

Application Ref: 19/00104/FUL

Proposal: Erection of a HMO providing 9no. bedsitting rooms with communal lounge and eating area

Site: Cranford Drive Boiler House, Quinton Garth, Westwood, Peterborough
Applicant: Mr Zed Ahmed

Agent: Sharman Architecture

Referred by: Cllr Murphy
Reason: Concerns in respect of traffic, anti-social behaviour and crime.
Site visit: 20.02.2019

Case officer: Mr M A Thomson
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Recommendation: **GRANT** subject to conditions

1 Description of the site and surroundings and Summary of the proposal

Site Description

The application site comprises an irregular shaped parcel of land, previously occupied by a boiler house however has since been demolished. The ground is uneven with grassed and planted bunds of earth and sits at a lower level than the houses further to the rear of the site. The rear part of the site is grassed and adjoins the wider open space that extends to the east. There are five mature trees located within the application site which are subject to Tree Preservation Orders (TPO). The site is accessed via Hartwell Court.

The surrounding character is residential in nature. To the south and south west of the site are terraces of mainly two but some three storey dwellings. To the north of the site is a large two storey Residential Care complex. Open space sits to the east of the site.

Pre-Amble

Planning permission was granted for the construction of two, three-bed roomed semi-detached houses on the site in 2011 under App Ref: 11/01014/FUL.

A subsequent application for a House of Multiple Occupation (HMO) for six bedsits was refused at Planning Committee in 2015 under App Ref: 15/01129/FUL due to concerns that the development by virtue of the intensity of the use of the site, in terms of occupation, would result in an unacceptable vulnerability to and fear of crime, and level of general disturbance to the detriment of neighbouring occupants. However, this decision went to appeal and was allowed by the Planning Inspectorate.

In 2016 planning permission was granted under App Ref: 16/01514/FUL for the 'erection of HMO providing 8 bedsitting rooms with shared kitchen and dining facilities'. This permission has not yet been implemented, however it expires on the 23rd September 2019.

This application has been submitted because it was established an Anglian Water storm drains runs along the north and east of the application site, and as a result the position of the building had to move.

Proposal

The Applicant seeks planning permission for the 'erection of a HMO providing 9no. bedsitting rooms with communal lounge and eating area'.

The proposed building would have a floor area of 17.5m x 9.8m and proposes to stand at 5m to eaves and 9.2m to ridge.

Each room would be provided a dedicated shower and w/c, with a communal kitchen area at ground floor. The accommodation would be provided over 3 floors, ground, first and second, the second floor of which is accommodated within the roof space.

9x parking spaces are proposed along the southern boundary, a secure cycle and bin store area to the east and a secure private amenity space to the north.

2 Planning History

Reference	Proposal	Decision	Date
16/01514/FUL	Erection of HMO providing 8 bedsitting rooms with shared kitchen and dining facilities	Permitted	23/09/2016
15/01129/FUL	Erection of HMO providing 6 bedsitting rooms with shared kitchen and dining facilities	Refused	16/10/2015
11/01727/DISCHG	Discharge of conditions C2 (Materials), C3 (External finishes), C4 (Boundary treatments), C5 (Site clearance), C6 (Arboricultural survey), C7 (Landscaping), C8 (Target emission rates), C9 (Drainage), C10 (Temporary facilities), C11 (Visibility splays), C12 (Dropped Kerb), C13 (Wheel washing) of Planning Permission 11/01014/FUL (Demolition of boiler house and construction of two x 3 bed semi-detached residential dwelling houses)	Determined	12/07/2013
11/01014/FUL	Demolition of boiler house and construction of two x 3 bed semi-detached residential dwelling houses	Permitted	06/09/2011

3 Planning Policy

Decisions must be taken in accordance with the development plan policies below, unless material considerations indicate otherwise.

Peterborough Local (2019)

LP02 - The Settle Hierarchy and the Countryside

The location/scale of new development should accord with the settlement hierarchy. Proposals within village envelopes will be supported in principle, subject to them being of an appropriate scale. Development in the open countryside will be permitted only where key criteria are met.

LP03 - Spatial Strategy for the Location of Residential Development

Provision will be made for an additional 21,315 dwellings from April 2016 to March 2036 in the urban area, strategic areas/allocations.

