

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

22nd July 2020

AUTHOR/S: Joint Director of Planning and Economic Development

Application Number: S/0123/20/FL

Parish(es): Willingham Parish

Proposal: Erection of 5 bedroom house and 1 bedroom ancillary annex with associated parking

Site address: 130 Rampton Road, Willingham, Cambridgeshire, CB24 5JF

Applicant(s): South Cambridgeshire District Council

Recommendation: Approval

Key material considerations: Principle of Development
Impact on the Character and Appearance of the Area
Highway Safety and Parking
Neighbour Amenity
Other Matters

Committee Site Visit: N/A

Departure Application: Yes

Presenting Officer: Luke Simpson (Consultant Planning Officer)

Application brought to Committee because: Parish call-in

Date by which decision due: 10th March 2020

Executive Summary

1. The proposed development is for the erection of a two storey detached dwelling, annex and parking to the rear of 130 Rampton Road.

There is an existing extant consent on the Application site for a detached dwelling and this is a material consideration in the determination of this planning application ('The Fallback Position)
2. Willingham Parish Council has objected to this application and requested that the application is determined by the Planning Committee. There have been no other objections received.
3. Planning Officers consider that there would be a conflict with Local Plan Policy S/7 (Development Frameworks) but this is outweighed by other material considerations

including the fallback position and the other extant planning permissions to the east and west of the site. Furthermore, Planning Officers have only identified a minor conflict with the purposes of Policy S/7.

5. The proposed development is compliant with all other relevant Local Plan policies, subject to the conditions recommended and set out in this report.
6. Planning Officers therefore recommend that planning permission is granted subject to conditions and informatives.

Relevant Planning History

7. S/4070/18/FL – Erection of detached dwelling and associated parking - Approved

S/3775/17/OL- Proposed detached dwelling and ancillary access arrangements, with some matters reserved except for access.-Approved

S0544/97/O- Dwelling and Garage-Approved

S/0338/99/RM-House-Approved

S/1209/99/F- Change of Use from Agricultural to Garden Land and Erection of Triple Garage-Approved

S/1285/99/F- House (Amended Design to Include Conservatory, Covered Area, Wall and Gates)-Approved

S/1961/00/F- Garage with Playroom Over-Refused

S/0134/01/F- Garage with Games Room Over-Refused

S/1476/04/F- Siting of Mobile Home as Annexe for Dependent Parent-Approved

Adjacent history:

8. S/1627/19/RM at 124 Rampton Rd - approval of matters reserved for appearance, landscaping, layout and scale following planning permission S/4280/17/OL for proposed dwelling and ancillary access arrangements as varied by planning permission S/0437/19/VC – Approved
9. S/0437/19/VC at 124 Rampton Rd - Removal of condition 5 (Height) of planning permission S/4280/17/OL for a proposed dwelling and ancillary access arrangements with some matters reserved except for access – Approved
10. S/0834/19/RM at Rear of 132 Rampton Road, Willingham for Approval of matters reserved for appearance following Outline planning permission S/0771/17/OL and S/4413/18/RM for Detached Dwelling with Ancillary Access & Parking (Withdrawn)
11. S/4413/18/RM at Rear of 132 Rampton Road, Willingham for Approval of matters reserved for appearance, landscaping, layout and scale following outline planning permission S/0771/17/OL for a detached dwelling with ancillary access and parking (Approved).

S/4280/17/OL at 124 Rampton Rd - Outline planning permission for a proposed

12. dwelling and ancillary access arrangements with some matters reserved except for access (Approved).
13. S/0771/17/OL at Rear of 132 Rampton Road, Willingham for Outline Permission with Some Matters Reserved for Detached Dwelling with Ancillary Access & Parking. (Approved).

