



Planning Committee Date	5 th February 2025
Report to	Cambridge City Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	24/03840/FUL
Site	16 Golding Road, Cambridge
Ward / Parish	Coleridge
Proposal	Erection of a two storey three bed self build dwelling with new vehicle access and landscaping works in the rear garden of no 16 Golding Road
Applicant	Mr Jamie Watkiss
Presenting Officer	Tom Chenery
Reason Reported to Committee	Called-in by Cllr Anna Smith Third party representations Land within ownership of the Council
Member Site Visit Date	N/A
Key Issues	1. Impact on the Character and Appearance of the Area 2. Impact on the amenity of Neighbouring Occupiers 3. Ecology/Trees
Recommendation	APPROVE subject to conditions

1.0 Executive Summary

- 1.1 The application seeks to erect a two storey dwelling within the rear garden space of No.16 Golding Road.
- 1.2 The proposal is considered to be acceptable in terms of its impact on the character and appearance of the area.
- 1.3 The proposal is not considered to result in any harm to the amenity or living conditions of neighbouring occupiers or future occupiers
- 1.4 The proposal is not considered to result in any highways safety implications.
- 1.5 The proposal would not result in any undue ecological impacts or impacts to trees within or adjacent to the site.
- 1.6 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 1	X
Building of Local Interest		Green Belt	
Historic Park and Garden		Protected Open Space	
Scheduled Ancient Monument		Controlled Parking Zone	
Local Neighbourhood and District Centre		Article 4 Direction	

*X indicates relevance

- 2.1 The application site comprises the rear garden space of No.16 Golding Road, Cambridge. Properties on the northern side of Golding Road are typically semi detached dwellinghouses with long rear gardens. The dwellinghouses are two storey with a first floor front projecting bay windows.
- 2.2 To the west of the site is an area for parking and a standalone garage block which serves the surrounding properties. Other outbuildings and garages back on to the parking/access area. Further to the west is a built up area of flats which surround an open parcel of land, all these dwellings are in a block format and are two storeys in height. Similar residential development is also located to the south of the site.
- 2.3 The boundary which separates the garden of No.16 and the parking area to the west, forms a mature hedgerow and a mature tree.

3.0 The Proposal

3.1 Erection of a two storey three bed self build dwelling with new vehicle access and landscaping works in the rear garden of no 16 Golding Road.

4.0 Relevant Site History

Reference	Description	Outcome
23/50174/PRELV3	Construction of 3 bed 2 storey dwelling in the rear garden of number 16 Golding Road	Advice Given
24/00430/FUL	Erection of new 3 bed single storey dwelling with new vehicles access and landscaping works in the rear garden of no 16 Golding Road	Withdrawn
21/00614/HFUL	Single storey side and rear extension, roof extension with side dormer. Convert existing garage to Garden House.	Approved

5.0 Policy

5.1 National

National Planning Policy Framework 2024

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 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 53: Flat conversions
Policy 55: Responding to context
Policy 56: Creating successful places
Policy 57: Designing new buildings
Policy 58: Altering and extending existing buildings
Policy 59: Designing landscape and the public realm
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 Ecology Officer – No Objection

6.3 Subject to recommended conditions

6.4 Tree Officer – No Objection

6.5 Subject to recommended condition

6.6 Environmental Health – No Objection

6.7 Subject to recommended conditions

7.0 Third Party Representations

7.1 2 representations have been received.

7.2 Those in objection have raised the following issues:

- Residential amenity impact (impacts on daylight, sunlight, enclosure, privacy, noise and disturbance, light pollution)
- Access to site is unacceptable and on Council Land
- Proposal will have a detrimental effect on the potential comprehensive development of the wider area conflicting with Policy 52(e)
- Proposal is against legal covenant
- Proposal would result in loss of green corridor and have impact on climate and biodiversity
- Query regarding bollard
- Proposal is out of character
- Loss of light and views to nearby properties
- Excessive odour, noise and disturbance
- Overbearing, overshadowing to garden of neighbouring dwellings
- Impact on Trees
- Impact on Wildlife Corridor/Biodiversity
- Overdevelopment

8.0 Member Representations

8.1 Cllr Smith has made a representation (objecting to) the application on the following grounds:

- Contravention of policy 52 (Protecting garden land and the subdivision of existing dwelling plots.)
- The development and the parking would be a significant loss of garden land. I note, for instance that the Ecology Officer references the loss of a vegetated garden. And one of the objectors refers to the back gardens as a key wildlife corridor, and suggests the backland development threatens biodiversity and potentially raises the risk of flooding.
- Policy 55 (Responding to context): There is no precedent for this development in this direct area. Existing backland development is limited to sheds and garden rooms. The context is of large gardens providing a wildlife corridor.
- Contravention of Policy 57 (Designing new buildings). With regards to height, scale, form and proportions, the building's height and mass would dominate and overshadow the surrounding area. Additionally, the materials and cladding are not suitable for their purpose and setting.

