



**24/04582/FUL – Innisfree 1B South Green Road,  
Cambridge, Cambridgeshire, CB3 9JP**

## **Application details**

**Report to:** Planning Committee

**Lead Officer:** Joint Director of Planning and Economic Development

**Ward/parish:** Newnham

**Proposal:** Demolition of existing building and erection of a replacement two storey dwelling with a basement and single storey rear wing (Self-Build) at 1B South Green Road.

**Applicant:** Prof and Mrs Robert and Kate McCorquodale

**Presenting officer:** Beth Clark

**Reason presented to committee:** Called in by Cllr Clough and Third-party representations – Recommended by Delegation Panel on the 10<sup>th</sup> June to be brought to Planning Committee

**Member site visit date:** TBC

**Key issues:** 1. Principle of development

2. Impact on Context and Conservation Area

3. Impact on Residential Amenity

4. Heritage Impact

## 5. Other matters

**Recommendation:** Approve, subject to conditions

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### 1. Executive summary

- 1.1 The application seeks the demolition of the existing dwelling and erection of a replacement two-storey dwelling with a basement and single storey rear wing (Self-Build).
- 1.2 The replacement dwelling is of contemporary design with high quality materials, which presents a modern and honest design of its time. The repositioning of the proposal dwelling further from the historic terrace, a ridge height that does not exceed neighbouring dwellings and landscaping proposals mean the scheme would not harm the character and context of the area and identified heritage assets.
- 1.3 The proposal introduces an increase in height and massing compared to the existing dwelling. It is not considered that this would result in unacceptable amenity impacts towards surrounding neighbours and would provide an acceptable level of amenity for future occupiers.

- 1.4 There would be no significant adverse impacts upon the public highway and the proposal would result in a more sustainable development with enhanced landscaping and ecological features.
- 1.5 The proposal would make a positive contribution towards the recognised deficit of self-build housing within the Local Authority.
- 1.6 Officers recommend that the Planning Committee approve the proposed development.

Table 2 Consultee summary

<b>Consultee</b>	<b>Object / No objection / No comment</b>
South Newnham Neighbourhood Forum	Object
Conservation Officer	No Objection
County Highways Development Management	No Objection
Drainage	No Comment
Environmental Health	No Objection
Tree Officer	No Objection
Cadent Gas	No Objection
Third Party Representations (26)	12 – Support  13 - Objection  1 – Neutral
Member Representations (1)	Objection

## 2. Site description and context

- 2.1 The site comprises a two-storey detached dwelling built around the mid-20<sup>th</sup> century located towards the front of the plot on South Green Road, Newnham, Cambridge. The surrounding character comprises a row of terraced dwellings built from Gault brick with red brick strong courses, located north of the development site. To the south is the rear gardens and dwellings of Grantchester Meadows. Opposite the principal elevation, west of the side, sit a controlled parked area and beyond that sports ground of St Catherines College.
- 2.2 The application property is within the Newnham Croft conservation area and close by is an Early 20th century Grade II listed gas streetlight (outside Nos. 4/5 South Green Road). The sports ground opposite is a Protected Open Space. The site overall is located in flood zone 1 with parts of the rear garden of the site suffer from low and medium surface water flood risk.

## 3. The proposal

- 3.1 The application is for the demolition of existing building and erection of a replacement two storey dwelling with a basement and single storey rear wing (Self-Build) at 1B South Green Road.
- 3.2 The application has been amended to address concerns raised by the officer and consultees and further consultations have been carried out as appropriate. The Location Plan was revised to remove the inclusion of South Green Road, Proposed drawings and the Design and Assess statement were updated in January 2025 to ensure level access to the property and identify the boundary treatment, plus bin and bike storage. Further details including a shadow study and daylight/sunlight assessment were requested and supplied in February and March 2025 to demonstrate there would be no adverse impacts to neighbouring dwellings.

## 4. Relevant site history

Reference	Description	Outcome
C/76/0263	Erection of two storey extension to existing dwelling house - Cambridge	Permitted
C/65/0563	Private dwelling house.	Permitted
C/63/0468	Erection of dwellinghouse.	Permitted
<i>Relevant Neighbour History</i>		
18/0827/FUL	108 Grantchester Meadows - Demolition of a two storey house and construction of a new dwelling	Committee Approval

C/63/0377	1A South Green Road/ 113 Grantchester Meadows - Erection of single storey detached building to provide domestic staff accommodation	Permitted
C/66/0101	1A South Green Road/ 113 Grantchester Meadows - Psychiatric consulting room	Permitted

Table 1 Relevant site history

## 5. Policy

### 5.1 National policy

National Planning Policy Framework 2024  
National Planning Practice Guidance  
National Design Guide 2019  
Circular 11/95 (Conditions, Annex A)  
Technical Housing Standards – Nationally Described Space Standard (2015)  
Conservation of Habitats and Species Regulations 2017  
Environment Act 2021  
Equalities Act 2010

