

Planning Committee



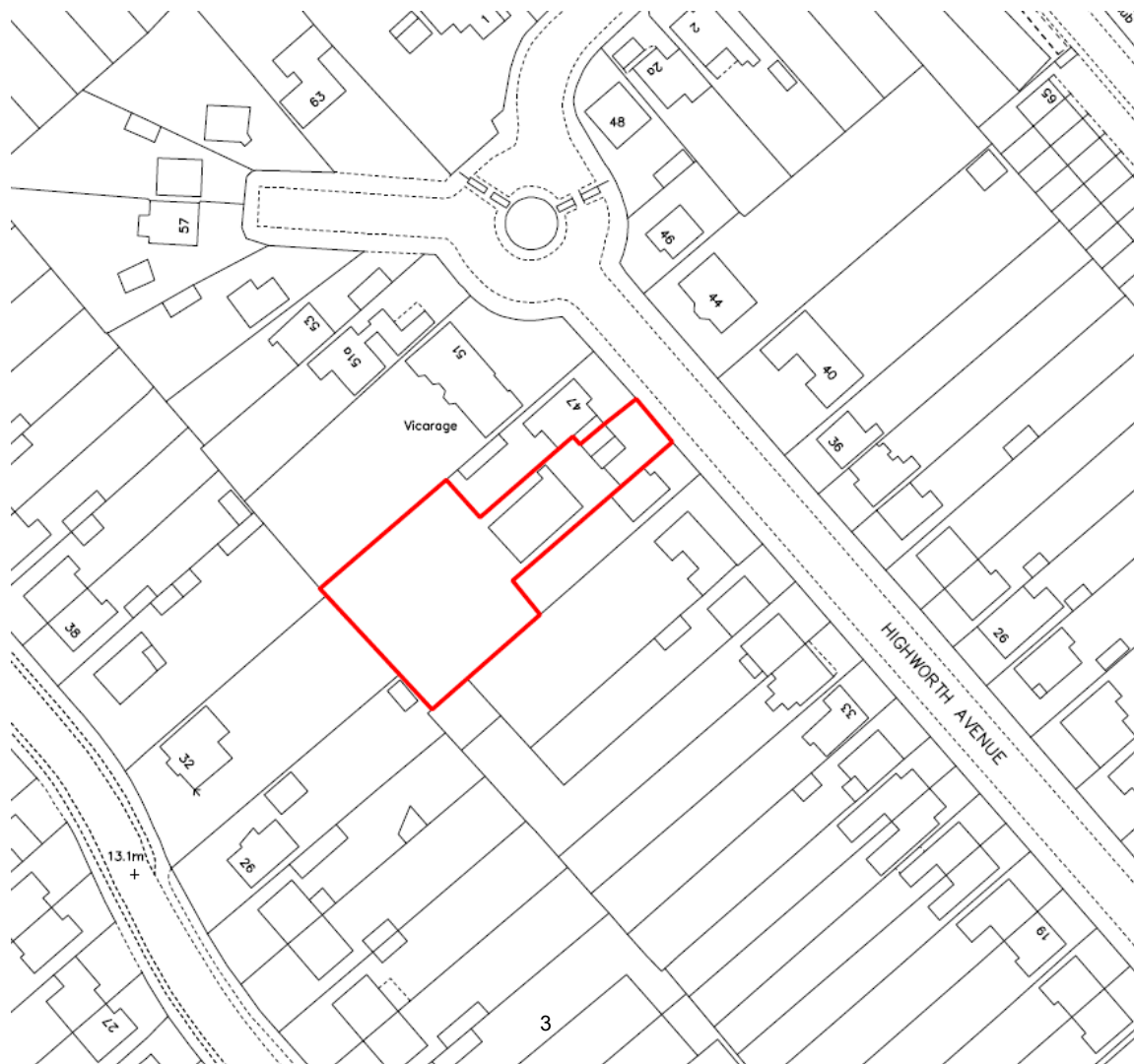
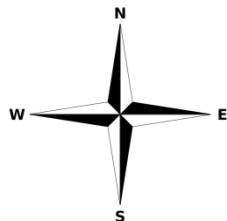
GREATER CAMBRIDGE
SHARED PLANNING

