



<b>Planning Committee Date</b>	05 March 2025
<b>Report to</b>	Cambridge City Council Planning Committee
<b>Lead Officer</b>	Joint Director of Planning and Economic Development
<b>Reference</b>	24/03465/FUL
<b>Site</b>	235 Hills Road, Cambridge, CB2 8RW
<b>Ward / Parish</b>	Queen Ediths
<b>Proposal</b>	Demolition of existing dwelling and erection of 2 No. semi-detached dwellings along with widened access and associated works
<b>Applicant</b>	Mr R Cowell
<b>Presenting Officer</b>	Sumaya Nakamya
<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. Principle of development</li><li>2. Context of site, design and external spaces</li><li>3. Residential Amenity</li><li>4. Highway Safety</li><li>5. Trees and Landscaping</li><li>6. Biodiversity</li></ol>
<b>Recommendation</b>	<b>APPROVE</b> subject to conditions

## 1.0 Executive Summary

- 1.1 The application seeks full planning permission for the demolition of an existing dwelling and erection of 2 No. semi-detached dwellings along with widened access and associated works.
- 1.2 The principle of erecting two dwellings following the demolition of the existing detached house would comply with relevant Local Plan policies.
- 1.3 The design and layout of the proposed dwellings would be two and half storeys with a traditional design approach consistent with the surrounding context. It is noted that the height of the proposed dwellings would numerically be higher than the existing however, in context the dwellings are in keeping with the character and appearance of the area.
- 1.4 Secure cycle parking is provided towards the front of the proposed dwellings while one car parking space per dwelling is provided with electric charging points.
- 1.5 The proposed dwellings, through their design and siting, are considered to respect the amenities of existing residential properties adjacent to the site. The proposal would also afford a reasonable level amenity to any future occupiers of the dwellings.
- 1.6 Officers recommend that the Planning Committee approve the proposed development subject to conditions outlined in the report.

## 2.0 Site Description and Context

None-relevant		Tree Preservation Order	x
Conservation Area		Local Nature Reserve	
Listed Building		Flood Zone 1	x
		Controlled Parking Zone	x

- 2.1 The application site is located east of Hills Road and occupies a two-storey detached dwellinghouse. The area is highly vegetated with trees and shrubs especially along the parameters.
- 2.2 The proposed development would be utilising the existing access with alterations to widen the existing vehicular access. The site is located within a residential area back onto the rear garden of properties fronting Cavendish Avenue and Hills Road.
- 2.3 The site is located within Flood Zone 1 (low risk) and falls within a controlled parking zone. The site is not located in a Conservation Area or near to any listed buildings, or buildings of local interest. There are trees in

the front, rear and southern side of the site that have a Tree Protection Order.

### **3.0 The Proposal**

- 3.1 The application seeks planning permission for the demolition of an existing dwelling and erection of 2 No. semi-detached dwellings along with widened access and associated works.
- 3.2 The existing dwelling is a detached two storey dwelling, and its demolition would allow for semi-detached two and half storey dwellings to be erected. The dwellings would represent an appropriate development with good quality design that is in keeping with the character and appearance of a varied context.
- 3.3 At the front of the site, the existing vehicular would be widen with moderate amount of associated work undertaken to the frontage of the site.
- 3.4 The application has been amended to address cycle parking issues and further consultations have been carried out as appropriate.

