close.
- 2.2 Mere Way is predominantly formed of residential terraced properties with small gardens to the front and linear gardens to the rear. Brackley Close is unusual in that it is formed of two cul-de-sac's accessed, by vehicles, off Mere Way or Verulam Way with pedestrian access between the two vehicular highways. Brackley Close is formed of terraced two storey dwellings fronting the highway and three storey flats fronting the pedestrian footpath.
- 2.3 To the north, south and east are two storey dwellings fronting Mere Way or Brackley Close. Directly to the rear of the site is a sub station. Beyond the substation is a single storey building in connection with the 3 storey flats beyond.

3.0 The Proposal

- 3.1 The application seeks planning permission for the erection of a one bedroom single storey dwelling at the rear of 24 Mere Way.
- 3.2 The application proposes the subdivision of the rear garden to create a single storey bungalow in the rear garden of the property, accessed off

Brackley Close. The proposed bungalow is 'L-Shaped' set along the northern boundary for 10.6 metres and the western boundary of the property for 9.27 metres with a private amenity area adjoining the garden of No. 24 Mere Way to the east of the proposed property creating amenity areas for both the host and proposed dwelling. The eaves height of the dwelling is 2.6 metres extending to a ridge height of 3.9 metres.

3.3 The dwelling is proposed in buff bricks and render, similar to the properties on the Brackley Close, and a slate roof. The existing driveway off Mere Way would be retained for the host dwelling and an access is proposed off Brackley Close for the proposed dwelling. Bin and cycle stores are located within the garden of the proposed dwelling.

4.0 Relevant Site History

Reference	Description	Outcome
C/91/0424	Erection of a garage	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

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 33: Contaminated land
Policy 35: Human health and quality of life
Policy 36: Air quality, odour and dust
Policy 50: Residential space standards
Policy 51: Accessible homes
Policy 52: Protecting garden land and subdivision of dwelling plots
Policy 55: Responding to context
Policy 56: Creating successful places
Policy 57: Designing new buildings
Policy 59: Designing landscape and the public realm
Policy 70: Protection of priority species and habitats
Policy 80: Supporting sustainable access to development
Policy 81: Mitigating the transport impact of development
Policy 82: Parking management

5.3 Supplementary Planning Documents

Biodiversity SPD – Adopted February 2022
Sustainable Design and Construction SPD – Adopted January 2020
Cambridgeshire Flood and Water SPD – Adopted November 2016
Landscape in New Developments SPD – Adopted March 2010

6.0 Consultations

6.1 County Highways Development Management – No Objection

6.2 The effect of the proposed development upon the Public Highway should be mitigated subject to the following conditions regarding pedestrian visibility splays, falls and levels and bound materials. Informatives are recommended regarding works to a public highway.

6.3 Environmental Health – No objection

6.4 The development proposed is acceptable subject to conditions regarding construction hours.

6.5 Ecology – No objection

6.6 The development is acceptable subject to conditions regarding a green roof, biodiversity net gain and biodiversity enhancement.

7.0 Third Party Representations

7.1 1 representation has been received.

7.2 Those in objection have raised the following issues:

- Character, appearance and scale
- Density and overdevelopment
- Residential amenity impact (impacts on daylight, sunlight, enclosure, privacy, noise and disturbance, light pollution)
- Construction impacts
- Loss of biodiversity (Leylandii hedge)
- Boundary Treatment

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

8.0 Assessment

8.1 Principle of Development

8.2 Policy 3 of the Cambridge Local Plan 2018 states that the overall development strategy is to focus the majority of new residential development in and around the urban area of Cambridge, creating strong, sustainable, cohesive and inclusive mixed-use communities. The policy is supportive in principle of new housing development that will contribute towards an identified housing need. The proposal would contribute to housing supply and thus would be compliant with policy 3.

8.3 Policy 52 requires proposals for the subdivision of existing residential curtilages to be of a form, height and layout appropriate to the surrounding pattern of development and character of the area whilst retaining sufficient garden space and balancing protecting the amenity and privacy of neighbours with creating high quality functional environments for future occupiers.