MINOR APPLICATIONS

21/01476/FUL -45 Highworth Avenue

Site Location Plan

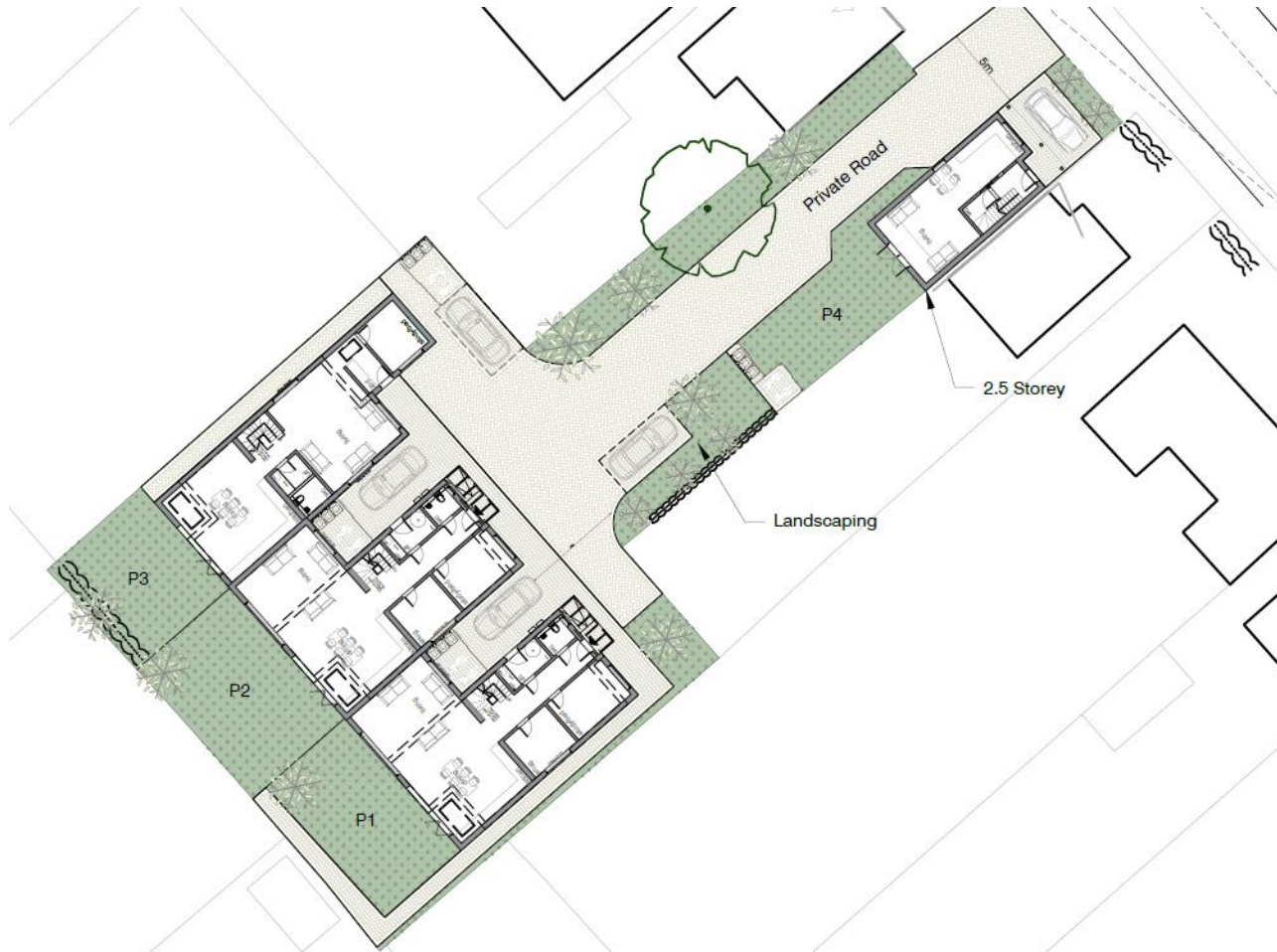
Page 3



A previous application (19/1408/FUL) for residential development, which was for a terrace of 3 properties at the rear and 1 dwelling at the entrance of the site was refused by the Planning Committee for the following four reasons:

- 1) The proposed scale, continuous bulk and form of the two storey flat roofed terrace of 3 dwellings at the rear of the site would appear as inappropriate backland development, starkly out of keeping with the verdant rear garden environment in which the properties would be located and particularly when viewed from Highworth Avenue down the long driveway. The proposal would be out of keeping with the character of the surrounding area contrary to Policies 52, 55 and 57 of the Cambridge Local Plan 2018.
- 2) No.51's garden is sited immediately adjacent to the north-west rear boundary of the site and unit 3. The excessive length, two storey height, flat roof form and bulk of the north west facing elevation and its return of unit 3 would result in a significant overbearing impact upon the rear garden of No.51 Highworth Avenue contrary to Policies 52, 55, 56 and 57 of the Cambridge Local Plan 2018.
- 3) The two-storey flat roofed terrace of 3 dwellings would be sited directly and in close proximity to the rear of the gardens of No.43 and 47 Highworth Avenue. Due to the limited gap between these properties and the proposed dwelling, and by virtue of the proposed scale, bulk and form of the dwellings, the proposal would result in an unacceptable sense of overbearing upon the rear gardens of No.43 and 47 Highworth Avenue contrary to Policies 52, 55, 56 and 57 of the Cambridge Local Plan 2018.
- 4) The proposal would introduce additional vehicular movements into an otherwise peaceful rear garden environment generating additional noise and disturbance impacts to neighbouring properties contrary to Policies 35, 52, 55, 56 and 57 of the Cambridge Local Plan 2018.
- 5) The proposal has failed to demonstrate that it would not result in a net loss of biodiversity or that through mitigation no net loss or net gain is possible. As such, the proposal is contrary to policy 70 of the Cambridge Local Plan 2018 and NPPF 2019 guidance, paragraph 170.

Refused site plan



Refused front elevation of units 1 -3 (units at the rear of the site)

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Front Elevation

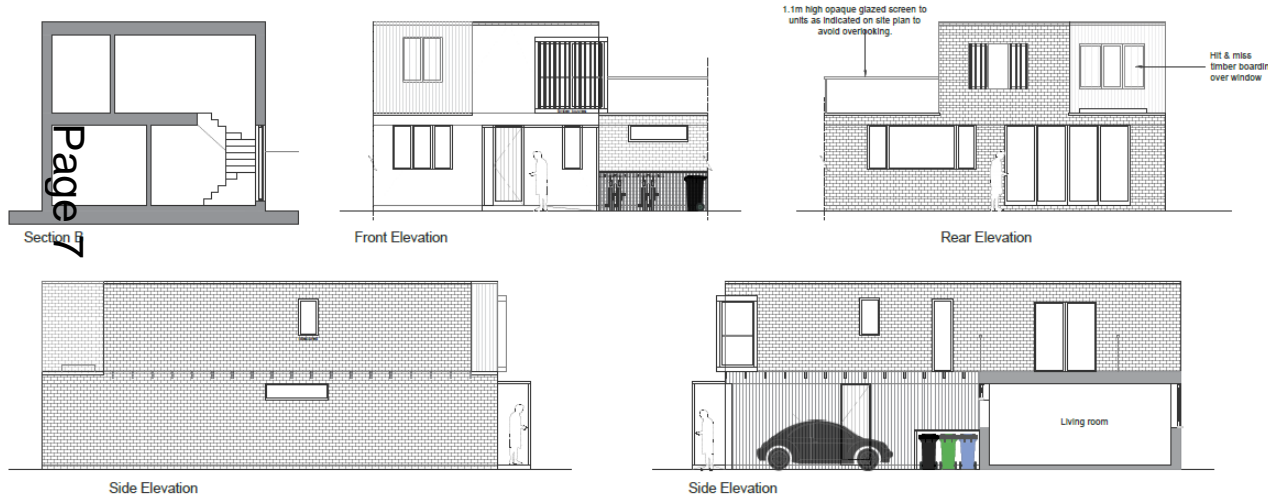
Plot 1

Plot 2

Plot 3

Proposed elevations of unit 1 (southern end of terrace at the rear of the site)

