

Application Number	08/0498/FUL	Agenda Item	9.5
Date Received	4th April 2008	Officer	Mr Steve Bromley
Target Date	30th May 2008		
Ward	Trumpington		
Site	8 Chaucer Road Cambridge Cambridgeshire CB2 7EB		
Proposal	Erection of 1x4 bed dwellinghouse.		
Applicant	Mr John Williamson 8 Chaucer Road Cambridge Cambridgeshire CB2 7EB		

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 8 Chaucer Road is a large, detached, late 19th century house standing on the north side of the street. The house is positioned in the centre/southeast of its site frontage, with a later attached garage with accommodation over on its south-eastern side, extending to within 2.575m of the south-eastern common boundary with a children's nursery which occupies the plot to the east. The area is characterised by a frontage pattern of development, where large, detached dwellings, set back some way from the highway, which they face, stand in extensive plots among trees.
- 1.2 The dwellings on this side of Chaucer Road are sited on large, deep plots, most of which extend up to Vicar's Brook to the north. The flank boundaries of no.8 are, approximately, 104 metres long on the northwestern side and 93 metres long on the south-eastern side. The gardens of most of the houses on this side of the road have many large trees. Two properties, including 8 Chaucer Road, have tennis courts in the rear gardens.
- 1.3 The application site itself is an irregular shaped area of land, which currently forms part of the garden of 8 Chaucer Road. It

comprises a strip of land of varying width along the south-eastern boundary which widens out, a little more than 50 metres from Chaucer Road to occupy most of the northern part of the garden and all but the northwestern 3.3 metres of the common boundary with Vicar's Brook (this remaining frontage would allow the existing house to retain access out across Vicar's Brook). There is substantial vegetation along the southern edge of the Brook. A row of trees on a northwest – southeast axis divides the existing garden to 8 Chaucer Road, a little to the south of the proposed plot, within what is proposed to remain as garden to the house; much of the site itself is currently in use either as the tennis court or as lawn.

- 1.4 To the north-west is another large house, in an even larger plot with a garden with many trees that extends down to the Brook and includes a tennis court. To the south-east on the frontage is a nursery school and beyond that no.6 which is in an institutional, academic, use in a site which extends down to the Brook and includes land behind, north of the Nursery. The land immediately behind the nursery is given over to a lawn and behind that, closer to the Brook, are some polytunnels and an old pre-fabricated garage.
- 1.5 The area is sited within City of Cambridge Conservation Area 9 (Southacre). Land to the north, beyond Vicar's Brook is New Bit, part of Coe Fen, an area of Common Land, where a footpath/cyclepath runs parallel with and close to Vicar's Brook. Coe Fen is a designated City Wildlife Site and is within the City of Cambridge Conservation Area 1 (Central). It is also within the Green Belt, and designated as protected open space in the Cambridge Local Plan (2006). Most of the plot is also inside the indicative floodplain shown on the Local Plan Proposals Map and the whole site is outside the Controlled Parking Zone (CPZ).

2.0 THE PROPOSAL

- 2.1 The application seeks full planning permission and proposes a four-bedroom, detached dwelling and detached double garage. The footprint of the house would have a northwest – southeast axis, running approximately parallel with and at distances of between 4 and 7 metres from, the Brook. The eastern part of the building would be on the northern part of the existing tennis court, the western where there is currently lawn; the garage would stand some 13 metres south of the house, on what is currently the

southern end of the tennis court. Access would be taken from south-eastern corner of the existing frontage of 8 Chaucer Road, with a driveway taking a line between the main house and the south-eastern boundary. For most of its length the access would be 3.4 metres in width, though it is much wider where it meets Chaucer Road, and narrower where it passes the existing south eastern flank of the extended house.

- 2.2 The proposed house would be part two-storey and part single story with the single story part making up the majority of the building footprint and habitable area. The proposal would have a modern design incorporating a curving sedum roof, external oak boarding and cedar shingles. The property would have a maximum height of 6.4 metres.
- 2.3 The current proposals have been submitted following the refusal of planning permission for an almost identical house and garage proposed in application 07/0488/FUL. The current proposal has been reduced in size by a small amount. The reduction in size has been achieved by reducing the thickness of the walls, which the applicant states reduces the overall footprint by 23%. External decking and a large hard surfaced vehicle parking and turning area, forming part of the previous proposals have also been removed from the current scheme.
- 2.4 The application is accompanied by the following supporting information:
1. Planning, Design and Access Statement
 2. Noise Impact Assessment
 3. Pre-Development Tree Survey
 4. Arboricultural Method Statement

3.0 SITE HISTORY

Reference	Description	Decision
07/0488/FUL	Erection of one 4 bedroom house	Refused
C/92/0177	Extension to house, demolition of existing garage and erection of	Approved

two storey side extension.