LP08 - Meeting Housing Needs

LP8a) Housing Mix/Affordable Housing - Promotes a mix of housing, the provision of 30%

affordable on sites of 15 or more dwellings, housing for older people, the provision of housing to meet the needs of the most vulnerable, and dwellings with higher access standards

LP8b) Rural Exception Sites- Development for affordable housing outside of but adjacent to village envelopes may be accepted provided that it meets an identified need which cannot be met in the village, is supported locally and there are no fundamental constraints to delivery or harm arising.

LP8c) Homes for Permanent Caravan Dwellers/Park Homes- Permission will be granted for permanent residential caravans (mobile homes) on sites which would be acceptable for permanent dwellings.

LP13 - Transport

LP13a) New development should ensure that appropriate provision is made for the transport needs that it will create including reducing the need to travel by car, prioritisation of bus use, improved walking and cycling routes and facilities.

LP13b) The Transport Implications of Development- Permission will only be granted where appropriate provision has been made for safe access for all user groups and subject to appropriate mitigation.

LP13c) Parking Standards- permission will only be granted if appropriate parking provision for all modes of transport is made in accordance with standards.

LP13d) City Centre- All proposals must demonstrate that careful consideration has been given to prioritising pedestrian access, to improving access for those with mobility issues, to encouraging cyclists and to reducing the need for vehicles to access the area.

LP16 - Urban Design and the Public Realm

Development proposals would contribute positively to the character and distinctiveness of the area. They should make effective and efficient use of land and buildings, be durable and flexible, use appropriate high quality materials, maximise pedestrian permeability and legibility, improve the public realm, address vulnerability to crime, and be accessible to all.

LP17 - Amenity Provision

LP17a) Part A Amenity of Existing Occupiers- Permission will not be granted for development which would result in an unacceptable loss of privacy, public and/or private green space or natural daylight; be overbearing or cause noise or other disturbance, odour or other pollution; fail to minimise opportunities for crime and disorder.

LP17b) Part B Amenity of Future Occupiers- Proposals for new residential development should be designed and located to ensure that they provide for the needs of the future residents.

LP28 - Biodiversity and Geological Conservation

Part 1: Designated Site

International Sites- The highest level of protection will be afforded to these sites. Proposals which would have an adverse impact on the integrity of such areas and which cannot be avoided or adequately mitigated will only be permitted in exceptional circumstances where there are no suitable alternatives, overriding public interest and subject to appropriate compensation.

National Sites- Proposals within or outside a SSSI likely to have an adverse effect will not normally be permitted unless the benefits outweigh the adverse impacts.

Local Sites- Development likely to have an adverse effect will only be permitted where the need and benefits outweigh the loss.

Habitats and Species of Principal Importance- Development proposals will be considered in the context of the duty to promote and protect species and habitats. Development which would have an adverse impact will only be permitted where the need and benefit clearly outweigh the impact. Appropriate mitigation or compensation will be required.

Part 2: Habitats and Geodiversity in Development

All proposals should conserve and enhance avoiding a negative impact on biodiversity and geodiversity.

Part 3: Mitigation of Potential Adverse Impacts of Development

Development should avoid adverse impact as the first principle. Where such impacts are unavoidable they must be adequately and appropriately mitigated. Compensation will be required as a last resort.

LP32 - Flood and Water Management

Proposals should adopt a sequential approach to flood risk management in line with the NPPF and council's Flood and Water Management SPD. Sustainable drainage systems should be used where appropriate. Development proposals should also protect the water environment.

LP33 - Development on Land Affected by Contamination

Development must take into account the potential environmental impacts arising from the development itself and any former use of the site. If it cannot be established that the site can be safely developed with no significant future impacts on users or ground/surface waters, permission will be refused.

4 Consultations/Representations

PCC Tree Officer

No objection – Further to the receipt of an Arboricultural Impact Assessment and Method Statement (Caroline Hall dated March 2019) the Council's Tree Officer has raised no objection, subject to ensuring the details within the Tree Report, in particular the tree protection measures set out within the Tree Protection plan, are secured by planning condition(s).

PCC Lead Local Drainage Authority

No objection – Further to the receipt of the sustainable drainage strategy for the Lead Local Flood Authority (LLFA) have raised no objections, subject to conditions being attached with respect to confirmation from Anglian Water with respect to discharge of water into their assets, and construction details of all permeable paving. The LLFA have advised a root barrier should be incorporated into the permeable paving design.

Anglian Water

No objection

PCC Peterborough Highways Services

No objection – Further to the receipt of amended plans the Local Highway Authority (LHA) have raised no objections to the proposal, subject to conditions being attached with respect to the provision and retention of car and cycle parking, provision of refuse collection and temporary facilities. Informatives are also sought with respect to naming and numbering, and no depositing within the highway.

