



<b>Planning Committee Date</b>	16 June 2022
<b>Report to</b>	South Cambridgeshire District Council Planning Committee
<b>Lead Officer</b>	Joint Director of Planning and Economic Development
<b>Reference</b>	21/03885/FUL
<b>Site</b>	7 West Green, Barrington
<b>Ward / Parish</b>	Barrington
<b>Proposal</b>	Demolition of an existing dwellinghouse and outbuildings and the erection of 2 No. dwellinghouses together with a single garage associated with each dwelling
<b>Applicant</b>	Mrs Patricia Hopkins
<b>Presenting Officer</b>	Michael Sexton
<b>Reason Reported to Committee</b>	Referred from Delegation Meeting due to Parish Objection
<b>Member Site Visit Date</b>	n/a
<b>Key Issues</b>	<ol style="list-style-type: none"><li>1. Principle of Development</li><li>2. Housing Provision</li><li>3. Residential Space Standards</li><li>4. Character, Heritage and Protected Village Amenity Area</li><li>5. Residential Amenity</li><li>6. Biodiversity</li><li>7. Trees</li><li>8. Highway Safety and Parking Provision</li><li>9. Flood Risk and Drainage</li><li>10. Other Matters</li></ol>
<b>Recommendation</b>	<b>APPROVE</b> , subject to conditions

## **1.0 Executive Summary**

1.1 The application seeks full planning permission for the demolition of the existing dwelling and outbuildings within the application site and the erection of 2 dwellings with an outbuilding associated with each dwelling.

1.2 The application was referred to Planning Committee by Barrington Parish Council as they object to the application and recommend refusal. The referral to Planning Committee was agreed at the Greater Cambridge Shared Planning Delegation Meeting on 15 February 2022.

1.3 A planning application (reference 21/00066/FUL) for a similar proposal was refused by officers in March 2021 for the following two reasons:

1.4 Refusal reason 1:

“By virtue of unit 1's excessive massing, height and scale, inappropriate design, orientation and relative position to both No.5 West Green and the adjacent protected village amenity area (PVAA), the proposed development would result in unacceptable dominance and harm upon the character and appearance of the Conservation Area and fail to preserve or enhance the character and distinctiveness of both the Conservation Area and character of the adjacent protected village amenity area (PVAA), contrary to Policy NH/14, HQ/1, H/16 and NH/11 of the South Cambridgeshire Local Plan 2018, Paragraph 130 of the NPPF 2019 and the National Design Guide 2019.

The harm to the Conservation Area is considered to be 'less than substantial', therefore engaging Paragraph 196 of the NPPF 2019. In this instance, given the residential nature of the scheme, replacing a dwelling of permanent and substantial construction and the modest increase in housing stock, very limited public benefits would result and therefore the harm of the proposal would outweigh any public benefits and is contrary to Paragraph 196 of the NPPF 2019.”

Refusal reason 2:

“Given that there is a 'reasonable likelihood' of important habitats or protected species being present and impacted by the proposed development, an ecology survey is required prior to determination. No ecological assessment has been submitted as part of the application and therefore the proposal is contrary to Policy NH/4 of the South Cambridgeshire Local Plan 2018 and Paragraph 170, 174 and 175 of the NPPF 2019.”

1.5 Officers consider that the current application satisfactorily addresses the previous refusal reasons relating to planning application 21/00066/FUL and that the proposed development would have acceptable impacts in respect of the relevant material planning considerations. Furthermore, there are no objections from any technical consultees.

1.6 Officers recommend that the Planning Committee approves the application, subject to planning conditions set out in this report.

## **2.0 Site Description and Context**

2.1 The application site comprises No.7 West Green, situated within the Barrington Development Framework and Conservation Area, with some of the land associated with this property extending out into the countryside beyond. The site is adjacent to a protected village amenity area (PVAA), situated adjacent to the northern boundary. Several Listed Buildings are situated on the opposite side of the PVAA and further along West Green.

2.2 The existing site consists of a single dwelling which is surrounded by dense vegetation, tree cover and small dilapidated outbuildings. The site is located within a Site of Special Scientific Interest (SSSI) Impact Risk Zone.

## **3.0 The Proposal**

3.1 This application seeks planning permission for demolition of an existing dwelling and outbuildings and the erection of 2No. dwellings with an outbuilding associated with each dwelling.

## **4.0 Relevant Site History**

4.1 21/00066/FUL – Demolition of an existing dwellinghouse and outbuildings and the erection of 2 No. dwellinghouses together with a single garage associated with each dwelling – Refused 19 March 2021.

## **5.0 Policy**

### **5.1 National**

National Planning Policy Framework 2021  
National Planning Practice Guidance  
National Design Guide 2021

### **5.2 South Cambridgeshire Local Plan 2018**

S/1 – Vision  
S/2 – Objectives of the Local Plan  
S/3 – Presumption in Favour of Sustainable Development  
S/5 – Provision of New Jobs and Homes  
S/7 – Development Frameworks  
S/10 – Group Villages  
CC/1 – Mitigation and Adaption to Climate Change  
CC/3 – Renewable and Low Carbon Energy in New Developments  
CC/4 – Water Efficiency  
CC/6 – Construction Methods  
CC/7 – Water Quality  
CC/8 – Sustainable Drainage Systems

CC/9 – Managing Flood Risk  
HQ/1 – Design Principles  
NH/2 – Protecting and Enhancing Landscape Character  
NH/4 – Biodiversity  
NH/11 – Protected Village Amenity Areas  
NH/14 – Heritage Assets  
NH/15 Heritage Assets and Adapting to Climate Change  
H/8 – Housing Density  
H/9 – Housing Mix  
H/10 – Affordable Housing  
H/12 – Residential Space Standards  
H/16 – Development of Residential Gardens  
SC/9 – Lighting Proposals  
SC/10 – Noise Pollution  
SC/11 – Contaminated Land  
TI/2 – Planning for Sustainable Travel  
TI/3 – Parking Provision  
TI/8 – Infrastructure and New Developments  
TI/10 – Broadband

### **5.3 Neighbourhood Plan**

None

### **5.4 Supplementary Planning Documents**

Biodiversity SPD – Adopted February 2022  
Sustainable Design and Construction SPD – Adopted January 2020  
Cambridgeshire Flood and Water SPD – Adopted November 2016

