



<b>Planning Committee Date</b>	5 <sup>th</sup> February 2025
<b>Report to</b>	Cambridge City Council Planning Committee
<b>Lead Officer</b>	Joint Director of Planning and Economic Development
<b>Reference</b>	24/04016/FUL
<b>Site</b>	Land At The Rear Of 321 And 323 Milton Road
<b>Ward / Parish</b>	Kings Hedges
<b>Proposal</b>	Erection of a self/custom build 3 bed bungalow at the rear of 321 and 323 Milton Road.
<b>Applicant</b>	Mr Pete Tiffin
<b>Presenting Officer</b>	Rachel Brightwell
<b>Reason Reported to Committee</b>	Third party representations
<b>Member Site Visit Date</b>	N/A
<b>Key Issues</b>	<ol style="list-style-type: none"><li>1. Scale and massing</li><li>2. Residential amenity impact with regards to noise</li></ol>
<b>Recommendation</b>	<b>APPROVE</b> subject to conditions

## 1.0 Executive Summary

- 1.1 The application seeks permission for the erection of a three-bed single storey self/custom build dwelling.
- 1.2 The existing site comprises of the rear gardens of No.321 and No.323 Milton Road and fronts onto Ramsden Square.
- 1.3 Due to the scale, design and materials the proposed dwelling will have an appropriate appearance within the street scene and will not have an adverse impact on the character of the surrounding area.
- 1.4 The proposed development has been assessed in relation to overlooking, overshadowing and overbearing impact on neighbouring properties. The proposal is not considered to result in a significant residential amenity harm to neighbouring properties.
- 1.5 There are no highway safety concerns, subject to the recommended conditions. The proposal will create a car parking space for the proposed dwelling, which meets the requirements of policy 82 and Appendix L. Cycle storage is proposed within the front garden to provide convenient access.
- 1.6 Officers recommend that the Planning Committee approve the application

## 2.0 Site Description and Context

None-relevant	x	Tree Preservation Order	
Conservation Area		Local Nature Reserve	
Listed Building		Flood Zone 1	x
Building of Local Interest		Green Belt	
Historic Park and Garden		Protected Open Space	
Scheduled Ancient Monument		Controlled Parking Zone	
Local Neighbourhood and District Centre		Article 4 Direction	

\*X indicates relevance

- 2.1 The application site is located to the rear of the gardens of No.321 and No.323 Milton Road. The proposed site will form a back land development which will front onto Ramsden Square.
- 2.2 To the northeast of the site is Ramsden Square, to the south of the site are the rear gardens of No.321 and No.323 Milton Road, the west of the site adjoins to the rear gardens of No.319 Milton Road and Nos.136, 138 and 140 Ramsden Square. The northwest boundary of the site adjoins to the electrical substation.

## 3.0 The Proposal

- 3.1 The proposal is for the erection of a self/custom build 3-bedroom dwelling at the rear of 321 and 323 Milton Road.

- 3.2 The proposed dwelling would be single storey with a pitched roof form and projecting gable to the front. The proposed front door will be located on the northwest side elevation of the projecting gable, a canopy porch is proposed above the front door. The height at the eaves will be approximately 2.4m and the ridge will be approximately 4.2m in height.
- 3.3 The proposed dwelling will provide three double bedrooms therefore can be considered as a six-person maximum occupancy dwelling.
- 3.4 The proposed materials are Cambridge buff brick and grey slate roof tiles.
- 3.5 One on site car parking space will be provided and cycle storage is proposed within the front garden.
- 3.6 The application has been amended to address concerns raised regarding the location of the air source heat pump, location of cycle storage and for the addition of a roof light, further consultations have been carried out as appropriate.

#### **4.0 Relevant Site History**

<b>Reference</b>	<b>Description</b>	<b>Outcome</b>
24/01727/FUL	Erection of a self/custom build 3 bedroom dwelling at the rear of 321 and 323 Milton Road.	Refused

- 4.1 The above application was refused for the following reasons:
- Scale, mass, form and siting at odds with the grain of development in the immediate area and cause harm to character and appearance of the area.
  - Loss of privacy to garden of No.319 Milton Road due to location of first floor windows.
  - Location of the bin storage to the rear.