National Guidance

14. National Planning Policy Framework 2019 (NPPF)
Planning Practice Guidance
National Design Guide 2019

South Cambridgeshire Local Plan 2018

15. S/1 Vision
S/2 Objectives of the Local Plan
S/3 Presumption in Favour of Sustainable Development
S/7 Development Frameworks
S/9 Minor Rural Centre
HQ/1 Design Principles
H/12 Residential Space Standards
CC/1 Mitigation and Adaption to Climate Change
CC/3 Renewable and Low Carbon Energy
CC/7 Water Quality
CC/9 Managing Flood Risk
NH/4 Biodiversity
TI/3 Parking Provision
TI/10 Broadband

South Cambridgeshire Supplementary Planning Documents (SPD):

16. Trees & Development Sites SPD - Adopted January 2009
District Design Guide SPD - Adopted March 2010

Consultations

17. **Willingham Parish Council** – The Parish Council ‘Objects’ to this application:

‘Willingham Parish Council object to the application for the following reasons: - Gross overdevelopment of the site. The current location is outside the village envelope and would encroach on open countryside. - The original outline approval was for a single storey dwelling and should remain as such – not two storey - The scale of the building is out of keeping with neighbouring properties - The site has inadequate parking provision for the size of the development - The development extends 20 metres beyond the outline planning permission consent which was already outside the village envelope

The Council request the application is passed to committee for consideration.’

Local Highway Authority – No objection subject to the following conditions

- 1: Applicant to provide visibility splays
- 2: Access falls and levels to avoid water drainage to highway
- 3: Access to be a bound material
- 4: Provision of a traffic management plan (Construction)

Tree Officer – No objection

Environmental Health Officer – No objection subject to conditions on hours of construction, burning of waste and method statement if pile driven foundations are proposed. Informatives requested on noise and dust pollution and air source heat pump.

Drainage Officer – No objection subject to details of foul and surface water drainage to be submitted prior to commencement of development.

Ecology Officer – No objection subject to conditions as follows:

- 1: Construction period or mitigation to protect nesting birds
- 2: Scheme of ecological enhancement

Representations

18. None received

Site and Surroundings

19. The Application site is at 130 Rampton Road Willingham. 130 Rampton Road is a two storey dwelling. The Site is accessed from the north via the existing access with Rampton Road. The proposed access is within the development framework of Willingham with the remainder of the site to the rear of 130 Rampton Road falling outside of the defined development framework. The site comprises the existing access and part of the rear garden of 130 Rampton Road. The proposed two storey dwelling would be located approximately 75m to the rear of 130 Rampton Road.
20. The site currently comprises garden land and a number of existing structures including a mobile home and an outbuilding, both of which would be removed as part of the proposed development. An existing detached garage would be retained.
21. To the west of the site is 124 Rampton Road. There is an extant planning permission for a two storey dwelling to the rear of this property (Application reference S/0437/19/VC). To the east is 132 Rampton Road which also has consent for a two storey dwelling to the rear (application reference S/4413/18/RM).
22. The Application site benefits from an extant planning permission for a 1.5 storey detached dwelling with a maximum ridge height of approximately 8.35m.
23. The site is located within flood zone 3 (low risk). Part of the site is identified as being

at risk from surface water flooding.

24. Willingham is a Minor Rural Centre (Local Plan Policy S/9).

Proposal

25. The Applicant seeks planning permission for the erection of a two storey detached dwelling, 1 bedroom annexe and associated parking
26. The proposed dwelling would have a maximum ridge height of 8.35m which is the same as that of the extant planning permission. The proposed dwelling would be two storeys as opposed to the extant consent which is 1.5 storeys.
27. The proposed dwelling would have a similar footprint to that previously approved, with the addition of a single storey element to the east which would measure approximately 6m by 7m. In addition, the proposed dwelling would include a detached single storey annexe to the north between the proposed dwelling and the existing dwelling at 130 Rampton Road. The annexe would incorporate a bedroom, kitchen/lounge, bathroom and store/dressing area. The annexe has a separate garden area but would share the same access track as the proposed dwelling. The Annexe would be accessed via the front garden of the proposed dwelling.
28. The rear garden of the proposed dwelling would be within the application site boundary (denoted by the red line) with details of the proposed boundary treatment to be required by condition.
29. The dwelling and annexe would be of a traditional appearance with pitched roofs with buff brickwork and plain roof tiles proposed, with specific details of materials to be provided prior to commencement of development (required by planning condition).
30. Two new parking spaces for the existing dwelling at 130 Rampton Road would be provided between the proposed annexe and the existing dwelling at 130 Rampton Road. Currently vehicles park to the front of 130 Rampton Road. 2 spaces would also be provided between the proposed dwelling and annexe. The existing detached garage would also be retained.
31. The dwelling would be located approximately ten metres further south (away from the existing dwelling at no.130) than the dwelling currently approved under the extant planning permission.