- 5.5 The following SPDs were adopted to provide guidance to support previously adopted Development Plan Documents that have now been superseded by the South Cambridgeshire Local Plan 2018. These documents are still material considerations when making planning decisions, with the weight in decision making to be determined on a case-by-case basis:

Development affecting Conservation Areas SPD – Adopted 2009  
District Design Guide SPD – Adopted March 2010  
Listed Buildings SPD – Adopted 2009  
Trees and Development Sites SPD – Adopted January 2009

### **5.6 Other Guidance**

- 5.7 Barrington Conservation Area Appraisal and Management Plan (January 2022)

## **6.0 Consultations**

### **6.1 Barrington Parish Council – Object**

6.2 “Barrington Parish Council (BPC) considered this proposal at its meeting on Tuesday 16th February 2021 and agreed unanimously to object to the proposal and recommend refusal. 7 West Green is an important plot on the village Green and within the Barrington Conservation Area which is unique because of the length and openness of the village and the Green. Crossing the Green is only possible via “accessways” or “permitted ways” which are licensed by the Trustee of the Green Charity. The Conservation Area – especially the Green and the accessways are susceptible to continued further development on land at and behind properties along the Green.

Visually, the spacing between properties is important to maintain views into and out from the Conservation Area – being able to see trees and open landscape behind properties is important to the character of the Conservation Area. Similarly, BPC is of the view that sympathetic designs should not clash with the vernacular style of buildings. Overall, BPC wishes to see the Conservation Area preserved and enhanced by proposed development. BPC does not believe this proposal meets that test.

The site currently accommodates a 3 bedroom property, screened by a tree line with gaps through to the rear. The proposal is to demolish that property and squeeze into the site a modern 5 bedroom and a 4 bedroom property – each with associated garages. BPC is of the opinion that this is overdevelopment of the site. The frontage of the site will appear cramped in comparison to the current more open feel when looking at the property from the Green and from the listed buildings around and across the Green opposite. Nine bedrooms in place of 3 will inevitably mean increased traffic movement across the Green and the accessways. Construction impacts of this scale in this location will be significant and adverse.

BPC is also aware that the land to the side and rear of the property is of potential ecological significance with a large badger sett along the southern boundary and numerous mature trees offering perfect habitat for feeding, roosting and nesting birds and importantly for bats.

BPC therefore objects to this proposal for the following reasons:

- Inappropriate scale and over-development in a tight setting
- Design and layout are inappropriate for an important part of the Conservation Area
- Adverse effect on the tree line and views from across the Conservation Area
- Construction and future traffic movement across the Green and
- Potential for adverse ecological impacts

Overall BPC is of the view that:

1. This proposal detracts from and does not preserve or enhance the Conservation Area and is in contravention of Sections 66(1) and Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and SCDC Supplementary Planning Document "Development Affecting Conservation Areas" (2009)
2. There is no public benefit associated with this proposal.
3. The Barrington Conservation Area is of significant local community interest and concern.

Should the Planning Officer be minded to approve the boundary change, BPC requests that the application be placed before the full Planning Committee for consideration for the reasons stated above."

Further Comments 15 September 2021:

It is an overdevelopment of the site; it is likely to have a negative ecological impact. Additionally, it will affect the tree line and detrimentally affect the conservation area of the village. Finally, it will create excess traffic movements across The Green.

### **6.3 Conservation Section – No objection.**

6.4 No objection to the demolition of the existing dwelling and the proposal would have any impact on the setting of nearby listed buildings. The addition of a second house, although it involves subdivision of the plot, would not compromise the characteristic pattern of development; significant gaps would remain between the two new houses, and between each of them and its neighbour on the adjoining plot. The configuration, scale, massing, orientation and materials of the proposed houses would closely resemble those of the existing house, and those of many nearby properties. The new buildings would not alter the general character of this part of the conservation area.

6.5 Subject to a condition to requiring external materials to be agreed with the LPA, the proposal complies with policy NH/14 of the Local Plan. Advice has been given with the provisions of the NPPF in mind.

### **6.6 Ecology Officer – No objection**

6.7 Satisfied that, with appropriate mitigation measures secured, the development can be made acceptable. Supports the proposed biodiversity enhancements. Recommends conditions are appended to any grant of planning permission requiring:- compliance with the ecological measures contained within the submitted Ecology Report; implementation of biodiversity enhancements with further detail to be agreed with the LPA; ecological works to be overseen by a competent person in accordance with a scheme to be agreed with the LPA; implementation of measures to protect badgers during construction; compliance with a lighting design

strategy to be agreed with the LPA and a restriction on additional external lighting without agreement of the LPA.

## **6.8 Environmental Health – No objection**

6.9 Recommend conditions restricting construction hours and requiring a Construction Environmental Management Plan to be agreed with the Local Planning Authority. Recommend informatives relating to Demolition Notices, Piling, Air Source Heat Pumps and Statutory Nuisances.

## **6.10 Historic England – No comments to offer**

6.11 n/a.

## **6.12 Local Highways Authority – No objection**

6.13 No significant adverse effect upon the public highway should result from this proposal.

## **6.14 Natural England – No objection**

6.15 Within Impact Risk Zone of Site of Special Scientific Interests and effects of recreational pressure should be appropriately considered and adverse impacts mitigated through the ecological impact assessment process.

## **6.16 Sustainable Drainage Engineer – No objection**

6.17 Acceptable, subject to a condition requiring a scheme of foul and surface water drainage to be agreed with the Local Planning Authority (LPA).

## **6.18 Trees Officer – No objection**

6.19 Some trees on, or adjacent to, the site have a level of protection through the conservation area and some have no statutory protection.

6.20 The submitted Tree Survey and Arboricultural Impact Assessment, Preliminary Arboricultural Method Statement & Tree Protection Plan is sufficient for this stage of the application, however a further detailed Tree Protection Plan will be required if the application is approved. Recommends a condition requiring implementation of a detailed Arboricultural Method Statement and Tree Protection Strategy which is to be agreed with the LPA.

## **7.0 Third Party Representations**

7.1 Two third party representations have been received from occupiers of neighbouring properties, both objecting to the application. Full redacted versions of these comments can be found on the Council's website. In summary the following concerns have been raised:

- 7.2 Occupier of 11 West Green, Barrington:
- Two large houses and outbuildings squashed into a small site.
  - Severe and unsightly crown lifting of the Limes and Horse Chestnuts on Barrington Green to allow passage of lorries onto the building site.
  - That the site will be cleared of most trees and all other vegetation and queries enforceability of conditions relating to tree works and ecology enhancements.