8.4 The principle of the development is acceptable and in accordance with policies 3 and 52 of the Cambridge Local Plan 2018.

8.5 Design, Layout, Scale and Landscaping

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

8.7 Mere Way is a residential area characterised by terraced and semi-detached dwellings that are predominantly two storey in scale. There is a linear form of development along the road with Brackley Close, from which the proposed dwelling would be accessed, located on the southern side of no. 24 Mere Way. Within Brackley Close there is a mixture of two storey terraced properties and three storey flat blocks with single storey service blocks. The northern side of the highway, where the dwelling is proposed,

has a more open character as it less developed due to the rear gardens of Mere Way.

8.8 The existing property has a 1.7 metre high brick wall extending the depth of the plot fronting Brackley Road enclosing the garden. The application would remove a 10m section of the wall to the rear of the site. The proposed single storey dwelling would have a simple 'L-shaped' form with a pitched roof. The proposed dwelling would be approx. 2.6 metres at the eaves and 3.9 metres at the roof ridge which is considered to be of a height and scale that is subservient to the host dwelling of 24 Mere Way and would not appear incongruous within the surrounding pattern of development or dominate it within the streetscene.

8.9 Given the varied pattern of development within the immediate context, officers do not consider that the siting of the dwelling would be harmful to the character of the area, which varies between from Mere Way to the properties on Brackley Close. The materials proposed within the external construction of the dwelling are facing brickwork and render. The design of draws inspiration from the materiality from the properties opposite on Brackley Close. These are considered to be sympathetic to the context and surrounding buildings. A condition will be attached to ensure that they are appropriate, in the interests of visual amenity. A green biodiverse roof is proposed on the dwelling. The roof has been designed to achieve compliance with the Biodiversity Net Gain. Whilst uncommon in a pitched form, it is considered that the proposal, subject to conditions regarding planting and maintenance, would be acceptable within the streetscene. Therefore, by virtue of the siting, scale, massing and design, officers consider that the proposal would not harm the character of the area.

8.10 A private amenity area is proposed to the side of the dwelling, enclosed by a 1.8 metres high fence, except for the principal elevation which will feature a low 0.6m high fence and soft landscaping. Landscaping details would be obtained via condition which will be attached to any permission granted.

8.11 Overall, the proposed development is high-quality design that would contribute positively to its surroundings and be appropriately landscaped. The proposal is compliancy with the Cambridge Local Plan 2018 policies 55, 56 and 57 and the NPPF.

8.12 Carbon Reduction and Sustainable Design

8.13 The Council's Sustainable Design and Construction SPD (2020) sets out a framework for proposals to demonstrate they have been designed to minimise their carbon footprint, energy and water consumption and to ensure they are capable of responding to climate change.

8.14 Policy 28 states development should take the available opportunities to integrate the principles of sustainable design and construction into the design of proposals, including issues such as climate change adaptation, carbon reduction and water management. The same policy requires new

residential developments to achieve as a minimum water efficiency to 110 litres pp per day and a 44% on site reduction of regulated carbon emissions and for non-residential buildings to achieve full credits for Wat 01 of the BREEAM standard for water efficiency and the minimum requirement associated with BREEAM excellent for carbon emissions.

- 8.15 Policy 29 supports proposals which involve the provision of renewable and / or low carbon generation provided adverse impacts on the environment have been minimised as far as possible.
- 8.16 No evidence has been submitted to demonstrate that the proposal would meet the required 10% carbon reduction from part L of building regulations and achieve water efficiency equivalent to 100 litres per person per day. However, officers are satisfied that the proposal can meet the policy requirements, and this can be secured by via condition. These conditions are reasonable and necessary to impose to ensure the development adopts sustainable design principles.
- 8.17 Subject to conditions, proposal is in accordance is compliant with Local Plan policies 28 and 29 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