Planning Assessment

Principle of Development

32. The proposed dwelling and annexe would be located outside of the defined

development framework boundary of Willingham. Policy S/7 states that only certain types of development will be permitted in the countryside. The proposed development does not come under any of these types of development and there is therefore a conflict with Local Plan Policy S/7. Planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise. In this particular instance there are several material considerations which are relevant to the principle of development on the application site.

33. The main material consideration is the existence of an extant planning permission for a 1.5 storey dwelling in a very similar position to that of the currently proposed dwelling. Planning permission was granted for a dwelling under application reference S/4070/18/FL. The existing consent will remain extant until 28th March 2022. This represents the 'fallback position' and establishes the principal of residential development to the rear of 130 Rampton Road.
34. In addition, the Council has granted planning permission for two dwellings, one either side of the application site, at 124 and 132 Rampton Road.
35. In establishing the acceptability of the principle of development it is also important to understand the purposes of Local Plan Policy S/7. The subtext to Local Plan Policy S/7 identifies two reasons for which development should be controlled beyond the defined development framework boundaries. These are:

1: To help guard against incremental growth in unsustainable locations; and

2: To protect the countryside from gradual encroachment
36. Willingham is a minor rural centre, the second most sustainable type of settlement in the District, in terms of access to services and facilities. Planning Officers consider that whilst the site is located outside of the settlement framework, it is directly adjacent to it and access is available on foot to the centre of Willingham, which has a good range of services and facilities to meet basic day to day needs. It is therefore considered that the first purpose of Policy S/7 is not conflicted with.
37. In considering whether the proposed development would result in harm by way of gradual encroachment it is relevant to consider the fallback position of the existing consent and the neighbouring consents. Three dwellings have been approved to the rear of three consecutive properties on Rampton Road at 124, 130 and 132. These dwellings are all located to the rear (south) of the existing dwellings. The proposed development would be located 10m further to the rear than the existing consented development, however, on balance Planning Officers are satisfied that this would not result in any significant harm to the second purpose of Local Plan Policy S/7. The majority of the development which would be located further to the rear (south) is at single storey level. The repositioning of this dwelling compared to the fallback position would not result in any significant noticeable change when viewed from the surrounding area. The scale and appearance of the dwelling are considered separately below in relation to 'character and appearance'.
38. In conclusion, there would be a conflict with Policy S/7. However, this conflict has to be read in the context of the fallback position and the sustainability of the village of Willingham in accommodating one additional dwelling. On balance, Planning Officers consider that these material considerations outweigh the limited conflict with the purposes of Policy S/7 and therefore the principle of development is acceptable.
39. The proposed annexe would share the same access track as the main dwelling. The

annexe is considered to be acceptable in principle if a suitably worded condition is imposed on any planning permission to restrict its use to ensure that it is ancillary to the main dwelling.

