

Application Number	09/0001/FUL	Agenda Item	7.3
Date Received	5th January 2009	Officer	Mr Amit Patel
Target Date	2nd March 2009		
Ward	Cherry Hinton		
Site	3A Cherry Close Cambridge Cambridgeshire CB1 9JD		
Proposal	New three bedroom bungalow and vehicular access to Cherry Hinton Road at land rear 3a Cherry Close, Cambridge.		
Applicant	Mr Ray Holland 38 Cheddars Lane Cambridge CB5 8LD		

PLEASE NOTE THAT IF NO OBJECTIONS ARE RECEIVED BY THE 5TH FEBRUARY 2009 THIS APPLICATION WILL BE DEALT WITH UNDER DELEGATED POWERS.

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The site, which is irregular in shape, is adjacent to 3 Cherry Close. It has a southern boundary which faces onto Cherry Hinton Road, and on to the west and east sides, respectively, are the residential dwellings 437 Cherry Hinton Road and 4a Cherry Close. It is currently being used by the owners as their garden. There is mature planting on the east, west and southern boundary.
- 1.2 The site is located to the south of the city centre in what is a residential area. There is a mixture of dwelling types in the area, and although there are bungalows to the west and east, the two storey form found in Cherry Close is more typical of the area as a whole. The dwellings are of primarily of brick construction with tile or slate roofs with the predominant feature of a gable-ended roof. However, the typical arrangement is of a two storey nature in the area. On the far, south, said of Cherry

Hinton Road is housing and a little to the east, The Church of the Latter Day Saints.

- 1.3 The site is not allocated and is not in a conservation area.
- 1.4 The building is not listed, however, the application site is in close proximity to protected open space (Cherry Hinton Hall).

2.0 THE PROPOSAL

- 2.1 This application is a fresh proposal following the withdrawal of an earlier application, reference 08/1227/FUL, which proposed two, one-bedroom dwellings.
- 2.2 This application seeks approval for a three bed room bungalow with the access arrangements for Cherry Hinton Close.
- 2.3 The application is accompanied by the following supporting information:
 - 1. Design Statement
 - 2. Proposed Plans

3.0 SITE HISTORY

Reference	Description	Outcome
08/1227/FUL	Two new one-bedroom houses and vehicular access to Cherry Hinton Road at land adjacent to 437 Cherry Hinton Road.	WDR

4.0 PUBLICITY

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

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

5.6 **Circular 05/2005 - Planning Obligations:** Advises that planning obligations must be relevant to planning, necessary, directly related to the proposed development, fairly and reasonably related in scale and kind and reasonable in all other respect.

5.7 **East of England Plan 2008**

SS1 Achieving sustainable development
T14 Parking
ENV7 Quality in the built environment

5.8 **Cambridgeshire and Peterborough Structure Plan 2003**

Planning Obligation Related Policies

P6/1 Development-related Provision

5.9 **Cambridge Local Plan 2006**

3/1 Sustainable development
3/4 Responding to context
3/7 Creating successful places
3/11 The design of external spaces
3/12 The design of new buildings
5/1 Housing provision
8/10 Off-street car parking

Planning Obligation Related Policies

3/7 Creating successful places (*public art/public realm*)

3/8 Open space and recreation provision through new development

5/5 Meeting housing needs (*affordable housing*)

5/14 Provision of community facilities through new development

10/1 Infrastructure improvements (*public open space, recreational and community facilities*)

5.10 Supplementary Planning Documents

Cambridge City Council (May 2007) – Sustainable Design and Construction: Sets out essential and recommended design considerations of relevance to sustainable design and construction. Applicants for major developments are required to submit a sustainability checklist along with a corresponding sustainability statement that should set out information indicated in the checklist. Essential design considerations relate directly to specific policies in the Cambridge Local Plan 2006. Recommended considerations are ones that the council would like to see in major developments. Essential design considerations are urban design, transport, movement and accessibility, sustainable drainage (urban extensions), energy, recycling and waste facilities, biodiversity and pollution. Recommended design considerations are climate change adaptation, water, materials and construction waste and historic environment.