8.18 Biodiversity

- 8.19 The Environment Act 2021 and the Councils' Biodiversity SPD (2022) requires development proposals to deliver a net gain in biodiversity following a mitigation hierarchy which is focused on avoiding ecological harm over minimising, rectifying, reducing and then off-setting. This approach is embedded within the strategic objectives of the Local Plan and policy 70. Policy 70 states that proposals that harm or disturb populations and habitats should secure achievable mitigation and / or compensatory measures resulting in either no net loss or a net gain of priority habitat and local populations of priority species.
- 8.20 A Biodiversity Metric has been submitted in support of the application which has been reviewed by the Council's Ecology Officers. The proposal is considered to achieve the mandatory 10% Biodiversity Net Gain, subject to the proposed green roof and therefore the relevant statutory Biodiversity conditions are recommended along with a condition to ensure Ecology Enhancement. As the proposal is for a Biodiverse Green Roof a condition is recommended to ensure that details are provided and agreed in writing with the Local Planning Authority.
- 8.21 Subject to the above conditions, officers are satisfied that the proposed development would not result in adverse harm to protected habitats, protected species or priority species and achieve a biodiversity net gain. Taking the above into account, the proposal is compliant with 57, 69 and 70 of the Cambridge Local Plan (2018).

8.22 Water Management and Flood Risk

- 8.23 Policies 31 and 32 of the Local Plan require developments to have appropriate sustainable foul and surface water drainage systems and minimise flood risk. Paras. 159 – 169 of the NPPF are relevant.
- 8.24 The site is in Flood Zone 1 (low risk) and it is not considered to be at risk of surface water flooding. Given the low risk of flooding at the site and it is considered that the foul water and surface water would be dealt with under any Building Control application brought forward.
- 8.25 The applicants have suitably addressed the issues of water management and flood risk, and the proposal is in accordance with Local Plan policies 31 and 32 and NPPF advice.

8.26 Highway Safety and Transport Impacts

- 8.27 Policy 80 supports developments where access via walking, cycling and public transport are prioritised and is accessible for all. Policy 81 states that developments will only be permitted where they do not have an unacceptable transport impact.
- 8.28 Para. 115 of the NPPF advises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 8.29 Access to the existing dwelling would be retained off Mere Way. The proposed dwelling would be off Brackley Close. A dropped kerb is proposed on Mere Way to access the parking space for the proposed dwelling. The Local Highways Authority have not raised any objection to the proposed dropped kerb. An informative is recommended to ensure that applications are made to the Local Highways Authority for any works to a public highway.
- 8.30 The application has been subject to formal consultation with Cambridgeshire County Council's Local Highways Authority, who raised a comment on the size of the parking space, which has been amended accordingly. No objection to the proposal subject to conditions regarding pedestrian visibility splays, falls and levels of the driveway and that the proposed driveway is constructed with bound materials. Subject to the above conditions it is concluded that the proposal would not have a detrimental impact upon the public highway safety within the local area. The proposal accords with the objectives of policy 80 and 81 of the Local Plan and is compliant with NPPF advice.

8.31 Cycle and Car Parking Provision

- 8.32 Cycle Parking
- 8.33 The Cambridge Local Plan (2018) supports development which encourages and prioritises sustainable transport, such as walking, cycling and public

transport. Policy 82 of the Cambridge Local Plan (2018) requires new developments to comply with the cycle parking standards as set out within appendix L which for residential development states that one cycle space should be provided per bedroom for dwellings of up to 3 bedrooms. These spaces should be located in a purpose-built area at the front of each dwelling and be at least as convenient as car parking provision. To support the encourage sustainable transport, the provision for cargo and electric bikes should be provided on a proportionate basis.

8.34 A cycle store has been located within the amenity space to the side of the dwelling. A condition is recommended to ensure details of the store are provided and that it is provided prior to the occupation of the dwelling.