Character and Appearance

40. It is not considered that there would be any detrimental impact upon the character of the surrounding area as a result of the proposed development. The surrounding area is characterised by a mixed character. There is very little uniformity, with a range of designs and scales of development present. The existing dwelling at 130 Rampton Road is a two storey detached dwelling with a traditional appearance. The approved dwelling directly approved to the north west at 124 Rampton Road will be a modern, contemporary two storey design. To the east the approved dwelling at 132 Rampton Road is also a relatively contemporary design.
41. The proposed traditional design with brickwork and a range of pitched roofs is considered to be more in keeping with development along Rampton Road, including the applicant's property at no.130.
42. In terms of layout the location of the dwelling to the rear of 130 Rampton Road is in keeping with the character of the surrounding area given that there are two extant consents for dwellings to either side.
43. The scale of the proposed dwelling is acceptable. The proposed dwelling would not be any higher than the maximum ridge height of the approved dwelling. Therefore, whilst a two storey dwelling is proposed, as opposed to a 1.5 storey dwelling, the visual impact will be similar to that of the approved dwelling. The scale would also be in keeping with the large detached dwelling approved at 124 Rampton Road.
44. The Parish Council has objected partly on the basis that the proposed development would be overdevelopment of the plot. It is noted that the new dwelling will result in the removal of an existing mobile home and outbuilding on the site. A condition to ensure that all outbuildings to be removed, as identified on the amended plans is considered reasonable for attachment in this instance to ensure that the built form on the site remains in keeping with the character and scale of the surrounding area. In addition, a further condition restricting permitted development rights of the proposed dwelling is considered reasonable to restrict the built form on the village edge.
45. On balance it is considered that the site, which is relatively large, can comfortably accommodate the proposed dwelling and annex whilst remaining in keeping with the existing character of the surrounding area.
46. It is recommended that if consent is granted, a condition requiring submission of and approval of materials is included. This is because exact building materials have not been specified on the submitted plans.
47. For the reasons outlined above it is considered that the proposed development would be in keeping with the character of the surrounding area in accordance with Local Plan Policy HQ/1.
48. In summary, Planning Officers consider that the proposed development would not have an adverse impact upon the character and appearance of the surrounding area and would be in keeping with existing character. It would therefore accord with Local Plan Policies HQ/1 (Design Principles).

Highway Safety and Parking

49. The proposed development incorporates four proposed parking spaces and retains an existing detached garage. Local Plan Policy TI/3 (Parking Provision) refers to the indicative standards set out at Appendix 11 of the Local Plan. These standards require two spaces per dwelling. The provision of four parking spaces for the existing dwelling and the proposed dwelling would therefore comply with Local Plan Policy TI/3. Policy TI/3 also requires secure cycle storage. Cycle storage is not indicated on the proposed block plan. It is considered that there is sufficient room on plot to accommodate cycle storage and as such, should consent be granted then a planning condition should be included to require submission and approval of these details prior to occupation.
50. The Local Highway Authority do not object to the proposed development subject to the inclusion of conditions relating to:
- 1: Applicant to provide visibility splays
 - 2: Access falls and levels to avoid water drainage to highway
 - 3: Access to be a bound material
 - 4: Provision of a traffic management plan (Construction)

- These conditions are all considered necessary and will ensure that the proposed development would not result in any adverse impact on Highway Safety in accordance with the provisions of the NPPF.
- 51.

Neighbour and Occupier Amenity

52. It is not considered that there would be any adverse impact upon neighbouring amenity in terms of loss of light, overbearing impacts or loss of privacy, subject to the imposition of planning conditions. In considering neighbour amenity, consideration has been given to the impact upon the consented development to the north west at 124 Rampton Road and north east at 132 Rampton Road. The proposed two storey dwelling would be located at least 75m away from the existing dwellings on Rampton Road, including the Applicant's property and therefore there would be no adverse impact upon these neighbouring dwellings.

53. To the north west, the consented two storey dwelling at 124 Rampton Road would not experience any adverse impact upon amenity. The two storey element of that dwelling would be over 20m from the proposed dwelling and offset at an angle. The only windows proposed in the west facing elevation of the proposed dwelling would be rooflights, above 1.7m in height and these would be conditioned as such if consent is granted. Furthermore, the closest (westernmost) window proposed in the north facing elevation is a bathroom window which would be conditioned to ensure it is obscure glazed and non-opening in order to avoid any loss of privacy to the approved dwelling to the west. Other north facing windows are offset at an angle such that there would be no loss of privacy as only oblique views to the west are attainable.