8.2 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.

9.0 Assessment

9.1 Principle of Development

9.2 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.

9.3 Objections have been raised regarding the proposals conflict with Policy 52, notably criteria a), b), c) and e).

9.4 Policy 52 supports proposals for development on sites that form part of a garden or group of gardens or that subdivide an existing residential plot but will only be permitted where:

- a. the form, height and layout of the proposed development is appropriate to the surrounding pattern of development and the character of the area;
- b. sufficient garden space and space around existing dwellings is retained, especially where these spaces and any trees are worthy of retention due to their contribution to the character of the area and their importance for biodiversity;
- c. the amenity and privacy of neighbouring, existing and new properties is protected;
- d. provision is made for adequate amenity space, vehicular access arrangements and parking spaces for the proposed and existing properties; and
- e. there is no detrimental effect on the potential comprehensive development of the wider area.

9.5 In light of these comments, it is necessary to assess the proposals compliance with these criteria and assess whether the proposal is acceptable in principle.

- a. *the form, height and layout of the proposed development is appropriate to the surrounding pattern of development and the character of the area;*

9.6 The established character of the area comprises two storey semi detached dwellings which benefit from long rear gardens. There is no definitive building lineage due to the mixed densities of residential development that forms the layout and context of the area. Although dwellings are of a similar scale and appearance many gardens back on to each other.

- 9.7 The immediate context varies from others on Golding Road, and Radegund Road as there is a parking court with a garage block and other outbuildings that face on to this area. The density of built form within this immediate setting is greater than that further to the north and east.
- 9.8 The erection of a two storey dwelling within the rear garden space of No.16 Golding Road would face on to the parking court and would be similar in scale to the residential properties to the west of the site which also face on to this parking court. As a result, the proposed dwellinghouse would be appropriate to the surrounding pattern of development and character of the area. This is considered in more detail in the relevant section within this report.
- 9.9 The objections in reference to the proposal conflicting with criteria a) relate to the loss of hedgerow and trees within this part of the area. Although the proposal would result in the loss of 1 tree on the front of the site, the mature hedgerow and other adjacent trees would not be negatively impacted by the proposal. In light of this, it is considered that the character of the area is retained and as such the proposal would comply with criteria
- b) sufficient garden space and space around existing dwellings is retained, especially where these spaces and any trees are worthy of retention due to their contribution to the character of the area and their importance for biodiversity;*
- 9.10 Objections have been raised regarding the loss of trees and the 'wildlife corridor' that exists between the properties and the proposal this would conflict with this criteria.
- 9.11 The proposal would introduce additional built form to the area, however, the immediate character of the site and where the dwelling is associated with is an area of hard standing forming parking and is surrounded by built form of varying scales. The proposed dwelling would be similar to the existing built form to the west and would be directly adjacent to the large outbuildings/garage to the northwest which currently exist. It is for this reason that the proposal is not considered to be contrary to the existing characteristics of the site. The proposal is seeking to retain the existing hedgerow and the existing tree on site which is to be removed does not benefit from any protections. The Ecology Officer has also been consulted on the scheme and has not raised any objections or identifies any wildlife corridors that would be impacted by the proposal. These aspects are considered in greater detail within the relevant sections of this report.

In light of the above, the proposal is not considered to conflict with these criteria.

c) the amenity and privacy of neighbouring, existing and new properties is protected;

9.12 Objections have been raised regarding the proposals impact on the amenity and living conditions of neighbouring properties particularly an overbearing impact on the gardens of neighbouring properties as well as a loss of light and privacy. Concerns have also been raised regarding odours.