PCC Pollution Team

No objection – Subject to conditions being attached with respect to undertaking a contaminated land survey, and informatives be attached with respect to noise, hours of construction and the control of dust.

PCC Archaeological Officer

No objection - The propose development site and surrounding area (250m radius) contain no know heritage assets. The site appears to have negligible archaeological potential. Therefore, there is no need to secure a programme of archaeological work: no condition.

PCC Waste Management

No objection - The bin store provided is suitable for this development and access can be made with ease.

Police Architectural Liaison Officer (PALO)

Comments - There is no doubt that HMOs contribute to the overall supply of housing and have an important role in helping to meet an area's housing need for lower cost housing, especially for young people and those new to Peterborough. However, they can also adversely impact the amenity of neighbouring properties, including vulnerable residents in a sheltered scheme and would need appropriate management arrangements to be in place.

The sheltered scheme, which is only a few yards away from this proposed development, has suffered from anti-social behaviour and suspicious incidents including attempts to gain entry. There are therefore some concerns as to the location of this new proposed HMO and its impact unless as stated above that management arrangements are in place.

There are also concerns that all the parking bays as shown are required for residents with no vehicles? Should this number be provided and not used, this may encourage non-residents to park their vehicles there, which has the potential for neighbour disputes.

Neighbour disputes cause a large resource drain on both Police and Partner Agencies. It is proposed to reduce the parking bays to disabled parking bays only and to allow for the redesign of the main property. This area of Peterborough has good transport links and footpaths/cycle ways which could be utilised by residents who have no vehicle.

I am in support of the secure cycle storage, which I assume would be fob entry for residents only?

With 9x potential residents I would like to see visitor door entry system with access control as well as external lighting.

Cllr Murphy

Has called the application into Planning Committee should Officers be minded to approve the proposal:

Grounds are there are already significant traffic problems in the area and especially obstruction of cycle routes and footpaths by vehicles. Nine new dwelling units will exasperate this problem as there may be visitors as well as residents trying to park in the area.

High-density housing does have an adverse impact in many cases on antisocial behaviour I do know in the past Conservative councillors, the former MP and maybe some residents at the nearby elderly persons accommodation raised concerns. Indeed the committee rejected the application. (Though they incompetently failed to list their reasons and the matter was lost and costs awarded against the council) There may well be a correlation between antisocial behaviour and houses in multiple occupation. There is documented research on this matter around social profiling and occupancy as well as crime statistics however there is also a view that design is more of an influence. Has the police architect or the modern day equivalent had a look at this application?

The location is near the informal exit and entrance of the Elderly person's residential unit which has about 58 units in it and there are some concerns about safety and security.

Local Residents/Interested Parties

Initial consultations: 76

Total number of responses: 1

Total number of objections: 1

Total number in support: 0

A letter of objection has been received raising the following concerns;

- More parking is required;
- There are issues of anti-social behaviour, crime and litter, and this could add to the problem; and
- Who will be occupying the bedsits?

5 Assessment of the planning issues

Principle of development

The application site already has a planning permission for the erection of an 8-bed HMO granted under application reference: 16/01514/FUL. This planning permission is extant until 23rd September 2019. This is a material planning consideration.

The building proposed under this scheme occupies a slightly smaller overall footprint than the 2016 approved scheme, positioned further to the south-west of the plot given the juxtaposition of the adjacent storm drain. Therefore given the planning history, the principle of a HMO use on this site has already been established. What requires to be considered under this application is whether the revised layout with the additional bedroom proposed can be suitably accommodated on the site without detriment to the character and appearance of the surrounding area, neighbour amenity, the local highway network and the protected trees on site. These matters are discussed in further detail below.

Design and impact of the development on the character of the area

The application site is located within a residential area. Quinton Garth and Horton Walk (to the south and south east of the site) are characterised by primarily two storey terraced properties of brick construction, with gable roofs, plain frontages and very little detailing. To the north of the site, Hartwell Court is a large two storey Residential Care complex.

The building proposed for the 9 bedsits under this application is of a similar appearance to the previously approved scheme with the exception of a new two storey projecting gable element on the front elevation. The design of the building is considered acceptable and the change in materials and fenestration offer some interest to the proposed front elevation. It is considered that the proposal would integrate well with the existing built character and would not be harmful to the immediate street scene. Appropriate materials, finish to doors, windows and rainwater goods could be secured by way of a planning condition.