C/81/0241 The erection of detached dwelling Withdrawn
unit

3.1 Because the current proposals are very similar to the development proposals recently refused under reference 07/0488/FUL I set out below in full the reasons for refusing the previous application:

1. The proposed dwelling, by reason of its proposed siting, represents a form of backland development that is contrary to, and disharmonious with, the form and character of the residential development found along Chaucer Road. The siting of a large residential property in this garden location, therefore, fails to successfully respond to or reflect its immediate context in terms of layout, siting, form and character of development in the locality and would erode the positive contribution that this garden land plays in the character and appearance of the Conservation Area. The proposal, therefore, is contrary to policies P1/2, P1/3 and P7/6 of the Cambridgeshire and Peterborough Structure Plan (2003), policies 3/4, 3/7, 3/10, 3/12, 4/11 and 5/1 of the Cambridge Local Plan 2006 and government guidance in the form of PPS 1 - Delivering Sustainable Development, PPS 3 - Housing and PPG15 - Planning and the Historic Environment.

2. Insufficient information has been submitted with the application to accurately assess the potential impact of development, including the proposed access road, upon the significant existing trees within the application site and within adjacent sites, all of which are protected by Tree Preservation Orders or conservation area legislation, and that play an important visual role on site and within the wider Conservation Area. As such, the development fails to fully consider the impact of the development upon trees of amenity value within the Conservation Area, contrary to policies P1/2, P1/3 and P7/6 of the Cambridgeshire and Peterborough Structure Plan (2003) and policies 3/7, 3/11, 4/4 and 4/11 of the Cambridge Local Plan 2006, and guidance in the form of PPG15 - Planning and the Historic Environment.

3. The proposed road serving the proposed dwelling, functioning as the only access to the property, would introduce a significant number of movements to and from the rear of the site. This would be very unsatisfactory given the close proximity and relationship of this access to a considerable length of common boundary to the children's nursery to the east, and the private rear amenity and garden area, as well as habitable rooms of the host property, No. 8 Chaucer Road. This would result in the erosion of the level of residential amenity currently enjoyed by occupiers and users of those properties through significant and detrimental levels of noise and disturbance as a result of the use of the access. The proposal, therefore, would have a significant adverse impact upon the existing residential and general amenity of neighbouring occupiers, and as such, is contrary to policy P1/3 of the Cambridgeshire and Peterborough Structure Plan (2003), policies 3/7, 3/10, 3/12, 4/13 and 5/1 of the Cambridge Local Plan 2006 and PPS 1 - Delivering Sustainable Development.
4. The proposed dwelling would exceed the maximum car parking standards detailed in the Cambridge Local Plan 2006. As no detailed justification has been provided for this overprovision, the number of spaces proposed fails to successfully manage traffic levels or promote lower levels of car parking to encourage modal shift in a location where reliance on cars is unnecessary given the proximity of the site to the City Centre. The proposal, therefore, is contrary to policies P1/3 and P8/1 of the Cambridgeshire and Peterborough Structure Plan 2003, policies 8/2 and 8/10 of the Cambridge Local Plan 2006, and guidance in the form of PPS13: Transport (2004).
5. The proposed development does not make appropriate provision for public open space, children's play facilities and community development facilities, in accordance with the following policies, standards and proposals: policies 3/8, 5/14 and 10/1 of the Cambridge Local Plan 2006, policies P6/1 and P9/8 of the Cambridgeshire and Peterborough Structure Plan (2003), as detailed in the Planning Obligation Strategy (2004) and Guidance for Interpretation and Implementation of Open Space Standards (2006).

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 **PPS22 Renewable Energy (2004):** Provides policy advice to promote and encourage the development of renewable energy sources. Local planning authorities should recognise the full range of renewable energy sources, their differing characteristics, location requirements and the potential for exploiting them subject to appropriate environmental safeguards.
- 5.8 **PPS25 Development and Flood Risk (2006):** States that flood risk should be taken into account at all stages in the planning process to avoid inappropriate development in areas at risk of flooding, and that development should be directed away from areas at highest risk. It states that development in areas of flood risk should only be permitted when there are no reasonably available sites in areas of lower flood risk and benefits of the development outweigh the risks from flooding.