Cambridge City Council (January 2008) - Affordable Housing: Gives advice on what is involved in providing affordable housing in Cambridge. Its objectives are to facilitate the delivery of affordable housing to meet housing needs and to assist the creation and maintenance of sustainable, inclusive and mixed communities.

5.11 Material Considerations

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 Council (2006) - Open Space and Recreation Strategy: Gives guidance on the provision of open space and recreation facilities through development.

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

- 6.1 The local highway department have concerns over the parking arrangements and need to be sure that the cars exiting from this site, can do so in a forward gear. A diagram to show this is to be produced and the results will be confirmed at Committee.
- 6.2 If that issue can be satisfied the local highway authority has no other objection, subject to suggested conditions.

Head of Environmental Services

- 6.3 Awaiting comments.

Cambridge City Council Access Officer

- 6.4 Has concerns over the access into the house and the bathroom door should open outwards to make it more accessible to all.
- 6.5 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 No representations have been received
- 7.2 The above representations are a summary of the comments that have been received. Full details of the representations can be inspected on the application file.

8.0 ASSESSMENT

- 8.1 From the consultation responses and representations received and from my inspection of the site and the surroundings, I consider that the main issues are:
1. Principle of development
 2. Context of site, design and external spaces
 3. Disabled access
 4. Residential amenity

5. Refuse arrangements
6. Highway safety
7. Car and cycle parking
8. Visual Amenity
9. Third party representations
10. Planning Obligation Strategy

Principle of Development

- 8.2 Cambridge Local Plan 2006 Policy 5/1 permits proposals for housing development on windfall sites, subject to those proposals satisfying various tests and addressing all relevant material planning considerations. Central Government is committed to promoting more efficient use of land through higher density development and the use of suitably located, previously developed land and buildings, in order to bring vacant and underused previously developed land back into beneficial use and to achieve the targets that it has set in terms of producing new homes.
- 8.3 Planning Policy Statement 1 (PPS1) - Delivering Sustainable Development requires that brownfield land should be developed first, and PPS 3 (Housing) looks to the need for housing and a variety of families and people. This application is for a single storey bungalow that is to be available for persons in need of single storey accommodation with good disability provision, on land that was previously used as part of number 16. Given that this site is residential land in a residential area, it is my opinion that the broad principle of the development is acceptable and in accordance with policy 5/1 and 5/5 of the Cambridge Local Plan 2006,; however, the proposal also needs to be looked at in the context of other policies and material considerations.

Context of site, design and external spaces

- 8.4 The site is a garden that currently serves number 3a Cherry Close. The size of the plot is fairly substantial measuring approx. 15.5m wide and 25m deep. Currently a close-boarded fence and mature shrubs stand along the boundary to Cherry Hinton Road. The proposal is to keep part of the existing hedge fronting Cherry Hinton Road, but remove some of it to allow access from that highway. A similar arrangement is already in place for 437 Cherry Hinton Road to the west, and I consider that the hedging and fencing can, as it does in that case, soften

the impact of the dwelling. I do not therefore consider this arrangement of a dwelling taking access out onto the main road to be out of context.

- 8.5 The proposal is for a single storey bungalow, which like its neighbours to either side, would stand at a slight angle to the road; it would be 5 metres back at the west end and 7.5 metres at the east end, from the boundary to Cherry Hinton Road.
- 8.6 The adjacent properties do not have a uniform pattern in which they sit within the plots and I am of the opinion that the siting of the proposed bungalow, stepped between the two with only the porch projecting forward of both, would sit well within the street scene. The siting also allows for a garden for the prospective occupiers that is not dissimilar to others in the surrounding area.
- 8.7 The bungalow is quite large, being 10.4 metres wide and 10.8 metres deep. With that big a span, the dwelling, although only single storey will rise to a height of around 5.85 metres. Although this is lower than the previously withdrawn proposal (6.5 metres) it will be taller than the two buildings to either side (437 - 4.6 m; and 4a – 5.2 metres) Despite this, I think it will still mean that the proposal would sit well in the immediate locality, as number 437 Cherry Hinton Road and 4a Cherry Close are also both bungalows with their ridges sitting parallel to Cherry Hinton Road. On this basis the proposal will be harmonious in the street scene and respond to context. I am however of the view that to retain the accord with the properties to either side, a condition should be imposed precluding the introduction of any accommodation to the first floor.
- 8.8 I do also have a concern that the appearance of the exterior should be use materials similar to those of the neighbours and that this needs to be addressed by condition.
- 8.9 Subject to conditions suggested, in my opinion the proposal is compliant with East of England Plan (2008) policy ENV7, and Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11, 3/12.