### 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: Carbon reduction, community energy networks, sustainable design and construction, and water use  
Policy 29: Renewable and low carbon energy generation  
Policy 31: Integrated water management and the water cycle  
Policy 32: Flood risk  
Policy 34: Light pollution control  
Policy 35: Protection of human health from noise and vibration  
Policy 36: Air quality, odour and dust  
Policy 50: Residential space standards  
Policy 51: Accessible Homes  
Policy 55: Responding to context  
Policy 56: Creating successful places  
Policy 57: Designing new buildings  
Policy 59: Designing landscape and the public realm  
Policy 61: Conservation and enhancement of Cambridge's historic environment  
Policy 70: Protection of priority species and habitats  
Policy 71: Trees  
Policy 80: Sustainable access  
Policy 81: Mitigating the transport impact of development  
Policy 82: Parking management

### 5.3 Neighbourhood plan

South Newnham Neighbourhood Plan (Adopted 2025)

## **5.4 Supplementary Planning Documents (SPD)**

Biodiversity SPD – Adopted February 2022

Sustainable Design and Construction SPD – Adopted January 2020

Cambridgeshire Flood and Water SPD – Adopted November 2016

## **5.5 Other guidance**

Greater Cambridge Housing Strategy 2024 to 2029

Biodiversity Checklist for Land Use Planners in Cambridgeshire and Peterborough (2001).

Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste

Cambridgeshire Design Guide For Streets and Public Realm (2007)

Cycle Parking Guide for New Residential Developments (2010)

## **5.6 Area Guidelines**

Newnham Croft Conservation Area Appraisal (2013)

## **6. Consultations**

### **Conservation Officer - No Objection**

6.1 No objection to the demolition of the existing building. From a heritage perspective, the proposed replacement dwelling is modern, presenting an honest design that is of its time. The contrast between the proposed and the existing row of terraces allows for the street scene to be understood as significantly different phases of development. It is considered that the proposal complies with Local and National Policy.

6.2 Conditions: Materials Sample Panel

### **County Highways Development Management - No Objection**

6.3 No significant adverse effect upon the Public Highway should result from this proposal.

### **Environmental Health (Quality and Growth) - No Objection**

6.4 In the interests of amenity, I recommend the standard construction/demolition hours and dust condition. In the event the groundworks require piling, I recommend the piling condition. The design and access statement advises that a ground source heat pump will be installed with the plant located in the basement. This is a sufficiently shielded location to avoid a noise impact assessment.

6.5 Conditions: Construction Hours, Piling, Dust

**Sustainable Drainage Officer - No Comment**

6.6 No Comments given

**Tree Officer - No Objection**

6.7 With consideration of the above there are no formal objections to the proposed subject to agreement of more sympathetic management of T5 and a single, suitably located replacement tree to help mitigate the required removals.

6.8 Conditions: AMS and TPP

**South Newnham Neighbourhood Forum - Object**

6.9 Contrary to policies 55 and 57 of the Cambridge Local Plan (2018) due to the height, size and siting on the plot, representing an overdevelopment. Loss of biodiversity due to increase in built form and impact on available views from neighbouring houses.

6.10 Contrary to South Newnham Neighbourhood Plan (2025) policies SNNP11, SNNP12, SNNP14 and SNNP15. The size, scale, and massing of this development, together with the contrasting nature of the materials, does not protect and enhance the character and setting of the locality, and would (i) negatively affect South Green Road's street scene and (ii) visually dominate 1 South Green Road and 111 Grantchester Meadows to reduce the residential amenity of the occupiers.

6.11 Further objections noted towards the submitted Light analysis report and Carter Jonas supporting statement.

**Cadent Gas – No Objection**

6.12 Informative recommended.

**7. Third party representations**

7.1 26 separate representations have been received, with 12 addresses in support, 13 addresses in objection and 1 neutral. To break this down further, a total of 16 comments are in support, 37 comments are in objection, with 1 neutral comment. The reason for the disparity in numbers is due receiving multiple comments from single addresses.

- 7.2 Those in objection have raised the following issues:
- Character, appearance and scale
  - Density and overdevelopment
  - Heritage impacts
  - Residential amenity impact (impacts on daylight, sunlight, privacy, noise and disturbance)
  - Construction impacts
  - Increase traffic
  - Loss of biodiversity
  - Impact on and loss of trees
  - Drainage and structural issues
  - Consultation process
- 7.3 Those in support have given the following reasons:
- Well-designed using high quality materials
  - Appropriate scale and massing
  - Sustainable dwelling
  - Improvement to street scene and wider area
  - Preserving trees and biodiversity improvements
- 7.4 Those raising neutral comments have given the following reasons:
- More weight should be given to comment from those who live closer to the site.
- 7.5 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. Member Representations**

- 8.1 Cllr Hugh Clough has made a representation objecting to the application on the following grounds and requests the item be determined at planning committee:
- 8.2 Contrary to Cambridge Local Plan (2018) policies 55, 56, 57, 58, 61 and 71 and South Newnham Neighbourhood Plan (2025) policies SNNP3, SNNP11, SNNP12, SNNP14, SNNP15.
- 8.3 Concerns regarding the source of the overshadowing study and highlighted the extend of objections and local concern as material planning considerations. Further comments relate scale and setting of proposal within the street scene, amenity of residential neighbours, unacceptable levels of



overbearing and overlooking and adverse impacts upon the Conservation Area. Concerns over the accuracy of the submitted Daylight/Sunlight assessment and failure to comply with BRE guidelines.