- 7.3 KWA Architects, on behalf of the occupier of 5 West Green, Barrington:
- Believes refusal reason 1 of planning application 21/00066/FUL remains applicable.
  - Excessive massing and scale.
  - Height of Unit 1 dwelling should be lowered.
  - Private amenity space of 5 West Green will be dominated by built form and overlooked by window of Bedroom 1 of Unit 1 dwelling.
  - Raises concerns regarding future uses of proposed garages due to them containing windows.
  - In any event of planning permission being approved, requests that the windows be removed from the rear of the garages and conditions are appended which prevent:- alterations to the garage, further outbuildings on the site without permission, and any alternative use or installation of buildings on the land which would fall outside of the remit of an open orchard or paddock.

- 7.4 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.

## **8.0 Member Representations**

- 8.1 None

## **9.0 Local Groups / Petition**

- 9.1 The Green Charity – None received

## **10.0 Assessment**

### **10.1 Principle of Development**

- 10.2 Policy S/7 of the South Cambridgeshire Local Plan 2018 states that, development and redevelopment within development frameworks will be permitted provided that the development is of a scale, density and character appropriate to the location, and is consistent with other policies in the Local Plan; and retention of the site in its present state does not form an essential part of the local character, and development would protect and enhance local features of greens space, landscape, ecological or historic importance; and there is the necessary infrastructure capacity to support the development.

- 10.3 Policy S/10 of the South Cambridgeshire Local Plan September 2018 designates Barrington as a 'Group Village'. Within Group Villages, residential development and re-development for up to an indicative maximum scheme size of 8 dwellings will be permitted within the development frameworks of Group Villages, as defined on the adopted policies map.
- 10.4 Part of the application site includes land outside of the established development framework. However, this area of land is proposed to be retained as orchard/paddock land and a condition could be appended to any grant of planning permission to restrict the land to that specific use and prevent it being used as garden land.
- 10.5 The proposed dwellings, outbuildings and gardens are located wholly within the established development framework. Therefore, the principle of development is considered acceptable, in accordance with Policies S/7 and S/10 of the South Cambridgeshire Local Plan 2018.

## **10.6 Housing Provision**

### Density

- 10.7 Policy H/8 of the Local Plan states that housing development will achieve an average net density of 30 dwellings per hectare in Rural Centres, Minor Rural Centre villages, and Group villages, although the net density on a site may vary where justified by the character of the locality, the scale of the development, or other local circumstances.
- 10.8 The proposed development would achieve an approximate net density of 10 dwellings per hectare. In this case, the low density of the proposed development is considered appropriate for this rural location within a conservation area and on the edge of the development framework where this side of West Green is characterised by fairly substantial plots interspersed with more moderate sized gardens.
- 10.9 Therefore, it is considered that the proposal is in accordance with Policy H/8 of the South Cambridgeshire Local Plan 2018.

### Mix

- 10.10 Policy H/9 'Housing Mix' requires a wide choice, type and mix of housing to be provided to meet the needs of different groups in the community. For developments of 9 or fewer market homes, Policy H/9(3) requires that the mix of market homes take account of local circumstances.
- 10.11 The application proposes the erection of two four-bed market dwellings. There is no evidence to suggest that such a provision would conflict with Policy H/9(3) of the Local Plan.
- 10.12 Therefore, it is considered that the proposal is in accordance with Policy H/9 of the South Cambridgeshire Local Plan 2018.

### **10.13 Residential Space Standards**

10.14 The internal floor areas of the proposed dwellings comply with the Government's Technical Housing Standards (2015), in accordance with Policy H/12 of the South Cambridgeshire Local Plan 2018.

### **10.15 Character and appearance of the area, heritage assets and the Protected Village Amenity Area**

- 10.16 Policy HQ/1 of the Local Plan states that development proposals must preserve or enhance the character of the local area and respond to its context in the wider landscape; conserve or enhance important historic assets and their setting; and be compatible with their location and appropriate in terms of scale, density, mass, form, siting, design, proportion, materials, texture and colour in relation to the surrounding area.
- 10.17 Policy NH/11 of the Local Plan identifies Protected Village Amenity Areas (PVAA) where development will not be permitted within or adjacent to these areas if it would have an adverse impact on the character, amenity, tranquillity or function of the village.
- 10.18 Policy NH/14 of the Local Plan requires development affecting heritage assets, including Listed Buildings and/or Conservation Areas, to sustain or enhance the character and distinctiveness of those assets.
- 10.19 Policy H/16 of the Local Plan supports the use of gardens for residential development where, in respect of character and heritage impacts, there would be no significant harm to the local area, taking account of:- the character of the local area; the proposed siting, design, scale, and materials of construction of the buildings; and any adverse impacts on the setting of a listed building, or the character of a conservation area, or other heritage asset.
- 10.20 The National Design Guide (2019) states that a well-designed place is based upon ten characteristics. In this case, 'context' and 'identity' are particularly relevant. Specifically, well-designed places are integrated into their surroundings, respond positively to the features of the site itself and the surrounding context; have a character that suits its context, a coherent identity and are visually attractive, which includes considering the composition of street scenes, height, scale, massing and relationship between buildings and the scale and proportions of buildings.
- 10.21 This part of West Green is characterised by dwellings of varying heights, widths, scale and proportions. To the east of the site, the nearby built form predominantly comprises two-storey height buildings, with wide frontages and shallow roof pitches. To the west of the site, the nearby built form predominantly comprises two-storey height buildings (some including first-floor accommodation within the roof), with wide frontages and steep roof pitches.