5.9 **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.

5.10 **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.

5.11 **East of England Plan 2008**

- SS1 Achieving sustainable development
- T1 Regional transport strategy objectives and outcomes
- T3 Managing traffic demand
- T9 Walking, cycling and other non-motorised transport
- T14 Parking
- ENV6 The historic environment
- ENV7 Quality in the built environment
- ENG6 CO₂ emissions and energy performance
- WM8 Waste management in development

5.12 **Cambridgeshire and Peterborough Structure Plan 2003**

Planning Obligation Related Policies

- P6/1 Development-related Provision
- P9/8 Infrastructure Provision
- P9/9 Cambridge Sub-Region Transport Strategy

5.13 **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
- 4/4 Trees
- 4/11 Conservation Areas
- 4/13 Pollution and amenity
- 4/16 Development and flooding
- 5/1 Housing provision
- 8/2 Transport impact
- 8/4 Walking and Cycling accessibility

8/6 Cycle parking
8/10 Off-street car parking

Planning Obligation Related Policies

3/8 Open space and recreation provision through new development
5/14 Provision of community facilities through new development
10/1 Infrastructure improvements (*transport, public open space, recreational and community facilities, waste recycling, public realm, public art, environmental aspects*)

5.14 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.

5.15 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.

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 No Objection

Environment Agency

6.2 Has confirmed that it has no objection. A site level survey has been submitted which illustrates that the dwelling is above the modelled flood level of 7.66m ODN. The Agency has no objection in principle subject to conditions being imposed to control floor levels and the prevention of storage within the floodplain.

Conservation Officer

6.3 Considers the proposals to be wholly unsuitable for the conservation area. The comments given are that the, 'rather odd subdivision of the garden into two does follow some existing hedging lines but otherwise does not make much sense in terms of the historic pattern of development. The character of the conservation area is not likely to be well served by such 'backland' development as it would set a most unfortunate precedent. The reduction in the amount of amenity space provided for the existing house also seems at odds with the nature of the historic combination of large houses set in large plots'.

The scheme does not enhance or protect the conservation area but, rather, detracts from the character of this particular site and the area in general.

Arboricultural Officer

- 6.4 Has commented in relation to the proposed access: The trees that are under threat are those beside the access and those surrounding the new house. The proposed concrete access will damage the trees in its construction and because it is not porous. (Planning officers comment – The applicant has confirmed they will submit a revised plan to address this concern). The remaining access as it lies in the garden and passes within the Root Protection Area of the cedar is acceptable in principle.
- 6.5 In relation to the proposed house the arboricultural officer has commented: Several small trees will be removed but none are of public amenity value. The house would be outside the Root Protection Area of any existing trees.
- 6.6 Subject to these comments the arboricultural officer has no objection and recommends conditions be imposed if planning permission is granted.
- 6.7 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 chairman of the children's nursery alongside the site has objected and comments:
There are safety concerns about the close proximity of the proposed driveway to the area used by the nursery for placing prams outside with sleeping children.
Concerns about noise and dust affecting children during the construction period.
- 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. Renewable energy and sustainability
4. Residential amenity
5. Refuse arrangements
6. Highway safety
7. Car and cycle parking
8. Third party representations
9. Planning Obligation Strategy

Principle of Development

- 8.2 Policy 5/1 of the Cambridge Local Plan (2006) supports the provision of extra housing within the City and states that windfalls are an essential component of future housing provision in the City.

Policy 3/10 of the Cambridge Local Plan (2006) specifically refers to the subdivision of existing residential plots. The principle of sub-division will only be considered acceptable if certain criteria can be fully and satisfactorily addressed. Specifically, these are the impact on residential amenity, character and appearance, provision of parking and amenity space.

The East of England Plan and the Regional Spatial Strategy explain the need for the provision of substantial additional residential accommodation in and around the City.

- 8.3 The principle of new housing in the City is therefore acceptable in terms of provision on Brownfield sites, but the specific proposal must also meet all the other tests of policy in order for it to be fully acceptable. These issues will be addressed in full below.