Officers recognise that there has been an element of 'planning creep' given the original scheme was for 6 bedrooms, and this proposal would now create 9 bedrooms, however the original scheme did not make use of its roof space, which this scheme does. It is therefore a question of whether the application site can accommodate the amount of development proposed. As set out above Officers consider that the development proposed would not have an unacceptable adverse impact on the visual amenity of the immediate area, the design would be appropriate and that a satisfactorily sized communal garden would be provided to serve the needs of the development. In addition satisfactory secure cycle parking and bin storage would also be provided, which can be secured by way of planning condition(s).

The Police Architectural Liaison Officer (PALO) has advised the area does suffer from crime and anti-social behaviour, and that this development without appropriate management could result in an intensification of these matters, particularly adjacent to the Residential Care complex.

It should be highlighted however that there is extant consent for an 8 bedroom HMO accommodation on the site, and therefore what is being considered under this application is one additional bedroom proposed together with the specific alterations to the site layout and building design. It is not considered the potential crime/anti- social behaviour resulting from 1 additional bedroom could be grounds to resist planning permission in this instance. Therefore it is considered reasonable to attach a planning condition to secure a 'site specific management plan', which can be considered by the Councils Housing Team and Police Architectural Liaison Officer, as well as conditions with respect to ensuring secure pedestrian access into the building, CCTV,

external lighting and secure storage for cycles. Subject to securing these physical and administrative measures by planning conditions it is considered that this scheme has taken all reasonable measures to try and minimise any anti-social behaviours and address potential vulnerabilities to crime.

The PALO has also raised concerns with respect of the number of parking spaces, and potential for disputes should these not be specifically allocated for residents; this is discussed in further detail below, under 'Highway Implications'.

Therefore subject to conditions in respect of materials, levels, hard and soft landscaping and security/ crime prevention measures it is considered that the proposed development would not have an unacceptable adverse impact on the character of the immediate area, in accordance with Policy LP16 of the Peterborough Local Plan (2019).

Impact of the development on neighbour amenity

The proposed building is set back within the site and there is approximately 20 metres between the front of the HMO and the front of the residential care home to the north of the site. This is two metres closer than the previously approved scheme, however given that there would be a road between these two buildings this relationship is considered to be acceptable.

No. 53 Clipston Walk is situated 10 metres to the immediate south, a two storey end of terrace property with no side openings. It should be emphasised that the front of this terrace (east) is open plan, and the back gardens are to the west. This property has a single storey rear extension on the northern boundary, therefore given the juxtaposition of the proposed building to this neighbour and the single storey rear extension the proposal would not result in an unacceptably adverse loss of light, outlook or privacy to this properties garden.

The proposed building has been repositioned to the north-east, however reviewing the relationship of the proposed first floor rear facing openings to the front facing opening to No. 53 Clipston Walk, given the tight angles involved, it is not considered the proposal would result in an unacceptable adverse loss of privacy to this neighbour. A condition shall be attached for Unit 5, which shall reorientate the opening serving this room from the rear elevation to the side elevation, to omit any feeling of being overlooked.

No. 2 Quinton Garth is situated 37m to the south-west and 2-20 Horton Walk are situated 27m to the south-east. It is not therefore considered that the development would result in an unacceptable or harmful loss of outlook/privacy/overbearing or overshadowing to these neighbour occupiers.

It is not therefore considered that the development would result in any unacceptable overbearing adverse impact on the amenity of neighbouring properties, nor would it result in an unacceptably adverse loss of outlook or privacy, and would therefore accord with Policies LP16 and LP17 of the Peterborough Local Plan (2019).

Future Occupier Amenity

The proposed development would be positioned centrally within the site, with parking to the front and communal bin store and cycle store to the side. A fully enclosed shared amenity area would be provided to the rear of the building. It is considered that the development along with the associated facilities could be accommodated within the site with sufficient space so as the development would not appear unduly cramped or overdeveloped.

No. 53 Quinton Garth is situated 10 metres to the south of the application site. This property does not have any side facing windows, and has a single storey rear extension on the northern boundary. There would be a separation distance of 10.1m between the rear elevation of the proposed building and this property. Officers would typically seek to achieve a minimum separation distance of 14m between facing principal windows and a two storey side elevation, however within the locality there are a number of instances where the separation distance is less. For example there is a separation distance of 9.8m between the front of 47 and 49 Quinton Garth and No. 2

Horton Walk. As such this tighter relationship between buildings is characteristic of the surrounding area.