#### **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 30: Energy-efficiency improvements in existing dwellings

Policy 31: Integrated water management and the water cycle

Policy 32: Flood risk

Policy 35: Human health and quality of life

Policy 36: Air quality, odour and dust

Policy 50: Residential space standards

Policy 51: Accessible homes

Policy 52: Protecting garden land and subdivision of dwelling plots

Policy 55: Responding to context

Policy 56: Creating successful places

Policy 57: Designing new buildings

Policy 58: Altering and extending existing buildings

Policy 59: Designing landscape and the public realm

Policy 69: Protection of sites of biodiversity and geodiversity importance

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 Neighbourhood Plan**

N/A

## **5.4 Supplementary Planning Documents**

Biodiversity SPD – Adopted February 2022

Sustainable Design and Construction SPD – Adopted January 2020

Cambridgeshire Flood and Water SPD – Adopted November 2016

Health Impact Assessment SPD – Adopted March 2011

## **6.0 Consultations**

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

6.2 Subject to the recommended conditions relating to the falls and levels of the drive.

### **6.3 Sustainable Drainage Officer – No response**

### **6.4 Senior Sustainability Officer – No Objection**

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

### **6.6 Ecology Officer – No Objection**

6.7 Exempt from mandatory 10% BNG due to being self-build. Requested that a condition is added requiring a scheme for ecological enhancement to be submitted.

### **6.8 Environmental Health – Additional information required**

6.9 Noise assessment is required to be submitted due to the air source heat pumps proximity to neighbouring properties and its poor acoustic design. If proposed air source heat meets the requirements of permitted development, it should be removed from this proposal.

## **7.0 Third Party Representations**

7.1 One representation has been received.

7.2 Those in objection have raised the following issues:

- Scale of proposed dwelling on size of the site
- Residential amenity impact (noise and disturbance)
- Construction impacts

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 Planning Background**

8.2 Planning permission was refused in May 2024 for the erection of a one and a half storey three bed dwelling on this site. The application was refused due to the scale, mass, form and siting would result in a form of development that is at odds with the established grain of development in

the immediate area and would cause harm to the character and appearance of the area. The application was also refused due to the proposed first floor windows would result in a loss of privacy for No.319s garden and the position of the bin storage due to narrow access path.

**8.3** The dwelling put forward in this application has been reduced to single storey which is considered to be more appropriate in scale and massing of the site and in keeping with the surrounding pattern of development. By reducing the proposal to single storey it removes any first floor windows. In addition to this, the access path to the rear garden has been widened allowing convenient access to the proposed bin storage.

#### **8.4 Principle of Development**

8.5 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.

8.6 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.

8.7 The principle of development for a three-bed single storey dwelling within the rear gardens of No.321 and No.323 Milton Road is considered acceptable provided that the proposal meets the requirements of Policy 52 which have been set out throughout this report.

8.8 The principle of the development is acceptable and in accordance with policies 3 and 52 of the Local Plan (2018).

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

8.10 Policies 52, 55, 56, 57, 58 and 59 seek to ensure that development responds appropriately to its context, is of a high quality, reflects or successfully contrasts with existing building forms and materials and includes appropriate landscaping and boundary treatment.

8.11 The site consists of the end part of the gardens belonging to Nos. 323 and 321 Milton Road. The proposed dwelling will face onto Ramsden Square, this part of this road consists of one other property which is a bungalow. The overall street scene is rear gardening fence lines, a singular bungalow (2a Ramsden Square), a garage in the rear garden of No.140 Ramsden Square and a substation.

- 8.12 The proposed dwelling will be approximately 4.2m in height at ridge and 2.4m in height at the eaves. When considering the height of the proposed dwelling and set back from the highway it is considered to have a low profile within the street scene and will not appear dominant within the surrounding area.
- 8.13 Third party representations have raised concern with the scale of the proposed dwelling within the plot. The proposed dwelling has a footprint of approximately 119m<sup>2</sup> within a plot that is approximately 330m<sup>2</sup>. The proposed bungalow will occupy less than half of the overall plot and when considering the modest height and stepped back design, it will not appear dominant within the plot and is therefore acceptable in scale and massing.
- 8.14 In addition to this, when considering the scale, massing, siting and design of No.2a Ramsden Square the proposed dwelling will not appear out of character the existing built form in the street scene.
- 8.15 The proposed materials are Cambridge buff brick and grey slate roof tiles. Within the surrounding area various materials have been used such as buff brick, render and hung tiles. When noting the mixed palette in the surrounding area and the use of buff brick on No.2a, the proposed materials would not appear out of character within the surrounding area. Condition 15 ensures that the proposed development will be compliant with the materials that have been proposed.
- 8.16 A landscaping condition will be added to ensure that the development is suitably integrated into the surrounding area (Condition 3). A condition will also be added requiring details of the boundary treatments to be submitted and approved (Condition 7), this is to ensure that the boundary treatments are suitable in terms of visual amenity and privacy.
- 8.17 The form height and layout of the proposed development is considered to be appropriate to the surrounding pattern of development and the character of the area, therefore complying with criteria a) of policy 52.
- 8.18 Overall, the proposed development is a high-quality design that would contribute positively to its surroundings and be appropriately landscaped. The proposal is compliant with Cambridge Local Plan (2018) policies 52, 55, 56, 57, 58 and 59 and the NPPF.
- 8.19 Amenity**
- 8.20 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.
- 8.21 Neighbouring Properties
- 8.22 Impact on No.140 Ramsden Square

