

Application Number	08/0060/REM	Agenda Item	7.2
Date Received	30th January 2008	Officer	Mr Andrew Thompson
Target Date	26th March 2008		
Ward	Castle		
Site	34 Storeys Way Cambridge Cambridgeshire CB3 0DT		
Proposal	Reserved Matters Application for the erection of 4 dwellings on part of the site (following the retention of number 34 Storeys Way) and associated works. (original outline application reference 05/1366/OUT).		
Applicant	Storey's Way LLP C/o Colin Brown York House Dukes Court 54-62 Newmarket Road Cambridge CB5 8DZ		

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 This application relates to the rear garden and drive of 34 Storeys Way, a large detached house situated at the end of the north-western spur of Storeys Way, which is a cul-de-sac for cars but is part of a pedestrian / cycle link through to Madingley Road. Storeys Way is primarily residential in character, with most of the dwellings being large detached houses with large gardens, although there is also a hotel at the Huntingdon Road corner and institutional college buildings along its length. Excluding the access drive, the main part of the application site, the rear garden of number 34, is approximately 60 metres wide and 48 metres deep.
- 1.2 The existing drive to the house, incorporated within the site, abuts the side boundary of the neighbouring property, number 32 Storeys Way, a detached house. The remainder of the south-eastern boundary of the site abuts the rear garden boundaries of numbers 24, 26, and 28 Storeys Way, all of which are large detached houses with large gardens. A hedge of approximately 2.5 metres in height separates the rear gardens of these houses, and the side garden of number 32, from the

application site. The crown of a mature beech tree overhangs the application site along this south-eastern boundary. This tree is in good condition, is of high public amenity value, and is subject to a Tree Preservation Order (TPO).

- 1.3 The north-eastern boundary of the site abuts the Ascension Parish Burial Ground and Chapel of All Souls. The burial ground is of historical importance, as a number of notable people are buried there, including Wittgenstein. This north-east boundary is demarcated by a brick wall of varying height, up to approximately 1.7 metres. Just behind this wall, and within the grounds of the adjoining cemetery, is a line of mature pollarded sycamore trees.
- 1.4 The north-western boundary of the site abuts open fields. This boundary is demarcated by a low post and wire fence and bushes and hedging of varying height.
- 1.5 The south-western (front) boundary to 34 Storeys Way is demarcated by a mixture of bushes and trees of varying height. The vegetation along this frontage includes a row of lime trees which, although of mixed condition, nevertheless collectively comprise a significant feature of the street and which contribute to the overall greenness of this road frontage.
- 1.6 Number 34 Storeys Way is presently being renovated, and a recently-permitted extension to it is being built on its north-western side. The rear garden has been cleared of its former vegetation and outbuildings. The front garden of the house has been laid out in a formal style, and although neglected, the formal layout of the garden is evident and includes, for example, a prominent yew hedge, and a summer house adjacent to the south-western (front) boundary of the site.
- 1.7 Vehicular access to the site is from the north-west cul-de-sac spur of Storeys Way. This spur also provides vehicular access to numbers 30 and 32 Storeys Way, and to the University Department of Zoology, the Botany School, and Wolfson Flats. From this spur, the drive of number 34 Storeys Way runs close to, and parallel with, the common boundary with number 32 Storeys Way. A cycle route links this spur of Storeys Way to Madingley Road via the University Department of Earth Sciences site.

- 1.8 The whole of the application site is now within the Storeys Way Conservation Area, which has recently been extended to incorporate the application site, the Ascension Parish Burial Ground and Chapel of All Souls, and dwellings either side of this SW / NE spur of Storeys Way (see map attached). The burial ground is also designated as a City Wildlife Site in the Cambridge Local Plan 2006.
- 1.9 Number 34 Storeys Way is on the Cambridge City Council list of Buildings of Local Interest (BLI), as is the chapel of the Ascension Burial Ground, to the north-east of the site. Number 30 Storeys Way is a Grade II listed building.
- 1.10 The open land beyond the north-western boundary of the site, known as 19 Acre Field, is designated as proposal site 9.12 in the Cambridge Local Plan 2006, for the development of University/College faculties, student residential accommodation or affordable or special housing needs for university purposes.
- 1.11 The site is not within the Controlled Parking Zone.