54. To the north east, the approved dwelling at 132 Rampton Road would not experience any adverse impact on amenity. The two closest windows in the east facing elevation of the proposed dwelling would be rooflights, 1.7m above floor level and would be conditioned as such. The first floor windows in the projecting part of the north facing elevation would also be 1.7m above floor level in order to avoid any loss of privacy to

the neighbouring garden of the approved dwelling.

There would be no adverse impact on the amenity of occupiers of the proposed dwelling, annex or garden as a result of the neighbouring consented development.

55. Neither of the approved dwellings have windows facing directly into the site (other than obscure glazed windows).

56. In summary, the positioning of windows, obscure glazing, oblique angles and distances to neighbouring properties are such, that subject to conditions, there would be no adverse impact on amenity, in terms of overbearing, loss of light or loss of privacy. There have been no objections received from neighbouring residents. The proposed development is therefore considered to accord with Local Plan Policy HQ/1 in terms of amenity impacts.

57. Local Plan Policy H/12 sets out the Council's residential space standards. The proposed dwelling would comply with these standards.

58. The Council's District Design Guide recommends that residential units should be provided with access to the following sizes of private amenity space. Each house with 3 bedrooms or more should have private garden space of 50sqm in urban settings and 80sqm in rural settings. The proposed dwelling has 5 bedrooms and therefore requires 80sqm given its rural setting. The proposed development would provide well in excess of this. The proposed rear garden would be accommodated within the application red line boundary. Details of boundary treatments should be conditioned if planning permission is granted.

Other matters

Drainage

59. Part of the site is identified as being at risk from surface water flooding and the site is located in Flood Zone 3 (low risk). The Drainage Officer has been consulted on this application and has no objection subject to a condition requiring details of foul and surface water drainage to be submitted and approved.

Ecology

60. The Council's Ecologist has been consulted and has no objection subject to conditions requiring that vegetation clearance and construction do not take place between March and August in order to protect nesting birds. The Officer also requests a condition requiring a scheme of ecological enhancement to be submitted prior to commencement of development. Both of these conditions are considered necessary to ensure compliance with Local Plan Policy NH/4 (Biodiversity).

Renewable energy, water efficiency and broadband

61. Policy CC/3 requires that a scheme for renewable energy is submitted, Policy CC/4 requires that water efficiency measures are imposed, and Policy TI/10 requires that infrastructure be imposed to create access to broadband internet; the application does not provide details of any of the above. It is considered reasonable and necessary to attach conditions to any permission granted to require that the above policies are satisfied.

Environmental Health

62. The Environmental Health Officer has no objection subject to conditions on hours of construction, burning of waste and a method statement if pile driven foundations are proposed. Informatives have been requested on noise and dust pollution and air source heat pump.

63. Planning Officers consider that a condition on construction hours is reasonable and necessary but that the other matters can all be addressed through informatives.

Planning Balance and Conclusion

64. Planning Officers consider that there would be a conflict with Local Plan Policy S/7 (Development Frameworks) but this is outweighed by other material considerations including the fallback position and the other extant planning permissions to the east and west of the site. Furthermore, Planning Officers have only identified a minor conflict with the purposes of Policy S/7.

65. The proposed development is compliant with all other relevant Local Plan policies, subject to the conditions recommended and set out in this report.

66. Planning Officers therefore recommend that planning permission is granted subject to conditions and informatives.

Recommendation

67. APPROVE – subject to the following conditions and informatives:

Conditions

1) The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
(Reason – To ensure the consideration of any future application for development in the area will not be prejudiced by permissions for development, which have not been acted upon).