8.23 The proposed dwelling would be located approximately 31m to the south of No.140. No.140 have a garage located in the rear garden bordering the southern boundary, the boundary is separated from the site by the substation. When considering the distance of separation between the properties and the proposed bungalow is not considered have an adverse impact on the residential amenity of No.140.

8.24 Impact on No.138 Ramsden Square

8.25 The proposed dwelling would be located approximately 31m to the south of No.138. Due to the separation distance between these properties, officers do not consider the dwelling would adversely impact no.138. There are bi-fold doors proposed facing towards No.138, given that these will be a ground floor level and due to the separation by the gardens, the proposal will not harmfully overlook No.138.

8.26 Impact on No.323 Milton Road

8.27 The proposed dwelling would be located 16m from the rear elevation of No.323. Due to the separation of distance from the rear elevation, the proposed dwelling is not considered result in a harmful residential amenity impact. The proposed dwelling will be sited approximately 1m off the boundary with No.323 and will extend for the length of the northern boundary. When considering the orientation of the site, height of the proposed dwelling and the length of the remaining garden at No.323 the proposal is not considered to have a harmful overbearing impact or result in a harmful loss of light to the rear garden of No.323.

8.28 Impact on No.321 Milton Road

8.29 The proposed dwelling would be located 12m from the rear elevation of No.321. It is considered that the proposal by virtue of its scale, massing and siting would not result in a significant amenity impact to No.321.

8.30 Impact on No.319 Milton Road

8.31 The proposed dwelling will be sited approximately 5.1m from the rear garden of No.319. There are windows located on the rear elevation of the property which will face towards the garden of No.319 however when considering the distance of separation, that the windows are at ground floor level and boundary treatments, the proposal will not harmfully overlook No.319. It is considered that the proposal by virtue of its scale, massing and siting would not result in a significant amenity impact to No.319.

8.32 Future Occupants

8.33 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).



8.34 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 <sup>2</sup> )	Proposed size of unit	Difference in size
1	3	6	1	95	113	+18

8.35 The proposed dwelling meets the size requirements for a three-bedroom single storey dwelling. All bedrooms exceed space standards. All proposed habitable rooms would receive good light levels, outlook and ventilation.

8.36 Garden Sizes

8.37 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.

8.38 The rear garden space retained for No.321 will be approximately 166m<sup>2</sup> and for No.323 will be approximately 120m<sup>2</sup>. The rear garden space for the proposed dwelling will be approximately 125m<sup>2</sup>. The proposed gardens are considered to be sufficient in size to accommodate space for table and chairs, drying washing and circulation space. The proposal therefore is compliant with policy 50 of the Local Plan.

8.39 The proposed garden space and garden space of the existing dwellings are considered to be sufficient in size, therefore complying criteria b) of policy 52.

8.40 Policy 51 requires all new residential units to be of a size, configuration and internal layout to enable Building Regulations requirement part M4(2) accessible and adaptable dwellings to be met with 5% of affordable housing in developments of 20 or more self-contained affordable homes meeting Building Regulations requirement part M4(3) wheelchair user dwellings. The Design and Access Statement submitted states the proposal would comply with these standards and therefore, Officers consider that the layout and configuration enables inclusive access and future proofing.

8.41 Construction and Environmental Impacts

8.42 Policy 35 guards against developments leading to significant adverse impacts on health and quality of life from noise and disturbance. Noise and disturbance during construction would be minimized through conditions restricting construction hours and collection hours to protect the amenity of

future occupiers. These conditions are considered reasonable and necessary to impose.