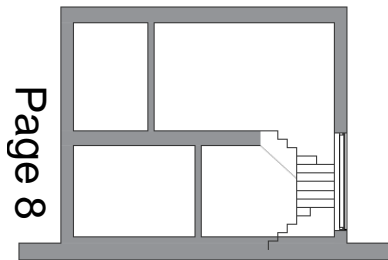
Plot 1



- Note**
1. DRAWINGS MUST NOT BE SCALED. WORK ONLY TO DIMENSIONS.
 2. CHECK ALL DIMENSIONS ON SITE BEFORE ORDERING MATERIALS OR PUTTING WORK IN HAND.
 3. DIMENSIONS MUST BE VERIFIED ON SITE BEFORE PREPARATION OF SHOP DRAWINGS.
 4. SHOP DRAWINGS OF MANUFACTURED ITEMS MUST BE APPROVED BY THE ARCHITECTS BEFORE WORK IS PUT IN HAND.
 5. THE ARCHITECT MUST BE NOTIFIED OF ANY DISCREPANCIES IMMEDIATELY.

Proposed elevations of unit 3 (northern end of terrace at the rear of the site)

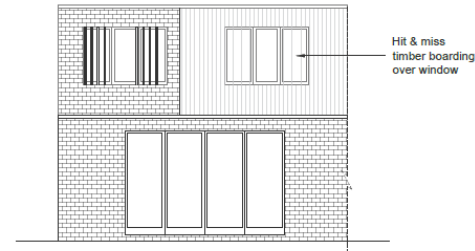
Plot 3



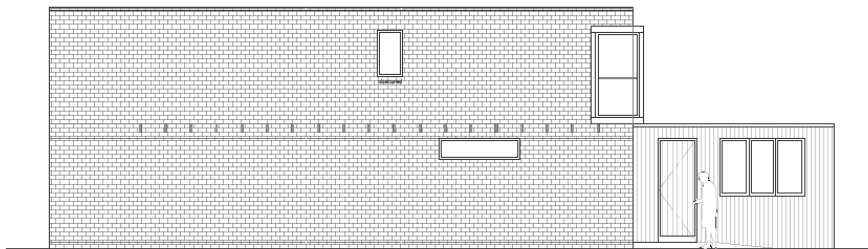
Section B



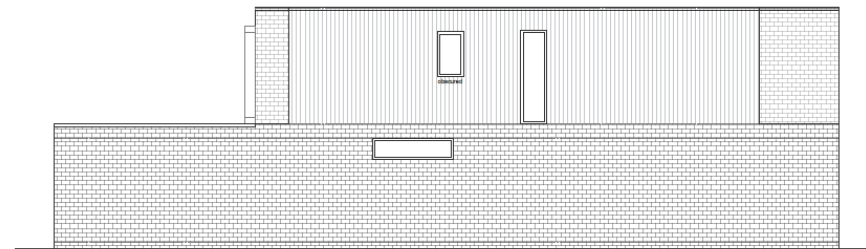
Front Elevation



Rear Elevation



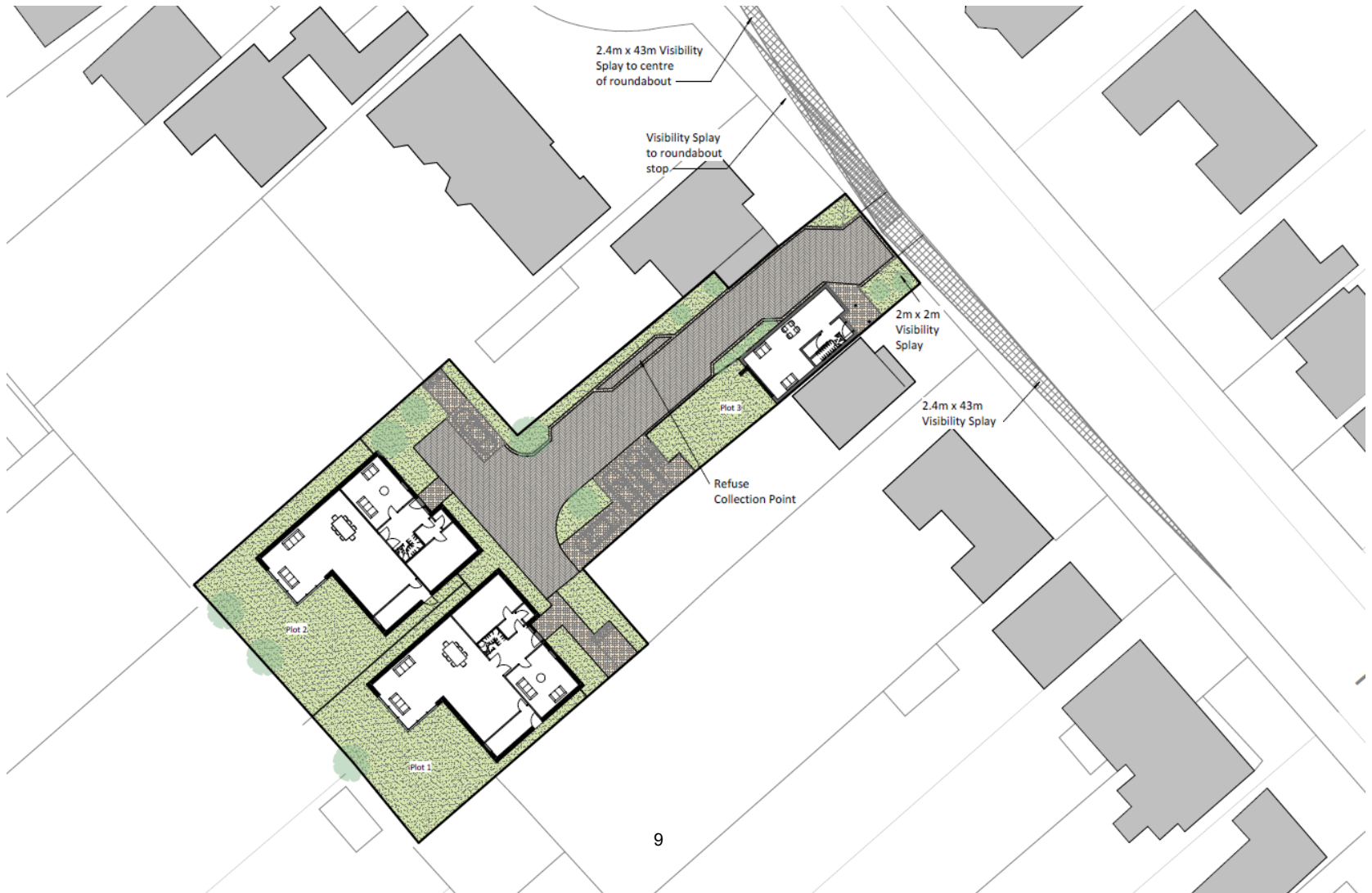
Side Elevation



Side Elevation

Proposed site plan

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Plots 1 & 2 (dwellings to the rear) front elevation