### **4.0 Relevant Site History**

<b>Reference</b>	<b>Description</b>	<b>Outcome</b>
C/98/0729	First floor side extension to existing dwellinghouse.	Approved
C/83/0391	Alterations and extensions to existing dwelling house and erection of garage	Approved

### **5.0 Policy**

#### **5.1 National**

National Planning Policy Framework 2024  
National Planning Practice Guidance  
National Design Guide 2021  
Environment Act 2021  
Equalities Act 2010  
Local Transport Note 1/20 (LTN 1/20) Cycle Infrastructure Design  
Technical Housing Standards – Nationally Described Space Standard (2015)  
Circular 11/95 (Conditions, Annex A)

#### **5.2 Cambridge Local Plan 2018**

Policy 1: The presumption in favour of sustainable development  
Policy 2: Spatial strategy for the location of employment 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 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 55: Responding to context  
Policy 56: Creating successful places  
Policy 57: Designing new buildings  
Policy 59: Designing landscape and the public realm  
Policy 69: Protection of sites of biodiversity and geodiversity importance  
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 Recommend condition for the access to be built accordance PL (90)01, submit a traffic management plan and restricting hours of operation/deliveries on site.

#### **6.3 Ecology Officer – No Objection**

6.4 Recommend conditions a bat survey and biodiversity net gain.

#### **6.5 Environmental Health – No Objection**

6.6 Recommended standard conditions for details of an alternative ventilation scheme, plant noise insulation, construction hours, collection during contraction, piling and dust condition. Recommend informative relating to air source heat pumps and dust.

**6.7 Sustainable Drainage Officer – No comments received**

**6.8 Senior Sustainability Officer – No Objection**

6.9 Recommend conditions requiring carbon reduction and water efficiency measures.

**6.10 Tree Officer – No Objection**

6.11 Recommend conditions for details replacement planting, a phased tree protection methodology and compliance tree protection methodology. conditions

**7.0 Third Party Representations**

7.1 One representation has been received.

7.2 Those in objection have raised the following issues:

- Character, appearance and scale
- Density and overdevelopment –development is disproportionately large compared to the site.
- Lack of details of the heat source heat pump for noise pollution and disturbance.
- Residential amenity impact – 45-degree assessment has not taken into account all windows.

**8.0 Member Representations**

8.1 None.

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.

9.3 The proposal would contribute to housing supply and thus would be compliant with policy 3.

- 9.4 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.
- 9.5 The application proposes to erect two dwellings following the demolition of an existing dwelling and to subdivide the land into two plots, along with the widen of the existing vehicular access from the highway to serve the new dwellings.
- 9.6 Although matters of design and amenity are considered in more detail below, the proposal aligns with the aims and objectives of Policy 52 of the Local Plan.
- 9.7 The principle of the development is acceptable and in accordance with policies 52.

9.8 **Design, Layout, Scale and Landscaping**

- 9.9 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.
- 9.10 The application site is located to the east of Hills Road, an established residential area. The properties in the area generally comprise two to three storeys with several utilising attic space for accommodation. The architectural vernacular in the area is varied with dwellings finished with different coloured facing brickwork and tiled roof with examples of rendered buildings. The pattern of development is largely linear with their frontage towards Hills Road. There are examples of back-land development east of the site that are accessed from Cavendish Avenue and Hills Avenue.
- 9.11 The application proposes the erection of a pair of semis with a two and half storeys following the demolition of the existing dwellinghouse. The proposed layout would incorporate private amenity space at the rear for the future occupiers of the dwellings, off streetcar parking space for each dwelling with bike stores towards the front of the properties for four bicycles, bin store will be in the rear garden.
- 9.12 The dwellings, by virtue of its location and scale, would not be visually imposing in the street scene as they would be in keeping with the character and appearance of the area. Given the design, scale, form height and massing the proposed development is considered compatible with the character of the area and compatible with the pattern of development in the surrounding area.