- 8.4 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. Assessment**

- 9.1 From the consultation responses and representations received and from an inspection of the site and the surroundings, the key issues are:
- Principle of development
  - Design, layout, scale, landscaping
  - Amenity
  - Heritage assets
  - Other

## **10. Principle of Development**

- 10.1 Policy 3 of the Cambridge Local Plan (2018) supports the provision of residential development within the city. The overall development strategy is to focus the majority of new development in and around the urban area of Cambridge, creating strong, sustainable, cohesive and inclusive mixed-use communities, making the most effective use of previously developed land, and enabling the maximum number of people to access services and facilities locally.
- 10.2 The proposed development will encompass a replacement dwelling within the Newnham ward of Cambridge. The dwelling meets the definition of a self/custom build house as outlined in the Self-build and Custom Housebuilding Act 2015. There is identified shortfall of self-build housing within the Local Authority, this proposal would make a positive contribution towards to this recognised deficit. A condition will be attached to any planning permission granted which ensures the development complies with the self-build and custom house building definition and help to meet the City's self-build requirements.
- 10.3 In light of the above, the principle of development is acceptable in line with Policy 3 of the Local Plan. It is however necessary to assess the proposals impact on the character and appearance of the area, impact on neighbouring amenity and any other relevant material considerations.

## **11. Design, layout, scale and landscaping**

- 11.1 The proposal comprises a replacement dwelling of contemporary design with dual pitched roof and a ridge height of approximately 8.2m, eaves at approximately 5.5m. The north elevation proposes a two-storey, flat roof, outrigger of a height of 5.5m, matching the eaves of the main body of the dwelling. A stepped-down, single storey outrigger extends to the rear of the dwelling and along southern boundary and features a flat green-roof. A basement is proposed under the main living areas of the dwelling. It is worth noting that the current dwelling already standouts out as an anomaly within the street-scene and does not contribute positively to the setting and character of South Newnham and is identified in the Newnham Croft Conservation Area Appraisal as a detached modern house. A number of third-party representations have been received in both objection and support of the design, scale and materials of the proposed dwelling.
- 11.2 The proposed dwelling is located approximately 1m further away from the northern boundary in the plot and would be 2m taller than the ridge height of the existing dwelling. The overall height has been sensitively designed to be lower than the neighbouring row of terraced dwellings. The development features a street-facing, first-floor 'overhang' gable end, which is in line with the bay windows of the adjacent terrace dwellings and prevailing building line. Examples of front facing gables in the wider context of the site can be seen on dwellings down Millington Lane and Grantchester Meadows, plus the annexe known as 1a South Green Road. Whilst there are not many examples within South Green Road of this, the existing plot is not experienced as an extension of the Edwardian terraced dwellings that it is adjacent to and no harm arises from a design that emphasises this distinction. Furthermore, the existing dwelling does not contribute positively to the street-scene and this proposal results in an improvement upon this.
- 11.3 The footprint and massing of the proposed dwelling is larger than existing, however the majority of the two-storey bulk is contained at the front of the plot and does not extend further than the building line of neighbouring dwellings. The exception to this is the single storey outrigger which extends into the rear garden. This is not considered to result in an unacceptable scale or bulk, does not overwhelm the wider context and is proportionate to the size of the development site, retaining sufficient external amenity space for future occupiers. This complies with Cambridge Local Plan (2018) policies 55, 56 and 57 and South Newnham Neighbourhood Plan (2015) policy SNNP11.
- 11.4 Policy SNNP11 highlights that building materials should complement existing materials on the same building or adjoining properties and draw on

the prevailing materials palette. Materials proposed include a mixture of high-quality Petersen bricks for the ground floor and the two-storey outrigger element of the dwelling, Petersen hung tiles for the first-floor gable walls and roof, with the rear single-storey outrigger clad in zinc. Although contemporary in their appearance, the colour palette of the materials reflects what can be seen in the surrounding dwellings. Whilst Zinc would introduce a new material, views would be very limited from the public realm as it would only be applied to the internal face of the single-storey rear outrigger and would preserve the character of the area. The proposal is considered to comply with policy and to ensure the proposal does not detract from the character and context of the area a materials condition will be added to any permission granted.