2) The development hereby permitted shall be carried out in accordance with the following approved plans: CH17/LBA/440/FP-1-102 C, CH17/LBA/440/FP-1-103 B and CH17/LBA/440/FP-1-101 B

(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
The annex hereby permitted, shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known approved under this planning permission.

3) Two pedestrian visibility splays of 2m x 2m shall be provided each side of the vehicular access measured from and along the highway boundary. Such splays shall be within the red line of the site and shall thereafter be maintained free from obstruction exceeding 0.6m above the level of the adopted public highway.
(Reason - In the interests of highway safety in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018).

- 4) The proposed drive way shall be constructed so that its falls and levels are such that no private water from the site drains across or onto the adopted public highway and shall be constructed using a bound material to prevent debris spreading onto the adopted public highway.

(Reason - In the interests of highway safety in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018).

- 5) The proposed access drive shall be constructed using a bound material to prevent debris spreading onto the adopted public highway.

(Reason - In the interests of highway safety in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018).

- 6) No demolition or construction works shall commence on site until a traffic management plan has been agreed with the Local Planning Authority in consultation with the Highway Authority. The principle areas of concern that should be addressed are:

- (i) Movements and control of muck away lorries (all loading and unloading shall be undertaken off the adopted highway)
- (ii) Contractor parking, for both phases all such parking shall be within the curtilage of the site and not on the street.
- (iii) Movements and control of all deliveries (all loading and unloading shall be undertaken off the adopted public highway).
- (iv) Control of dust, mud and debris, in relationship to the functioning of the adopted public highway.

The development shall thereafter be constructed in accordance with the approved details.

(Reason - In the interests of highway safety in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018).

- 7) No development shall take place 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 treatment to be erected. The boundary treatment shall be completed before the dwelling is occupied in accordance with the approved details and shall thereafter be retained.

Reason - To ensure that the appearance of the site does not detract from the character of the area in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018).

- 8) All windows shown as obscure glazed on the approved plans, shall be fitted with obscured glass (meeting as a minimum Pilkington Standard level 3 in obscurity) and shall be permanently fixed shut. All rooflights and windows shown as 'high level' on the approved plans shall be at least 1.7 metres above floor level. The development shall be retained as such thereafter.

(Reason - To prevent overlooking of the adjoining properties in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018).

- 9) No removal of hedgerows, trees or shrubs, brambles, ivy and other climbing plants, or works to or demolition of buildings or structures that may be used by breeding birds shall take place between 1st March and the 31st August inclusive, unless a suitably qualified ecologist has undertaken a careful, detailed check of suitable habitat for active birds' nests immediately before the habitat is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.

(Reason: To ensure compliance with the Wildlife and Countryside Act 1981 (as amended).)

- 10) Prior to the commencement of development above slab level a location plan and specification for biodiversity compensation and enhancement including native planting, hedgehog connectivity measures and integrated bat and/or bird boxes shall be supplied to the local planning authority for its written approval. The approved scheme shall be fully implemented within an agreed timescale unless otherwise agreed in writing.

(Reason: To meet the NPPF and the Adopted South Cambridgeshire District Council Local Plan Policy NH/4)

- 11) The dwelling, hereby permitted, shall not be occupied until covered and secure cycle parking has been provided within the site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

(Reason - To ensure the provision of covered and secure cycle parking in accordance with Policy TI/3 of the South Cambridgeshire Local Plan 2018).

- 12) Details of the proposed materials of the approved dwelling and annex shall be submitted to the Local Planning Authority for approval in writing prior to commencement of development. The development shall thereafter be carried out in accordance with the approved details.

(Reason – To ensure that the development is in-keeping with the character of the surrounding area in accordance with adopted South Cambridgeshire Local Plan Policy HQ/1)

- 13) No construction site machinery or plant shall be operated, no noisy works shall be carried out and no construction related deliveries taken at or despatched from the site except between the hours of 0800-1800 Monday to Friday, 0800-1300 Saturday and not at any time on Sundays or Bank or Public holidays.

