

|                           |                                                                |                    |                  |
|---------------------------|----------------------------------------------------------------|--------------------|------------------|
| <b>Application Number</b> | 11/1004/FUL                                                    | <b>Agenda Item</b> |                  |
| <b>Date Received</b>      | 30th August 2011                                               | <b>Officer</b>     | Miss Sophie Pain |
| <b>Target Date</b>        | 25th October 2011                                              |                    |                  |
| <b>Ward</b>               | Kings Hedges                                                   |                    |                  |
| <b>Site</b>               | 118 Ramsden Square Cambridge Cambridgeshire CB4 2BL            |                    |                  |
| <b>Proposal</b>           | Erection of a new dwelling.                                    |                    |                  |
| <b>Applicant</b>          | Mr Stuart Harris<br>10 Kingfisher Way Cottenham Cambs CB24 8XB |                    |                  |

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## **1.0 SITE DESCRIPTION/AREA CONTEXT**

- 1.1 The existing property, 118 Ramsden Square, is on a housing estate to the north-east of Cambridge, located off of Milton Road. The area is characterised by two storey semi-detached dwellings with generous gardens and off-street parking. The majority of houses in the square are arranged to face the street with clusters of four pairs of semi-detached houses at each corner of the square, off set from the street, fronting onto a shared parking square. Number 118 is in one of these clusters at the southern corner of the square and is a dual aspect plot that turns the corner from the street to the parking square. Its front elevation faces the parking square.
- 1.2 These clusters of dwellings are a key characteristic of the area, and relate to one another rather than the primary street scene. Some of the properties on other corners have been extended quite significantly, but the appearance of these extensions is still subservient to the existing dwellings.
- 1.3 Immediately south west of the site are the rear gardens of those properties, which face onto Hopkins Close, off of Woodhead Drive. Due to the generous gardens of the properties in

Ramsden Square, the dwellings are approximately 35 metres apart. To the south-east is the existing property, 118 Ramsden Square and to the north west is 116 Ramsden Square, which sits 4 m off of the adjoining boundary.

- 1.4 Opposite at number 79 Ramsden Square, a two storey side extension has been built with planning permission. On the eastern corner of the square, permission has been granted for a new dwelling at 37, which creates a terrace of three dwellings, a form which is seen at intervals around the square and a detached dwelling has been granted permission at appeal on land adjacent to 42 Ramsden Square, a site identical to this application site.
- 1.5 The site is not within a Conservation Area, or the controlled parking zone, and there are no tree preservation orders on the site.

## **2.0 THE PROPOSAL**

- 2.1 The application seeks permission for the creation of a new 2 bedroom, two storey detached dwelling on the land to the north west of the existing property following the demolition of an existing garage. The application also seeks the provision of access and off-street parking.
- 2.2 The land for this proposal has been created through the subdivision of land adjoining 118 Ramsden Square.
- 2.3 The dwelling has a maximum ridge height of 7.8 m, falling to an eaves height of 5.2 m. The ridge height is lower than both the adjacent properties, both of which sit at about 8.2 m. The proposed dwelling is set back from the street at its closest point by approximately 6 m, which is in line with the existing housing line, which is predominant in the area.
- 2.4 Vehicular access to the proposed dwelling is via a new-shared entrance with the existing dwelling, which will provide a single off street parking space to each dwelling.
- 2.5 The application is accompanied by the following supporting information:
  1. Design & Access Statement

2. Planning Statement
3. Plans & Elevations

### 3.0 SITE HISTORY

| Reference | Description                                                                                                  | Outcome                     |
|-----------|--------------------------------------------------------------------------------------------------------------|-----------------------------|
| C/00/0165 | Replacement of existing conservatory with new extension to side of existing dwelling house.                  | APC                         |
| C/88/1486 | ERECTION OF DWELLING HOUSE (OUTLINE APPLICATION).                                                            | REF and dismissed on appeal |
| C/88/0142 | ERECTION OF 7-BEDROOMED SINGLE STOREY RESIDENTIAL CARE HOME (AMENDED BY LETTER and DRAWINGS DATED 18/03/88). | REF                         |
| C/82/0721 | Erection of single-storey extension to existing dwelling house                                               | APC                         |

| Reference                        | Description                                                                                                            | Outcome                     |
|----------------------------------|------------------------------------------------------------------------------------------------------------------------|-----------------------------|
| 37 Ramsden Square                | Erection of a two bedroom house and other alterations including dormer windows and extension to no. 37 Ramsden Square. | APC                         |
| 06/0880/FUL<br>42 Ramsden Square | Erection of detached two storey dwelling with new additional access and off street parking.                            | REF and dismissed on appeal |
| 09/0286/FUL<br>79 Ramsden Square | Two storey side extension to existing dwelling.                                                                        | APC                         |

C/00/0766

- 3.1 The appeal decision for 42 Ramsden Square is attached to this report.