9.13 The impacts of the proposal on the adjacent neighbouring properties is considered in greater detail with the relevant section of this report. Nonetheless, the proposal is located at the end of the garden of No.16 and is approximately 34m from the nearest residential dwelling (No.14 Golding Road). The proposal would be located some 1.9m from the shared boundary with No.14. Although the proposal would introduce built form in close proximity to No.14, it is located at the rear of the garden space and away from the likely sitting out and used garden space of this neighbouring property. There is an absence of built form on the northern and eastern boundaries. In light of the above, the proposal would not result in any undue harm to the amenity or living conditions of any adjacent neighbouring properties. The proposal is considered to comply with criteria c).

d) provision is made for adequate amenity space, vehicular access arrangements and parking spaces for the proposed and existing properties; and

9.14 The proposed development would provide adequate external amenity space for the proposed dwelling and an appropriate vehicular access. No objections have been raised by the Local Highways Authority. The proposal would create an access over an area adjacent to a formal parking area but would not result in the loss of any spaces. The proposal would therefore comply with this criteria.

e) there is no detrimental effect on the potential comprehensive development of the wider area

9.15 Objections have been raised that the proposal by virtue that the objection from Cambridge City Council regarding the allowance of rights and access over this parcel of land indicates that the land could be used as redevelopment by the Council in the future. There are no current live planning applications on the site for the redevelopment of the space to the rear of properties on Golding Road and Coleridge Road and the site is not earmarked for development within the Local Plan. It is therefore considered that the proposal would not detrimentally effect on the potential comprehensive development of the wider area and would comply with this criteria.

9.16 Overall, for the reasons outlined above, which are considered in greater detail within their respective sections of the report, the principle of the development is acceptable and in accordance with policies 3 and 52 of the Local Plan.

9.17 Impact on the Character and Appearance of the Area

- 9.18 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.
- 9.19 The application site comprises the rear garden space of No.16 Golding Road, Cambridge. Properties on the northern side of Golding Road are typically semi detached dwellinghouses with long rear gardens. The dwellinghouses are two storey with a first floor front projecting bay windows.
- 9.20 To the west of the site is an area for parking and a single storey standalone garage block which serves the surrounding properties. Other single storey outbuildings and garages back on to the parking/access area and range in scale and massing and design.
- 9.21 Further to the west is a built up residential area which surrounds an open parcel of land, all these properties are in a block format comprising several independent blocks of multiple units and are two storeys in height. Similar residential development is also located to the south of the site. The overall layout of dwellings with their long rear gardens and areas of open space which surrounds residential development are considered to contribute to the overall suburban character of the area.
- 9.22 The boundary which separates the garden of No.16 and the parking area to the west, forms a mature hedgerow and a mature tree.
- 9.23 The proposed dwelling would be located in close proximity to the existing garage/outbuildings that face on to the parking court. The dwelling would be 1.5/2 storeys in height with rooms in the roof which are in the form of box dormer windows. The proposal would also benefit from a single storey side/rear outrigger projecting towards the host dwelling of No.16 Golding Road.
- 9.24 The dwelling would use contemporary materials in the form of copper stand seam and vertical cladding. This would enable the proposal to appear as a contemporary addition to the streetscene. The proposed dwelling would be of a similar scale to the other properties which surrounding the parking court and would also be of a similar scale to the dwellings which front Golding Road to the east.
- 9.25 Due to the contemporary design of the proposal as well as the appropriate scale, massing and bulk of the proposal, the dwellinghouse is considered to represent an acceptable addition to the streetscene and would not cause harm to the character and appearance of the area.

- 9.26 As a result of the contemporary design of the proposal, it is considered necessary to add a condition to any permission given that would require details of any external materials to be provided so that the proposal does not result in any harm to the character and appearance of the area.
- 9.27 Furthermore, a condition will be added to any permission given which would remove permitted development rights for Schedule 2, Part 1, Class A, B, C and E of the General Permitted Development Order. This is required in order to ensure that any extensions/alterations which would be permissible under this schedule would not result in any harm to the character and appearance of the area and would not result in any harm to the amenity or living conditions of neighbouring properties.
- 9.28 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.