- 9.13 The siting of the proposed dwellings would be appropriately positioned to allow circulation around each plot with sufficient space for meaningful landscaping. The proposed development would not result in an overdevelopment of the site.
- 9.14 The proposed development would be traditionally designed comprising of materials including facing brickwork, traditional fenestrations and tile roofing. The use of pitched roof design orientation north to south with front gable on the front elevation would be in keeping with those in the immediate areas. A material condition would be imposed (**Condition 27 – Materials**).
- 9.15 Details of boundary treatment can be secured by condition to ensure the development compatible with the character and visual amenity of the area (**Condition 21 – Boundary Treatments**).
- 9.16 Overall, Officers are satisfied that the site can accommodate the proposed development while respecting the character and appearance of the area. However, to ensure the proposed dwellings do not become overly dominant or cramped in appearance, Officers consider it reasonable and necessary to remove permitted development rights under Classes A, E and F (**Condition 34 – PD Class A, Condition 35 - PD Class F, Condition 36 – PD Class D**).
- 9.17 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 and 59 and the NPPF.
- 9.18 Trees**
- 9.19 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.
- 9.20 The application is accompanied by an Arboricultural Impact Assessment. The application is proposing to remove trees T7, T8, T9, T11, T13, T14, T15, T16, T19, T20, T21 and vegetations such as G3, G4, H1, S1 and S2 within the site.
- 9.21 The Council's Tree Officer has advised that there is no formal objection subject to replacement planting to include suitable trees and designed to maintain in the long term the verdant character of the south and west boundaries.
- 9.22 Subject to conditions as appropriate, the proposal would accord with policies 59 and 71 of the Local Plan (**Condition 7 – Replacement Planting scheme, Condition 8 - Arboricultural Method Statement**

**(AMS) & Tree Protection Plan (TPP), and Condition 9 – Compliance of Tree Protection Methodology).**

**9.23 Biodiversity**

- 9.24 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.
- 9.25 In accordance with policy and circular 06/2005 'Biodiversity and Geological Conservation', the application is accompanied by a bat survey, a baseline habitat map and a BNG Small Site Metric calculations.
- 9.26 The application has been subject to formal consultation with the Council's Ecology Officer, who raises no objection to the proposal. The Council's Ecology Officer note that although content with the baseline habitats and conditions prescribed. The BNG Metric is showing trading rule errors, and the applicant will need to set out how they proposed to overcome these and provide a 10% BNG for the scheme. The Officer recommends several conditions to ensure the protection of species, and the estimated biodiversity net gain is delivered, **(Condition 19 – Re-entry Bat survey, Condition 20 - Ecological enhancement -Compliance, Condition 22 – Biodiversity Net Gain).**
- 9.27 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, 69 and 70 of the Cambridge Local Plan (2018).

**9.28 Water Management and Flood Risk**

- 9.29 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.
- 9.30 The site is in Flood Zone 1 (low risk) and is therefore considered not at risk of flooding.
- 9.31 The Council's Sustainable Drainage Engineer was consulted but no comments received. Officers consider the recommend conditions of a scheme of surface and foul water to be reasonable and necessary as part of any consent, to ensure a satisfactory method of drainage and to prevent



an increased risk of flooding. **(Condition 29 – Surface Water Drainage and Condition 30 – Foul Water Drainage)**

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

### **9.33 Highway Safety and Transport Impacts**

9.34 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.

9.35 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.

9.36 Access to the site would be from Hills Road. Proposals would utilise the existing access with alterations to widen the access. This is acceptable and not considered to result in harm to highway safety.

9.37 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. Conditions recommended by the Local Highways Authority include the proposed vehicular access to be constructed in accordance with details shown on drawing PL (90)01, a traffic management plan to be submitted for approval and, restricting hours/size of construction vehicles entering the site **(Condition 16 – Vehicular Access, Condition 3 – Traffic Management Plan, Condition 11 - Construction Vehicles size)**.

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

### **9.39 Cycle and Car Parking Provision**

#### Cycle Parking

9.40 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.

9.41 The proposed layout provides secure cycle storage to the front of each dwelling with spaces for the storage of four bicycles. The siting of the cycle store is considered acceptable in the layout of the development and its relationship to the access of the site and provides sufficient spaces, in accordance with the recommended minimum standards.

9.42 The provision of secure cycle parking prior to occupation of the new dwellings can be secured by condition **(Condition 25 – Cycle parking)**.

#### Car parking

9.43 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. Inside the Controlled Parking Zone the maximum standard is no more than one space per dwelling for any dwelling size.