8.43 Third party representations have raised concern that a dwelling in this location would cause nuisance to the existing surrounding properties. When considering the siting of the proposed dwelling in relation to the surrounding properties the proposed dwelling is not considered to result in a density of development that would result in harmful nuisance and disturbance to surrounding properties. The introduction of one new dwelling in this location is not considered to have a significant impact on noise within the surrounding area.

8.44 Third party representations have also raised concerns with the impact of the construction process on noise nuisance to neighbours. The scheme is, however, relatively small in scale and such impacts are likely to be limited to a temporary period. Whilst there may be impacts arising from construction related activities that would give rise to some harm to the amenity of nearby occupiers, the level of harm would not be significant. Conditions 13 and 14 have been added to limit the hours of construction works and construction related deliveries to the site.

8.45 An air source heat pump is proposed in the rear garden of the proposed dwelling which will be sited along the northeast elevation of the property.

8.46 The Council's Environmental Health team have assessed the application and recommended that the air source heat pump is relocated to the northwest elevation to increase the distance from noise receptors. The Environmental Health Officer has recommended that a noise assessment is submitted.

8.47 Given that the air source heat pump will not be located within 1m of the boundary with neighbours it can be installed under permitted development provided that its installation complies with the MCS020 noise standards for heat pumps. When considering permitted development rights, it is therefore not considered to be reasonable to request that a noise assessment is required. If the air source heat pump does not meet the requirements of permitted development, then planning permission would be required, an information will be added to this effect.

8.48 Summary

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

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

**8.51 Carbon Reduction and Sustainable Design**

- 8.52 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.
- 8.53 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.
- 8.54 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.
- 8.55 The application has been subject to formal consultation with the Council's Sustainability Officer who raises no objection to the proposal subject to conditions relating to carbon reduction technologies and water efficiency.
- 8.56 The applicants have suitably addressed the issue of sustainability and renewable energy, and the proposal is in accordance is compliant with Local Plan policies 28 and 29 and the Greater Cambridge Sustainable Design and Construction SPD 2020 (subject to conditions).

### **8.57 Biodiversity**

- 8.58 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.
- 8.59 The application has been subject to formal consultation with the Council's Ecology Officer who has raised no objections to the proposal and recommends that an ecological enhancement condition is added.
- 8.60 The application is for a self-build dwelling therefore there is no requirement to provide a 10% biodiversity net gain on site. Condition 4 has been added requiring a scheme for ecological enhancement to be submitted to and approved by the LPA, this is to ensure that the development conserves and enhances the biodiversity of the site.

8.61 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 70 of the Cambridge Local Plan (2018).

#### **8.62 Water Management and Flood Risk**

8.63 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. 170-182 of the NPPF are relevant.

8.64 The site is in Flood Zone 1 and is therefore considered at low risk of flooding.

8.65 The Drainage Officer has not provided comments on the application, however in this case the proposal is considered acceptable subject to conditions regarding surface and foul water drainage.

8.66 Subject to conditions the proposal is in accordance with Local Plan policies 31 and 32 and NPPF advice.

#### **8.67 Highway Safety and Transport Impacts**

8.68 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.

8.69 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.

8.70 The application has been subject to formal consultation with Cambridgeshire County Council's Local Highways Authority, who raise no objection to the proposal subject to conditions. A condition will be added relating the falls and levels of the drive.

8.71 The proposed driveway will be accessed by the existing dropped kerb onto Ramsden Square. The proposed dwelling is not considered to give rise to any adverse effect upon the public highway.

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

#### **8.73 Cycle and Car Parking Provision**

8.74 Cycle Parking

- 8.75 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.
- 8.76 Cycle storage is proposed within the front garden of the new dwelling within an enclosed store. The proposed cycle store is considered to be in a convenient location however details of the enclosure have not been provided. A condition will be added to require the details of the cycle store to be submitted to and approved by the LPA to ensure that it is sufficient in size to accommodate the required quantum of cycles.
- 8.77 Car parking
- 8.78 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 less than a mean of 0.5 spaces per dwelling up to a maximum of 2 spaces per dwelling for 3 or more bedrooms.
- 8.79 The application proposes one on site car parking space. The proposed development will therefore accord with the parking requirements set out in appendix L of the Local Plan and as such criteria d) of policy 52.
- 8.80 The Greater Cambridge Sustainable Design and Construction SPD outlines the standards for EV charging at one slow charge point for each dwelling with allocated parking, one slow charge point for every two dwellings with communal parking (at least half of all non-allocated parking spaces) and passive provision for all the remaining car parking spaces to provide capability for increasing provision in the future.
- 8.81 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.
- 8.82 Other Matters**
- 8.83 Bins
- 8.84 Policy 57 requires refuse and recycling to be successfully integrated into proposals.