9.29 Trees

- 9.30 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. Policy 52 also requires sufficient space around existing dwellings to be retained especially where these spaces and any trees are worth of retention due to the contribution to the character of the area and their importance for biodiversity.
- 9.31 The application site forms the rear garden space of No.16 Golding Road and comprises mown garden land. The south western boundary comprises a mature hedgerow and 1 tree. On the north eastern boundary with No.14 Golding way, the boundary treatment also consists of a 1.6m high close boarded fence. There are two trees afforded protection through a Tree Preservation Order (TPO) which are in the rear garden of No.14 and in close proximity to the site.
- 9.32 The application is accompanied by an Arboricultural Impact Assessment and additional tree information has been submitted. Objections have been raised regarding the proposals impact on the trees and hedgerow within and adjacent to the site. The proposal is seeking to remove the hedgerow at tree at the front of the site which bounds the car parking area. This tree and hedgerow are not afforded any protection but do contribute to the suburban nature of the area.
- 9.33 The Council's Tree Officer has advised that they have no objections to the removal of the tree and that the proposal would adequately mitigate against the trees in the rear garden of No.14 Golding Road which benefit from TPO's subject to a condition which would require Tree Protection

Methodology to be submitted prior to the commencement of any development. This is to ensure that the trees are suitably protected during construction. This condition is considered to be necessary and reasonable to ensure that the proposal preserves and enhances the existing trees on site.

9.34 In addition to this, although the Arboricultural Impact Assessment indicates the hedgerow at the front is to be removed, the proposed site layout plans indicate that the hedgerow would be re-instated. A condition can be added to any permission given which would require the submission of a landscape plan and boundary treatment plan which would ensure that a hedgerow is in place along the southern boundary and therefore would not impact upon the amenity of the area.

9.35 In light of the above and subject to conditions as outlined, the proposal would accord with policies 59 and 71 of the Local Plan.

9.36 Carbon Reduction and Sustainable Design

9.37 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.

9.38 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.

9.39 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.

9.40 In order to ensure that this is achieved, condition could be appended to the planning permission requiring a scheme demonstrating how the proposal would comply with these requirements for both water efficiency measures and energy efficiency.

9.41 Subject to the imposition of these conditions to any permission given, the proposal would comply with Policies 28 and 29 of the Local Plan.

9.42 Biodiversity

9.43 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.

- 9.44 The proposal seeks to erect 1 self build dwelling in the rear garden of No.16 Golding Road. As the proposal is a self build dwelling, it is considered to be exempt from providing the mandatory 10% Biodiversity Net Gain requirement set out in the Environment Act 2021.
- 9.45 Objections have been received regarding the proposal impacting on a 'wildlife or green corridor' and that the proposal would cause undue harm to ecology and biodiversity on the site.
- 9.46 The application has been subject to formal consultation with the Council's Ecology Officer, who raises no objection to the proposal and recommends several conditions to ensure the protection of species. It has not been recognised by the Council's Ecology Officer that the site in particular contributes significantly to the biodiversity of the area and is not considered to provide a wildlife corridor.
- 9.47 Overall, in consultation with the Council's Ecology Officer, subject to an appropriate condition, officers are satisfied that the proposed development would not result in adverse harm to protected habitats, protected species or priority species and achieve a biodiversity net gain. Taking the above into account, the proposal is compliant with 57 and 70 of the Cambridge Local Plan (2018).

9.48 Water Management and Flood Risk

- 9.49 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.
- 9.50 The site is in Flood Zone 1 and is therefore considered at low risk of flooding. The site is not considered to be at risk of surface water flooding.
- 9.51 No details have been provided regarding how the proposal would ensure the satisfactory provision for surface water and foul water drainage. It is necessary to add a condition to any permission given which would require the submission of this information to ensure the proposal does not result in any undue impacts on flooding to the application site or neighbouring properties.
- 9.52 Subject to this recommended condition, the proposal is compliant with Policies 31 and 32 of the Cambridge Local Plan (2018)

9.53 Highway Safety and Transport Impacts

- 9.54 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.
- 9.55 Para. 116 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.
- 9.56 Access to the site would be via a small access road leading to the northernmost part of the site. Objections have been raised regarding the use of this piece of land for access as it would be over land not owned by the applicant and land that is in the ownership of Cambridge City Council.
- 9.57 The ownership of the land and rights over the land for the use of the access is a matter between the applicant and landowner and is not a matter for this application to consider.
- 9.58 The Local Highways Authority have been consulted on the proposal and have not raised any objection to the proposed access.
- 9.59 It is therefore considered that the proposal accords with the objectives of policy 80 and 81 of the Local Plan and is compliant with NPPF advice.