2.0 THE PROPOSAL

- 2.1 The application seeks reserved matters approval for the erection of four detached houses: 2 x 5 bed (plots 3 and 4) and 2 x 6 bed houses (plots 1 and 2). The application site, including the access road, is approximately 0.29 hectares. The development therefore represents a density of approximately 13.7 dwellings per hectare.
- 2.2 Under planning permission reference 05/1366/OUT, outline planning permission was granted for residential development of an unspecified number of dwellings on the site of 34 Storeys Way. This permission includes a condition requiring the retention of the existing house, a condition that was upheld at appeal. The present application therefore seeks approval of reserved matters for part of this wider site. (The existing house is being retained, as required, and extended). The application seeks approval of all reserved matters: the number of dwellings; the layout; the scale; the appearance; the landscaping; and access.
- 2.3 The application is accompanied by the following supporting information:

1. Design and Access Statement
2. Arboricultural Report
3. Access Appraisal

3.0 SITE HISTORY

- 07/0917/FUL Alterations and extensions, including construction of an annexe, garage and car port block, roof conversion and installation of dormer windows – Approved
- 05/1366/OUT Outline application for residential development – approved
- Appeal against condition requiring retention of house - DISMISSED

4.0 PUBLICITY

- | | |
|---|-----|
| 4.1 Advertisement: | Yes |
| Adjoining Owners: | Yes |
| Site Notice Displayed: | Yes |
| Public Meeting/Exhibition (meeting of): | No |
| DC Forum (meeting of): | No |

5.0 POLICY

5.1 Central Government Advice

- 5.2 PPS1 Delivering Sustainable Development (2005):**
 Paragraphs 7 and 8 state that national policies and regional and local development plans (regional spatial strategies and local development frameworks) provide the framework for planning for sustainable development and for development to be managed effectively. This plan-led system, and the certainty and predictability it aims to provide, is central to planning and plays the key role in integrating sustainable development objectives. Where the development plan contains relevant policies, applications for planning permission should be determined in line with the plan, unless material considerations indicate otherwise.

- 5.3 **Planning Policy Statement 3 (PPS 3) Housing:** Sets out to deliver housing which is: of high quality and is well designed; that provides a mix of housing, both market and affordable, particularly in terms of tenure and price; supports a wide variety of households in all areas; sufficient in quantity taking into account need and demand and which improves choice; sustainable in terms of location and which offers a good range of community facilities with good access to jobs, services and infrastructure; efficient and effective in the use of land, including the re-use of previously developed land, where appropriate. The statement promotes housing policies that are based on Strategic Housing Market Assessments that should inform the affordable housing % target, including the size and type of affordable housing required, and the likely profile of household types requiring market housing, including families with children, single persons and couples. The guidance states that LPA's may wish to set out a range of densities across the plan area rather than one broad density range. 30 dwellings per hectare is set out as an indicative minimum. Paragraph 50 states that the density of existing development should not dictate that of new housing by stifling change or requiring replication of existing style or form. Applicants are encouraged to demonstrate a positive approach to renewable energy and sustainable development.
- 5.4 **PPS9: Biodiversity and Geological Conservation (2005):** Paragraph 1 states that planning decisions should aim to maintain, and enhance, restore or add to biodiversity and geological conservation interests. In taking decisions, local planning authorities should ensure that appropriate weight is attached to designated sites of international, national and local importance; protected species; and to biodiversity and geological interests within the wider environment.
- 5.5 **PPG13 Transport (2001):** This guidance seeks three main objectives: to promote more sustainable transport choices, to promote accessibility to jobs, shopping, leisure facilities and services, by public transport, walking and cycling, and to reduce the need to travel, especially by car. Paragraph 28 advises that new development should help to create places that connect with each other in a sustainable manner and provide the right conditions to encourage walking, cycling and the use of public transport.

5.6 **PPG15 Planning and the Historic Environment (1994):** This guidance provides advice on the identification and protection of historic buildings, conservation areas and other elements of the historic environment.