9.44 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.

9.45 The development proposal would provide a car parking space for each dwelling. The spaces would each be equipped with an electric vehicle charging point. The charging point can be secured by condition **(Condition 24 – EV Charging)**.

9.46 The development would also see alterations made to the existing access. As noted above, one car parking space for each dwelling would be provided within a parking area/driveway that also provides for vehicles to manoeuvre clear of the public highway, which is supported.

9.47 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.

#### **9.48 Amenity**

9.49 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.

9.50 The neighbouring properties with the greatest potential for impact from the proposed dwellings are nos. 2b and 3 Cavendish Avenue and 237 Hills Road.

- 9.51 The proposed dwelling north of the site would be sited approximately 2.5 metres from the flank wall of no. 2b and from the two storey rear elevation of this neighbour the massing of the dwelling on Plot 1 would be outside the 45 degree angle. Additionally, the site visit revealed that the window far most south of no.2b Cavendish Avenue appear to be obscure glazed and it is likely to be a non-habitable room.
- 9.52 Both dwellings would be approximately 15.47m from the common boundary with no.3 Cavendish Street. Given the relative siting of the two properties no significant harm is considered to arise.
- 9.53 The proposed development would not have a significant loss of light, loss of privacy or overbearing impact. However, given the relatively confined nature of the site and proximity to existing properties, Officers consider it reasonable to and necessary to impose conditions to remove permitted development rights for extensions, out buildings and hard surfaces, to protect the amenities of neighbouring properties for further impact that does not form part of the proposal (**Condition 34 – PD Class A and Condition 35- PD Class E, Condition 36 - PD Class F**).

#### Future Occupants

- 9.54 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).
- 9.55 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	5	10	2.5	128	276.3m <sup>2</sup>	+148
2	5	10	2.5	128	276.3m <sup>2</sup>	+148

- 9.56 Garden Size(s)
- 9.57 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.
- 9.58 The private amenity space for the proposed dwellings would be at the rear of the properties providing sufficient useable space for families. The provision is considered acceptable.
- 9.59 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.

- 9.60 Para. 5.0 of the Design and Access Statement submitted stated the proposal would comply with these standards (M4(2)). To ensure compliance with policy 51, a condition is recommended as part of any consent that the dwellings are constructed to meet the requirements of Part M4(2) 'accessible and adaptable dwellings'. **(Conditions 28 – Part M4(2)).**

#### Construction and Environmental Impacts

- 9.61 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.
- 9.62 The Council's Environmental Health team have assessed the application and recommended condition for details of noise insulation scheme detailing the acoustic/noise insulation of glazing fronting Hills Road to be submitted for approval. The rationale for the glazing insulation is to mitigate against noise disturbance to bedrooms fronting Hills Road where noise on this road is known to be high. A condition is recommended for alternative ventilation scheme for bedrooms on the façade of Hills Road. This requirement is only applicable where the bedroom windows on Hills Road are fixed shut to achieve acceptable noise level. Informative relating to artificial lighting, contaminated land, noise / sound, air quality and odours / fumes, any assessment and mitigation. **(Condition 5 – acoustic/noise glazing insulation and Condition 6 - Alternative Ventilation Details).**
- 9.63 Air source heat pump is proposed as part of the proposal. No details of the proposed systems included in the submitted documentation. A condition is recommended requiring detail location, manufacturer's specification and installation details to be submitted for approval. A prior to occupation condition is necessary and reasonable on the approval to ensure amenity of neighbouring property is protected. **(Condition 17 – Plant Noise Installation).**
- 9.64 Standard conditions for restricting demolition/construction hours and collection and delivery hours, details of piling foundations have been recommended by the Council's Environmental Health Officers. These conditions are reasonable and necessary. **(Conditions 15 – Hours of work and construction delivery, Condition 13- Piling).**
- 9.65 The proposal adequately respects the amenity of its neighbours and of future occupants and is considered that it is compliant with Cambridge Local Plan (2018) policies 35 and 51.
- 9.66 **Third Party Representations**

9.67 The remaining third-party representations have been addressed in the preceding paragraphs.

## **9.68 Other Matters**

9.69 Bins

9.70 Policy 57 requires refuse and recycling to be successfully integrated into proposals.

9.71 Carbon Reduction and Sustainable Design

9.72 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.