In addition it should also be noted that the previously approved scheme, which has extant planning permission, was sited closer to this neighbour than the current scheme. As such the relationship and outlook for future occupiers is considered to be acceptable in this instance.

Bedsit 1 and 3 would be positioned at the front of the site and it is recognised that future occupiers could be disturbed by the coming and goings of other residents, however this potential for disturbance would not be of a level in which planning permission could be resisted and is in line with the layout of the previous planning consent. Bedsit 2 would have its primary opening facing into the shared amenity space, however the patio area and drying space is positioned away from this opening, to minimise disturbance for residents. Given the previous extant planning permission and the position of hard landscaping in relation to the bedrooms proposed it is not considered that the impact on occupier's amenity would be unacceptably harmful in this instance.

Given the internal layout of the property noise insulation details would be sought by planning condition, to ensure there is no unacceptable transfer of noise not captured as part of the building regulations process.

A condition shall be appended securing side facing openings from Units 8 and 9 at second floor, to enable a satisfactory outlook and prevent the only outlook to these rooms being roof lights. This would not have an adverse impact on the amenity of adjoining neighbours given the juxtaposition of these openings and the distances involved.

As such the proposed development would provide satisfactory amenity for future occupiers, and conditions would be appended to ensure that it is safe. The proposal would accord with Policy LP17 of the Peterborough Local Plan (2019).

Highways Implications

The Local Highway Authority has raised no objections, subject to the imposition of planning conditions in respect of the provision and retention of vehicle and cycle parking, the provision of the bin storage area and temporary on site facilities being provided during the construction period. A number of informatives are also recommended to be imposed.

The Police Architectural Liaison Officer (PALO) has raised concerns with respect to the number of parking spaces being provided, in view of the fact that future occupiers may not have access to a vehicle. Whilst occupiers may not have vehicles, to meet PCC car parking standards, set out by Policy LP13, 1 parking space would be required to be provided per bedroom.

In this area of the City there are no on-street parking restrictions, therefore residents within the area could park on-street and there will be less competition for parking spaces, as such it is unlikely that non-residents would park on this site. A compliance condition shall be appended requiring the parking bays to be marked, relating to the room they would serve.

A letter of representation has been received raising concerns with respect to a lack of car parking. Policy PP13 requires 1 space per bedroom to be provided, which this scheme would provide. Whilst there would be no visitor parking spaces provided, it is considered that there is sufficient space within the locality for visitors to park on the highway without resulting in a highway safety hazard.

The proposed development could provide satisfactory off-street car parking to serve the development, and would not constitute a highway safety hazard, and would accord with Policies PP12 and PP13 of the Peterborough Planning Policies DPD (2012).

Landscaping Implications

There are five trees located on the application site, which are the subject of a Tree Preservation Order (TPO, 2015).

The current layout is very similar to the scheme approved under planning reference 16/01514/FUL however it would be relocated further to the south, to take into account of the location of the Anglian Water drain.

An Arboricultural Implications Assessment & Arboricultural Method Statement (Caroline Hall, March 2019), as well as a Tree Protection Plan was submitted in support of the application. The Council's Tree Officer has raised no objections to the loss of T2, a protected Field Maple, subject to the imposition of a condition to ensure that the development is carried out in accordance with the submitted Tree information and in particular the tree protection plan. Subject to the imposition of this condition it is considered that the proposal would accord with Policy LP28 of the Peterborough Local Plan (2019).

Drainage, Contamination and Archaeology

Drainage - Further to the receipt of a sustainable drainage strategy the Lead Local Flood Authority (LLFA) have removed their original objection and now raise no objections, subject to conditions. The conditions are to cover the confirmation from Anglian Water that they are willing to accept the discharge of water into their assets, and details of the construction of all the proposed permeable paving. The LLFA have also advised that a tree root barrier should be incorporated into the permeable paving design.

Contamination - The Pollution Control Officer has raised no objections to the proposal subject to a satisfactory contaminated land assessment being secured by planning condition, as well as informatives being attached to any planning approval in respect to noise, hours of working and the control of dust.

Archaeology – The Council's Archaeologist has advised the proposed development site and surrounding area (250m radius) contains no known heritage assets. The site appears to have negligible archaeological potential, therefore in this instance there is no need to secure a programme of archaeological work.

As such the proposal would accord with Policies LP16, LP19, LP32 and LP33 of the Peterborough Local Plan (2019).