Disabled access

- 8.10 The access onto the site from Cherry Hinton Road and into the house is from level ground and as such meets policy. The access officer has concerns but not enough to refuse this application and feels that there are minor alterations that would

need to be done, however, he realises that this could be done under other legislation (Building Control).

- 8.11 In my opinion the proposal is compliant with East of England Plan (2008) policy ENV7, and Cambridge Local Plan (2006) policies 3/7 and 3/12.

Residential Amenity

- 8.12 In terms of potential impact, it is the adjoining neighbours at 437 Cherry Hinton Road and 4a Cherry Close that are the parties potentially most affected. The building will sit with the front façade facing Cherry Hinton Road.
- 8.13 Most of the windows in the proposed property face south to the road and north to the garden, where they will not overlook anyone. In the west flank a bathroom window and a secondary living room window are shown. The first will be obscure glazed, the second looks to the flank wall of the neighbour at 437. On the east flank there is a side door and a bedroom window, which look towards the flank of 4a, across the driveway and boundary fence. Again I do not consider this would cause any demonstrable harm to the neighbour.
- 8.14 With the front of the proposed bungalow approximately 5 metres forward of 437, the building rising to 5.85 metres in line with the front of 437 will have some impact upon the neighbour. However, existing planting does a similar job and with a gap between the properties of about 2.5 metres and at the eastern end of the bungalow adjacent to the boundary, I do not think that the impact will be such as make the proposal unreasonably dominating or enclosing. Set to the east the proposal will take some direct sunlight away from the front of 437 in the first part of the day, but again I do not think this will be so material (because of, again, in part, the position of the garage at 437) as to make what is proposed unacceptable.
- 8.15 I am of the opinion that the impact in terms of residential amenity to 4a Cherry Close is minimal. 4a Cherry Close is located to the east of the proposal site and is located within 1 metre of the boundary. There are windows on the west elevation that serve the utility and dining room.
- 8.16 The proposal would be approximately 4 metres away from the common boundary to 4a Cherry Close. With this gap of around

5 metres between the buildings, I am of the opinion that the loss of light and outlook is minimal. Although the dining room will suffer some loss of light and outlook, as the bulk of the building will be visible from this window, I appreciate that this room will not be part of the main living space in the house and as such do not consider the impact to be such as to warrant refusal.

- 8.17 In my opinion the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and I consider that it is compliant with East of England Plan (2008) policy ENV7, East of England Plan (2008) policy ENV7, Cambridge Local Plan (2006) policies 3/4 and 3/7.

Refuse Arrangements

- 8.18 The plans show that the bin store is to be located to the south western corner of the site. This will be in close proximity to the highway and the entrance to the house and provided that the planting and fencing is retained and adequate space for three bins is allowed (which it is, just), the proposal meets the policies on waste management.

- 8.19 Subject to condition, in my opinion the proposal is compliant with East of England Plan (2008) policy WM8 and Cambridge Local Plan (2006) policy 3/12.

Highway Safety

- 8.20 The local highway department have commented that they have concerns over the whether or not a car can leave in a forward gear from this site. They have requested a plan showing that this can be accommodated, though the drawings appear to show that it can be.

- 8.21 Once satisfied, the local highway authority have recommended conditions.