9.73 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.

9.74 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.

9.75 Within the submitted Design and Access Statement, as part of the sustainability strategy the application is proposing an air source heat pump and photovoltaic panels with water efficiency of 110 litres/person/day targeted.

9.76 The Council's Sustainability team have assessed the application and recommended standard conditions to secure further detailed carbon calculations and water efficiency implementation. **(Condition 22 - Carbon Reduction, Condition 23- Water Efficiency).**

9.77 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.

## **9.78 Planning Balance**

9.79 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).

- 9.80 The principle of subdivision and erection of two dwellings following the demolition of the existing dwelling of no.235 Hills Road is acceptable and complies with Local Plan policies.
- 9.81 The design and layout of the proposed development is in keeping with the overall character and appearance of the area, with details of external materials secured by planning condition. Additional and replacement planting scheme to accommodate within the site is achievable, the details will be secured by condition to ensure that the front in particular maintains the verdant character of Hills Road.
- 9.82 A measurable net gain in biodiversity and enhancements can be secured by conditions, alongside other relevant technical details relating to sustainability measures and highways safety.
- 9.83 Secure cycle parking is provided towards the front of each proposed dwelling with an electric vehicle charging point is also provided.
- 9.84 The proposed dwellings, though their design and siting, is considered to respect amenities of existing residential properties adjacent to the site while also affording a reasonable level of amenity to any future occupiers of the dwellings.
- 9.85 As the site is contained within the City boundary, despite the LPA not being able to demonstrate a five-year housing supply, the principle of a proposed additional dwelling here relative to its broad spatial location is not in question. The most important policies for determining this application are, therefore, not considered to be out-of-date relative to para. 11d) of the Framework, as they relate to impacts arising from the proposed form and layout of the new dwellings and how these interact with the immediate environment including neighbours. The tilted balance is therefore not engaged for the purposes of determining the proposal. In any event, it is recognised that the addition of a singular house is broadly supported as a benefit in meeting the Council's housing needs.
- 9.86 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.
- 9.87 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.

## **10.0 Recommendation**

- 10.1 **Approve** subject to:

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 demolition or construction works shall commence on site until a traffic management plan has been submitted to and agreed in writing by the Local Planning Authority.

The principal areas of concern that should be addressed are:

- i) Movement and control of muck away vehicles (all loading and unloading should be undertaken where possible off the adopted public highway)
- ii) Contractor parking, with all such parking to be within the curtilage of the site where possible
- iii) Movements and control of all deliveries (all loading and unloading should be undertaken off the adopted public highway where possible.)
- iv) Control of dust, mud and debris, and the means to prevent mud or debris being deposited onto the adopted public highway.

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

Reason: To ensure that before development commences, highway safety will be maintained during the course of development. (Cambridge Local Plan 2018 Policy 81).

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

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

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

5. Prior to the commencement of development/construction, a noise insulation scheme detailing the acoustic / noise insulation performance specification of the glazing within the Hills Road façade shall be submitted to and approved in writing by the local planning authority. The scheme shall have regard to the internal noise levels recommended in British Standard 8233:2014 "Guidance on sound insulation and noise reduction for buildings". The scheme as approved shall be fully implemented before the use hereby permitted is commenced and shall be retained thereafter.

Reason: To protect the amenity of future occupants of this property from the high ambient noise levels in the area (Cambridge Local Plan 2018 Policy 35).