- 10.22 The existing dwelling of No.7 West Green is smaller in width than the nearby built form but sits within land comprising an uncharacteristically wider frontage than neighbouring properties. The application site has a substantially wider frontage than that which is typical of nearby residential properties, measuring approximately 46 metres wide. The existing dwelling within the site is located within the eastern half of the site, which creates a significant open visual gap between the existing dwelling and the neighbouring dwelling of No.13 West Green (located to the west of the site).
- 10.23 The existing dwelling is not listed and has no particular architectural merit. It's demolition would not result in the loss of a heritage asset and would not result in harm to the character of the area or relevant heritage assets.
- 10.24 The statutory protected trees and current wide open gaps between the dwelling and neighbouring dwellings to the east and west allows the existing site as a whole to positively contribute to the rural setting of this part of West Green. When viewed from the adjacent PVAA, it is considered that these wide gaps between the dwellings play an important role in ensuring that the rural and open character of this PVAA is maintained.
- 10.25 The proposed unit 1 dwelling would be situated approximately 7.6 metres from the neighbouring dwelling of No.5 West Green (to the east), the proposed unit 2 dwelling would be situated approximately 13.4 metres from the neighbouring dwelling of No.13 West Green (to the west), and the proposed dwellings of unit 1 and unit 2 would be situated approximately 9 metres from each other. These separation gaps are characteristic of gaps between existing dwellings along this part of West Green, and in most cases provide greater separation gaps than the gaps between existing dwellings within the area. In addition, the proposed dwellings would be situated in a linear form, fronting towards the PVAA and set back a reasonable distance from it, which is also characteristic of the surrounding area. As such, the case officer and conservation officer are in agreement that the proposed development would not compromise the characteristic pattern of development and that significant gaps would remain between dwellings along this part of West Green. As such, the orientation and relative position of the proposed dwellings to the surrounding built form and the adjacent PVAA are considered acceptable.
- 10.26 The existing dwelling on the site has a ridge height of approximately 7.5 metres and the proposed dwellings would have similar ridge heights of approximately 7.5 metres (unit 1) and 7.7 metres (unit 2). There are number of dwellings within the surrounding area with similar ridge heights to those of the proposed dwellings. The proposed dwellings would have widths of approximately 15.6 metres (unit 1) and approximately 11.6 metres (unit 2). Although the dwellings adjacent to the west of the application site comprise semi-detached dwellings, rather than detached dwellings as proposed, the built frontages of these buildings are approximately 15 metres wide. In addition, the detached dwelling adjacent

to the east of the application site has a width of approximately 15.5 metres. As such, the heights and widths of the proposed dwellings would be in keeping with the widths of surrounding built form.

- 10.27 The main sections of the proposed dwellings that would be most prominently visible from the public highway and PVAA, comprise modest depths of approximately 6.7 metres, though both dwellings would also have significant two-storey projections to the rear which would be lower in height than the main ridge and less prominently visible from the public highway and PVAA. Although the proposed dwellings would have greater depths than nearby dwellings, given that the rear projections would be subservient to the main frontages of the dwellings and would not be prominent from the public realm, and with consideration given to the height and widths of the dwellings being in keeping with surrounding built form, it is considered that the massing, height and scale of the proposed dwellings are sympathetic to the character and appearance of the surrounding area.
- 10.28 Furthermore, in addition to the height, width and overall scale of the proposed unit 1 dwelling being reduced, and its position and orientation being amended, from that of the previously refused application (ref: 21/00066/FUL), the proposed development also includes design changes to the unit 1 dwelling. These include a significant reduction of its two-storey depth and massing to the rear, replacement of dormer window with a less visually prominent roof light within the front elevation of the lower two-storey side element, a reduction to the size of the front porch, and alterations to the proportions of its two-storey side projection, resulting in a design which is more in keeping with the character and appearance of the surrounding area.
- 10.29 The previously refused application (ref: 21/00066/FUL) considered the Plot 2 dwelling to be acceptable and would not cause harm to the surrounding area. The current application has not made any amendments to the Plot 2 dwelling, which was assessed as being acceptable under the previous application. However, the current application has reduced the size of the outbuilding to the rear of Plot 2 which ensures that important views through the site towards the countryside would be provided.
- 10.30 The proposed dwellings would be situated a significant distance from Grade II and Grade II\* buildings on the opposite side of the Green, situated about 150m north of the application site, and the Grade II\* listed Royal Oak public house is 150m to the west. Given the substantial distance from these Listed Buildings, it is not considered to be any harm upon the significance or character of these heritage assets in accordance with Policy NH/14 of the South Cambridgeshire Local Plan 2018.
- 10.31 The proposed outbuildings would be situated to the rear of the site and would be modest in form, design and would use appropriate materials. These would provide appropriate cycle and car parking space. Whilst the third party comments regarding the windows in these garages are acknowledged, it is not considered that this element would warrant refusal in this instance and the outbuildings would only be able to be used for

domestic purposes ancillary to the associated dwellings. Although the outbuildings may be visible to a very minor degree when viewed from the front of the site, given their substantially set back position, ancillary form and modest scale, it is not considered that the proposed outbuildings would result in any harm upon the character and appearance of the Conservation Area or the character of the adjacent PVAA.

- 10.32 The Council's Conservation Officer considers that the proposed development would have acceptable impacts on heritage assets, subject to a condition requiring details of external materials to be agreed with the Local Planning Authority. The Conservation Officer considers that the proposed development would not compromise the characteristic pattern of development; and considers that significant gaps would remain between the two new houses, and between each of them and its neighbour on the adjoining plot. The Conservation Officer also considers that the configuration, scale, massing, orientation and materials of the proposed houses would closely resemble those of the existing house, and those of many nearby properties; and considers that the new buildings would not alter the general character of this part of the conservation area.
- 10.33 For the reasons set out above, and subject to conditions requiring the agreement of the Local Planning Authority in respect of external materials, it is considered that the massing, height and scale, design, orientation, and relative position to both No.5 West Green and the adjacent protected village amenity area (PVAA), is acceptable and would not result in an unacceptable dominance or harm upon the character and appearance of the conservation area or the PVAA, satisfactorily addressing the reasons for refusal relating to planning application 21/00066/FUL.
- 10.34 Furthermore, for the reasons set out above and subject to conditions requiring the agreement of the Local Planning Authority in respect of external materials, landscaping details and tree impacts; it is considered that the proposed development would not have an adverse impact on the character, amenity, tranquillity or function of the village, and would not result in any harm to heritage assets including the conservation area and nearby listed buildings.
- 10.35 It is therefore considered that the proposed development would preserve the character and appearance of the conservation area and nearby listed buildings, and would not have an adverse impact on the character, amenity, tranquillity or function of the village, in accordance with Policies HQ/1, NH/11 NH/14 and H/16 of the Local Plan, the provisions of the NPPF, and guidance contained within the District Design Guide SPD and the National Design Guide 2019.
- 10.36 Given the sensitive location of the proposed development, within the conservation area, adjacent to countryside and adjacent to the PVAA, it is considered reasonable and necessary, in the interests of preserving the character and appearance of the area and heritage assets, to remove permitted development rights under Class A - F of Part 1, Schedule 2 of the General Permitted Development Order 2015 as amended.