### 4.0 PUBLICITY

- 4.1 Advertisement: No  
 Adjoining Owners: Yes  
 Site Notice Displayed: No

## **5.0 POLICY**

### **5.1 Central Government Advice**

**5.2 Planning Policy Statement 1: Delivering Sustainable Development (2005):** Paragraphs 7 and 8 state that national policies and regional and local development plans (regional spatial strategies and local development frameworks) provide the framework for planning for sustainable development and for development to be managed effectively. This plan-led system, and the certainty and predictability it aims to provide, is central to planning and plays the key role in integrating sustainable development objectives. Where the development plan contains relevant policies, applications for planning permission should be determined in line with the plan, unless material considerations indicate otherwise.

**5.3 Planning Policy Statement 3: Housing (2006):** Sets out to deliver housing which is: of high quality and is well designed; that provides a mix of housing, both market and affordable, particularly in terms of tenure and price; supports a wide variety of households in all areas; sufficient in quantity taking into account need and demand and which improves choice; sustainable in terms of location and which offers a good range of community facilities with good access to jobs, services and infrastructure; efficient and effective in the use of land, including the re-use of previously developed land, where appropriate. The statement promotes housing policies that are based on Strategic Housing Market Assessments that should inform the affordable housing % target, including the size and type of affordable housing required, and the likely profile of household types requiring market housing, including families with children, single persons and couples. The guidance states that LPA's may wish to set out a range of densities across the plan area rather than one broad density range. 30 dwellings per hectare is set out as an indicative minimum. Paragraph 50 states that the density of existing development should not dictate that of new housing by stifling change or requiring replication of existing style or form. Applicants are encouraged to demonstrate a positive approach to renewable energy and sustainable development.

**Planning Policy Statement 3: Housing** has been reissued with the following changes: the definition of previously

developed land now excludes private residential gardens to prevent developers putting new houses on the brownfield sites and the specified minimum density of 30 dwellings per hectare on new housing developments has been removed. The changes are to reduce overcrowding, retain residential green areas and put planning permission powers back into the hands of local authorities. (June 2010)

- 5.4 **Planning Policy Guidance 13: Transport (2001):** This guidance seeks three main objectives: to promote more sustainable transport choices, to promote accessibility to jobs, shopping, leisure facilities and services, by public transport, walking and cycling, and to reduce the need to travel, especially by car. Paragraph 28 advises that new development should help to create places that connect with each other in a sustainable manner and provide the right conditions to encourage walking, cycling and the use of public transport.
- 5.5 **Circular 11/95 – The Use of Conditions in Planning Permissions:** Advises that conditions should be necessary, relevant to planning, relevant to the development permitted, enforceable, precise and reasonable in all other respects.
- 5.6 **Circular 05/2005 - Planning Obligations:** Advises that planning obligations must be relevant to planning, necessary, directly related to the proposed development, fairly and reasonably related in scale and kind and reasonable in all other respect.

**Community Infrastructure Levy Regulations 2010** – places a statutory requirement on the local authority that where planning permission is dependent upon a planning obligation the obligation must pass the following tests:

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

5.7 **East of England Plan 2008**

SS1: Achieving Sustainable Development  
H1: Regional Housing Provision 2001 to 2021

T2: Changing Travel Behaviour  
T9: Walking, Cycling and other Non-Motorised Transport  
T14 Parking  
ENV7: Quality in the Built Environment  
WM6: Waste Management in Development

## 5.8 **Cambridgeshire and Peterborough Structure Plan 2003**

Planning Obligation Related Policies

P6/1 Development-related Provision  
P9/8 Infrastructure Provision

## 5.9 **Cambridge Local Plan 2006**

3/1 Sustainable development  
3/4 Responding to context  
3/7 Creating successful places  
3/10 Subdivision of existing plots  
3/12 The design of new buildings  
4/13 Pollution and amenity  
5/1 Housing provision  
8/2 Transport impact  
8/6 Cycle parking  
8/10 Off-street car parking