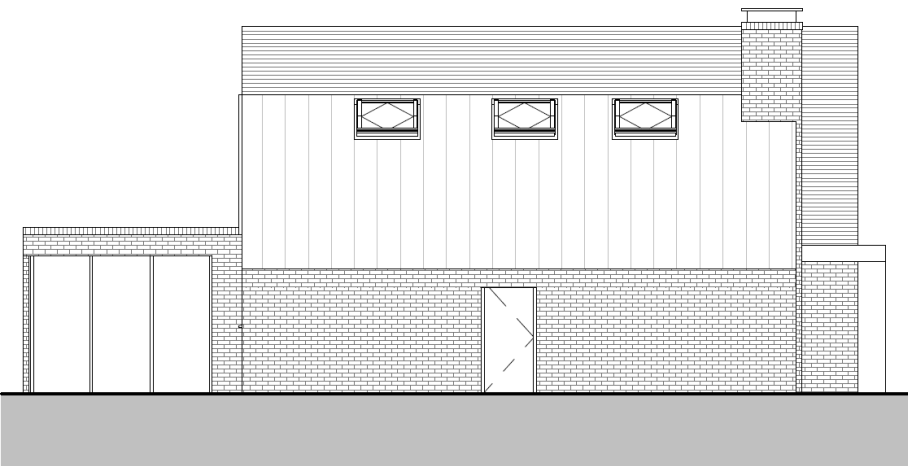


Plot 1 & 2 Front Elevation

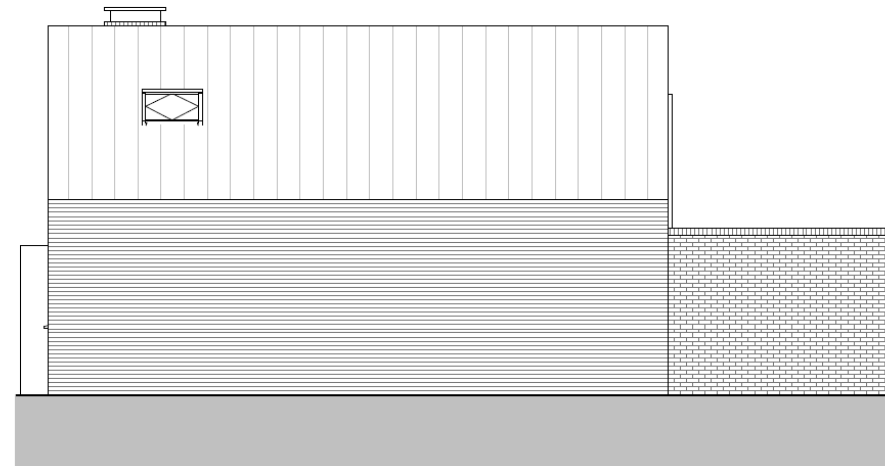
1 : 100

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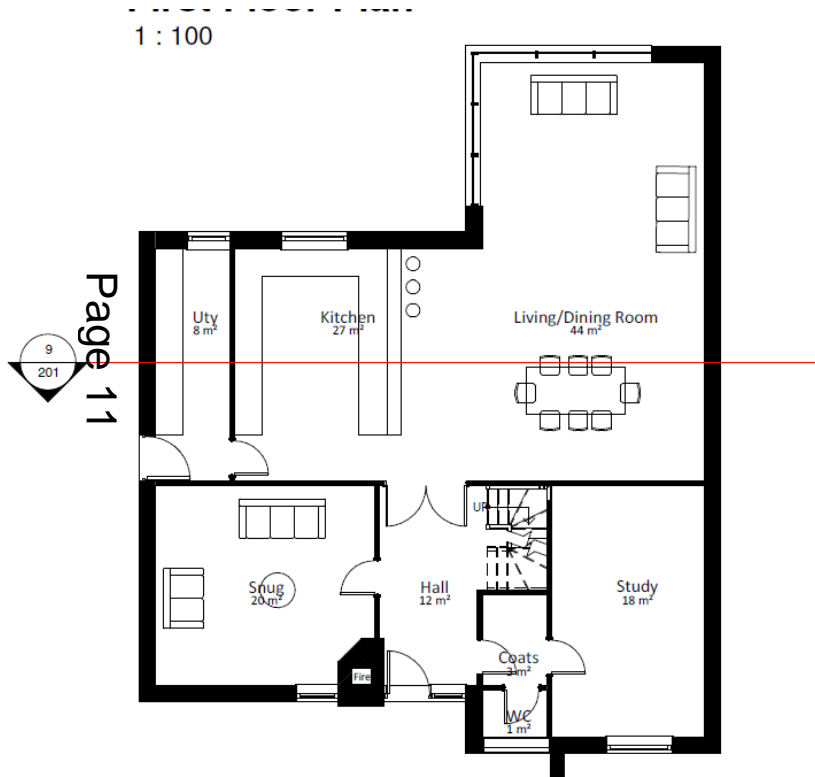
Plots 1 & 2 elevation closest to neighbouring boundaries