### **10.37 Residential Amenity**

- 10.38 Policy HQ/1(n) of the South Cambridgeshire Local Plan 2018 states that proposals should protect the health and amenity of occupiers and surrounding uses from development that is overlooking, overbearing or results in a loss of daylight.
- 10.39 Policy H/16 of the South Cambridgeshire Local Plan 2018 states, in respect of residential amenity impacts, that development will only be permitted where there would be no significant harm to the local area taking account of any direct and on-going impacts on the residential amenity of nearby properties.
- 10.40 The proposed unit 1 dwelling would be located approximately 5.1 metres from the eastern boundary shared with No.5 West Green and approximately 7.6 metres from the dwelling of this neighbouring property. Although windows would be situated in the east side elevation of the proposed unit 1 dwelling, the windows at ground-floor level would not cause significant overlooking of the neighbouring property due to their height and the windows at first-floor level are proposed to be obscure-glazed and can be reasonably restricted as such by a planning condition.
- 10.41 Although the neighbour comments regarding overlooking from the first floor rear facing windows upon their rear amenity space are acknowledged, the nearest rear elevation window to No.5 West Green is proposed to be obscure-glazed and can reasonably be restricted as such by a planning condition, whilst any views towards the neighbouring rear amenity space from the other rear elevation first-floor windows would only be achievable at a considerably oblique angle and reasonable separation distance. It is therefore considered that the proposed development would not result in any significant overlooking impacts to No.5 West Green.
- 10.42 In addition, given the considerable distance of over 17 metres from the closest first floor windows in western elevation of Unit 1 to the rear amenity space of Unit 2, it is considered that there would not be any significant overlooking impacts to Unit 1.
- 10.43 Unit 2 would be situated approximately 14 metres from the neighbouring dwelling of No.13 West Green and, other than windows which are marked as being obscured glazed, this proposed dwelling would not consist of any first floor side elevation windows facing either No.13 West Green or Unit 1. Therefore, subject to a condition in relation to obscure glazing of these windows, the proposal would not result in any significant overlooking impacts upon either the neighbouring dwellings or Unit 1.
- 10.44 Third party comments received concerning overbearing impacts to No.5 West Green are acknowledged. However, Unit 1 would be located approximately 5.1 metres from the boundary, and approximately 7.6 metres from the dwelling of No.5 West Green at its closest points. These separation distances relate to the main front section of the proposed dwelling. The separation distances between the part two-storey, part

single-storey projection to the rear of Unit 1 and the neighbouring boundary and dwelling of No.5 West Green is even greater.

- 10.45 Whilst the two-storey depth of Unit 1 would project only approximately 2.6 metres to the rear, and its overall depth would project only approximately 5.1 metres to the rear, of No.5 West Green, the separation distances of these elements of Unit 1 would have a good separation distance of 6.2 metres from the boundary and 8.2 metres from the dwelling of this neighbouring property. The physical relationship between the dwellings of Unit 1 and No.5 West Green would ensure that any views of the proposed dwelling from the rear facing windows in this neighbouring dwelling would be outside of the 45 degree rule of thumb. With consideration given to the physical relationship and separation distances between the proposed development and No.5 West Green, it is considered that the proposed development would not result in any significant overbearing impacts to this neighbouring dwelling.
- 10.46 Whilst there exist some side windows in the neighbouring dwelling of No.5 West Green facing towards the application site, given that these windows are secondary windows to the habitable rooms or serve non-habitable rooms, and also with consideration given to the proposed development being located to the west and reasonably separated in distance from this neighbouring property, it is considered that the proposed development would not result in any significant loss of light to this neighbouring property.
- 10.47 Given the reasonable distances between Unit 1 and Unit 2, no significant harm on account of overbearing or loss of light impacts would result.
- 10.48 Given the reasonable distance of approximately 13 metres between Unit 2 and the neighbouring dwelling of No.13, it is not considered that the proposed dwelling would result in significant harm on account of overbearing or loss of light impacts would result.
- 10.49 Given the locations and modest scale of the proposed garage/stores, they would not result in any significant harm to neighbouring properties in respect of overlooking, overbearing or loss of light impacts.
- 10.50 Taking the above into account, it is considered that the proposed development would not result in any significant harm to the residential amenity of neighbouring properties, in accordance with Policies HQ/1 and H/16 of the Local Plan and guidance contained within the district Design Guide SPD.
- 10.51 To ensure that neighbours are not significantly affected as a result of noise levels during construction, the recommended hours condition can be attached on any consent granted, in addition to informatives, as recommended by the Environmental Health Officer.
- 10.52 Taking into account the recommendation from the Council's Environmental Health Officer, and with consideration also given to the proximity to

neighbouring dwellings and the development including significant demolition works and the construction of two dwellings, it is considered in this instance that it would be reasonable that a Construction Environmental Management Plan can be conditioned as part of any planning consent granted, in accordance with Policy HQ/1 of the Local Plan.

10.53 The amenity spaces which would serve the proposed dwellings would exceed the amenity space requirements set out within the district Design Guide SPD and the proposed development would provide a high standard of amenity for future occupants of the dwellings, in accordance with Policy HQ/1 of the Local Plan.

#### **10.54 Biodiversity**

10.55 Policy NH/4 of the Local Plan states that new developments must aim to maintain, enhance, restore or add to biodiversity and opportunities should be taken to achieve a net gain in biodiversity through the form and design of development.

10.56 The proposed development includes the demolition of the existing dwelling and outbuildings, and the removal of several trees and other landscaping, within the site.

10.57 Ecological concerns raised by Barrington Parish Council and the occupier of No.11 West Green are acknowledged. Barrington Parish Council states that they are aware that the land to the side and rear of the property is of potential ecological significance, with a large badger sett along the southern boundary and numerous mature trees offering perfect habitat for feeding, roosting and nesting birds and importantly for bats.

10.58 The application is supported by a Preliminary Ecological Appraisal (PEA) Report and a Bat Survey Report.

10.59 The PEA Report identifies the primary ecological features of importance within the application site as being the potential bat roosting features of the buildings, and the patches of broad-leaved woodland and disused orchard which have potential to support a range of notable and protected species. The PEA report states that the rest of the site is generally of low ecological value, although in the whole it probably provides bird nesting and bat foraging habitat of local value.

10.60 In addition to the above, the PEA Report specifically identifies that the hedges and trees around the site are likely to be of some value for commuting and/or foraging bats and that there is abundant evidence indicating badgers use the site for foraging and commuting, whilst a main sett was located 100m away from the site.