5.7 **Circular 11/95 – The Use of Conditions in Planning Permissions:** Advises that conditions should be necessary, relevant to planning, relevant to the development permitted, enforceable, precise and reasonable in all other respects.

5.8 **Cambridgeshire and Peterborough Structure Plan 2003**

P1/3 Sustainable design in built development

5.9 **Cambridge Local Plan 2006**

3/1 Sustainable development

3/4 Responding to context

3/7 Creating successful places

3/10 Sub-division of existing plots

3/11 The design of external spaces

3/12 The design of new buildings

4/3 Safeguarding features of amenity or nature conservation value

4/4 Trees

4/6 Protection of sites of local nature conservation importance

4/10 Listed buildings

4/11 Conservation Areas

4/12 Buildings of Local Interest

4/13 Pollution and amenity

4/15 Lighting

5/1 Housing provision

8/2 Transport impact

8/4 Walking and Cycling accessibility

8/6 Cycle parking

8/10 Off-street car parking

5.10 **Material Considerations**

Biodiversity Checklist for Land Use Planners in Cambridgeshire and Peterborough (March 2001) - This document aims to aid strategic and development control planners when considering biodiversity in both policy development and dealing with planning proposals.

Cambridge City Council (2004) – Planning Obligation Strategy: Sets out the Council's requirements in respect of issues such as public open space, transport, public art, community facility provision, affordable housing, public realm improvements and educational needs for new developments.

Cambridge City Nature Conservation Strategy – Enhancing Biodiversity (2006): and Cambridge City Wildlife Sites Register (2005): Give guidance on which habitats should be conserved and enhanced, how this should be carried out and how it relates to Biodiversity Action Plans.

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

- 6.1 A slightly more generous widening at the entrance and bend immediately adjacent should be made so as to allow two cars to pass at the entrance. Other than that, the access is constrained, but would operate as a private drive to serve the number of dwellings proposed.

Head of Environmental Services

- 6.2 Comments awaited – to be added to amendment sheet or reported orally at committee

Conservation and Design Panel (Meeting of 27th February 2008)

- 6.3 The proposed dwellings are very substantial Arts and Crafts style detached houses based around a vehicular access courtyard.

Density

The proposal to erect 4 large detached houses on this 'backland' site is completely out of character with the surrounding area. One – or perhaps two – houses would be more appropriate. In addition, the highly geometric layout relates badly to the informality and 'organic' growth of buildings and spaces which characterises the Conservation Area. In

ignoring this character, the proposed houses appear to 'turn their back' on their setting.

Dwelling size

The houses are too large for the site (the 'barn end' of the Arts and Crafts scale rather than the 'cottage' end). Their size and scale is quite aggressive (an impression which is reinforced by the dormer windows).

Elevational design

The Arts and Crafts-inspired detailing of the individual buildings is well considered. However, it is unfortunate that the large garages appear to act as the focal points in the vistas across the central courtyard.

Summary

A case of over-development. Too many – and too large – houses. There is a general lack of reference to its setting within the Conservation Area.

Conclusion – **RED LIGHT** (The scheme is fundamentally flawed and a

fresh start is needed): **10 votes (unanimous)**

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

7.0 REPRESENTATIONS

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

- 30 Storeys Way
- 32 Storeys Way

- 7.2 The representations can be summarised as follows:

- Four large houses with very little space around them, plus the renovated old house, is too dense and out of character with the rest of the Conservation Area;

- Too much hard surfacing;
- Two of the houses are much too near the cemetery. Their upper windows will overlook it and completely spoil the peace and tranquillity of this famous burial ground;
- I like the design of the proposed houses, but there are too many for this area;
- Noise disturbance to number 32 from traffic associated with the houses using the access road close to the boundary with this neighbouring property. Requested that the developers be required to erect a high solid brick wall, to the height of the existing hedge to provide a barrier to noise along the length of the boundary between 34 and 32 Storeys Way;

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

- 31 Storeys Way

7.4 The representations can be summarised as follows:

- I now feel that the present proposals are sympathetic and complementary to the site, the retained house, and the conservation area in general.