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

Car and Cycle Parking

- 8.23 The plans show two parking spaces and, I am of the opinion that the number of spaces provided does meet the car parking standards; the issue of turning does need to be finalised.
- 8.24 In my opinion the proposal is compliant with East of England Plan (2008) policies T9 and T14, and Cambridge Local Plan (2006) policies 8/6 and 8/10.

Visual Amenity

- 8.25 To ensure that the fencing and planting on the site is retained and enhanced to try and settle the building into the local townscape, conditions are proposed.

Third Party Representations

- 8.26 None received to date.

Planning Obligation Strategy

- 8.27 The Planning Obligation Strategy (2004) provides a framework for expenditure of financial contributions collected through planning obligations. The applicants have indicated their willingness to enter into a S106 planning obligation in accordance with the requirements of the Strategy. The proposed development triggers the requirement for the following community infrastructure:

Open Space

- 8.28 The Planning Obligation strategy requires that all new residential developments contribute to the provision or improvement of public open space, either through provision on site as part of the development or through a financial contribution for use across the city. The proposed development requires a contribution to be made towards open space, comprising formal open space, informal open space and children's play areas. The total contribution sought has been calculated as follows.
- 8.29 In the proposed building, one two-bedroom flat and six one-bedroom flats would be created. Two-bedroom flats are

assumed to accommodate two people, and one-bedroom flats 1.5 people. Contributions towards children's play space are not required from one-bedroom units. The totals required for the new buildings are calculated as follows:

Formal open space					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
3 bed	3	360	1080	1	1080
Total					1080

Informal open space					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
3 bed	3	306	918	1	918
Total					918

Children's play space					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
3 bed	3	399	1197	1	1197
Total					1197

Community Development

8.30 The Planning Obligation Strategy (2004) requires that all new residential developments contribute to community development facilities, programmes and projects.

8.31 The proposed development requires a contribution to be made towards community development. The total contribution sought equates to £1625 and has been calculated as follows:

£1625 per 3-bed unit

Contribution - **£1625** (£1625 x number of 3 bed units)

8.32 In the absence of a S106 planning obligation to secure this infrastructure provision, the proposal is contrary to Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1 and P9/8 and Cambridge Local Plan (2006) policies 5/14 and 10/1.

8.33 Subject to the completion of a S106 planning obligation to secure the requirements of the Planning Obligation Strategy (2004), I am satisfied that the proposal accords with Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1 and P9/8 and Cambridge Local Plan (2006) policies 5/14 and 10/1.

9.0 CONCLUSION

9.1 Generally the proposal for the bungalow on land adjacent to 3a Cherry Close meets National Guidance and Regional and Local Policy. While there are some detailed concerns over the potential impact on adjoining properties, the positives are considered to outweigh the negatives and the matters in question can be addressed by condition.

10.0 RECOMMENDATION

APPROVE subject to the satisfactory completion of the s106 agreement by 2nd March 2009 and subject to the following conditions:

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

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

2. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the external surfaces is appropriate. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4, 3/12 and 3/14)

3. No dwelling shall be occupied until space has been laid out within the site, in accordance with the approved plans, for cars to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. The parking and turning spaces provided shall thereafter be retained and shall not be used for any purpose other than the parking or turning of vehicles, unless and until adequate, alternative parking and turning space is provided to the satisfaction of the local planning authority which is also to be given in writing.

Reason: To avoid obstruction of the surrounding streets and in the interests of highway safety and convenience. (Cambridge Local Plan 2006 policies 8/2 and 8/10)

4. The building shall not be occupied until the area identified on the approved plans for car parking has been drained and surfaced in accordance with details submitted to and approved by the local planning authority in writing and that area shall not thereafter be used for any other purpose than the parking of vehicles.

Reason: To avoid obstruction of the surrounding streets and in the interests of highway safety and convenience. (Cambridge Local Plan 2006 policies 8/2 and 8/10)

5. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg furniture, play equipment, refuse or other storage units, signs, lighting); proposed and existing functional services above and below ground (eg drainage, power, communications cables, pipelines indicating lines, manholes, supports); retained historic landscape features and proposals for restoration, where relevant. Soft Landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme.