9.60 Cycle and Car Parking Provision

- 9.61 Cycle Parking
- 9.62 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.
- 9.63 The proposal would provide a standalone cycle parking storage area at the front of the dwelling adjacent to the car parking space. No details have been provided of the exact details of the cycle parking with the submitted plans indicating there is space for 3 cycles. This is in compliance with the cycle parking guidance as set out in Appendix L of the Local Plan.
- 9.64 A condition could be added to any permission given which would require the submission of the details of the cycle store. Subject to this condition, the proposal would comply with Policy 82 in regards to cycle parking.

- 9.65 Car parking
- 9.66 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.
- 9.67 The proposal would provide 1 allocated car parking space and as such would comply with the car parking requirements set out in Policy 82.
- 9.68 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. No details of EV charging have been provided, however, a condition could be added to any permission which would require this level of detail to be provide prior to the occupation of any approved proposal.
- 9.69 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.

9.70 Amenity

- 9.71 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.

9.72 Neighbouring Properties

The principle dwelling to be impacted by the proposal would be No.14 Golding Way which is located approx. 34m to the south east of the site. The proposed dwelling would be situated some 1.8m from the shared boundary with No.14.

- 9.73 An objection has been raised regarding the proposal resulting in an unacceptable overbearing, overshadowing impact on the garden space of this neighbouring property.
- 9.74 The proposed dwellinghouse is located at the end of the garden of No.16 and some distance from the rear building line of No.14 and the expected sitting out space of No.14. The proposal would result in additional built form close to the boundary with No.14, however, due to the separation distance as well as the absence of built form on both the north western and north eastern boundaries at No.14, the proposal would not result in any undue overbearing or overshadowing impacts on the rear garden space of No.14 Golding Road.

- 9.75 Furthermore, due to the siting of the proposed dwelling as well as its orientation and relationship with the sun, the proposed dwelling would result a minor overshadowing impact to the end of No.14's rear garden space in the late evening and would remain unchanged for most of the day that the dwelling current situation.
- 9.76 Concerns have also been raised regarding a loss of privacy towards the rear garden of No.14. The proposal benefits from a single rooflight which would face towards No.14. The window would be 1.7m above floor level and as such is not considered to be of a height that would allow for views into the rear garden of No.14. As such the proposal is not considered to result in any undue loss of privacy to No.14.
- 9.77 All other neighbouring properties are far enough removed from the scheme that the proposal would not result in any undue loss of light, privacy, outlook or appear overbearing.

Amenity of future occupiers

- 9.78 Policy 50 of the Cambridge Local Plan (2018) requires new residential units to meet or exceed the residential space standards set out in the Government's Technical Housing Standards – nationally described space standard (2015).
- 9.79 The proposed development would provide living accommodation which would comply with the Nationally Described Space Standards and Policy 50 of the Local Plan. It would have an acceptable provision of private external amenity space in accordance with Policy 50.
- 9.80 The development would comply with the requirements of Part M4(2) of the Building Regulations and would therefore comply with Policy 51 of the Cambridgeshire Local Plan 2018. A condition shall be added to ensure that the proposal is built to the Part M4(2) requirements.
- 9.81 Construction and Environmental Impacts
- 9.82 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.
- 9.83 Policy 36 seeks to ensure that development does not lead to effects on health the environment or amenity from polluting or malodorous emissions.
- 9.84 An objection has been raised that the proposal would result in unacceptable levels of odour resulting from the cooking activities

associated with the development. Given the scale of the proposal as well as the sites location within an built up residential area, the proposal is not considered to result in any undue odour impacts to any adjacent neighbouring properties.

- 9.85 An objection has also been raised regarding noise impacts from the proposed Air Source Heat Pump
- 9.86 The Council's Environmental Health team have assessed the application and have not raised any objection to the proposal. They conclude that a condition can be added to any permission given which requires the submission of the specific details of the proposed ASHP as well as conditions regarding noisy works and piling. Subject to the imposition of these conditions to any permission given, the proposal would not result in any undue odour or noise impacts
- 9.87 Summary
- 9.88 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, 53, 57 and 58.

9.89 Third Party Representations

- 9.90 The remaining third-party representations not addressed in the preceding paragraphs are summarised and responded in the report above. Those that have not are considered below.:

An objection has been received indicating that permitted development rights would allow for a much larger dwellinghouse to be developed on the site. Due to the scale of the site and proximity to neighbouring properties and sensitive context, it is necessary to add a condition to any permission given which would restrict permitted development rights on any dwelling should it benefit from planning permission.