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

8.0 ASSESSMENT

8.1 The main considerations in the determination of this application are as follows:

1. Principle of development
2. Context of site, design and external spaces
3. Sustainability
4. Disabled access
5. Residential amenity
6. Refuse arrangements
7. Access and Highway safety
8. Car and cycle parking
9. Third party representations
10. Planning Obligation Strategy

Principle of Development

- 8.2 The broad principle of residential development of the site has been established by the original outline planning permission, reference 05/1366/OUT, which granted approval for development of an unspecified number of residential units on the site of 34 Storeys Way and its associated front and rear garden, and hence the present application site. As mentioned above, this permission includes a condition that requires retention of the existing house, a condition that was upheld at appeal.
- 8.3 The acceptability of the general principle of residential development having already been established, the present application now seeks approval of the 'reserved matters', which comprise the following details: the number of dwellings; the layout; the scale; the appearance; the landscaping; and access. All these issues are assessed below.

Context of site, design and external spaces

- 8.4 The proposal is for four large detached houses in an 'arts and crafts' style, laid out in a square pattern around a central vehicular access.
- 8.5 The proposed houses have been very well designed, and are, in themselves, considered to be attractive and appropriate to the immediate context and to the character and appearance of the Conservation Area in general, reflecting similar style houses in the vicinity. Subject to the imposition of conditions to ensure that appropriate materials are used, the proposal is, in these above respects, considered acceptable and compliant with policies 3/4, 3/12 and 4/11 of the Cambridge Local Plan 2006.
- 8.6 However, the number of dwellings proposed, their size relative to the size of the site, and their layout, are unacceptable.
- 8.7 The site is far too small to adequately accommodate four dwellings of the size proposed. Consequently, the proposed development appears cramped, with the houses having relatively small gardens for their size and little space between them. The cramped layout, and the density of development of the proposal is uncharacteristic of the form of development within the immediate vicinity of the site, and detrimental to the

character and appearance of this particular part of the Conservation Area, a character which derives largely from the adjacent historic burial ground and the Chapel of All Souls (a BLI), and from the existing form of development comprising large houses set in substantial gardens, which is reflected in the neighbouring dwellings of numbers 24, 26, 28, 30 (Grade II listed), and 32. The importance of the application site, the burial ground and these adjacent dwellings has been recognised in the extension of the Conservation Area boundary to encompass them (see attached plan). The introduction of the four houses on the site as proposed would be completely out of character with the surrounding area, a view endorsed by the Design and Conservation Panel, who unanimously voted to recommend that the application be refused (see consultation response above).

- 8.8 The attempt to accommodate four houses of the size proposed on a plot which is clearly too small to adequately accommodate them has resulted in a formal geometric layout which relates poorly to the less formal, more spacious layout of existing development in the vicinity. The proposal is also therefore unacceptable in this respect.
- 8.9 In providing inadequate amenity space for the scale of dwellings proposed, the proposal is contrary to policy 3/10 of the Cambridge Local Plan 2006 and in failing to achieve good interrelations and integrations between buildings and spaces, the proposal is contrary to Local Plan policy 3/7. In failing to respond to its context, and failing to use the characteristics of the locality to help inform the siting and massing, the proposed development is contrary to policy P1/3 of the Cambridgeshire and Peterborough Structure Plan (2003), and policy 3/4 of the Cambridge Local Plan 2006. The unacceptably dense development does not retain spaces which contribute positively to the character or appearance of the Conservation Area, and fails to preserve or enhance the character or appearance of the Conservation Area by faithfully reflecting or providing a successful contrast with it, and is therefore contrary to policy 4/11 of the Cambridge Local Plan 2006.
- 8.10 The inappropriate density of the proposed development is evident from the proximity of the houses to each other, and also from their proximity to the boundaries, particularly that of plot four to the access road, and plots one and two to the historic and picturesque cemetery to the north. In being so close to the

cemetery wall, these two houses would adversely affect the character of the cemetery, and would be intrusive in views from out of this historic site. In failing to have a positive impact on the setting, in terms of location on the site, scale and wider townscape impacts and available views, the proposed buildings are contrary to policy 3/12 of the Cambridge Local Plan 2006.