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

6. No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatments to be erected. The boundary treatment shall be completed before the use hereby permitted is commenced and retained thereafter unless any variation is agreed in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure an appropriate boundary treatment is implemented. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

7. Before the development hereby permitted is commenced details of the following matters shall be submitted to and approved by the local planning authority in writing.

- l) contractors access arrangements for vehicles, plant and personnel,

- ii) contractors site storage area/compound,
- iii) the means of moving, storing and stacking all building materials, plant and equipment around and adjacent to the site,
- iv) the arrangements for parking of contractors vehicles and contractors personnel vehicles.

Thereafter the development shall be undertaken in accordance with the approved details.

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

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extensions, or additions or garages shall be erected other than those expressly authorised by this permission.

Reason: To protect the amenity of adjoining properties, and to prevent overdevelopment of the site. (Cambridge Local Plan 2006 policies 3/4 and 3/14)

9. The proposed access way must be hard paved for a distance of not less than 6metre from the boundary of the adopted public highway and the site, to prevent debris spreading onto the adopted public highway.

Reason: For highway safety (Cambridge Local Plan (2006) policy 8/2.

10. Prior to occupation of the development, a plan showing the visibility splay of 2m by 2m, to be submitted to and approved by the Local Planning Authority. The splays should be within the curtilage of the new dwelling house.

Reason: For highway safety Cambridge Local Plan (2006) policy 8/2.

11. Prior to the commencement of development a plan shall be submitted showing a manoeuvring area, which is to be implemented before the building is first occupied and shall be retained thereafter (unless agreement is first given in writing to any variation), free of obstruction at all times, to ensure that a domestic vehicle can always enter and leave the site in a forward gear.

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

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) and the Town and Country Planning (General Permitted Development) (Amendment)(No.2)(England) Order 2008 (or with any order revoking and re-enacting that Order with or without modifications) no accommodation may be introduced into the roof area of the building, nor may any windows or dormer windows be introduced to the roofs or flanks of the building here approved, other than with the prior formal permission of the local planning authority.

Reason: To protect the amenity of adjoining properties. (Cambridge Local Plan 2006 policies 3/4 and 3/14)

INFORMATIVE: Notwithstanding any consent granted under the relevant planning act/s, the applicant is advised that before any works are carried out on any footway, carriageway, verge or other land forming part of the public highway the express consent of Cambridgeshire County Council as the Local Highway Authority will be required. All costs associated with any construction works will be borne by the developer. The developer will not be permitted to drain roof water over the public highway, nor across it in a surface channel, but must make arrangements to install a piped drainage connection. No window or door will be allowed to open over a highway and no foundation or footing for the structure will be allowed to encroach under the public highway.

INFORMATIVE: The applicant is advised that any granting of Planning Permission does not constitute a permission or licence to a developer to carry out any works within, or disturbance of, or interference with, the Public Highway, and a separate permission must be sought from the Highway Authority for such works.

INFORMATIVE: Notwithstanding any consent granted under the relevant planning act/s, the applicant is advised that before any works are carried out on any footway, carriageway, verge or other land forming part of the public highway the express consent of Cambridgeshire County Council as the Local Highway Authority will be required. All costs associated with any construction works will be borne by the developer.

INFORMATIVE: New development can sometimes cause inconvenience, disturbance and disruption to local residents, businesses and passers by. As a result the City Council runs a Considerate Contractor Scheme aimed at promoting high standards of care during construction. The City Council encourages the developer of the site, through its building contractor, to join the scheme and agree to comply with the model Code of Good Practice, in the interests of good neighbourliness. Information about the scheme can be obtained from The Considerate Contractor project Officer in the Planning Department (Tel: 01223 457121).