Other Matters

A letter of representation has been received requesting further information about the type of occupier that would be living in the HMO. The nature of any proposed occupiers is not a material planning consideration that can be considered or controlled through the planning system. The Applicant has advised that the HMO will be run by a private landlord and that it will be the landlord's responsibility to ensure that the site is properly managed so as not to cause any detrimental impact to nearby neighbours. Should undue noise or disturbance arise from tenants in the future then this would be the responsibility of the landlord and any statutory noise complaints would be investigated by the Council's pollution control team.

6 Conclusions

Subject to the imposition of the attached conditions, the proposal is acceptable having been assessed in the light of all material considerations, including weighing against relevant policies of the development plan and specifically:

- The proposed development would not result in unacceptable harm to the character or appearance of the area, or unknown buried archaeology, and so would accord with Policies LP16 and LP19 of the Peterborough Local Plan (2019);
- The proposed development would not have an unacceptable harmful impact to neighbouring amenity, and would provide satisfactory amenity for future occupiers, in accordance with Policies

LP16 and LP17 of the Peterborough Local Plan (2019);

- There are no Highway safety concerns and parking can be accommodated on site, in accordance with Policy LP13 of the Peterborough Local Plan (2019);

- The proposed development would not result in surface water flooding and a condition is recommended to be imposed in respect of contamination, this is in accordance with Policies LP32 and LP33 of the Peterborough Local Plan, and Paragraphs 178-180 of the NPPF (2019); and

- The proposed development would also not result in a net loss to the biodiversity value of the site, in accordance with Policy LP28 of the NPPF (2019).

7 Recommendation

The Executive Director of Place and Economy recommends that Planning Permission is **GRANTED** subject to the following conditions:

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

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990 (as amended).

C 2 No development shall take place above slab level until material details of walling, roofing and external doors have been submitted to and approved in writing by the Local Planning Authority. The details submitted for approval shall include the name of the manufacturer, the product type, colour (using BS4800) and reference number. The development shall not be carried out except in accordance with the approved details, and shall thereafter be retained as such.

Reason: For the Local Planning Authority to ensure a satisfactory external appearance, in accordance with Policy LP16 of the Peterborough Local Plan (2019)

C 3 Notwithstanding the submitted information, no development shall take place above slab level until the following hard landscaping details have been submitted to and approved in writing by the Local Planning Authority

- All hard surfacing materials; and
- All boundary treatments

The development shall thereafter be carried out in accordance with the approved details prior to the first occupation of bedsits hereby approved, or on completion of development, whichever is sooner.

Reason: In the interests of visual amenity of the area in accordance with Policy LP16 of the Peterborough Local Plan (2019)

C 4 Prior to the first occupation of development hereby approved space shall be laid out for 9 vehicles to park in accordance with drawing Site Plan HC/204/A and those areas shall not thereafter be used for any purpose other than the parking of vehicles in connection with the use of the new bedrooms hereby approved. These parking bays shall be marked out to refer to the unit to which they relate.

Reason: To ensure the development is provided with satisfactory parking, in accordance with Policy LP13 of the Peterborough Local Plan (2019)

C 6 Prior to the first occupation of the development hereby approved the bin storage and collection area as shown on Drawing HC/204/A shall be made available, and shall be

retained and maintained as such in connection with the use of the development hereby approved in perpetuity.

Reason: In the interest of providing a satisfactory bin storage and collection area, in accordance with Policy LP16 of the Peterborough Local Plan (2019)

- C 6 Notwithstanding the submitted information and prior to the occupation of the first unit hereby approved details of a secure, covered cycle shelter with a minimum of 10 cycle parking spaces shall be submitted to and approved in writing by the Local Planning Authority. The cycle parking shall be implemented on site in accordance with the approved details prior to the occupation of the first unit, or on completion of the development, whichever is sooner, and thereafter retained and maintained as such in perpetuity.

Reason: In the interests of residential amenity and to encourage sustainable modes of transport in accordance with Policies LP13 and LP16 of the Peterborough Local Plan (2019)

- C 7 Notwithstanding the submitted information no land raising is permitted and the finished floor levels of the dwelling hereby approved shall be no more than 100mm above existing ground floor level.

Reason: In order to protect and safeguard the amenities of the adjoining occupiers, in accordance with Policy LP13 of the Peterborough Local Plan (2019)

- C 8 Prior to the first occupation of the building hereby approved details of external lighting to serve the site (including the design, location, levels of luminance and a LUX plan) shall be submitted to and approved in writing by the Local Planning Authority.

The external lighting scheme shall be implemented in accordance with the approved details prior to the first occupation of the development hereby approved, or on completion of development, whichever is sooner, and thereafter retained and maintained as such in perpetuity.