- 11.5 Windows in the development will be triple-glazed and most have been designed to echo the placement seen at the neighbouring terraced properties. One of the first-floor windows to the front of the dwelling is of a larger scale, however the proportions of this window are considered to be in keeping with the proposed contemporary design and of a scale that is appropriate for the modern dwelling. The proposal would therefore not conflict with Cambridge Local Plan (2018) policies 55 and 57 and South Newnham Neighbourhood Plan (2015) policy SNNP11.
- 11.6 Landscape proposals demonstrate green roofs atop the two-story flat roof on the north elevation and the single-storey rear outrigger. Replacement tree planting and areas of hardstanding are proposed to the rear of the site. Soft and hard landscaping is planned for the front of the site. The proposed single-storey outrigger sits along the rear garden boundary of no.111 Grantchester Meadows. Details of boundary treatments, green roofs and all landscaping for the site will be requested through suitably worded conditions, which will ensure the provision, establishment and maintenance of a reasonable standard of landscaping and ensure appropriate boundary treatments and green roofs are implemented in the interests of biodiversity, visual amenity and privacy. This complies with Cambridge Local Plan (2018) policies 55, 57 and 59 and South Newnham Neighbourhood Plan (2015) policies SNNP11, SNNP14 and SNNP15.
- 11.7 The building proposes an array of photovoltaic panels on the south facing roof and a ground-source heat pump. Environmental health consultees have raised no objection to the siting of the ground source heat pump plant within the basement, which is a sufficiently shielded location to avoid any noise implications. A Condition will be attached to any permission granted requesting a Carbon Reduction and Water Efficiency Statement, in the interest of reducing carbon dioxide emissions and to ensure the development does not give rise to unacceptable pollution and to make

efficient use of water. The applicants have suitably addressed the issue of sustainability and renewable energy and subject to conditions the proposal is compliant with policies 28 and 29 of the Local Plan, South Newnham Neighbourhood Plan (2015) policy SNNP9 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

11.8 The proposed development has been found acceptable in terms of its impact on the character of the area and residential amenity, as set out above. However, given the small-scale nature of the site, officers consider it reasonable and necessary to remove permitted development rights under Schedule 2, Part 1, Classes A, B and E of the General Permitted Development Order. Without such restrictions extensions, dormer windows and outbuildings could be added to the plot without formal planning consent, which may give rise to greater impacts on the character of the area and amenity of neighbouring properties, beyond what has been considered under this present application.

11.9 Overall, the proposed development is a high-quality and sustainable design that would contribute positively to its surroundings and be appropriately landscaped. The proposal is compliant the Local Plan policies 28, 55, 56, 57 and 59 of the Local Plan and the NPPF 135 and the South Newnham Neighbourhood Plan (2025).

## **12. Amenity**

12.1 Officers recognise there would an increase in built form experienced by surrounding neighbouring properties. The impact upon individual properties that are closest to the development site will be assessed below. Site visits were conducted to the development site and relevant surrounding neighbours.

12.2 Given the suburban location, properties are in relative proximity to each other. Two of the three windows in the south elevation are obscurely glazed, a condition will be added to ensure these remain as such. The window situated towards the front of the south elevation overlooks a garage associated with no. 111 Grantchester Meadows, and an outbuilding associated with no. 113 Grantchester Meadows. Windows in the side-facing north elevation serve a stairwell or are at single-storey height. In the projecting gable frontage, there is a wraparound window which only affords views north along South Green Road but would not look upon any neighbouring sites. Overall, the proposed dwelling would not result in any overlooking impacts from the side elevations due to the position of windows and separation distance between the south elevation and neighbouring properties along Grantchester Meadows (approximately 30m). Windows to the front and rear of the dwelling would not afford any additional views that are not already in existence.

- 12.3 The Council's Environmental Health Team have assessed the application and recommended conditions relating to construction/demolition hours and the control of dust. In the event the groundworks require piling, a piling condition has been recommended. This will be applied to any planning permission granted to mitigate against residential amenity impacts that may rise from the construction phase of development.
- 12.4 Concerns have been raised regarding the authenticity and accuracy of the Daylight/Sunlight assessment. No conclusive evidence has been put to the Council to demonstrate that the information contained within this document is incorrect. The council are therefore dutybound to determine the application in line with the assessment and BRE guidance contained within this document. The document is going to be discussed further in this report.