Planning Obligation Related Policies

3/7 Creating successful places  
3/8 Open space and recreation provision through new development  
3/12 The Design of New Buildings (*waste and recycling*)  
5/14 Provision of community facilities through new development  
8/3 Mitigating measures (*transport*)  
10/1 Infrastructure improvements (*transport, public open space, recreational and community facilities, waste recycling, public realm, public art, environmental aspects*)

## 5.10 **Supplementary Planning Documents**

**Cambridge City Council (May 2007) – Sustainable Design and Construction:** Sets out essential and recommended design considerations of relevance to sustainable design and construction. Applicants for major developments are required to

submit a sustainability checklist along with a corresponding sustainability statement that should set out information indicated in the checklist. Essential design considerations relate directly to specific policies in the Cambridge Local Plan 2006. Recommended considerations are ones that the council would like to see in major developments. Essential design considerations are urban design, transport, movement and accessibility, sustainable drainage (urban extensions), energy, recycling and waste facilities, biodiversity and pollution. Recommended design considerations are climate change adaptation, water, materials and construction waste and historic environment.

**Cambridge City Council (March 2010) – Planning Obligation Strategy:** provides a framework for securing the provision of new and/or improvements to existing infrastructure generated by the demands of new development. It also seeks to mitigate the adverse impacts of development and addresses the needs identified to accommodate the projected growth of Cambridge. The SPD addresses issues including transport, open space and recreation, education and life-long learning, community facilities, waste and other potential development-specific requirements.

## 5.11 Material Considerations

### Central Government Guidance

#### **Draft National Planning Policy Framework (July 2011)**

The National Planning Policy Framework (Draft NPPF) sets out the Government's economic, environmental and social planning policies for England. These policies articulate the Government's vision of sustainable development, which should be interpreted and applied locally to meet local aspirations.

The Draft NPPF includes a set of core land use planning principles that should underpin both plan making and development management (precised form):

1. planning should be genuinely plan-led
2. planning should proactively drive and support the development and the default answer to development proposals should be 'yes', except where this would

compromise the key sustainable development principles set out in the Draft NPPF

3. planning decisions should take into account local circumstances and market signals such as land prices, commercial rents and housing affordability and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business community
4. planning decisions for future use of land should take account of its environmental quality or potential quality regardless of its previous or existing use
5. planning decisions should seek to protect and enhance environmental and heritage assets and allocations of land for development should prefer land of lesser environmental value
6. mixed use developments that create more vibrant places, and encourage multiple benefits from the use of land should be promoted
7. the reuse of existing resources, such as through the conversion of existing buildings, and the use of renewable resources should be encouraged
8. planning decisions should actively manage patterns of growth to make the fullest use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable
9. planning decisions should take account of and support local strategies to improve health and wellbeing for all
10. planning decisions should always seek to secure a good standard of amenity for existing and future occupants of land and buildings.

The Draft NPPF states that the primary objective of development management is to foster the delivery of sustainable development, not to hinder or prevent development.

### **Letter from Secretary of State for Communities and Local Government (27 May 2010)**

The coalition government is committed to rapidly abolish Regional Strategies and return decision making powers on housing and planning to local councils. Decisions on housing



supply (including the provision of travellers sites) will rest with Local Planning Authorities without the framework of regional numbers and plans.

### **Written Ministerial Statement: Planning for Growth (23 March 2011)**

Includes the following statement:

When deciding whether to grant planning permission, local planning authorities should support enterprise and facilitate housing, economic and other forms of sustainable development. Where relevant and consistent with their statutory obligations they should therefore:

(i) consider fully the importance of national planning policies aimed at fostering economic growth and employment, given the need to ensure a return to robust growth after the recent recession;

(ii) take into account the need to maintain a flexible and responsive supply of land for key sectors, including housing;

(iii) consider the range of likely economic, environmental and social benefits of proposals; including long term or indirect benefits such as increased consumer choice, more viable communities and more robust local economies (which may, where relevant, include matters such as job creation and business productivity);

(iv) be sensitive to the fact that local economies are subject to change and so take a positive approach to development where new economic data suggest that prior assessments of needs are no longer up-to-date;

(v) ensure that they do not impose unnecessary burdens on development.