10.61 The PEA Report assesses the ecological impacts of the proposed development and makes recommendations to preserve and enhance ecology. This includes recommendations for the protection of bats and

badges, in addition to other ecological species, which could be secured by planning conditions. The PEA Report also recommends ecological enhancement measures, which could also be secured by planning a condition.

- 10.62 The PEA Report also identifies the statutory and non-statutory designated ecology sites near to the application site.
- 10.63 In respect of non-statutory sites, the PEA Report identifies one County Wildlife Site within 2 kilometres of the application site; the River Rhee County Wildlife Site, which is 200m to the south of the site. The PEA considers that, given the location of site and the nature and scale of the proposed development, and the fact that all foul-water drainage will be linked to the existing mains system, it is very unlikely it will impact the River Rhee County Wildlife Site.
- 10.64 In respect of statutory sites, the PEA Report identifies two Sites of Special Scientific Interest (SSSI) within 2 kilometres of the application site. However, both of these SSSI's are designated for their geological interest rather than their ecological interests. The report also identifies the nearest ecological SSSI's as being L-Moor, Shepreth (2.3km to the southwest) and Orwell Clunch Pit (3km to the northwest). However, both of these SSSI's are designated for their calcareous grassland habitat and botanical interest, which are habitats not present within the application site. As such, the proposed development would not result in any significant impacts on the ecological interests of the nearby SSSI's.
- 10.65 Even further in distance from the application site (4.9 kilometres to the northwest) is Eversden and Wimpole Woods SSSI/Special Area of Conservation (hereon referred to as Eversden SSSI) which are of international significance for their breeding population of barbastelle Bat *Barbastella barbastellus*, which are listed on Annex II of the European Habitats Directive. Ecological impacts in respect of Bats are considered later within this Committee Report.
- 10.66 Natural England's Cambridgeshire Recreational Pressure Impact Risk Zones for SSSI's table requires that any new residential development within 2km of a 'lower potential risk' SSSI, or within 5km of a 'higher potential risk' SSSI, is screened for potential recreational pressure impacts. L-moor SSSI and Orwell Clunch Pit SSSI are listed as being at 'lower potential risk' and, as they are located further than 2 kilometres from the site, do not require further consideration. However, Eversden SSSI is listed as being at 'higher potential risk' and, as the application site is located 4.8 kilometres from this SSSI, consideration has been given to impacts of the proposed development on recreational pressure to Eversden SSSI. Natural England guidance states that development proposals below 50 dwellings can be screened out of requiring assessment of recreational pressures, unless the Local Planning Authority considers a smaller proposal closer to a SSSI is likely to have significant effect. The proposed development would result in a net increase of only one dwelling and would be located 4.8 kilometres away from Eversden

SSSI, therefore resulting in only one additional household and it falling only just within the 5 kilometre Impact Risk Zone. It is therefore considered that the proposed development is unlikely to result in any significant recreational pressure on Eversden SSSI. The consultation response from the Council's Ecology Officer agrees with this conclusion, commenting that there would be no likely significant effect through increased recreational disturbance.

- 10.67 The Bat Survey Report identified a non-breeding roost of a common pipistrelle bat in the brickwork of the existing dwelling, though none were identified throughout the rest of the site. The proposed development would therefore result in the loss of a non-breeding roost of a common pipistrelle bat due to the demolition of the existing dwelling. There would also be potential for bats to be injured, killed, or harmed during the demolition of the dwelling, without appropriate mitigation in place.
- 10.68 The Bat Survey Report states that a protected species licence will be required from Natural England to allow the works to the existing dwelling to proceed lawfully, and that an Ecological Clerk of Works will be required to supervise the deconstruction of the roof, chimneys and brickwork of the west-facing gable end of the dwelling. In addition, the Bat Survey Report states that mitigation in the form of applying precautionary methods when stripping the roof tiles and dismantling the chimneys, under the supervision of an Ecological Clerk of Works, will be required during the demolition of the house to avoid the death, injury or harm to bats roosting within the building.
- 10.69 The Bat Survey Report states that compensation for the loss of the bat roost site can be provided by an integrated bat box inset into the south or east facing façade of one of the proposed new dwellings.
- 10.70 The Council's Ecology Officer has reviewed the application and is satisfied that, with appropriate mitigation measures secured, the development can be made acceptable.
- 10.71 The Ecology Officer recommends conditions are appended to any grant of planning permission requiring:- compliance with the ecological measures contained within the submitted PEA Report; implementation of biodiversity enhancements with further detail to be agreed with the LPA; ecological works to be overseen by a competent person in accordance with a scheme to be agreed with the LPA; implementation of measures to protect badgers during construction; compliance with a lighting design strategy to be agreed with the LPA and a restriction on additional external lighting without agreement of the LPA. These conditions are considered to be reasonable and necessary in the interests of conserving and enhancing ecology.
- 10.72 Subject to the recommended conditions, it is considered that the proposed development would maintain, enhance, restore and add to biodiversity, in accordance with policy NH/4 of the Local Plan.

### **10.73 Trees**

- 10.74 Third party comments in respect of the impacts of the proposed development upon trees and enforceability of ensuring tree works are carried out in accordance with approved details are acknowledged.
- 10.75 The Council's Trees Officer has reviewed the submitted Tree Survey and Arboricultural Impact Assessment, Preliminary Arboricultural Method Statement & Tree Protection Plan and recommends that this document is sufficient for to enable determination of the application.
- 10.76 The Trees Officer states that a further detailed Tree Protection Plan will be required if the application is approved and recommends a condition requiring implementation of a detailed Arboricultural Method Statement and Tree Protection Strategy which is to be agreed with the LPA.
- 10.77 A condition can also be appended to any grant of planning permission requiring agreement and implementation of a soft landscaping scheme, in order to ensure high quality landscaping is provided as part of the proposed development and aids mitigation of trees which would be lost as a result of the proposed development, in accordance with policy HQ/1 of the Local Plan.
- 10.78 The recommended conditions meet all of the relevant tests of a planning condition, including being enforceable which has been raised as a third party concern.
- 10.79 With consideration given to the comments received from the Trees Officer, and subject to conditions, it is considered that the proposed development would have acceptable impacts in respect of trees and landscaping, in accordance with policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

### **10.80 Highway Safety and Parking Provision**

- 10.81 The Local Highways Authority has no objections and states that no significant adverse effect upon the public highway should result from the proposed development.
- 10.82 Given the location of the site and distance from the public highway, no highways safety issues would result. Whilst the comments received from Barrington Parish Council in respect of increased traffic movements are acknowledged, given that the proposal would result in a net increase of only one dwelling on the site, it is not considered that traffic would substantially increase, whilst any impact with regards permitted ways and traffic movements across the green are a civil matter.
- 10.83 Policy TI/3 of the South Cambridgeshire Local Plan 2018 states that for residential dwellings, indicative car parking provision of two spaces per dwelling with additional provision for visitors should be provided. Furthermore, policy HQ/1 of the South Cambridgeshire Local Plan 2018

states that proposals must ensure that car parking is integrated into the development in a convenient, accessible manner and does not dominate the development and its surroundings or cause safety issues.