Reason: In the interests of highway safety and public amenity in accordance with Policies LP13, LP16 and LP17 of the Peterborough Local Plan (2019)

- C 9 Prior to the occupation of the first unit hereby approved a Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Management Plan shall set out how the Landlords will manage future occupiers of the development in the event that issues of anti-social behaviour and/or crime arise as a result of the development, which could include a mixture of physical and administrative measures, for the lifetime of the development. Thereafter the Management Plan shall be implemented in accordance with the approved details.

Reason: In the interest of preventing crime and anti-social behaviour, in accordance with LP16 of the Peterborough Local Plan (2019).

- C10 Prior to the occupation of the first unit hereby approved details of an audio access control system and CCTV to serve these units shall be submitted to and approved in writing to the Local Planning Authority. Thereafter the audio access control system and CCTV shall be implemented in accordance with the approved details prior to the occupation of the first unit, or on completion of development, whichever is sooner, and thereafter retained and maintained as such in perpetuity.

Reason: In the interest of protecting the amenity of future occupiers from crime and anti-social behaviour, in accordance with Policies LP16 and LP17 of the Peterborough Local Plan (2019)

C11 The development hereby permitted shall not be commenced until details of a comprehensive contaminated land investigation has been submitted to and approved by the Local Planning Authority and until the scope of works approved therein have been implemented where possible. The assessment shall include all of the following measures unless the Local Planning Authority dispenses with any such requirements in writing:

a) A Phase I desk study carried out by a competent person to identify and evaluate all potential sources of contamination and the impacts on land and/or controlled waters, relevant to the site. The desk study shall establish a 'conceptual model' of the site and identify all plausible pollutant linkages. Furthermore, the assessment shall set objectives for intrusive site investigation works/Quantitative Risk Assessment (or state if none required). Two full copies of the desk study and a non-technical summary shall be submitted to the Local Planning Authority without delay upon completion.

b) A site investigation shall be carried out to fully and effectively characterise the nature and extent of any land contamination and/or pollution of controlled waters. It shall specifically include a risk assessment that adopts the Source-Pathway-Receptor principle and takes into account the site's existing status and proposed new use. Two full copies of the site investigation and findings shall be forwarded to the Local Planning Authority.

This must be conducted in accordance with DEFRA and the Environment Agency's "Model procedures for the Management of Land Contamination, CLR11". No development shall be carried out except in accordance with the approved details.

Reason: To ensure potential risks arising from previous site uses have been fully assessed in accordance with Paragraphs 178 - 180 of the NPPF (2019) and Policy LP32 of the Peterborough Local Plan (2019). This is a pre-commencement condition because contamination must be adequately remediated prior to construction works taking place to prevent risks of pollution during the ground works and construction process.

C12 Where the risk assessment identifies any unacceptable risk or risks, an appraisal of remedial options and proposal of the preferred option to deal with land contamination and/or pollution of controlled waters affecting the site shall be submitted to and approved by the Local Planning Authority. No works, other than investigative works, shall be carried out on the site prior to receipt and written approval of the preferred remedial option by the Local Planning Authority.

This must be conducted in accordance with DEFRA and the Environment Agency's "Model procedures for the Management of Land Contamination, CLR11". No development shall be carried out except in accordance with the approved remedial details unless an alternative scheme has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure potential risks arising from previous site uses have been fully assessed in accordance with Paragraphs 178 - 180 of the NPPF (2019) and Policy LP32 of the Peterborough Local Plan (2019). This is a pre-commencement condition because contamination must be adequately remediated prior to construction works taking place to prevent risks of pollution during the ground works and construction process.

C13 On completion of remediation, two copies of a closure report shall be submitted to the Local Planning Authority. The report shall provide verification that the required works regarding contamination have been carried out in accordance with the approved Method Statement(s). Post remediation sampling and monitoring results shall be included in the closure report.

Reason: To provide verification that the required remediation has been carried out to appropriate standards and in accordance with Paragraphs 178-180 of the NPPF (2019) and Policy LP32 of the Peterborough Local Plan (2019).

- C14 If, during development, contamination not previously considered is identified, then the Local Planning Authority shall be notified immediately and no further work shall be carried out until a method statement detailing a scheme for dealing with the suspect contamination has been submitted to and agreed in writing with the Local Planning Authority. The development shall thereafter not be carried out except in complete accordance with the approved scheme.