In determining planning applications, local planning authorities are obliged to have regard to all relevant considerations. They should ensure that they give appropriate weight to the need to support economic recovery, that applications that secure sustainable growth are treated favourably (consistent with policy

in PPS4), and that they can give clear reasons for their decisions.

## **City Wide Guidance**

**Cambridge City Council (2011) - Open Space and Recreation Strategy:** Gives guidance on the provision of open space and recreation facilities through development.

**Cambridge City Council Open Space Standards Guidance for Interpretation and Implementation (2010)** Sets out how all residential developments should make provision for public open space, if not on site then by commuted payments. It incorporates elements from the Planning Obligations Strategy Supplementary Planning Document (2010) and the Open Space and Recreation Strategy (2006).

**Cycle Parking Guide for New Residential Developments (2010)** – Gives guidance on the nature and layout of cycle parking, and other security measures, to be provided as a consequence of new residential development.

## **6.0 CONSULTATIONS**

### **Cambridgeshire County Council (Engineering)**

- 6.1 The applicant must show the dimensions for the proposed car parking spaces, which should be 2.5m x 5m with a 6m reversing space.

If, following provision of the above, the Highway Authority is satisfied that the proposal will have no significant adverse effect upon the public highway, please add the following conditions and informative to any permission that the Planning Authority is minded to issue in regard to this application.

Recommendation of conditions relating to visibility splays and surface material of the driveway.

- 6.2 The above responses are a summary of the comments that have been received. Full details of the consultation responses can be inspected on the application file.

## **7.0 REPRESENTATIONS**

7.1 The owners/occupiers of the following addresses have made representations:

- 116 Ramsden Square

7.2 The representations can be summarised as follows:

- The introduction of a detached form will alter the character of the square;
- Concerns how the proposal will impact on any future proposals that 116 Ramsden Square may wish to undertake in the future;
- The plans label the building on the boundary with No.118 as a garage when it is being used as a liveable area and therefore the new property being so close to the boundary will prevent most of the light that comes through the transparent roof, thereby overshadowing this area.

7.3 The above representations are a summary of the comments that have been received. Full details of the representations can be inspected on the application file.

## **8.0 ASSESSMENT**

8.1 From the consultation responses and representations received and from my inspection of the site and the surroundings, I consider that the main issues are:

1. Principle of Development
2. Context of site, design and external spaces
3. Residential amenity
4. Highway safety
5. Car and cycle parking
6. Third party representations
7. Planning Obligation Strategy

### **Principle of Development**

8.2 The provision of higher density housing in sustainable locations is generally supported by central government advice contained in Planning Policy Statement (PPS) 3: Housing. Policy 5/1 of the Cambridge Local Plan 2006 allows for residential

development from windfall sites, subject to the existing land use and compatibility with adjoining uses, which is discussed in more detail in the amenity section below. The proposal is therefore in compliance with these policy objectives.

- 8.3 The revised PPS3 now declassifies gardens from the definition of brownfield land, and the national minimum density for new development has been removed. Following several recent appeal decisions the Council has drafted an advice note on development affecting private gardens (June 2011). The key points from these changes are; a) more intensive development within residential curtilages remains possible; b) because residential gardens lie outside the 'previously developed land' which is a priority for development, any proposal to use garden land must be fully justified and explained, and c) considerable weight should be given to the 'open aspect' of residential gardens when assessing proposals against policies 3/4, 3/10 and 3/12. I acknowledge that this site is part of a residential garden, however, the fact that the site is within a residential curtilage, does not exclude it from development and I have explained elsewhere in the report why I consider it to be justified in terms of the character of the area.
- 8.4 Local Plan policy 3/10 sets out the relevant criteria for assessing proposals involving the subdivision of existing plots. Such proposals will not be permitted where: a) there is a significant adverse impact on the amenities of neighbouring properties, through loss of privacy, loss of light, an overbearing sense of enclosure and the generation of unreasonable levels of traffic or noise nuisance; b) they provide inadequate amenity space, vehicular access arrangements and car parking spaces for the proposed and existing properties; c) where they detract from the prevailing character and appearance of the area; d) where they adversely affect the setting of Listed Buildings; e) where there is an adverse impact upon trees, wildlife or architectural features within or close to the site; f) where development prejudices the comprehensive development of the wider area, of which the site forms part. The scheme represents a 'windfall' development and could not form part of a wider development in accordance with 3/10 (f), nor are there any listed buildings in close proximity to the site in accordance with 3/10 (e). The character and amenity sections of policy 3/10 are considered in the relevant subsections below.