8.85 The bin storage is proposed in the rear garden to the side of the property. The side passage on the north side of the dwelling will be approximately 2m in width which will allow for access from the store to the highway for collection. While the bin storage is located in the rear garden when considering its siting and the proposed drag distance of approximately 16m this is considered to be a suitable dragging distance and convenient refuse storage. No details of the store have been provided, a condition will be attached to ensure that the details are submitted to and approved by the LPA.

## **8.86 Planning Balance**

8.87 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).

8.88 The proposed development is appropriate for its location and is in keeping with the character of the immediate context.

8.89 The proposed dwelling is not considered to cause unacceptable harm to the amenity or living conditions of neighbouring occupiers. Third party representations have raised concern with the noise nuisance impact of a new dwelling in this location, it is considered that due to the siting in relation to neighbouring properties the creation of one dwelling in this location will not harm the residential amenity of surrounding properties with regards to noise. Conditions will be attached to limit the hours of construction works and construction related deliveries.

8.90 The proposed dwelling meets the space standards set out in Policy 50 and the garden sizes of the proposed dwelling and existing dwelling are considered to be sufficient in size. The proposal will therefore provide sufficient amenity for future occupiers.

8.91 The proposal will provide one on site car parking space for the proposed dwelling, which complies with the requirements set out in appendix L of the Local Plan. The proposal will comply with cycle parking requirements, subject to a condition requiring the details to be submitted.

8.92 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- Time Limit

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

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

### 2- Drawings

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

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

### 3- Hard and Soft Landscaping

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.

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 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).

### 4- Ecological Enhancement

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

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

### 5- Surface Water Drainage

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

Reason: To ensure appropriate surface water drainage and to prevent the increased risk of flooding. (Cambridge Local Plan 2018 policies 31 and 32).

#### 6- Foul Water Drainage

No development above ground level shall commence until a scheme for the provision and implementation of foul water drainage has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details prior to the occupation of any part of the development or in accordance with an implementation programme agreed in writing with the Local Planning Authority.

Reason: To reduce the risk of pollution to the water environment and to ensure a satisfactory method of foul water drainage (Cambridge Local Plan 2018, policies 32 and 33).

#### 7- Boundary Treatments

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 the 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).

#### 8- Carbon Reduction and Water Efficiency

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

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



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

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

#### 9- Water Efficiency

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

Reason: To ensure that the development makes efficient use of water and promotes the principles of sustainable construction (Cambridge Local Plan 2018 Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

#### 10-Cycle parking details

The development shall not be occupied or the permitted use commenced, until details of facilities for the covered, secure parking of cycles for use in connection with the proposed dwelling 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).

#### 11-Bin store details

The development shall not be occupied or the permitted use commenced, until details of secure storage of bins for use in connection with the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include the means of enclosure, materials, type and layout of the bin store. If a flat roof is proposed it is required to be a green/biodiverse roof. Any green roof shall be planted / seeded with a predominant mix of wildflowers which shall contain no more than a maximum of 25% sedum planted on a sub-base being no less than 80 millimetres thick. The bin store and green roofs as appropriate shall be provided and planted in full in accordance with the approved details prior to occupation or commencement of use and shall be retained as such.

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

#### 12- M4(2) Accessible dwellings

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

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

#### 13-Noise construction Hours

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

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

#### 14-Construction deliveries

There should be no collections from or deliveries to the site during the construction stages outside the hours of 0800 hours and 1800 hours on Monday to Friday, 0800 hours to 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).

#### 15-Materials

The materials to be used in the external construction of the development, hereby permitted, shall follow the specifications in accordance with the details specified within the approved plans and Design and Access Statement 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).

#### 16-Falls and Levels of the driveway

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.

Please note that the use of permeable paving does not give the Highway Authority sufficient comfort that in future years water will not drain onto or

across the adopted public highway and physical measures to prevent the same must be provided.

Reason: for the safe and effective operation of the highway (Cambridge Local Plan 2018 policy 81).

#### 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