6. Prior to the commencement of development/construction, details of an alternative ventilation scheme for the habitable rooms on the Hills Road façade to negate / replace the need to open windows, in order to protect future occupiers from external traffic noise shall be submitted to and approved in writing by the local planning authority. The ventilation scheme shall source air from the rear of the development. The ventilation scheme shall achieve at least 2 air changes per hour. Full details are also required of the operating noise level of the alternative ventilation system.

The scheme shall be installed before the use hereby permitted is commenced and shall be fully retained thereafter.

Reason: To protect the amenity of future occupants of this property from the high ambient noise levels in the area (Cambridge Local Plan 2018 Policy 35).

7. No works to any trees shall be carried out until the Local Planning Authority has received and approved in writing the full details of replacement planting. Details are to include number of replacements, species, size, location and approximate date of planting.

Reason: To require replacement trees to be approved, planted and subsequently protected, to ensure continuity of tree cover in the interest of visual amenity in accordance with policy 71 of the Cambridge Local Plan 2018.

8. Prior to commencement and in accordance with BS5837 2012, a phased tree protection methodology in the form of an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) shall be submitted to the local planning authority for its written approval, before any tree works are carried and before equipment, machinery or materials are brought onto the site for the purpose of development (including demolition). In a logical sequence the AMS



and TPP will consider all phases of construction in relation to the potential impact on trees and detail tree works, the specification and position of protection barriers and ground protection and all measures to be taken for the protection of any trees from damage during the course of any activity related to the development, including supervision, demolition, foundation design, storage of materials, ground works, installation of services, erection of scaffolding and landscaping.

Reason: To satisfy the Local Planning Authority that trees to be retained will be protected from damage during any construction activity, including demolition, in order to preserve arboricultural amenity in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71.

9. The approved tree protection methodology will be implemented throughout the development and the agreed means of protection shall be retained on site until all equipment, and surplus materials have been removed from the site. Nothing shall be stored or placed in any area protected in accordance with approved tree protection plans, and the ground levels within those areas shall not be altered nor shall any excavation be made without the prior written approval of the local planning authority. If any tree shown to be retained is damaged, remedial works as may be specified in writing by the local planning authority will be carried out.

Reason: To satisfy the Local Planning Authority that trees to be retained will not be damaged during any construction activity, including demolition, in order to preserve arboricultural amenity in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71.

10. No operational plant, machinery or equipment shall be installed until a noise assessment and any noise insulation/mitigation as required has been 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 nearby properties (Cambridge Local Plan 2018 policy 36).

11. The proposed demolition, construction or delivery vehicles with a gross weight in excess of 3.5 tonnes shall only service the site between the hours of 09.30hrs -16.00hrs, Monday to Saturday.

Reason: in the interests of highway safety in accordance of Cambridge Local Plan, 2018.

12. 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).

13. 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)

14. 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).

15. There should be no collections from or deliveries to the site during the demolition and 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).

16. The development hereby permitted, the proposed vehicular access to the site be laid out and constructed in accordance with the details shown on drawing no. PL (90)01.

Reason: In the interests of highway safety and to ensure satisfactory access into the site in accordance with the (Cambridge Local Plan 2018 Policy 81).

17. No operational plant, machinery or equipment shall be installed until a noise assessment and any noise insulation/mitigation as required has been 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 nearby properties (Cambridge Local Plan 2018 policy 36).

18. Trees will be planted in accordance with the approved planting proposal. If, within a period of 5 years from the date of planting, replacement trees are removed, uprooted, destroyed or die another tree of the same size and species shall be planted at the same place, or in accordance with any variation for which the Local Planning Authority gives its written consent.

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

19. Should demolition/development commence post 28th August 2025 then repeat bat dusk emergence / dawn re-entry surveys are required to be undertaken. These should be completed during May - September (inclusive) to determine whether bats are roosting and, should this be the case, an outline mitigation strategy based on the results of the survey be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.

Reason: To ensure that before any demolition/development commences appropriate surveys are undertaken to prevent injury or death to bats which may roost on the site in accordance with (Cambridge Local Plan 2018 policy 70).