- 8.5 There is no objection in broad principle to residential development, but the proposal has to be assessed against the criteria of other relevant development plan policies. In my opinion, the principle of the development is acceptable and in accordance with policy 5/1 and 3/10 Cambridge Local Plan 2006 and Cambridge City Council Guidance on Development which Affects Private Gardens (June 2011).

### **Context of site, design and external spaces**

- 8.6 The surrounding residential form is predominantly pairs of semi detached dwellings, some of which have extended to either provide additional accommodation to the existing dwellings, or at points some residents have created new dwellings which produce a row of three terraces. A recent appeal decision at 42 Ramsden Square considered the introduction of a detached dwelling on an identical site to the application site and found it to be acceptable. It was considered that as other properties had already undertaken considerable extensions, the character of the area had already been eroded and that as the scale and form of the property was in character with the area the proposal was acceptable.
- 8.7 With this appeal decision forming a material consideration to this application, I consider that the introduction of a detached form would not be uncharacteristic of the area and that the scale and design of the proposed property is in keeping with the context of the area.
- 8.8 The proposed dwelling has been positioned so that it sits along the same building line as other properties along the Ramsden Square frontage.
- 8.9 In my opinion the proposal is compliant with East of England Plan 2008 policy ENV7 and Cambridge Local Plan (2006) policies 3/4, 3/7 and 3/12.

### **Residential Amenity**

Impact on amenity of neighbouring occupiers

- 8.10 I consider that the design of the dwelling sympathetically considers the residential amenity of the neighbouring occupier to the north west of the proposed property at Number 116. The

only first floor window on the side elevation is to a bathroom, which can be obscure glazed to protect the privacy of the neighbour. The application does propose a single storey lean to side extension along the boundary, which is 10 m in length. While this may appear large, the existing garage of 116 is adjacent to this proposed extension for 5.5 m thereby ensuring that only 4.5 m is visible within the rear garden environment. This extension has a 2.4 m eaves height with a pitched roof that rises away from the boundary to a height of 3.5 m. As such, I consider that the proposed development should not give rise to an unacceptable impact upon the neighbouring property.

- 8.11 The concern of the neighbour is that the two-storey form will overshadow the use of the garage, which has partially been converted internally to provide livable accommodation. Due to the orientation of the buildings to one another, there will be some loss of light but I do not consider it great enough to warrant refusal of the application.
- 8.12 Additionally, the generous garden plot of 118 Ramsden Square means that the building will be approximately 35 m from the property to the rear, which is acceptable.
- 8.13 The relationship of the proposed dwelling to the parent dwelling, 118 Ramsden Square is considered to be appropriate. The building will not overlook or over bear the remaining garden of 118 and as such I consider that this is acceptable.
- 8.14 In my opinion the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and I consider that it is compliant with East of England Plan (2008) policy ENV7, East of England Plan (2008) policy ENV7 and Cambridge Local Plan (2006) policies 3/4, 3/7 and 4/13.

### **Refuse Arrangements**

- 8.15 Refuse storage is proposed for both the existing and proposed dwelling on the newly created mutual boundary between the two to the side of the properties, in line with the proposed dwelling. Within this area there would be space for four bins and four boxes, one waste and one recycling bin per dwelling and two boxes per dwelling. I am satisfied that adequate provision can be made both dwellings in this location.

8.16 Subject to such a condition I consider the proposal is compliant with East of England Plan (2008) policy WM6 and Cambridge Local Plan (2006) policy 3/12.

### **Highway Safety**

8.17 The Highway Engineer wished to see that the car parking spaces would be 2.5 m by 5 m, which the drawings show. There was also a requirement for a 6 m reversing space, which is also possible. Therefore, subject to the imposition of conditions relating to the material on the proposed driveway and that there are 2 m x 2 m visibility splays, the Highways Engineer felt would not result in any significant adverse effect upon the public highway.