10.0 Recommendation

- 10.1 **Approve** subject to:

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

- 10.2 In the event that the application is refused, and an Appeal is lodged against the decision to refuse this application, delegated authority is sought to allow officers to negotiate and complete the Planning Obligation required in connection with this development

11.0 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).

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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 development shall take place above ground level, other than demolition, until details of the external surfaces to be used in the construction of the development have been submitted to and approved in writing by the Local Planning Authority. 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 and 57 (for new buildings)).

4. No development, other than demolition, shall commence until a scheme for the provision and implementation of foul water drainage and surface water drainage has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details prior to the occupation of any part of the development or in accordance with an implementation program agreed in writing with the Local Planning Authority.

Reason: To reduce the risk of pollution to the water environment, to ensure a satisfactory method of foul water drainage and to ensure a satisfactory method of surface water drainage and to prevent the increased risk of (Cambridge Local Plan 2018, policies 31 and 32)

5. Prior to commencement of development, including demolition, 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 and agreed in writing by the local planning authority before any tree works are carried out and before any 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 (allowing for tree root growth and accounting for heave and subsidence), storage of materials, ground works, installation of services, erection of scaffolding and landscaping.

The development shall be carried out fully in accordance with the approved AMS and TPP.

Reason: To ensure that trees to be retained will be protected from damage during any construction activity, including demolition (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 all details of hard and soft landscape work as well as the position, design materials and type of boundary treatment to be erected, 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 provision, establishment and maintenance of a reasonable standard of landscaping in accordance with the approved design (Cambridge Local Plan Policies 52, 55, 56, 57 and 59)

7. Prior to the commencement of development above slab level, a scheme for biodiversity enhancement shall be submitted to and approved in writing by the local planning authority. The scheme shall include details of bat and bird box installation, hedgehog connectivity, habitat provision and other biodiversity enhancements, including how a measurable net gain in biodiversity will be accomplished, when it will be delivered and how it will be managed.

The approved scheme shall be fully implemented within the agreed timescale following the substantial completion of the development unless, for reasons including viability or deliverability, it is otherwise agreed in writing by the local planning authority.

Reason: To provide ecological enhancements in accordance with Cambridge Local Plan 2018 policies 57, 59 and 69, the Greater Cambridge Shared Planning Biodiversity SPD 2022 and NPPF paragraphs 8, 180, 185 and 186

8. 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).

Prior to the installation of any electrical services, an electric vehicle charge point scheme shall be submitted to, and approved in writing by, the Local Planning Authority. The active charge points should have a minimum power rating output of 3.5kW.

The approved electric vehicle charge points shall be installed prior to first occupation of the relevant dwelling and retained thereafter.

Reason: In the interests of encouraging more sustainable modes and forms of transport in accordance with the National Planning Policy Framework (NPPF 2021) paragraphs 107, 112, 174 and 186, policy 28, 29 and 80 of the Cambridge Local Plan and the Greater Cambridge Sustainable Design and Construction SPD 2021.

9. 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).

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

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

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and reenacting that Order with or without modification), no enlargement, improvement or other alteration of the dwellinghouses, additions or alterations to the roofs, buildings or enclosures incidental to the enjoyment of the dwellinghouses falling within Classes A, B, C and E shall be constructed.

Reason: To protect and preserve the character and appearance of the area and to protect the amenity and living conditions of neighbouring occupiers in accordance with Policy HQ/1 of the South Cambridgeshire District Council Local Plan (2018).

12. 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)

13. 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).

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

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

15. Prior to occupation, an electric vehicle charge point scheme shall be submitted to, and approved in writing by, the Local Planning Authority. The active charge points should have a minimum power rating output of 3.5kW. All other communal flat spaces should have passive provision of the necessary infrastructure including capacity in the connection to the local electricity distribution network and electricity distribution board, as well as the provision of cabling to parking spaces for all remaining car parking spaces to facilitate and enable the future installation and activation of additional active electric vehicle charge points as required, and this should be demonstrated in the submitted detail.

The approved electric vehicle charge points shall be installed prior to first occupation of the relevant dwelling and retained thereafter.

Reason: In the interests of encouraging more sustainable modes and forms of transport in accordance with the National Planning Policy Framework (NPPF 2021) paragraphs 107, 112, 174 and 186, policy 82 of the Cambridge Local Plan and the Greater Cambridge Sustainable Design and Construction SPD 2021.

Background Papers:

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

- Cambridge Local Plan 2018
- Cambridge Local Plan SPDs