8.35 Car parking

8.36 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. Car-free and car-capped development is supported provided the site is within an easily walkable and cyclable distance to a District Centre or the City Centre, has high public transport accessibility and the car-free status can be realistically enforced by planning obligations and/or on-street controls.

8.37 The proposal would create a single car parking space for the proposed dwelling and is therefore compliant with this policy and is acceptable.

8.38 Subject to conditions, the proposal is considered to accord with policy 82 of the Local Plan and the Greater Cambridge Sustainable Design and Construction SPD.

8.39 Amenity

8.40 Policy 35, 50, 52, 53 and 58 seek to preserve the amenity of neighbouring and / or future occupiers in terms of noise and disturbance, overshadowing, overlooking or overbearing and through providing high quality internal and external spaces.

8.41 Neighbouring Properties

8.42 Impact on No. 22 Mere Way

8.43 No. 22 Mere Way is sited to the north of the proposed dwelling. The dwellings have a low fence between the properties and a significant amount of mature vegetation between the properties. However, on a site visit it was noted that the hedge on the side of No. 24 was in a poor condition although noted that the vegetation was in a better condition in the rear amenity area of No. 22. A 1.8 metre fence is proposed on the common boundary.

- 8.44 The application proposes a single storey dwelling to be sited to the rear of the garden. The dwelling has been set off the common boundary by approx. 0.7 metres and extends for 10 metres. The eaves height of the proposed dwelling is 2.6 metres and extends to a ridge height of 3.9 metres. There is a proposed separation of 14 metres between the rear elevation of No. 22 and the proposed dwelling. Due to the size of the dwelling and separation distance, it would not intersect the 25 degree vertical line from this property. It is noted that the roof slopes away from the shared boundary. Whilst the proposal is to the south of the No. 22 Mere Way, given the relatively low eaves and ridge height it is not considered that the proposal would give rise to a significant loss of light to the rear amenity area of the rear garden. Due to the modest scale of the proposal and the existing and proposed boundary treatments, the proposal is not considered to cause any undue loss of light or appear overbearing to No. 22.
- 8.45 In addition, a 2.5 metre outbuilding could be built on the same footprint without planning permission and the lowest height would be limited to 0.1 metres above the height for what would be allowed under permitted development for a new boundary treatment. Subsequently, whilst it is accepted that there would be some impact on the residential amenity of No. 22 Mere Way, it is considered that the impact would not be great enough to warrant a refusal in this instance in regards to overbearing.
- 8.46 It is noted that a comment has been received regarding the window in the northern elevation. The window is set over 1.7 metres above floor level and therefore is not considered to give rise to any harmful level of overlooking. To prevent the appearance of overlooking and any noise impact, it is suggested that a condition is added to ensure that the window is obscure glazed and fixed shut. Given that additional windows serve the room it is not considered that this would harm the levels of light received.
- 8.47 Impact on No. 24 Mere Way
- 8.48 The proposed dwelling, at the closest point, is set 13 metres from the two storey rear elevation of No. 24 and the garden boundary fence is set 10 metres from the rear elevation of No. 24. Given the separation, and that no windows are proposed on the side (eastern) elevation fronting 24 Mere Way, it is not considered to give rise to any significant levels of inter-overlooking between the properties which would lead to a loss of privacy. Whilst the garden is set only 10 metres from the rear elevation of No. 24 given the proposed boundary treatment it is not considered that the proposal would give rise to any loss of privacy to the main private amenity space of the proposed dwelling.
- 8.49 Given the siting and design of the proposed dwelling it is not considered to give rise to any significantly harmful levels of overlooking, overbearing impact or loss of light.
- 8.50 The flats to the western side of the site are separated by a single storey outbuilding and a substation and the dwellings to the south are separated

by Brackley Close. Given the siting of the dwelling in relation to these properties it is not considered that the proposal would give rise to any significant level of harm to amenity in regards to loss of light, overbearing impact or loss of privacy.