8.18 In my opinion the proposal is compliant with East of England Plan (2008) policy T1 and Cambridge Local Plan (2006) policy 8/2.

### **Car and Cycle Parking**

8.19 The application proposes one car parking space, which will be located to the north-west of the dwelling and accessed via a shared driveway with No.118 Ramsden Square. This level of parking is in accordance with the car parking requirements set out in the Cambridge Local Plan 2006.

8.20 The new development is required to accommodate space for at least two cycles in accordance with the cycle parking requirements set out in the Cambridge Local Plan 2006. The application states that this will be provided by way of a lockable shed in the rear garden of the proposed dwelling.

8.21 Subject to such a condition I consider the proposal is compliant with East of England Plan (2008) policies T9 and T14, and Cambridge Local Plan (2006) policies 8/6 and 8/10.

### **Third Party Representations**

8.22 The remaining concern of the objector is that the proposed development will prejudice any future development that 116 may wish to undertake. This is not a planning consideration and any application, which 116 may make in future will be

determined on its own merits and in the context of any development that may have occurred at that time.

### **Planning Obligations**

8.23 The Community Infrastructure Levy Regulations 2010 have introduced the requirement for all local authorities to make an assessment of any planning obligation in relation to three tests. If the planning obligation does not pass the tests then it is unlawful. The tests are that the planning obligation must be:

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

In bringing forward my recommendations in relation to the Planning Obligation for this development I have considered these requirements. The Planning Obligation Strategy (2010) provides a framework for expenditure of financial contributions collected through planning obligations. The applicants have indicated their willingness to enter into a S106 planning obligation in accordance with the requirements of the Strategy. The proposed development triggers the requirement for the following community infrastructure:

#### Open Space

8.24 The Planning Obligation Strategy requires that all new residential developments contribute to the provision or improvement of public open space, either through provision on site as part of the development or through a financial contribution for use across the city. The proposed development requires a contribution to be made towards open space, comprising outdoor sports facilities, indoor sports facilities, informal open space and provision for children and teenagers. The total contribution sought has been calculated as follows.

8.25 The application proposes the erection of one two-bedroom house. No residential units would be removed, so the net total of additional residential units is one. A house or flat is assumed to accommodate one person for each bedroom, but one-



bedroom flats are assumed to accommodate 1.5 people. Contributions towards provision for children and teenagers are not required from one-bedroom units. The totals required for the new buildings are calculated as follows:

| <b>Outdoor sports facilities</b> |                  |              |           |                      |            |
|----------------------------------|------------------|--------------|-----------|----------------------|------------|
| Type of unit                     | Persons per unit | £ per person | £per unit | Number of such units | Total £    |
| studio                           | 1                | 238          | 238       |                      |            |
| 1 bed                            | 1.5              | 238          | 357       |                      |            |
| 2-bed                            | 2                | 238          | 476       | 1                    | 476        |
| 3-bed                            | 3                | 238          | 714       |                      |            |
| 4-bed                            | 4                | 238          | 952       |                      |            |
| <b>Total</b>                     |                  |              |           |                      | <b>476</b> |

| <b>Indoor sports facilities</b> |                  |              |           |                      |            |
|---------------------------------|------------------|--------------|-----------|----------------------|------------|
| Type of unit                    | Persons per unit | £ per person | £per unit | Number of such units | Total £    |
| studio                          | 1                | 269          | 269       |                      |            |
| 1 bed                           | 1.5              | 269          | 403.50    |                      |            |
| 2-bed                           | 2                | 269          | 538       | 1                    | 538        |
| 3-bed                           | 3                | 269          | 807       |                      |            |
| 4-bed                           | 4                | 269          | 1076      |                      |            |
| <b>Total</b>                    |                  |              |           |                      | <b>538</b> |

| <b>Informal open space</b> |                  |              |           |                      |            |
|----------------------------|------------------|--------------|-----------|----------------------|------------|
| Type of unit               | Persons per unit | £ per person | £per unit | Number of such units | Total £    |
| studio                     | 1                | 242          | 242       |                      |            |
| 1 bed                      | 1.5              | 242          | 363       |                      |            |
| 2-bed                      | 2                | 242          | 484       | 1                    | 484        |
| 3-bed                      | 3                | 242          | 726       |                      |            |
| 4-bed                      | 4                | 242          | 968       |                      |            |
| <b>Total</b>               |                  |              |           |                      | <b>484</b> |