Context of site, design and external spaces

- 8.4 The proposed dwelling would be sited to the rear of the existing dwellinghouse. This siting represents a form of backland development that is not typical of the area. The established pattern of development in this part of the Conservation Area is characterised by large houses set in large and well landscaped plots of land. The spacious setting of the houses is a key feature that defines the conservation area. The introduction of the proposed house into the rear garden would significantly reduce the garden area of the existing house. The resultant truncated and irregular shaped garden to the existing house, the introduction of the new house and garage and new boundary treatment to separate the two properties would diminish the setting of the

existing house and in so doing harm the character and appearance of the conservation area.

- 8.5 Siting the proposed house in the rear garden fails to successfully respond to or reflect its immediate context. The development of a house and domestic plot of land in this position would erode the open and green character of the area and result in the loss of important open garden space that defines the character and appearance of the conservation area. When viewed from the protected open space to the north, this development, despite being designed so that it would be relatively low in height (5.8 metres maximum height above existing ground level) in an attempt to mitigate its visual impact, would nevertheless erode the green buffer that these green gardens provide in framing that space. At distances of as little as 4 and 7 metres from the Brook, the new house is undoubtedly going to have a 'presence' from the open land totally different to any existing buildings on the north side of Chaucer Road and one which I consider will have an adverse impact upon the site itself and on the character and appearance of the two Conservation Areas. The proposal is therefore contrary to policy ENV7 of the East of England Plan (2008) and policies 3/4, 3/7, 3/10, 3/12, 4/11 and 5/1 of the Cambridge Local Plan (2006) and government guidance in the form of PPS 1 - Delivering Sustainable Development and PPS 3 - Housing.
- 8.6 There are a number of significant trees within the garden of 6 Chaucer Road and close to the boundary on neighbouring plots. Most of the more important trees are along the boundaries, being especially dense around the north, east and across of the centre of the site. Due to their size and prominence, all of these trees are either protected by Tree Preservation Orders or more generally by conservation area legislation. The previous planning application was refused, in part, because little information had been submitted to assess the importance of the trees or the impact of the development on the trees. The current application includes a detailed arboricultural report and tree survey. The arboricultural officer is satisfied that the report correctly identifies the significance of the trees and the impacts of the development. The report confirms that the only trees that would need to be removed contribute little to the Conservation Areas. I consider that subject to conditions controlling how development takes place, the proposals can conform with policies 3/7, 3/11, 4/4 and 4/11 of the Cambridge Local Plan (2006) as they relate to

safeguarding trees and their value to the site and the City.

- 8.7 The innovative, contemporary design of the house and the use of natural materials to the roof and walls would introduce a distinctive, new form to the Conservation Area. The house is an interesting and innovative design solution of relatively low height which could, if planting were retained and supplemented, be screened so that it was not very intrusive from the north. Were planting to fail, however, it could be very intrusive, given its proximity to the Brook, so that much more than just glimpses of the new building would be possible from the open land to the north. Otherwise, the screening is such that any visual impact of the proposed house and garage would be principally confined to the immediate garden area of 8 Chaucer Road, with some secondary impact from the 'servicing' areas to No.6 to the south-east.
- 8.8 Notwithstanding the clear intentions of the proposal to turn its back on the land to the north and minimise its visual impact, I nevertheless consider that its presence here will have an adverse impact upon the character and appearance of the conservation areas within which the site is located, Conservation Area 9 (Southacre), and that which the site abuts Conservation Area 1 (Central). I therefore consider the proposal to conflict with East of England 2008 policies ENV6 and 7 and Cambridge Local Plan (2006) policies 3/4 and 4/11.
- 8.9 Concerns were raised during consideration of the previous planning application regarding the development being sited at least in part within a floodplain. A site level survey and supporting information has been submitted to the Environment Agency (EA). Having assessed this information, the EA have confirmed it has no objection to a dwelling in the proposed location, subject to conditions restricting the raising of ground levels within the floodplain and a minimum floor level of the building. The scheme, therefore, is broadly compliant with policy 4/16 of the Cambridge Local Plan (2006) in this regard.

Renewable energy and sustainability

- 8.10 The application proposes a green sedum roof to the house and garage with rain water collected in water butts. This combination of green roof and water butts and the removal of the existing hard surface tennis court would significantly reduce the water run off

rate from the site. This would reduce the amount of water entering the natural watercourse along the north boundary and therefore reduce the risk of localised flooding during periods of intense rainfall.