Reason: To ensure all contamination within the site is dealt with in accordance with Paragraphs 178-180 of the NPPF (2019) and Policy LP32 of the Peterborough Local Plan (2019)

- C15 The development hereby approved shall be implemented in accordance with the submitted Arboricultural Implications Assessment and Arboricultural Method Statement (Hall, March 2019), including the Tree Protection Measures set out on Page 17 of the document, which requires protective tree fencing to be set out on site before development commences.

The scheme shall be implemented in full, strictly in accordance with the agreed details/plans and shall be retained as such for the lifetime of the construction of the development.

Reason: In order to protect and safeguard the amenities of the area, in accordance with Policy LP28 of the Peterborough Local Plan (2019).

- C16 No development shall take place above slab level until it has been demonstrated that Anglian Water agree to the submitted Drainage Strategy (MTC Engineering, 2028, DS, May 2019) and discharge rates for surface water drainage. The agreement from Anglian Water, and the construction details of the proposed permeable paving, shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt tree root barriers will need to be incorporated into the permeable paving design.

Thereafter the development shall be implemented in accordance with the agreed Drainage Strategy and approved permeable paving details, prior to the occupation of the first unit, or on completion of development, whichever is sooner, and thereafter retained and maintained as such in perpetuity.

Reason: In the interest of preventing surface water flooding, in accordance with Policy LP33 of the Peterborough Local Plan (2019).

- C17 Notwithstanding the approved plans prior to the first occupation of Bedsit units 8 and 9 as shown on Drawing HC/208/B (Second Floor plan) details of a single second floor side facing opening serving these units shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be implemented in accordance with the approved details prior to the occupation of the unit to which they relate, and shall thereafter be retained and maintained as such in perpetuity.

Reason: In the interest of providing satisfactory living conditions for future occupiers, in accordance with Policy LP17 of the Peterborough Local Plan (2019).

- C18 Notwithstanding the approved plans prior to the first occupation of Bedsit unit 5 details of a single first floor side facing opening to serve this unit shall be submitted to and approved in writing by the Local Planning Authority. This detail shall include the removal of the first floor rear facing opening serving this unit. Thereafter the development shall be implemented in

accordance with the approved details prior to the occupation of this unit, and shall thereafter be retained and maintained as such in perpetuity.

For the avoidance of doubt there shall be no first floor rear facing opening serving this room.

Reason: In the interest of providing satisfactory living conditions for future occupiers, in accordance with Policy LP17 of the Peterborough Local Plan (2019).

- C19 Notwithstanding the provisions of Schedule 2, Part 1, Classes A, B, C, D, E, F and G 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 extensions, roof alterations or roof lights, porches, outbuildings, areas of hard standing, chimneys, vents or flues shall be constructed or undertaken other than as those expressly authorised by this permission or those expressly authorised by any future planning permission.

Reason: In order to protect the amenity of the area and to ensure future occupiers are provided with satisfactory living conditions, in accordance with Policies LP11, LP16, LP17 and LP27 of the Peterborough Local Plan (2019).

- C20 The communal facilities (eating area/kitchen) as shown on Drawing HC/206/B (Ground Floor Plan) shall be made available prior to the first occupation of the first unit hereby approved, or on completion of development, whichever is sooner, and shall thereafter remain available as an eating and kitchen area serving the future occupiers of the approved development in perpetuity.

Reason: In the interest of providing satisfactory living conditions for future occupiers, in accordance with Policy LP17 of the Peterborough Local Plan (2019).

- C21 No works shall take place above slab level until noise attenuation details which mitigate the transfer of noise between rooms, communal areas and circulation areas have been submitted to and approved in writing by the Local Planning Authority. Thereafter the noise attenuation measures shall be implemented in accordance with the approved details before the occupation of the first unit, or on completion of development, whichever is sooner, and shall be retained and maintained as such in perpetuity.

Reason: In the interest of providing satisfactory living conditions for future occupiers, in accordance with Policy LP17 of the Peterborough Local Plan (2019).

- C22 The development hereby approved shall be carried out in accordance with the following approved plans:

- o Site Location Plan
- o HC/203/A - Topographical Survey
- o HC/204/B - Proposed Site Plan
- o WW/205/A - Proposed Elevations
- o HC/206/B - Proposed Ground Floor Plan
- o HC/207/B - Proposed First Floor Plan
- o HC/208/B - Proposed Second Floor Plan

Reason: To clarify the approved details and to ensure the development accords with the reasoning and justification for granting planning permission.

Cc: Councillor Ed Murphy, Councillor Gul Nawaz, Councillor Lucinda Robinson