| <b>Provision for children and teenagers</b> |                  |              |           |                      |            |
|---------------------------------------------|------------------|--------------|-----------|----------------------|------------|
| Type of unit                                | Persons per unit | £ per person | £per unit | Number of such units | Total £    |
| studio                                      | 1                | 0            | 0         |                      |            |
| 1 bed                                       | 1.5              | 0            | 0         |                      |            |
| 2-bed                                       | 2                | 316          | 632       | 1                    | 632        |
| 3-bed                                       | 3                | 316          | 948       |                      |            |
| 4-bed                                       | 4                | 316          | 1264      |                      |            |
| <b>Total</b>                                |                  |              |           |                      | <b>632</b> |

8.26 The completion of a S106 planning obligation has been undertaken to secure the requirements of the Planning Obligation Strategy (2010) and the Cambridge City Council Open Space Standards Guidance for Interpretation and Implementation (2010), I am satisfied that the proposal accords with Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1 and P9/8, Cambridge Local Plan (2006) policies 3/8 and 10/1 and the Planning Obligation Strategy 2010 and the Cambridge City Council Open Space Standards Guidance for Interpretation and Implementation (2010)

#### Community Development

8.27 The Planning Obligation Strategy (2010) requires that all new residential developments contribute to community development facilities, programmes and projects. This contribution is £1256 for each unit of one or two bedrooms and £1882 for each larger unit. The total contribution sought has been calculated as follows:

| <b>Community facilities</b> |           |                      |             |
|-----------------------------|-----------|----------------------|-------------|
| Type of unit                | £per unit | Number of such units | Total £     |
| 1 bed                       | 1256      |                      |             |
| 2-bed                       | 1256      | 1                    | 1256        |
| 3-bed                       | 1882      |                      |             |
| 4-bed                       | 1882      |                      |             |
| <b>Total</b>                |           |                      | <b>1256</b> |

8.28 The completion of a S106 planning obligation has been undertaken to secure the requirements of the Planning Obligation Strategy (2010), I am satisfied that the proposal

accords with Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1 and P9/8, Cambridge Local Plan (2006) policies 5/14 and 10/1 and the Planning Obligation Strategy 2010.

### Waste

- 8.29 The Planning Obligation Strategy (2010) requires that all new residential developments contribute to the provision of household waste and recycling receptacles on a per dwelling basis. As the type of waste and recycling containers provided by the City Council for houses are different from those for flats, this contribution is £75 for each house and £150 for each flat. The total contribution sought has been calculated as follows:

| <b>Waste and recycling containers</b> |           |                      |           |
|---------------------------------------|-----------|----------------------|-----------|
| Type of unit                          | £per unit | Number of such units | Total £   |
| House                                 | 75        | 1                    | 75        |
| Flat                                  | 150       |                      |           |
| <b>Total</b>                          |           |                      | <b>75</b> |

- 8.30 The completion of a S106 planning obligation has been undertaken to secure the requirements of the Planning Obligation Strategy (2010), I am satisfied that the proposal accords with Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1 and P9/8, Cambridge Local Plan (2006) policies 3/7, 3/12 and 10/1 and the Planning Obligation Strategy 2010.

### Monitoring

- 8.31 The Planning Obligation Strategy (2010) requires that all new residential developments contribute to the costs of monitoring the implementation of planning obligations. The costs are calculated according to the heads of terms in the agreement. The contribution sought will be calculated as £150 per financial head of term, £300 per non-financial head of term. Contributions are therefore required on that basis.

### Planning Obligations Conclusion

- 8.32 It is my view that the planning obligation is necessary, directly related to the development and fairly and reasonably in scale

and kind to the development and therefore the Planning Obligation passes the tests set by the Community Infrastructure Levy Regulations 2010.

## **9.0 CONCLUSION**

- 9.1 I consider that the proposal for a detached dwelling on land adjacent to 118 Ramsden Square is acceptable and does not raise any adverse concerns. I recommend that the application is approved.

## **10.0 RECOMMENDATION**

### **APPROVE subject to the following conditions;**

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

Reason: In accordance with the requirements of section 51 of the Planning and Compulsory Purchase Act 2004.