- 8.11 The application proposes a large boiler room to accommodate a biomass boiler and associated fuel store which the applicant claims will give the house a very low carbon footprint.
- 8.12 The house has been designed with large areas of glazing facing south to capture daylight and thereby reducing electricity consumption. The applicant states that the north facing walls would be highly insulated to prevent heat loss.
- 8.13 In my opinion the applicants have suitably addressed the issue of sustainability and renewable energy and the proposal is in accordance with East of England Plan (2008) policy ENG6, Cambridge Local Plan (2006) policy 8/16 and 'Cambridge Sustainable Development Guidelines' (2003).

Residential Amenity

- 8.14 The proposed garden area would be of more than adequate size for a dwelling of this size. At a distance of over 45 metres from the existing house and a plot depth of some 20 metres the development would offer sufficient privacy and external amenity space.
- 8.15 Concerns have been expressed about vehicles using the proposed driveway affecting the safety and amenity of children at the nursery school. Much of the shared boundary between the existing house and the nursery is formed by a concrete panel fence. This provides a substantial barrier between the two properties. Vehicles passing along the driveway would need to negotiate a narrow pinch point between the outbuilding to 6 Chaucer Road and the boundary with the nursery. This narrowing of the driveway to a localized width of about 2.5 metres would act as a natural traffic calming feature. Vehicles are unlikely to travel at speeds much above walking pace at this point. The number of vehicles visiting one dwelling would be small. I am satisfied that the small number of vehicles using the driveway and their slow speed is unlikely to create either danger or unreasonable disturbance through noise or fumes.

- 8.16 In my opinion the proposal in this regard 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, and Cambridge Local Plan (2006) policies 3/4 and 3/7.

Refuse Arrangements

- 8.17 An enclosed bin store is proposed as an integral part of the house design. It is likely that the house occupants would have to wheel their refuse and recycle bins along the driveway to leave them for collection at the site entrance off Chaucer Road. While there may be personal inconveniences with this arrangement, it is unlikely to lead to environmental problems and therefore does not justify a refusal of planning permission.
- 8.18 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

- 8.19 The highway authority has confirmed they have no objection to the access arrangements.
- 8.20 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

- 8.21 The application proposes a double garage with a turning space. No specific cycle storage facilities are proposed however I consider the garage is sufficiently large to accommodate at least two cycles as well as cars.
- 8.22 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.

Third Party Representations

- 8.23 The concerns expressed by the children's nursery have been addressed above in this report

Planning Obligation Strategy

- 8.24 The planning obligation strategy (2004) provides a framework of expenditure of financial contributions collected through planning obligations. The proposed development of a four-bedroom dwelling triggers the following requirements:
- 8.25 Formal open space provision would require a contribution of £1440, informal open space provision would require a contribution of £1224, and children's play provision would require a contribution of £1596. There would also be a requirement for a contribution of £1625 towards community facilities.
- 8.26 The applicant has not entered into the necessary unilateral undertaking to secure these contributions, and the proposal therefore fails to make appropriate provision (£5885 in total, plus the Council's legal fees) for public open space and community facilities contrary to the Planning Obligation Strategy (2004), policies P6/1 and P9/8 of the Cambridgeshire and Peterborough Structure Plan (2003) and policies 3/8, 5/14 and 10/1 of the Cambridge Local Plan (2006).

9.0 CONCLUSION

- 9.1 The proposals are for an innovative building of high quality design that in some contexts would be a welcome enhancement of the built environment. However, whatever architectural contribution the building might make has to be balanced against the harmful impact of sub-dividing the garden of 8 Chaucer Road and the potential impacts outside the site. I consider the potential negative impacts on the Conservation Area, the lack of an appropriate contextual relationship and the erosion of the existing character of large houses in large plots, the garden setting of the house to be of overriding importance and, therefore, recommend that the application is refused.

10.0 RECOMMENDATION

1. REFUSE for the following reason/s:

1. The proposed dwelling, by reason of its proposed siting, represents a form of backland development that is contrary to, and disharmonious with, the form and character of the residential development found along Chaucer Road. The siting of a large residential property in this garden location, therefore, fails to successfully respond to or reflect its immediate context in terms of layout, siting, form and character of development in the locality and would erode the positive contribution that this garden land plays in the character and appearance of the Conservation Area. The proposal, therefore, is contrary to policies ENV6 and ENV7 of the East of England Plan 2008, policies 3/4, 3/7, 3/10, 3/12, 4/11 and 5/1 of the Cambridge Local Plan 2006 and government guidance in the form of PPS 1 - Delivering Sustainable Development, PPS 3 - Housing and PPG15 - Planning and the Historic Environment.