8.51 Future Occupants

8.52 Policy 50 of the Cambridge Local Plan (2018) requires all new residential units to meet or exceed the Government’s Technical Housing Standards – Nationally Described Space Standards (2015).

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

Unit	Number of bedrooms	Number of bed spaces (persons)	Number of storeys	Policy Size requirement (m ²)	Proposed size of unit	Difference in size
1	1	2	1	50	58	+8

- Garden Size(s)
- Proposed Dwelling: 50sq meters
- No. 24 Mere Way rear garden: 105sq meters

8.53 The garden sizes proposed for both dwellings are considered suitable for the number of bedrooms. A condition is recommended to ensure that the curtilages of the dwellings are retained as shown on the approved plans.

8.54 Policy 50 of Cambridge Local Plan (2018) states that all new residential units will be expected to have direct access to an area of private amenity space which should be of a shape, size and location to allow effective and practical use of the intended occupiers.

8.55 Policy 51 requires all new residential units to be of a size, configuration and internal layout to enable Building Regulations requirement part M4(2) accessible and adaptable dwellings. It is considered that the proposed dwelling would allow the requirements to be met and a condition will be attached to ensure the scheme would comply with the requirements.

8.56 Construction and Environmental Impacts

8.57 Policy 35 guards against developments leading to significant adverse impacts on health and quality of life from noise and disturbance. Environmental Health Officers have assessed the application and have recommended that noise and disturbance during construction would be minimized through conditions restricting construction hours and collection hours. A further condition regarding piling is also recommended. The addition of these conditions are to protect the amenity of future occupiers. These conditions are considered reasonable and necessary to impose.

8.58 Summary

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

8.60 Third Party Representations

8.61 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
Maintenance of the proposed Dwelling	The proposed dwelling is set 0.7 metres off the boundary with No. 22. The maintenance of the proposed dwelling is not a material planning consideration and is a civil matter.
Overlooking	The proposed high level window is to be conditioned to be obscure glazed and fixed shut.
Boundary Fence	A condition has been attached regarding details of the boundary treatment. Ownership of the fence is a civil matter between different landowners in which the local planning authority has no role. The Party Wall Act 1996 governs the process by which party walls and associated disputes are handled.
Right to light	A right to light is a civil matter between different landowners and a planning permission would not interfere with a right of light. The local planning authority has no jurisdiction in checking or enforcing a right to light. This is not a material planning consideration.
Building work on neighbouring	This is a civil matter between different landowners in which the local planning authority has no role. The Party Wall Act 1996 governs the process by which party walls and associated disputes are handled.

8.62 Other Matters

8.63 Bins

8.64 Policy 57 requires refuse and recycling to be successfully integrated into proposals. Bins are shown to be in the rear garden which would be within the recommended drag distances. Details of the proposed bin store would be conditioned to provide these detail ad ensure a refuse store is provided prior to the occupation of the dwelling in accordance with policy.

8.65 Permitted Development Rights

8.66 The proposed development has been found acceptable in terms of its impact on the character of the area and residential amenity, as set out

above. However, given the small-scale nature of the site, officers consider it reasonable and necessary to remove permitted development rights under Schedule 2, Part 1, Classes A, B and E of the GDPO.

8.67 Without such restrictions dormer windows and outbuildings could be added to the Plot without formal planning consent, which may give rise to greater impacts on the character of the area and amenities of neighbouring properties considered as part of the current application (Local Plan policies 52, 55, and 57).

8.68 Planning Balance

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

8.70 Summary of harm

8.71 There is a small degree of harm arising from the location of the proposed dwelling in proximity to neighbouring gardens in regards to overbearing impact and loss of light.

8.72 Summary of benefits

8.73 The dwelling would result in a sustainably constructed dwelling located in a sustainable location. The proposal would also provide economic benefits through employment during construction as well as providing a further home to support the village economy.

8.74 When weighing up the harm against the benefits detailed above, officers conclude that the public benefits outweigh the harm in this instance.

8.75 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for Approval.