2. Except with the prior written agreement of the local planning authority in writing no construction work or demolition shall be carried out or plant operated other than between the following hours: 0800 hours to 1800 hours Monday to Friday, 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2006 policy 4/13)

3. The window in the North West elevation which serves the first floor bathroom shall be limited to opening for ventilation purposes only and obscure glazed to a minimum level 3. The window shall thereafter be installed and retained in accordance with the approved details.

Reason: In the interests of residential amenity (Cambridge Local Plan 2006 policy 3/7)

4. The development hereby permitted shall be constructed in external materials to broadly match those of nearby dwellings in type, colour and texture.

Reason: To ensure that the extension is in keeping with the existing building. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4 and 3/12)

5. No unbound material shall be used in the surface finish of the driveway within 6 metres of the highway boundary of the site.

Reason: To avoid displacement of loose material onto the highway. (Cambridge Local Plan 2006 policy 8/2).

6. Notwithstanding the provision of Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking, amending or re-enacting that order) no gates shall be erected across the approved access unless details have first been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety (Cambridge Local Plan 2006 policy 8/2)

7. Prior to the commencement of the first use the vehicular access, details shall be submitted to and approved in writing, in consultation with the Highways Authority to demonstrate that where the vehicular access crosses the public highway, it shall be laid out and constructed in accordance with the Cambridgeshire County Council construction specification.

Reason: In the interests of highway safety (Cambridge Local Plan 2006 policy 8/2)

8. The access shall be constructed with adequate drainage measures to prevent surface water runoff onto the adjacent public highway, in accordance with a scheme submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority.

Reason: To prevent surface water discharging to the highway. (Cambridge Local Plan 2006 policy 8/2)

9. Two 2.0 x 2.0 metres visibility splays shall be provided as shown on the drawings. One visibility splay is required on each side of the access, measured to either side of the access, with a setback of two metres from the highway boundary along each side of the access. This area shall be kept clear of all planting, fencing, walls and the like exceeding 600mm high.

Reason: In the interests of highway safety (Cambridge Local Plan 2006 policy 8/2)

10. The access shall be provided as shown on the approved and retained free of obstruction.

Reason: In the interests of highway safety (Cambridge Local Plan 2006 policy 8/2)

**INFORMATIVE:** This development involves work to the public highway that will require the approval of the County Council as Highway Authority. It is an OFFENCE to carry out any works within the public highway, which includes a public right of way, without the permission of the Highway Authority. Please note that it is the applicants responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council. Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, the cost of which must be borne by the applicant.

### **Reasons for Approval**

1. This development has been approved subject to conditions and the prior completion of a section 106 planning obligation (/a unilateral undertaking), because subject to those requirements it is considered to conform to the Development Plan as a whole, particularly the following policies:

East of England plan 2008: SS1, H1, T2, T9, T14, ENV7 and WM6

Cambridgeshire and Peterborough Structure Plan 2003: P6/1 and P9/8

Cambridge Local Plan (2006):  
3/1,3/4,3/7,3/8,3/10,3/12,4/13,5/1,5/14,8/2,8/3,8/6,8/10,10/

2. The decision has been made having had regard to all other material planning considerations, none of which was considered to have been of such significance as to justify doing other than grant planning permission.

These reasons for approval can be a summary of the reasons for grant of planning permission only. For further details on the decision please see the officer report online at [www.cambridge.gov.uk/planningpublicaccess](http://www.cambridge.gov.uk/planningpublicaccess) or visit our Customer Service Centre, Mandela House, 4 Regent Street, Cambridge, CB2 1BY between 8am to 6pm Monday to Friday.

## **LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985**

Under Section 100D of the Local Government Act 1972, the following are “background papers” for each report on a planning application:

1. The planning application and plans;
2. Any explanatory or accompanying letter or document from the applicant;
3. Comments of Council departments on the application;
4. Comments or representations by third parties on the application as referred to in the report plus any additional comments received before the meeting at which the application is considered; unless (in each case) the document discloses “exempt or confidential information”
5. Any Structure Plan, Local Plan or Council Policy Document referred to in individual reports.

These papers may be inspected on the City Council website at:  
[www.cambridge.gov.uk/planningpublicaccess](http://www.cambridge.gov.uk/planningpublicaccess)  
or by visiting the Customer Service Centre at Mandela House.