- 10.84 Whilst third party comments regarding the proposed development including an overprovision of parking (against the Council's adopted parking standards set out in policy TI/3 of the Local Plan) are acknowledged, the adopted parking standards are not a limit.
- 10.85 The proposed development would provide a sufficient level of car parking to serve the proposed development and it is considered that the amount of car parking proposed is not unduly excessive nor harmful in this instance. This is particularly the case since the parking would be to the rear of the dwellings and would be appropriate given the size of the dwellings proposed. Therefore, the parking arrangement is not considered to dominate the development or its surroundings, nor would it cause any safety or amenity issues, in accordance with policies TI/3 and HQ/1 of the South Cambridgeshire Local Plan 2018.

#### **10.86 Flood Risk and Drainage**

- 10.87 As the site is located in flood zone 1 (low risk) and outside of areas which are at risk of surface water flooding, the site is considered as having low probability of flooding.
- 10.88 The development is not considered to increase the risk of flooding to the site and surrounding area, subject to an acceptable scheme of surface water and foul drainage that is maintained for the lifetime of the development. Officers therefore consider it reasonable and necessary to impose a condition for details of foul water and surface water drainage that can be maintained for the lifetime of the development to ensure the development is acceptable in terms of flood risk and drainage.
- 10.89 Subject to the recommended condition, the proposal would accord with policies CC/7, CC/8 and CC/9 of the Local Plan which requires developments to have appropriate sustainable foul and surface water drainage systems and minimise flood risk.

#### **10.90 Other Matters**

- 10.91 Policy CC/3 of the Local Plan states that proposals for new dwellings will be required to reduce carbon emissions by a minimum of 10% (to be calculated by reference to a baseline for the anticipated carbon emissions for the property as defined by Building Regulations) through the use of on-site renewable energy and low carbon technologies. In addition, Policy CC/4 of the Local Plan states that all new residential developments must achieve as a minimum water efficiency equivalent to 110 litres per person per day. Officers consider it reasonable and necessary to impose conditions requiring a scheme to demonstrate a minimum reduction of 10% of carbon emissions for the new dwelling and that the new dwelling achieve a minimum water efficiency consumption of 110 litres use per

person per day, in accordance with Part G of the Building Regulations 2010 (as amended 2016). Subject to the recommended conditions the proposal would accord with policies CC/3 and CC/4 of the Local Plan.

10.92 Policy TI/10 requires that infrastructure be imposed to create access to broadband internet respectively. Officers consider it reasonable and necessary to impose a condition to require that the requirements of policy TI/10 are satisfied.

10.93 Pre-commencement conditions have been agreed in advance of determination with the agent.

#### **10.94 Planning Balance**

10.95 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).

10.96 Officers are satisfied that the two previous reasons for refusal associated to application 21/00066/FUL, namely the impact on the character and appearance of the conservation area and adjacent PVAA and the ecological impact of the development, have been addressed as part of the current proposal.

10.97 Noting that the Council's Conservation Officer identifies no harm in heritage terms and Historic England have offered no comment, officers consider that the development would be acceptable in design and heritage terms.

10.98 The application is supported by a Preliminary Ecological Appraisal (PEA) Report and a Bat Survey Report and no objection is raised by the Council's Ecology Officer, subject to conditions which have been recommended as part of any consent.

10.99 For the reasons set out in this report, officers consider the proposal to be acceptable, in accordance with relevant national and local planning policies, and having taken all relevant material considerations into account, consider that planning permission should be granted in this instance.

#### **10.100 Recommendation**

10.101 Approve subject to the planning conditions and informatives as set out below with minor amendments to the conditions as drafted delegated to officers.

## 11.0 Planning 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 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

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

Plans to be listed:

Site Location Plan (1:1250)

19-1096-DD05B (Unit 2 Floor Plans)

19-1096-DD08 (Unit 2 Elevations)

19-1096-DD15B (Unit 1 Floor Plans)

19-1096-DD16B (Unit 2 Elevations)

19-1096-DD18D (Overall Site and Roof Plan)

19-1096-DD20 (Units 1 and 2 – Garage and bins and cycle stores)

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

3. No development shall take place until a scheme for the disposal of surface water and foul water drainage that can be maintained for the lifetime of the development has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory method of surface water drainage and foul water drainage to prevent the increased risk of flooding and pollution to the water environment in accordance with policies CC/7, CC/8 and CC/9 of the South Cambridgeshire Local Plan 2018.

4. No development (including any site clearance/preparation works) shall be carried out until a Construction Environmental Management Plan has been submitted to and approved by the Local Planning Authority. Details shall provide the following, which shall be adhered to throughout the period of development:
  - a. Full details of any piling technique to be employed, if relevant
  - b. Contact details for the site manager, including how these details will be displayed.

Reason: To minimise noise and disturbance for adjoining residents, in accordance with Policy CC/6 of the South Cambridgeshire Local Plan 2018.

5. Prior to commencement of any works on site, a detailed Arboricultural Method Statement and Tree Protection Strategy shall be submitted to and approved in writing by the Local Authority, including details of timing of events, protective fencing and ground protection measures. This should comply with BS5837. The tree protection measures shall be installed in accordance with the approved tree protection strategy before any works commence on site. The tree protection measures shall remain in place throughout the construction period and may only be removed following completion of all construction works.

Reason: To ensure the adequate protection of trees to be retained, in accordance with policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

6. No development shall commence until the role and responsibilities and operations to be overseen by an appropriately competent person e.g. an ecological clerk of works, have been submitted to and approved in writing by the local planning authority. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason: To conserve and enhance ecological interests in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

7. No brickwork, stonework, roofing materials, chimneys, render or elevational joinery shall be erected or installed until details of the materials to be used have been submitted to, and approved in writing by, the local planning authority. Construction thereafter shall proceed only in accordance with the approved details.