Plots 1 & 2 elevation facing each other

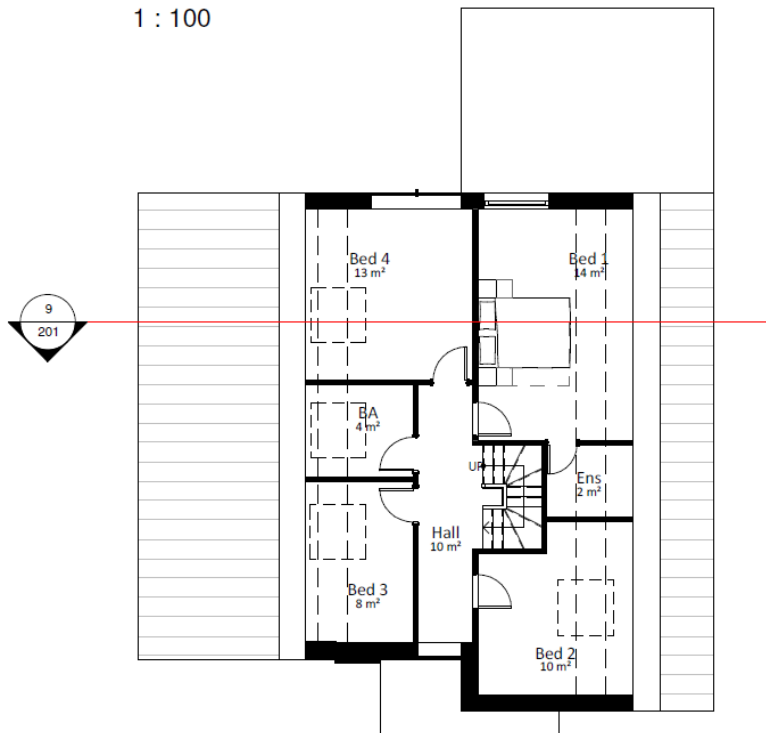


Plots 1 & 2 proposed floor plans



Ground Floor Plan

1 : 100



First Floor Plan

1 : 100



Plot 3 front elevation within street scene

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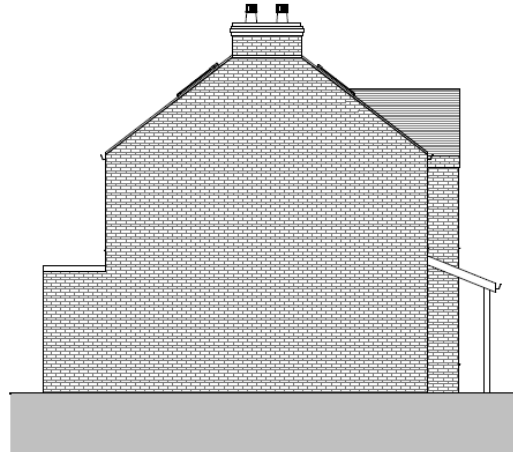
Highworth Avenue - Plot 3 Front Elevation