### **Neighbouring properties**

- 12.5 Impact on No. 1 South Green Road.
- 12.6 Concerns have been raised regarding loss of light, overlooking and overbearing impacts towards the neighbouring property to the north of the site, No. 1 South Green Road. A Daylight/Sunlight assessment has been conducted and submitted which demonstrates that all windows, except one, pass the BRE criteria. The window which does not pass the criteria is a ground-floor, side-facing window, which looks out upon the development site and is identified as window no.5 within the report. This window serves a kitchen area and is recessed, featuring the brick wall of the dwelling and a conservatory side extension on either side. Following a site visit, officers confirmed that the present outlook of this window is upon the boundary fence and blank side elevation of the existing rear extension of the development site and as such there is already an element of enclosure and lack of light to this window and external amenity area. Furthermore, the window which is predicted to receive a reduction of Vertical Sky Component and Winter Probable Sunlight Hours is an additional window serving the kitchen. The room primarily receives light through the large windows/doors to the rear of the property and additionally from the conservatory extension, which features glazed walls and a polycarbonate roof. A sufficient amount of light and daylight is able to enter the kitchen through the identified existing windows (no.6 and no.7 in the report) and therefore would not be detrimentally impacted by the proposed development. This is confirmed within the Daylight and Sunlight assessment, which additionally concludes that the Annual Probably Sunlight Hours received is sufficient to pass the BRE criteria. In terms of the amenity area immediately adjacent to window no. 5, the Daylight/Sunlight study indicates this would be improved through development of the proposal. This is primarily as a result of the proposed development being located 1m further south from the shared boundary with

no. 1 South Green Road, allowing for sunlight to reach areas along the boundary for longer periods of time than is currently available.

- 12.7 Officers conclude that given the current outlook and feeling of enclosure already experienced at window no.5, the reduction in daylight to this window as a result of the proposed development, would not cause a significant level of harm to the amenity of occupiers at no.1 South Green Road. When coupled with the assessment that there is an overall improvement to sunlight across the site and all other windows at no. 1 South Green Lane meet BRE guidance criteria, this would not result in a refusal of the proposed scheme.
- 12.8 Impacts on No's 111 and 109 Grantchester Meadows.
- 12.9 Objections have been received regarding the impacts upon these aforementioned dwellings which lie south and perpendicular of the development site. Officers site visit identified that the gardens serving these properties are located at a lower level than the development site.
- 12.10 The garden of no. 111 Grantchester Meadows is L-shaped and shares its whole rear boundary, appropriately 28m, with the development site. Officers acknowledge that there would be an increase in built form along this boundary, however the majority of this will be single-storey in height and officers seek to minimise the impact of this development by conditioning soft landscaping and boundary treatment details. It is worth noting that the garden is due south of the development site and therefore no impacts upon daylight and sunlight would be experienced by neighbouring occupiers, which is confirmed within the submitted survey.
- 12.11 The garden is approximately 26m in length between the rear of the dwelling and shared boundary. There is an incidental building in the garden, located approximately halfway between the dwelling and rear boundary. Given the separation distance between the rear boundary (26m) and the incidental outbuilding (approximately 10m) and the main dwelling, Officers conclude that the proposed development would not result in harmful amenity impacts towards no. 111 Grantchester Meadows.
- 12.12 The proposed development would primarily affect approximately half the rear boundary of property no. 109 Grantchester Meadows. As above, the development along this boundary will be single-storey in height and whilst the garden appears to be slightly lower than the development site, the experienced impact of this proposal along the boundary would be minimal. Therefore, the proposal is considered to not result in overbearing impacts and there would be no loss of light towards the neighbouring occupiers of no. 109 Grantchester Meadows.

- 12.13 In conclusion, given the adjacent context, location, size, and design of the proposal it is unlikely to give rise to any significant amenity impacts in terms of overlooking, loss of daylight, enclosure or other environmental impacts. The proposal is therefore compliant with policies 35, 50 and 57 of the Local Plan and South Newnham Neighbourhood Plan (2015) policy SNNP12 (subject to condition(s) as appropriate).

### **Future occupants**

- 12.14 The gross internal floor space measurements for units in this application well exceed the policy requirement for internal space standards.
- 12.15 Officers requested an amendment to the proposals to ensure it would comply Building Regulations requirement part M4(2). Notwithstanding the revised plans submitted which demonstrate level access, officers consider it pertinent to condition the building to be constructed to meet the requirements of Part M4(2) 'accessible and adaptable dwellings' of the Building Regulations.
- 12.16 The development would comply with the requirements of Part M4(2) of the Building Regulations and would therefore comply with policy 51 of the Local Plan (2018). A condition shall be added to ensure that the proposal is built to the Part M4(2) requirements.

## **13. Heritage assets**

- 13.1 The application falls with the Newnham Croft Conservation Area.
- 13.2 Section 72 of the Planning (LBCA) Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.
- 13.3 Para. 212 of the NPPF set out that 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'. Para. 213 states that 'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification...'