Impact on trees

- 8.11 Within the grounds of the cemetery and adjacent to the cemetery wall there is a row of pollarded sycamore trees. As these trees are now within the Conservation Area, they are protected. However, the City Council Arboriculturalist has confirmed that these trees are in a poor condition, and agrees with the proposal of the applicant to replace them with a row of seven silver leaf lime. (This could be required by the imposition of a Grampian Condition, the cemetery being outside the application site. The applicants have indicated that they have agreed this with the owner of this neighbouring land). Such replacement has in any case now become necessary, as the roots of the sycamore trees have been badly damaged, apparently as a result of a soil scrape done within the root protection zone of these trees as part of site preparation works. The City Council Arboriculturalist has expressed concern that the proposed houses, at approximately 5 metres distance, are too close to the cemetery wall and to the existing and proposed replacement trees, such that, as the replacement trees mature and reach their potential, they may take significant amounts of daylight from the gardens and rooms of the houses, which may prompt requests for pruning or felling of the trees, which would be unacceptable given their importance to the cemetery. It is recognised that the houses have been designed to provide the relevant rooms with more than one source of natural light, but nevertheless, in the absence of evidence to the contrary, it is considered that such requests are likely. The proposal is, therefore, in this respect, contrary to policies 3/10, 4/3 and 4/4 of the Cambridge Local Plan 2006.
- 8.12 As mentioned in the site description above, there is a large copper beech tree just outside the south-eastern boundary of the site, but which overhangs the boundary, and which is subject to a TPO. The City Council Arboricultural Officer has expressed concern about the proximity to this tree of the proposed house on plot 4, and has stipulated the need for

conditions regarding protection of this tree, and ground remediation works across the site in general, following construction activity associated with the erection of the approved annexe to the existing house, and pre-construction ground-stripping of the present site. These issues can be treated by condition.

Design of external spaces

- 8.13 The inappropriate density of the proposed development is also apparent from the proportion of hard to soft ground surfacing. Although the applicants have attempted to maximize the amount of planting and grassed areas, the area of road surfacing, and paving around the houses in the form of paths and patios results in a disproportionate area of hard surfacing which, again, is uncharacteristic of development in the surrounding area. Furthermore, in providing two car parking spaces, in the form of double garages for each of the houses (which is reasonable for five and six bedroom houses), together with the associated driveways, the development gives undue prominence to the car, something which could perhaps be avoided on a larger site more appropriate to houses of the size proposed. In providing hard surfacing which is inappropriate to its context, the proposal is contrary to policy 3/11 of the Cambridge Local Plan 2006.

Density of development in the Conservation Area

- 8.14 The applicants point out that the elsewhere on Storeys Way there are examples of development at similar, or higher, densities than that proposed on the present site. However, as indicated above, the acceptability of a proposal in terms of the density of the development depends very much on the circumstances of the site, and with particular reference to the character of the immediate vicinity, rather than by reference to a general level of density, or to individual examples, within the wider area, since varying levels of density may be appropriate in different parts of the same Conservation Area. Central government advice contained in PPS3: Housing, encourages maximum use of land and suggests 30 dwellings per hectare should be used as a national indicative minimum. However, the advice also recognises that increasing the density of an area is not always appropriate, and emphasizes the need to ensure that development is well integrated with, and complements, the

neighbouring buildings and the local area more generally in terms of scale, density, layout and access. As can be seen from the above assessment, the present proposal is not well integrated with its locality and fails to respect the existing character of the area in terms of scale, density and layout.

Sustainability

- 8.15 The application site represents a sustainable location for the erection of four houses, being relatively close to the city centre. The development is not of a scale which requires the provision of renewable energy sources. The proposal is compliant with policy 3/1 of the Cambridge Local Plan 2006.

Disabled access

- 8.16 The applicants have indicated that level external access will be provided to the dwellings, and there is sufficient space for the provision to each dwelling of a parking space for a disabled person. In respect of disabled access, the proposal is compliant with Cambridge Local Plan (2006) policies 3/7 and 3/12.