(Reason - To minimise noise disturbance for adjoining residents in accordance with Policy CC/6 of the South Cambridgeshire Local Plan 2018).

- 14) The dwelling hereby approved shall not be occupied until the optional requirement for water consumption (110 litres use per person per day) in Part G of the Building Regulations has been complied with.

(Reason – To improve the sustainability of the dwelling and reduce the usage of a finite and reducing key resource, in accordance with policy CC/4 of the south Cambridgeshire Local Plan 2018.)

- 15) Prior to the first occupation of the dwelling hereby approved, the dwelling to be occupied shall be made capable of accommodating Wi-Fi and suitable ducting (in accordance with the Data Ducting Infrastructure for New Homes Guidance Note) shall be provided to the public highway that can accommodate fibre optic cabling or other emerging technology, unless otherwise agreed in writing with the Local Planning Authority.

(Reason – To ensure sufficient infrastructure is provided that would be able to accommodate a range of persons within the property and improve opportunities for home working and access to services, in accordance with policy TI/10 of the South Cambridgeshire Local Plan 2018.)

- 16) Prior to the first occupation of the development a scheme shall be submitted to and approved in writing by the Local Planning Authority to demonstrate that a minimum of 10% of carbon emissions (to be calculated by reference to a baseline for the anticipated carbon emissions for the property as defined by Building Regulations) can be reduced through the use of on-site renewable energy and low carbon technologies. The scheme shall be implemented and maintained in accordance with the approved details prior to the occupation of the dwelling.

(Reason – In accordance with policy CC/3 of the South Cambridgeshire Local Plan 2018 and paragraphs 148, 151 and 153 of the National Planning Policy Framework 2018 that seek to improve the sustainability of the development, support the transition to a low carbon future and promote a decentralised, renewable form of energy generation.)

- 17) Prior to the commencement of any development, a scheme for the provision and implementation of foul water drainage shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved plans prior to the occupation of any part of the development or in accordance with the implementation programme agreed in writing with the Local Planning Authority.

(Reason - To reduce the risk of pollution to the water environment and to ensure a satisfactory method of foul water drainage in accordance with South Cambridgeshire Local Plan (2018) Policy CC/7)

- 18) Prior to the commencement of any development, a scheme for the provision and implementation of surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved plans prior to the occupation of any part of the development or in accordance with the implementation programme agreed in writing with the Local Planning Authority. All external areas should utilise permeable surfaces.

(Reason - To ensure that surface water is suitably drained in accordance with South Cambridgeshire Local Plan (2018) Policy CC/7)

- 19) Notwithstanding the provisions 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 development within

Classes A, B and E of Part 1 of Schedule 2 of the Order shall take place unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf.

(Reason - In the interests of visual and residential amenity in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018).

20) The existing mobile home and outbuildings annotated for removal on the approved drawings shall be permanently removed from the application site as defined by the red line on the approved plans prior to first occupation of the dwelling hereby approved.

(Reason: To ensure that the built form on the village edge is restricted and in the interests of visual and residential amenity in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018).

Informatives

The granting of a planning permission does not constitute a permission or licence to a developer to carry out any works within, or disturbance of, or interference with, the Public Highway, and a separate permission must be sought from the Highway Authority for such works.

There shall be no burning of any waste or other materials on the site, without prior consent from the environmental health department.

The applicant should take all relevant precautions to minimise the potential for disturbance to neighbouring residents in terms of noise and dust during the construction phases of development. This should include the use of water suppression for any stone or brick cutting and advising neighbours in advance of any particularly noisy works. The granting of this planning permission does not indemnify against statutory nuisance action being taken should substantiated noise or dust complaints be received. For further information please contact the Environmental Health Service.

Background Papers:

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

- South Cambridgeshire District Council Local Plan (2018)
- Planning File Reference: S/0123/20/FL
- South Cambridgeshire Local Development Framework Supplementary Planning Documents (SPDs)

Report Author:

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