20. Prior to the occupation of the development, the submitted ecological enhancement scheme shall be carried out in full in accordance with the details contained in drawing no. 281-PL (90)02. The ecological measures shall thereafter be retained for the lifetime of the development.

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).

21. 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/the 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 visual amenity and privacy (Cambridge Local Plan 2018 policies 55, 57 and 59).

22. No development shall commence, apart from below ground works and demolition, until a Biodiversity Net Gain (BNG) Plan has been submitted to and approved in writing by the local planning authority. The BNG Plan shall target how a net gain in biodiversity will be achieved through a combination of on-site and / or off-site mitigation. The BNG Plan shall include:
- i. A hierarchical approach to BNG focussing first on maximising on-site BNG, second delivering off-site BNG at a site(s) of strategic biodiversity importance, and third delivering off-site BNG locally to the application site;
  - ii. Full details of the respective on and off-site BNG requirements and proposals resulting from the loss of habitats on the development site utilising the latest appropriate DEFRA metric;
  - iii. Identification of the existing habitats and their condition on-site and within receptor site(s);
  - iv. Habitat enhancement and creation proposals on the application site and /or receptor site(s) utilising the latest appropriate DEFRA metric;
  - v. An implementation, management and monitoring plan (including identified responsible bodies) for a period of 30 years for on and off-site proposals as appropriate.

The BNG Plan shall be implemented in full and subsequently managed and monitored in accordance with the approved details. Monitoring data as appropriate to criterion v) shall be submitted to

the local planning authority in accordance with the latest DEFRA guidance and the approved monitoring period / intervals.

Reason: To provide ecological enhancements in accordance with the NPPF 2021 para 174, Cambridge Local Plan 2018 policies 59 and 69 and the Greater Cambridge Shared Planning Biodiversity SPD 2022.

23. 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).

24. The electric vehicle charging point and associated infrastructure as detailed in and as shown on drawing number 281-PL (90)01 (As Proposed Site Plan) shall be fully installed and operational before final occupation of the residential units and shall be retained thereafter.

Reason: In the interests of encouraging more sustainable modes and forms of transport and to reduce the impact of development on local air quality, in accordance with the National Planning Policy Framework (2023) paragraphs 107, 112, 174 and 186, Policies 36 and 82 of the Cambridge Local Plan (2018) and Cambridge City Council's adopted Air Quality Action Plan (2018).

25. The development shall not be occupied, until the covered, secure parking of cycles for use in connection with the development have been installed on site as detailed in and shown on drawing numbers 281-PL (90)01 (As Proposed Site Plan) and PL (21)03 (As Proposed Floor Plan and Elevations).

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 stores and green roof 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).

26. The driveway, hereby approved, shall be constructed using a bound material, for the first five metres from the boundary of the adopted

public highway into the site, to prevent debris spreading onto the adopted public highway.

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

27. 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).

28. 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).

29. No development, 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 fully 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 ensure appropriate surface water drainage and prevent the increased risk of flooding (Cambridge Local Plan 2018 policies 31 and 32).

30. 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).

31. 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).

32. 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).

33. Notwithstanding the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that order with or without modification), the enlargement, improvement or other alteration of the dwelling house(s) shall not be allowed without the granting of specific planning permission.

Reason: In the interests of protecting the character of the area and residential amenity (Cambridge Local Plan 2018 policies 52, 55, and 57).

34. Notwithstanding the provisions of Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that order with or without modification), the provision within the curtilage of the dwelling house(s) of any building or enclosure, swimming or other pool shall not be allowed without the granting of specific planning permission.

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

35. Notwithstanding the provisions of Schedule 2, Part 1, Class F 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 dwellinghouse(s) of a hard surface for any purpose incidental to the enjoyment of the dwellinghouse(s), shall not be allowed without the granting of specific planning permission.

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

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#### 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