Residential Amenity

- 8.17 The main consideration with regard to residential amenity is the potential impact on the amenity of the dwellings that adjoin the site on its south-eastern boundary, with number 32 being the closest, and the impact on number 34 Storeys Way itself. The proposed houses have been carefully designed with respect to the positioning of rooms and windows such that those rooms with windows that could have resulted in significant overlooking can be obscure-glazed without detriment to the prospective occupants of the proposed houses. Other windows would be a sufficient distance from the neighbouring properties to avoid significant overlooking.
- 8.18 The proposed houses would not result in any significant overshadowing or enclosing effects on any neighbouring property.
- 8.19 The occupants of number 32 Storeys Way have expressed concern about the potential noise pollution from the vehicular traffic associated with the proposed houses using the access

road which runs alongside the boundary with this neighbouring dwelling. The boundary is presently demarcated by a dense hedge of approximately 2.5 metres in height. The occupants of number 32 Storeys Way have requested that the applicants be required to erect a wall to the height of the existing hedge to ameliorate potential noise disturbance. It is considered likely that there would be an increase in noise disturbance to this neighbouring property from increased use of this access. However, the proposal is not introducing a new access adjacent to this boundary; it is already there, albeit that it serves only one dwelling. On balance, it is considered that the loss of amenity to this neighbouring property from increased noise disturbance from the traffic associated with four additional large dwellings would not, in this instance, constitute a reason for refusal, or justify a stipulation that a wall be built as requested which would, in any case, be likely to detract from the appearance of the area.

- 8.20 The proposal is considered to adequately respect the residential amenity of its neighbours and, in this respect, to be compliant with Cambridge Local Plan (2006) policies 3/4 and 3/7.

Refuse Arrangements

- 8.21 The applicants indicate that waste bin provision is to be made within the curtilage of each proposed dwelling. However, the plans submitted show no specific refuse bin store; instead, the bins are shown to be stored either openly to the rear of the houses, or within the double garage. The provision of a specific refuse bin store within the curtilage of each house would further reduce the already very limited garden area of each of the dwellings. However, storage within the garages is acceptable, although this, together with the storage of bicycles in the garage (as no specific bicycle stores are provided either) would result in the garages effectively being able to accommodate only one car instead of two. Although by no means an ideal arrangement, this is not considered to be grounds for refusal of the application. In respect of refuse bin storage provision, the proposal complies with policy 3/12 of the Cambridge Local Plan 2006.

Access and Highway Safety

- 8.22 It is intended that vehicular access to the proposed houses be obtained via the existing drive to 34 Storeys Way. This drive is to be upgraded and widened in part, to provide the necessary turning space for larger vehicles, such as a fire engine, and to provide a passing point. A turning space is to be provided on the site, adjacent to the existing house of number 34 Storeys Way, but this turning head is unlikely to be an intrusive feature if appropriate surfacing materials are used. In terms of appearance, the proposed access arrangements are considered acceptable. The Highway Authority has raised no objection on the grounds of highway safety. The proposal is compliant with Cambridge Local Plan (2006) policy 8/2.

Car and Cycle Parking

- 8.23 For dwellings of three or more bedrooms outside the CPZ, the parking standards allow for a maximum of two car parking spaces. Each of the proposed houses is provided with a double garage, and associated driveway. The driveways would provide the required disabled car parking space for each dwelling. The proposed car parking provision is considered to be acceptable and in compliance with policy 8/10 of the Cambridge Local Plan 2006.
- 8.24 The parking standards require a minimum of 4 bicycle parking spaces for each of the five-bedroom houses (plots 3 and 4), and 5 parking spaces for each of the six-bedroom houses (plots 1 and 2). As with bin storage facilities, no specific bicycle store is shown for any of the proposed houses; the applicants instead make reference to there being sufficient space in the curtilage of each dwelling for the provision of such facilities. The provision of a bicycle store in the grounds of each house would, as with the provision of a bin store, further reduce the amount of limited garden area. However, as with the storage of bins, there would be space within the double garages to accommodate the necessary number of bicycle spaces, although, as mentioned above, this would effectively result in the loss of one of the car parking spaces in the garage. Nevertheless, the proposal is considered to be compliant with policy 8/6 of the Cambridge Local Plan 2006.