Reason: To ensure the external appearance of the development does not harm the character and appearance of the conservation area or the Protected Village Amenity Area, in accordance with policies HQ/1, NH/11 and NH/14 of the South Cambridgeshire Local Plan 2018.

8. No works which include the creation of trenches or culverts or the presence of pipes shall commence until measures to protect badgers from being trapped in open excavations and/or pipe culverts are in place. The measures may include:
  - a. Creation of sloping escape ramps for badgers, which may be achieved by edge profiling of trenches/excavations or by using planks placed into them at the end of each working day.
  - b. Open pipework greater than 150 mm outside diameter being blanked off at the end of each working day.

Reason: To conserve and enhance ecological interests in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

9. No development above ground level, other than demolition, shall take place until full details of both hard and soft landscape works, including boundary treatments, have been submitted to and approved in writing by the Local Planning Authority. These details shall include indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development. The details shall also include specification of all proposed trees, hedges and shrub planting, which shall include details of species, density and size of stock.

Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

10. No development above slab level shall take place until a scheme has been submitted that demonstrates 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 development.

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 2021 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.

11. Prior to the commencement of development above slab level, a specification and location plan for a scheme of biodiversity enhancements contained within the Preliminary Ecological Appraisal Report (Denny Ecology, August 2021), Bat Surveys (Samsara Ecology, August 2021) and the Site Plan Showing Ecological Mitigation Measures (Graham Handley Architects, June 2021) 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 conserve and enhance ecological interests in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

12. Prior to occupation a lighting design strategy for biodiversity features or areas to be lit shall be submitted to and approved in writing by the local planning authority. The strategy shall:
  - a. Identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along

- important routes used to access key areas of their territory, for example, for foraging; and
- b. show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specification) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To conserve and enhance ecological interests in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

13. The dwellings hereby approved shall not be occupied until the minimum water efficiency consumption of 110 litres use per person per day, in accordance with Part G of the Building Regulations 2010 (as amended 2016) 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.

14. The dwellings hereby approved shall not be occupied until the dwelling to be occupied has been made capable of accommodating Wi-Fi and suitable ducting (in accordance with the Data Ducting Infrastructure for New Homes Guidance Note) has been 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.

15. The development, hereby permitted, shall not be occupied until the proposed first floor windows in the east and west elevations of the development have, apart from any top hung vent, been 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 in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

16. All ecological measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal Report (Denny Ecology, August 2021), Bat Surveys (Samsara Ecology, August 2021) and the Site Plan Showing Ecological Mitigation Measures (Graham Handley Architects, June 2021) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

Reason: To conserve and enhance ecological interests in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

17. All hard and soft landscape works shall be carried out and maintained in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place as soon as is reasonably practicable, unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

18. No construction site machinery or plant shall be operated, no noisy works shall be carried out and no construction related deliveries taken at or dispatched from the site except between the hours of 0800-180 Monday to Friday, 0800-1300 Saturday and not at any time on Sundays or Bank or Public Holidays.

Reason: To minimise noise and disturbance for adjoining residents, in accordance with Policy CC/6 of the South Cambridgeshire Local Plan 2018.

19. Notwithstanding the provisions of Article 3 Schedule 2 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 area of land to the south of the outbuildings, hereby permitted, and specified on the approved plans as being for use as orchard/paddock, shall be used as orchard/paddock land only and for no other purpose.

Reason: To prevent gradual encroachment of residential development and associated domestic paraphernalia into the countryside and to protect the character and appearance of the area, in order to prevent conflict with policies S/7 and HQ/1 of the South Cambridgeshire Local Plan 2018.

20. Notwithstanding the provisions of Schedule 2, Part 1, Classes A, B, C, D, E and F of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that order with or without modification), the enlargement, improvement or other alteration of the dwellinghouses; the construction of additional storeys; additions or alterations to the roof; porches; incidental buildings within the curtilage; the provision of hard surfaces; chimneys, flues; and microwave antenna, shall not be allowed within the curtilage of the dwelling without the express grant of planning permission from the Local Planning Authority.

Reason: To preserve the character and appearance of the area and heritage assets, to prevent conflict with policies HQ/1, NH/11 and NH/14 of the South Cambridgeshire Local Plan 2018.

## **12.0 Informatives**

1. Before the existing buildings are demolished, a Demolition Notice will be required from the Building Control section of the council's Shared Planning Service establishing the way in which they will be dismantled, including any asbestos present, the removal of waste, minimisation of dust, capping of drains and establishing hours of working.
2. In the event of the foundations for the proposed development requiring piling, prior to the development taking place the applicant shall provide the local authority with a report / method statement for approval detailing the type of piling and mitigation measures to be taken to protect local residents noise and or vibration. Potential noise and vibration levels at the nearest noise sensitive locations shall be predicted in accordance with the provisions of BS 5528, 2009 - Code of Practice for Noise and Vibration Control on Construction and Open Sites Parts 1 - Noise and 2 -Vibration (or as superseded). Development shall be carried out in accordance with the approved details.
3. The granting of permission and or any permitted development rights for any Air Source Heat Pump (ASHP) does not indemnify any action that may be required under the Environmental Protection Act 1990 for statutory noise nuisance. Should substantiated noise complaints be received in the future regarding the operation and running of an air source heat pump and it is considered a statutory noise nuisance at neighbouring premises a noise abatement notice will be served. It is likely that noise insulation/attenuation measures such as an acoustic enclosure and/or barrier would need to be installed to the unit in order

to reduce noise emissions to an acceptable level. To avoid noise complaints it is recommended that operating sound from the ASHP does not increase the existing background noise levels by more than 3dB (BS 4142 Rating Level - to effectively match the existing background noise level) at the boundary of the development site and should be free from tonal or other noticeable acoustic features. In addition equipment such as air source heat pumps utilising fans and compressors are liable to emit more noise as the units suffer from natural aging, wear and tear. It is therefore important that the equipment is maintained/serviced satisfactory and any defects remedied to ensure that the noise levels do not increase over time.

4. 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 Environment Planning Team.

### **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 Local Plan 2018
- South Cambridgeshire Supplementary Planning Documents (SPDs)
- Planning File References: 21/03885/FUL, 21/00066/FUL