9.0 Recommendation

9.1 **Approve** subject to:

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

10.0 Planning Conditions

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

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

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

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

4 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).

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

Reason: To require replacement trees to be approved, planted and subsequently protected, to ensure continuity of tree cover in the interests of visual amenity (Cambridge Local Plan 2018 Policy 71 and Section 197 of the Town and Country Planning Act 1990).

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

Reason: To ensure an appropriate boundary treatment is implemented in the interests of biodiversity, visual amenity and privacy (Cambridge Local Plan 2018 policies 55, 57, 59 and 70).

7 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).

8 The bin and bike stores associated with the proposed development, including any planting associated with a green roof, shall be provided prior to first occupation in accordance with the approved plans and shall be retained thereafter. Any store with a flat or mono-pitch roof shall incorporate, unless otherwise agreed in writing by the local planning authority, a green roof planted / seeded with a predominant mix of wildflowers which shall contain no more than a maximum of 25% sedum planted on a sub-base being no less than 80 millimetres thick.

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

9 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)

10 No construction of the biodiverse (green) roof(s) shall commence until the following details have been submitted to and approved in writing by the Local Planning Authority.

- a) The means of access for maintenance
- b) Plans and sections showing the make-up of the sub-base to be used which may vary in depth from between 80-150mm
- c) Planting/seeding with an agreed mix of species (the seed mix shall be focused on wildflower planting indigenous to the local area and shall contain no more than a maximum of 25% sedum)
- d) Where solar panels are proposed, biosolar roofs should be incorporated under and in-between the panels. An array layout will be required incorporating a minimum of 0.75m between rows of panels for access and to ensure establishment of vegetation
- e) A management/maintenance plan for the roof(s)

The roof(s) shall be constructed and laid out in accordance with the approved details and planting/seeding shall be carried out within the first planting season following the practical completion of the roof. The roof(s) shall be maintained as such in accordance with the approved management/maintenance plan.

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

11 No dwelling, hereby permitted, shall be occupied until the curtilage of that dwelling has been fully laid out and finished in accordance with the approved plans. The curtilage shall remain as such thereafter.

Reason: To ensure an appropriate level of amenity for future occupiers and to avoid the property being built and occupied without its garden land (Cambridge Local Plan 2018 policies 50, 52, 55 and 56).

12 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).

13 The development, hereby permitted, shall not be occupied or brought into use, until 2.0 x 2.0 metre visibility splays have been provided each side of the vehicular access in full accordance with the details indicated on the submitted plan No 09 (Visibility Splays). The splays shall thereafter be maintained free from any obstruction exceeding 0.6m above the level of the adjacent highway carriageway.

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

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

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

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

Reason: To ensure that the external appearance of the development does not detract from the character and appearance of the area. (Cambridge Local Plan 2018 policies 55, 57 (for new buildings) and/or 58 (for extensions)).

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

Reason: To prevent overlooking of the adjoining properties (Cambridge Local Plan 2018 policies 55, 57/58).

17 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.

To protect the amenity of adjoining occupiers (Cambridge Local Plan 2018 policies 52, 55, and 57)

18 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.

To protect the amenity of adjoining occupiers (Cambridge Local Plan 2018 policies 52, 55, and 57)

19 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 protect the amenity of adjoining occupiers (Cambridge Local Plan 2018 policies 52, 55, and 57)

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

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

Informatives

1. The granting of a planning permission does not constitute a permission or licence to a developer to carry out any works within, or disturbance of, or interference with, the Public Highway. A separate permission must be sought from the Highway Authority for such works.
2. Biodiversity net gain is a way of creating and improving biodiversity by requiring development to have a positive impact ('net gain') on biodiversity.

In England, biodiversity net gain is required under a statutory framework introduced by [Schedule 7A of the Town and Country Planning Act 1990 \(inserted by the Environment Act 2021\)](#). This statutory framework is referred to as 'biodiversity net gain' in Planning Practice Guidance to distinguish it from other or more general biodiversity gains.