Third Party Representations

- 8.25 The issues raised in third party letters of representation received are addressed in the above assessment.

Planning Obligation Strategy

- 8.26 There are no outstanding S016 issues in relation to this application; these issues were dealt with under the original outline planning application.

9.0 CONCLUSION

- 9.1 The design concept and appearance of the proposed houses are, in themselves, considered to be appropriate to the context of the site, and acceptable. The proposed access arrangements, car parking, bicycle and bin storage provision are also considered acceptable, and impact on the residential amenity of neighbouring properties considered not to be so significantly detrimental as to warrant refusal. However, the number of dwellings proposed, their size relative to the size of the site, and their layout, are unacceptable. The site is too small to accommodate four large houses as proposed, thereby resulting in a geometric, cramped form of development. The proposed houses would be too close to each other, with disproportionately small gardens, and a disproportionately large amount of hard surfacing, resulting in poor landscaping and the dominance of car parking provision. The proximity of two of the houses to the northern boundary would have an adverse impact on the adjacent historic cemetery. The proposal would be out of keeping with the existing character of the vicinity, and would therefore fail to preserve or enhance the character or appearance of the Conservation Area. Consequently, the proposal is contrary to Development Plan policy, and should be refused.

10.0 RECOMMENDATION

REFUSE for the following reasons:

1. The site is too small to adequately accommodate four dwellings of the size proposed. Consequently, the proposed development appears cramped, with the houses having relatively small gardens for their size and little space between them. The attempt to fit four large dwellings on too small a site results in an inappropriate geometric layout and density of development that is uncharacteristic of the existing form of development in the vicinity. The density of the development also results in a disproportionate amount of hard ground surfacing (the access road, drives, necessary paths and patios surrounding the houses), and an undue prominence to car parking provision. The proximity of the two houses closest to the north-eastern boundary with the Ascension Parish Burial Ground and Chapel has a detrimental impact on the character of this historic site, particularly with respect to views out of the cemetery.

In failing to respond to its context, and failing to use the characteristics of the locality to help inform the siting and massing, the proposed development is contrary to policy 1/3 of the Cambridgeshire and Peterborough Structure Plan (2003), and policy 3/4 of the Cambridge Local Plan 2006. In failing to have a positive impact on the setting, in terms of location on the site, scale, wider townscape impacts and available views, the proposed buildings are contrary to policy 3/12 of the Cambridge Local Plan 2006. In providing inadequate amenity space for the scale of dwellings proposed, and hard surfacing which is inappropriate to its context, the proposal is contrary to policies 3/10 and 3/11 of the Cambridge Local Plan 2006. In failing to achieve good interrelations and integrations between buildings and spaces, the proposal is contrary to policy 3/7 of the Cambridge Local Plan 2006. The unacceptably dense development does not retain spaces which contribute positively to the character or appearance of the Conservation Area, and fails to preserve or enhance the character or appearance of the Conservation Area by faithfully reflecting or providing a successful contrast with it, and is therefore contrary to policy 4/11 of the Cambridge Local Plan 2006.