- 13.4 Policy 61 of the Cambridge Local Plan (2018) aligns with the statutory provisions and NPPF advice.
- 13.5 The council's conservation officer has been consulted upon the application and explains that there is minimal historic or architectural interest to the existing building itself, and therefore there is no objection to the demolition of the existing dwelling as part of this application.
- 13.6 The Conservation Officer goes on to say that the proposed replacement dwelling is modern, presenting an honest design that is of its time. The contrast between the proposed and the existing row of terraces allows for the street scene to be understood as significantly different phases of development whilst having subtle reflections in the material selection. As noted in paragraph 11.4, the proposed materials will be subject to condition.
- 13.7 The Conservation Officer has advised that regarding the scale and height of the proposed, it has been considered and reduced to ensure the ridge height does not exceed that of the row of terraces along South Green Road, allowing for the historic terracing to remain as the more prominent feature along the street. Although the footprint of the building has largely increased, visibility of the rear of the proposed (from the public realm in the conservation area) will be minimal due to screening from mature trees and vegetation, as well as intervening development from Grantchester Meadows. In addition, the footprint has moved further south than the existing building, allowing a more prominent spacing between the proposed development and the historic terracing.
- 13.8 The proposal would not give rise to any harmful impact on the identified heritage assets and is compliant with the provisions of the Planning (LBCA) Act 1990, the NPPF (2024), policy 61 of the Local Plan (2018) and policy SNNP11 of the South Newnham Neighbourhood Plan (2015).

## **14. Trees**

- 14.1 The application is accompanied by an Arboricultural Impact Assessment outline the management and removal of a selection of trees within the rear garden. The council's trees officer has commented on the application and explains that considering the information submitted, there are no formal objections to the proposed development, subject to an agreement of more sympathetic management of T5 and a single, suitably located replacement tree to help mitigate the required removals. An AMS and TTP will be requested via condition to ensure suitable management of existing and proposed trees on site.



- 14.2 Subject to conditions as appropriate, the proposal would accord with policies 59 and 71 of the Local Plan and the NPPF.

## **15. Biodiversity**

- 15.1 A The application has been discussed with the Council's Ecology Officer, who raises no objection to the proposal and recommends several conditions to ensure the protection of species. These include a compliance condition for the submitted PEA, scheme of ecological enhancement and baseline BNG metric, plus an ecologically sensitive lighting scheme to minimise the effects of light pollution on the surrounding area. The dwelling is noted as self-build and therefore mandatory 10% biodiversity net gain is not required. The applicants will be required to deliver an ecological enhancement to comply with local plan policy 70.
- 15.2 In consultation with the Council's Ecology Officer, subject to an appropriate condition, officers are satisfied that the proposed development complies with policies 34 and 70 of the Local Plan, the Biodiversity SPD 2022, the requirements of the Environment Act 2021.

## **16. Water management and flood risk**

- 16.1 The site is in Flood Zone 1 and is at low risk of flooding from surface water. The applicants have submitted a Flood Risk Assessment which advises flood mitigation measures for the basement. The Design and Access statement explains that surface water run-off from roofs will be piped to soakaways and the use of rainwater harvesting and permeable paving is proposed. Foul water is to be utilised via the existing connection in South Green Road.
- 16.2 The Council's Drainage officer has been consulted upon the application, but did not comment. Further details on the provision and implementation of surface and foul water systems shall be acquired via condition to ensure appropriate surface water drainage, prevent the increased risk of flooding, reduce the risk of pollution to the water environment and to ensure a satisfactory method of foul water drainage.
- 16.3 The applicants have suitably addressed the issues of water management and flood risk, and subject to conditions the proposal is in accordance with policies 31 and 32 of the Local Plan and NPPF advice.

## **17. Highway safety and transport impacts, Car and cycle provision**

- 17.1 The application has been subject to formal consultation with Cambridgeshire County Council's Local Highways Authority who raise no objection to the proposal and conclude that there would be no significant adverse effect upon the Public Highway. Due to the nature of the access road, known as South Green Road, although there is no significant impact upon the public highway there is potential conflict between users of this private road during the construction phase. Due to the nature of the site, with no parking easily available, it is considered appropriate to request a Traffic Management Plan to ensure highway safety will be maintained during the course of development. The proposal accords with the objectives of Policy 80 and 81 of the Local Plan and is compliant with NPPF advice.
- 17.2 Cycle parking is proposed within a secure recess located in the north elevation, perpendicular to the front of the dwelling. This storage area will be shared with bins. It is considered the location of these responds positively to the street scene, is readily accessible and appropriately located for refuse collection. The proposed cycle parking and refuse arrangements are complaint with policy 57 of the Local Plan (2018) and South Newnham Neighbourhood Plan (2015) policy SNNP15.
- 17.3 There are no proposed changes to the existing car parking arrangement on South Green Road, which operates a privately managed permit scheme for residents. Car parking spaces are located opposite dwellings, across the road and adjacent to Cambridge University college sports ground. The proposal is considered to accord with policy 82 of the Local Plan.
- 17.4 The car parking spaces are not designated to specific addresses and is privately managed. It would not be reasonable or proportionate to require an EV charging point for this development, given the minor scale of development and that it would be located outside of land controlled by the applicant.