Under the statutory framework for biodiversity net gain, subject to some exceptions, every grant of planning permission is deemed to have been granted subject to the condition that the biodiversity gain objective is met ("the Biodiversity Gain Condition"). This objective is for development to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the onsite habitat. This increase can be

achieved through onsite biodiversity gains, registered offsite biodiversity gains or statutory biodiversity credits.

The biodiversity gain condition (as set out above at the end of this decision notice) is a pre-commencement condition: once planning permission has been granted, a Biodiversity Gain Plan must be submitted to and approved by Cambridge City Council (the local planning authority) before commencement of the development. There are exemptions, transitional arrangements and requirements relating to irreplaceable habitat which disapply the condition from certain planning permissions, as well as special modifications for planning permissions for phased development and the treatment of irreplaceable habitats.

In the opinion of the Local Planning Authority, the approved development is engaged by paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990, is subject to the statutory Biodiversity Gain Condition and none of the statutory exemptions or transitional arrangements are considered to apply.

The effect of section 73D of the Town and Country Planning Act 1990

If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 (application to develop land without compliance with conditions previously attached) and a Biodiversity Gain Plan was approved in relation to the previous planning permission ("the earlier Biodiversity Gain Plan") there are circumstances when the earlier Biodiversity Gain Plan is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted.

Those circumstances are that the conditions subject to which the section 73 permission is granted:

do not affect the post-development value of the onsite habitat as specified in the earlier Biodiversity Gain Plan, and

in the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable habitat the conditions do not change the effect of the development on the biodiversity of that onsite habitat (including any arrangements made to compensate for any such effect) as specified in the earlier Biodiversity Gain Plan.

Advice on information required to discharge Biodiversity Gain Condition

A Biodiversity Gain Plan to secure at least 10% increase in biodiversity value relative to the pre-development biodiversity value of the onsite habitat as per the statutory condition as set out on this Decision Notice must be submitted to the Local Planning Authority and approved before the development can commence. In order to discharge the condition, the following information will be required:

-details of purchase and monitoring of the offsite biodiversity units, a biodiversity metric for the site, costings and evidence of appropriate legal

agreements to guarantee delivery of ongoing habitat management requirements specifically:

Identification of receptor site or sites with associated plans;

Details of the offsetting requirements of the development in accordance with current DEFRA biodiversity metric;

The provision of evidence of arrangements to secure the delivery of offsetting measures, including a timetable of delivery; and

A Management and Monitoring Plan, to include for the provision and maintenance of the offsetting measures for a period of not less than 30 years from the commencement of the scheme and itself to include:

Description of all habitat(s) to be created / restored / enhanced within the scheme including expected management condition and total area;

Review of Ecological constraints;

Current soil conditions of any areas designated for habitat creation and detailing of what conditioning must occur to the soil prior to the commencement of habitat creation works;

Detailed design and working methods (management prescriptions) to achieve proposed habitats and management conditions, including extent and location of proposed works;

Type and source of materials to be used, including species list for all proposed planting and abundance of species within any proposed seed mix;

Identification of persons responsible for implementing the works;

A timetable of ecological monitoring to assess the success of all habitats creation / enhancement.

The inclusion of a feedback mechanism to the Local Planning Authority, allowing for the alteration of working methods / management prescriptions, should the monitoring deem it necessary.

Evidence that appropriate arrangements are in place to ensure the Council is funded to monitor the proposed biodiversity gain from the site(s) proposed over a period of 30 years. This would normally be in the form of a freestanding S106 agreement with a biodiversity provider which has already secured on-going monitoring contributions for the Council.

Commencing development which is subject to the biodiversity gain condition without an approved Biodiversity Gain Plan could result in your development becoming subject to enforcement action.

Greater Cambridge Shared Planning offer pre-application guidance regarding Biodiversity Net Gain here: [Biodiversity Net Gain Advice \(greatercambridgeplanning.org\)](http://greatercambridgeplanning.org)