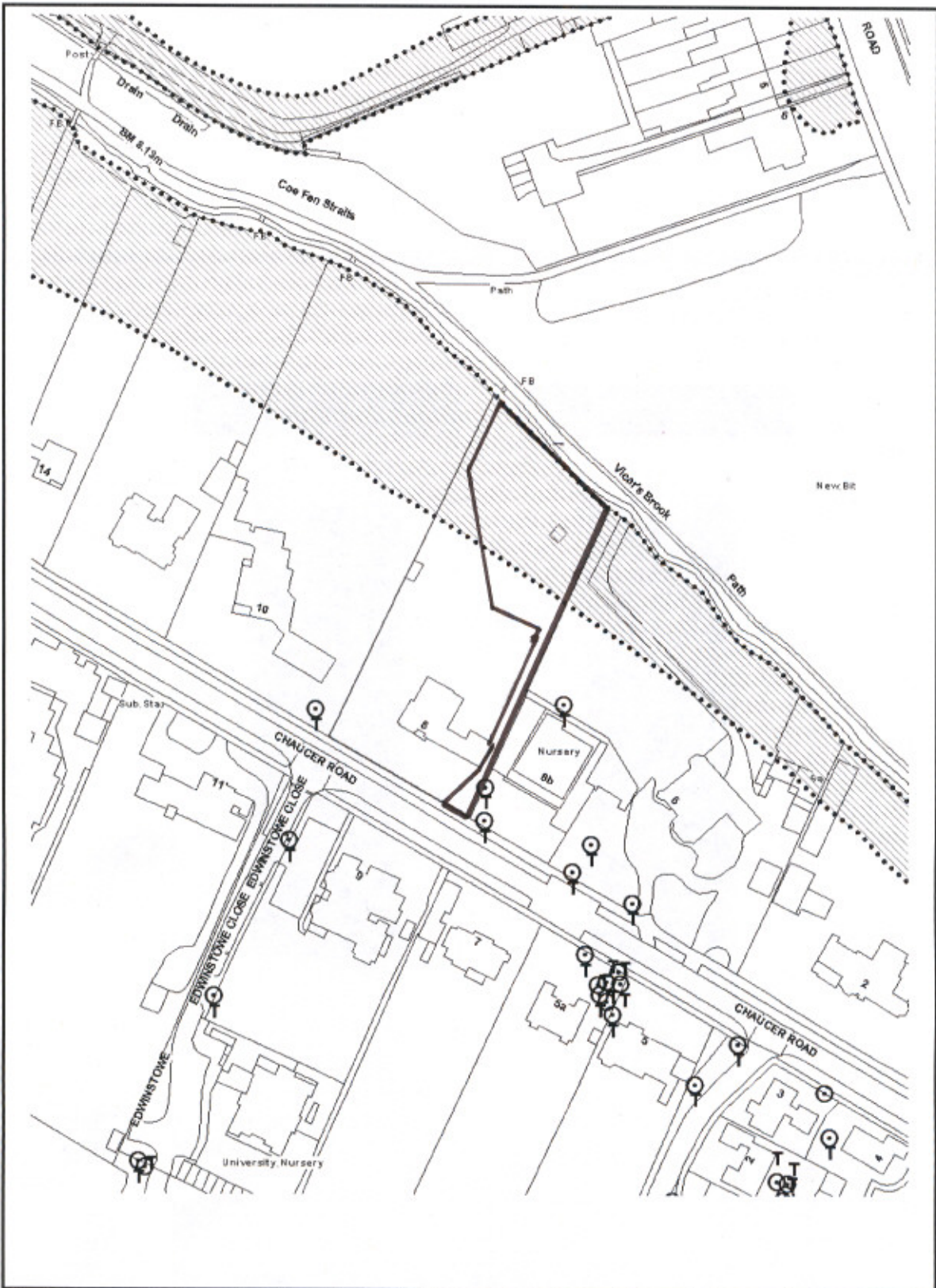
2. The proposed development does not make appropriate provision for public open space, children's play facilities and community development facilities, in accordance with the following policies, standards and proposals: policies 3/8, 5/14 and 10/1 of the Cambridge Local Plan 2006, policies P6/1 and P9/8 of the Cambridgeshire and Peterborough Structure Plan (2003), as detailed in the Planning Obligation Strategy (2004) and Guidance for Interpretation and Implementation of Open Space Standards (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.



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8 Chaucer Road Cambridge Cambridgeshire CB2 7EB