### **Summary**

## **18. Third party representations**

- 18.1 The remaining third-party representations not addressed in the preceding paragraphs are summarised and responded to in the table below:

Third party comment	Officer response
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Consultation Process	Concerns were raised regarding the location of the site notice and the consultation period being at an inconvenient time for residents. The site notice was erected in a conveniently public place along Grantchester Meadows that is within close distance to the application site. The location of the site notice and timing of the application submission and subsequent consultation period complies with the Development Management Procedure Order and statutory consultation duties were fulfilled.
Third-party Responses	The location or addresses of third-party comments bears no significance on the weighting of the subject matter and material considerations raised within each representation.
Carter Jonas Planning Assessment	A supplementary planning assessment was independently sought by the applicants and requested to be uploaded. The document is noted and Third-party comments in response to the document are also noted. The document raises no additional material planning considerations and does not change the officer's assessment.
Right to light	A right to light is a civil matter between different landowners and a planning permission would not interfere with a right of light. The local planning authority has no jurisdiction in checking or enforcing a right to light. This is not a material planning consideration.
Party walls	This is a civil matter between different landowners in which the local planning authority has no role. The Party Wall Act 1996 governs the process by which party walls and associated disputes are handled.
Building control	Concerns have been raised regarding the building works. A planning permission does not override the requirement for Building Regulations to be obtained which help ensure works are safe, structurally sound, water and fire protected.
Ownership	Concerns were raised regarding and incorrect red-line plan and ownership certificates. A new red line was submitted in January 2025 and full consultation was conducted. No conclusive evidence has been put to the Council to demonstrate that the applicant does not own all the land within the application site. The applicant(s) have confirmed that the correct certificate of ownership has been served.

Table 2 Officer response to third party representations

## 19. Planning balance

- 19.1 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).
- 19.2 Officers consider that the proposal would not cause harm to the character and appearance of the area or the identified heritage asset. There would be a minor impact to one window of a neighbouring property, however this is not considered to be significantly harmful to withhold a planning permission.

There are no other identified harmful impacts towards neighbouring or future occupiers. The proposal would not result in any highways safety implications and would provide a sustainable self-build dwelling that would make a positive contribution towards the recognised deficit within the Local Authority.

- 19.3 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the statutory requirements of section 66(1) and section 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, Cambridge Local Plan (2018) and South Newnham Neighbourhood Plan (2025), the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for approval.

## **20. Recommendation**

- 20.1 **Approve** subject to:

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

## **21. Planning conditions**

### **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. Approved Plans**

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

Plans to be listed:

353-PA-01 LOCATION PLAN REVISED 15<sup>th</sup> January 2025

353-PA-08-REVA PROPOSED NORTH SOUTH ELEVATION 14<sup>th</sup> February 2025

353-PA-09-REVA PROPOSED EAST WEST ELEVATION 14<sup>th</sup> February 2025

353-PA-06 REVA SECTION 1 14<sup>th</sup> February 2025

353-PA-07-REVA SECTION 2 14<sup>th</sup> February 2025

353-PA-02 PROPOSED BLOCK PLAN 6<sup>th</sup> December 2024

353-PA-03 PROPOSED BASEMENT PLAN 6<sup>th</sup> December 2024

353-PA-05 PROPOSED FIRST FLOOR PLAN 6<sup>th</sup> December 2024

353-PA-04-REVA PROPOSED GROUND FLOOR PLAN 14<sup>th</sup> February 2025

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. Self-build

Each residential unit ('unit') in the development hereby permitted shall be constructed as a self-build dwelling within the definition of self-build and custom build housing in the 2015 Act and shall comply with the following:

i.) The first occupation of each unit in the development hereby permitted shall be by a person or persons who had a primary input into the design and layout of the unit and who intends to live in the unit for at least 3 years; and

ii.) The Council shall be notified of the persons who intend to take up first occupation of each unit in the development hereby permitted at least two months prior to first occupation

Reason: To ensure the development complies with the self-build and custom house building definition and help to meet the City's self-build requirements, in accordance with Paragraph 63 of the National Planning Policy Framework 2023.

### 4. Materials and Sample Panel

No development shall take place above ground level, other than demolition, until details of the external materials to be used in the construction of the development have been submitted to and approved in writing by the Local Planning Authority. No brick or stonework above ground level shall commence until a sample panel has been prepared on site detailing the bond, mortar mix, design and pointing technique. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the external appearance of the development does not detract from the character and appearance of the area and to avoid harm to the special interest of the Building of Local Interest and the Conservation Area. (Cambridge Local Plan 2018 policies 55, 57 and 61).

### 5. Part M4(2)

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).

#### 6. Surface and Foul

No development, other than demolition, shall commence until a scheme for the provision and implementation of surface water drainage and the provision and implementation of foul 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).

#### 7. Dust

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.

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).

#### 8. 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).

#### 9. Collections

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).

#### 10. Piling

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)

#### 11. Traffic Management Plan

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).