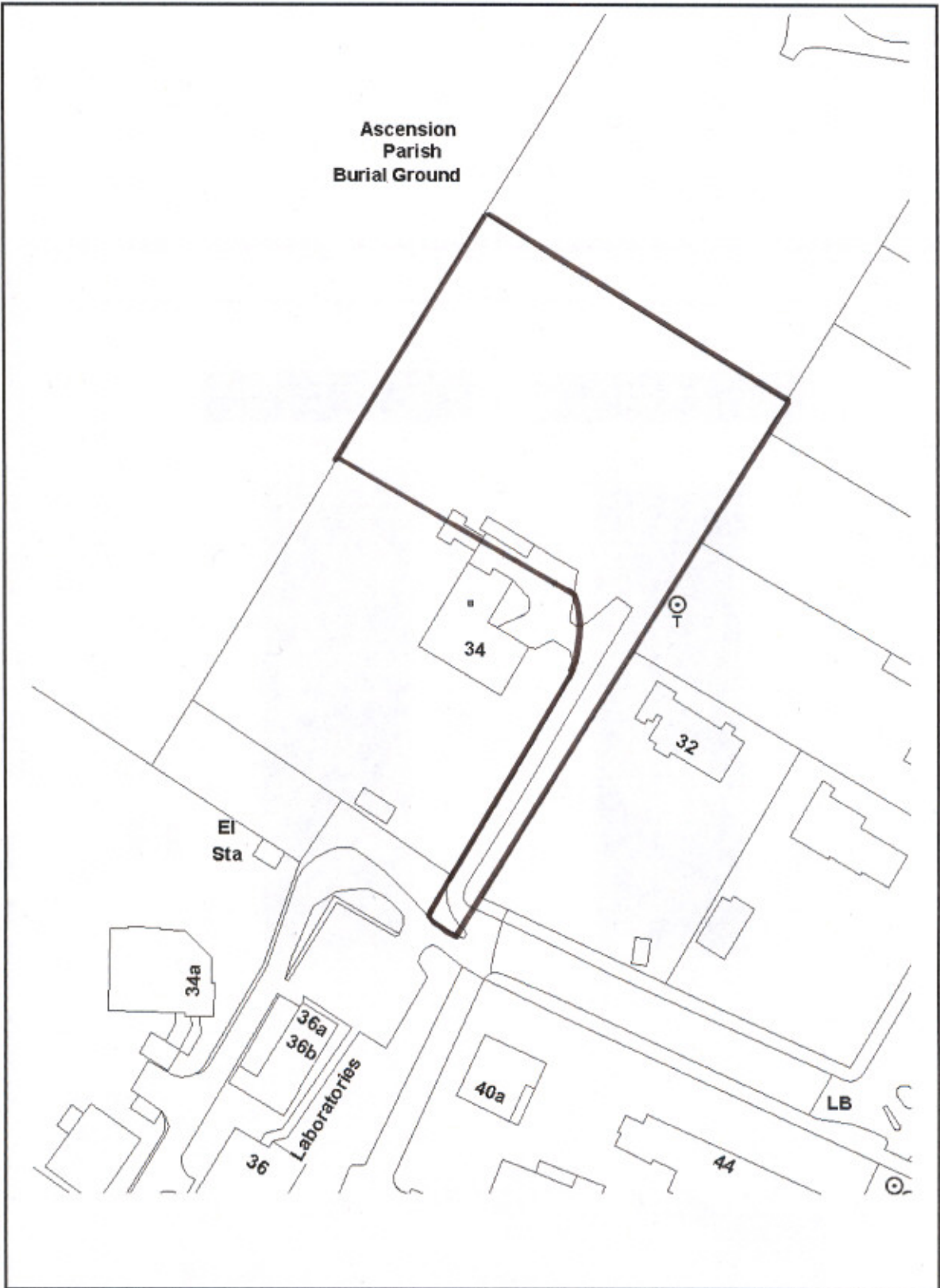
2. The proximity of the two proposed houses closest to the north-eastern boundary with the Ascension Parish Burial Ground, is likely to result in requests for the pruning or felling of the trees required to replace the existing sycamores within the cemetery, as a result of likely overshadowing of the gardens and rooms of the proposed houses as the replacement trees grow to their maximum size. The degree of pruning that would be required, or the removal of trees altogether, would have a significant adverse effect upon the appearance of the area, and particularly upon the character of the cemetery. In adversely affecting trees of important amenity value close to the site, the proposal is contrary to policies 3/10, 4/3 and 4/4 of the Cambridge Local Plan 2006.

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

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

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

These papers may be inspected by contacting John Summers (Ext.7103) in the Planning Department.



08/0060/REM
34 Storeys Way Cambridge Cambridgeshire CB3 0DT



Date: 20th March 2008
 Prepared by: Matthew Mery
 Review/Comment:
 Policy & Program, Environment & Planning
 Scale: 1:4,000

**Storey's Way Conservation Area and
 Site Boundary for Planning App 08/0060/REM**



*This map is reproduced from Ordnance Survey material with the permission of the Mayor's Buildings Office (© Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. © Cambridge City Council License No. 100007290 2008. Project Location & Name: J:\Projects\080060_Plan\080060Planning_Layout\Name.dwg