Reasons for Approval

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

East of England plan 2008: SS1, T14 and ENV7

Cambridgeshire and Peterborough Structure Plan 2003: P6/1

Cambridge Local Plan (2006): 3/1, 3/4, 3/7, 3/11, 3/12, 5/1 and 8/10

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

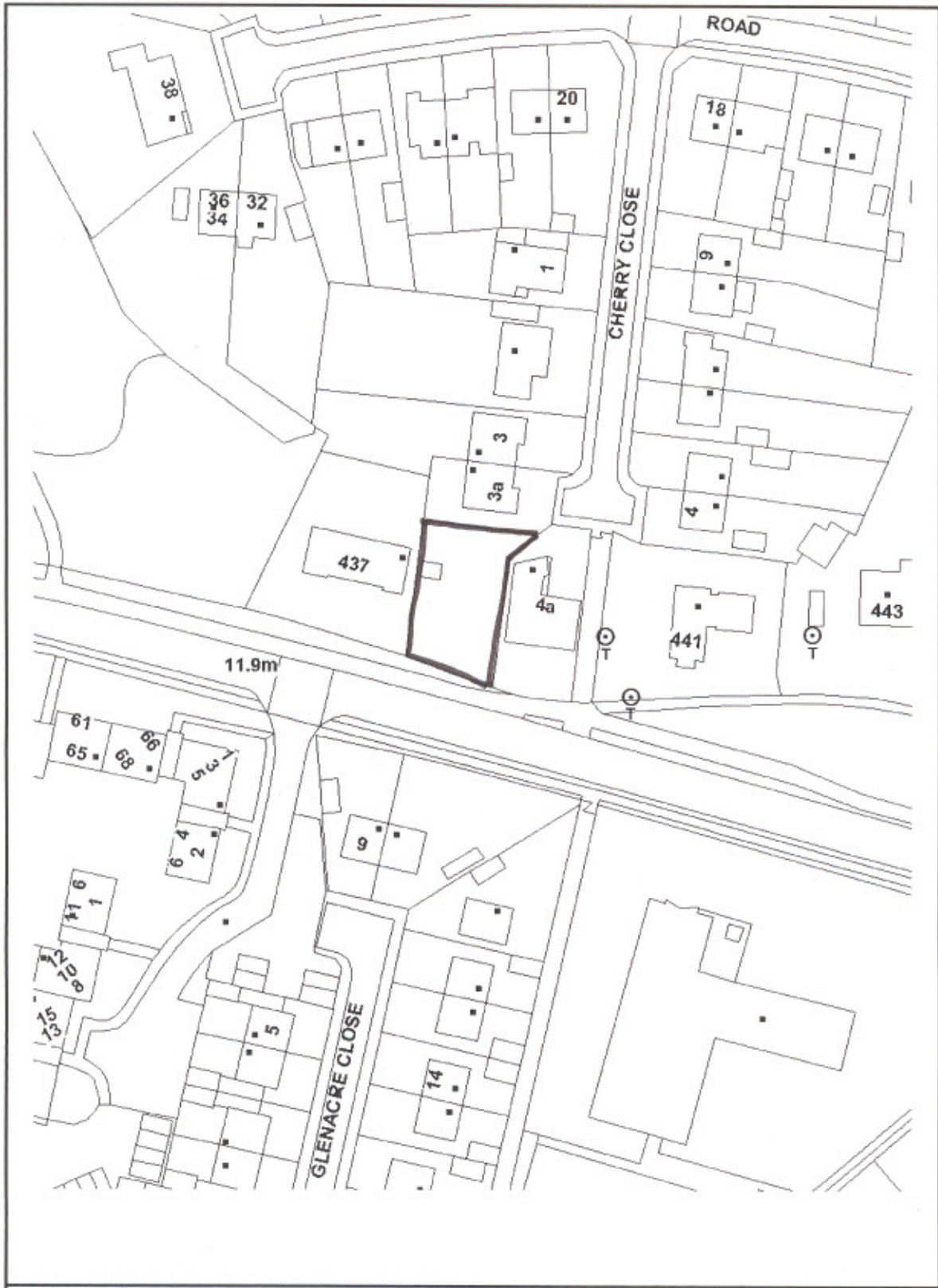
These reasons for approval can be a summary of the reasons for grant of planning permission only. For further detail on the decision please see the officer report by visiting the Council Planning Department.

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.



09/0001/FUL
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