## 12. Landscape

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. Boundary

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

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

## 14. GPDO removal Class E

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 50, 55, 56 and 57)

#### 15. GPDO removal Class B

Notwithstanding the provisions of Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that order with or without modification), no new windows or dormer windows (other than those expressly authorised by this permission), shall be constructed without the granting of specific planning permission.

Reason: To protect the amenity of adjoining occupiers (Cambridge Local Plan 2018 policies 50, 55, 56 and 57)

#### 16. GPDO removal Class A

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 residential amenity (Cambridge Local Plan 2018 policies 50, 55, 56 and 57).

#### 17. Sustainability

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).

#### 18. Trees

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

In a logical sequence the AMS and TPP will consider all phases of construction in relation to the potential impact on trees and detail tree works, the specification and position of protection barriers and ground protection and all measures to be taken for the protection of any trees from damage during the course of any activity related to the development, including supervision, demolition, foundation design (allowing for tree root growth and accounting for heave and subsidence), storage of materials, ground works, installation of services, erection of scaffolding and landscaping.

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

Reason: To ensure that trees to be retained will be protected from damage during any construction activity, including demolition (Cambridge Local Plan 2018 Policy 71 and Section 197 of the Town and Country Planning Act 1990).

#### 19. Ecological mitigation compliance

Prior to the occupation of the development, the ecological mitigation shall be carried out in full in accordance with the details contained in the submitted Preliminary Ecological Appraisal (Iceni Ecology Ltd. July 2024) The ecological measures shall thereafter be retained for the lifetime of the development.

Reason: To conserve and enhance ecological interests. (Cambridge Local Plan 2018 policies 57, 59 and 70)

#### 20. Ecologically sensitive lighting scheme

No external lighting shall be installed unless an ecological lighting scheme has been first submitted to and approved in writing by the local planning authority. The lighting scheme shall be installed and maintained in accordance with the approved details.

Reason: To minimise the effects of light pollution on the surrounding area and conserve the nature of the city wildlife site (Cambridge Local Plan 2018 policies 34, 59 and 70).

#### 21. Biodiversity Enhancement

Prior to the commencement of development above slab level, a scheme for biodiversity enhancement shall be submitted to and approved in writing by the local planning authority. The scheme shall include details of bat and bird box installation, hedgehog connectivity, habitat provision and other biodiversity enhancements, including how a measurable net gain in biodiversity will be accomplished, when it will be delivered and how it will be managed. The approved scheme shall be fully implemented within the agreed timescale following the substantial completion of the development unless, for reasons including viability or deliverability, it is otherwise agreed in writing by the local planning authority.

Reason: To 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).

#### 22. Green Roof

Notwithstanding the approved plans, the flat roof(s) of the development hereby approved shall be a green biodiverse roof(s). The green biodiverse roof(s) shall be constructed and used in accordance with the details outlined below:

- a) 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 mm thick.
- b) Provided with suitable access for maintenance.
- c) Not used as an amenity or sitting out space and only used for essential maintenance, repair or escape in case of emergency.

The green biodiverse roof(s) shall be implemented in full prior to the use of the approved development and shall be maintained in accordance with the Green Roof Organisation's (GRO) Green Roof Code (2021) or successor documents, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the development provides the maximum possible provision towards water management and the creation of habitats and valuable areas for biodiversity (Cambridge Local Plan 2018 policy 31). The Green Roof Code is available online via: [green-roofs.co.uk](http://green-roofs.co.uk)

### 23. Obscure Glazing

As identified in drawing no. drawing 353-PA-08-REVA, two of the first floor windows in the south elevation of the development shall, apart from any top hung vent, be fitted with obscured glazing (meeting as a minimum Pilkington Standard level 3) or equivalent in obscurity) and shall be fixed shut or have restrictors to ensure that the windows cannot be opened more than 45 degrees beyond the plane of the adjacent wall. The glazing shall thereafter be retained in accordance with the approved details.

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

### **Informatives:**

1. Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting [cadentgas.com/diversions](http://cadentgas.com/diversions)

Prior to carrying out works, including the construction of access points, please register on [www.linesearchbeforeudig.co.uk](http://www.linesearchbeforeudig.co.uk) to submit details of the planned works for review, ensuring requirements are adhered to.

2. To satisfy and discharge Environmental Health recommended conditions (including those related to construction / demolition, operational artificial lighting, contaminated land, noise / sound, air quality (including Electric Vehicle Charging) and odours / fumes / smoke, any impact assessment and mitigation as required, should be in accordance with the scope, methodologies and requirements of relevant sections of the Greater Cambridge Sustainable Design and Construction Supplementary Planning Document, (2020). Due regard should also be given to relevant and current up to date Government / national and industry British Standards, Codes of Practice and best practice technical guidance.

3. The dust management plan should reference and have regard to various national and industry best practical technical guidance such as:

- Guidance on the assessment of dust from demolition and construction, version 1.1 (IAQM, 2016)
- Guidance on Monitoring in the Vicinity of Demolition and Construction Sites, version 1.1 (IAQM, 2018)