1 : 100

Plots 3 proposed elevations



Rear Elevation
1 : 100

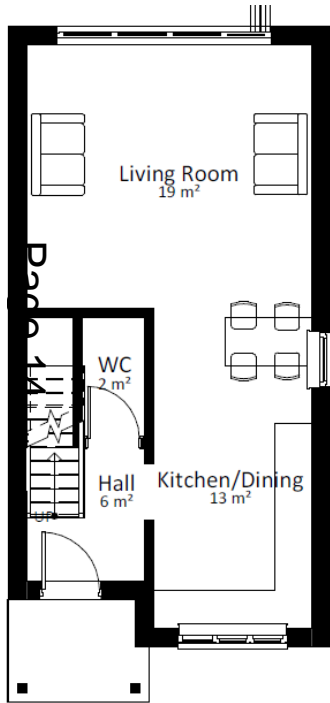


Left Elevation
1 : 100



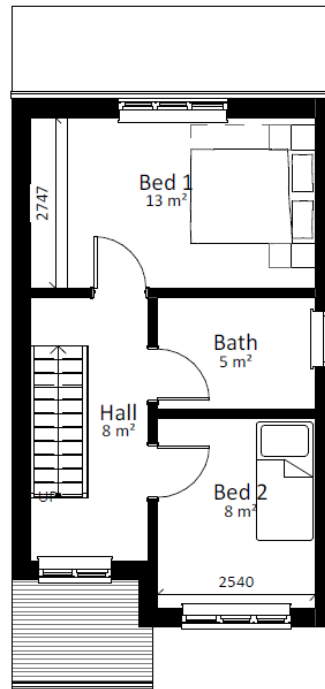
Right Elevation
1 : 100

Plots 3 proposed floor plans



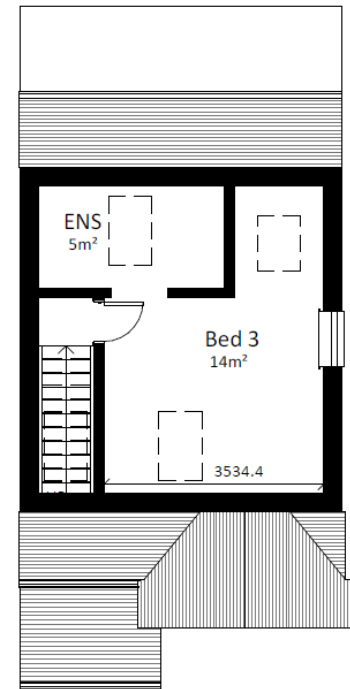
Ground Floor Plan

1 : 100



First Floor Plan

1 : 100

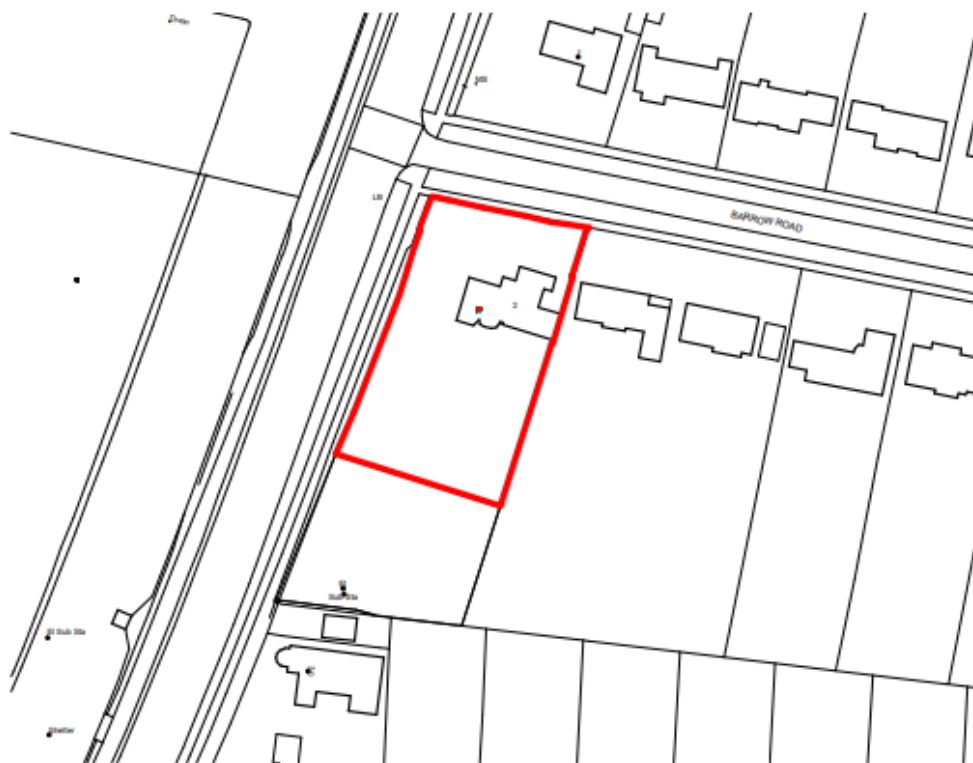
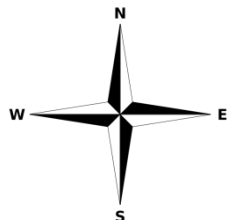


Second Floor Plan

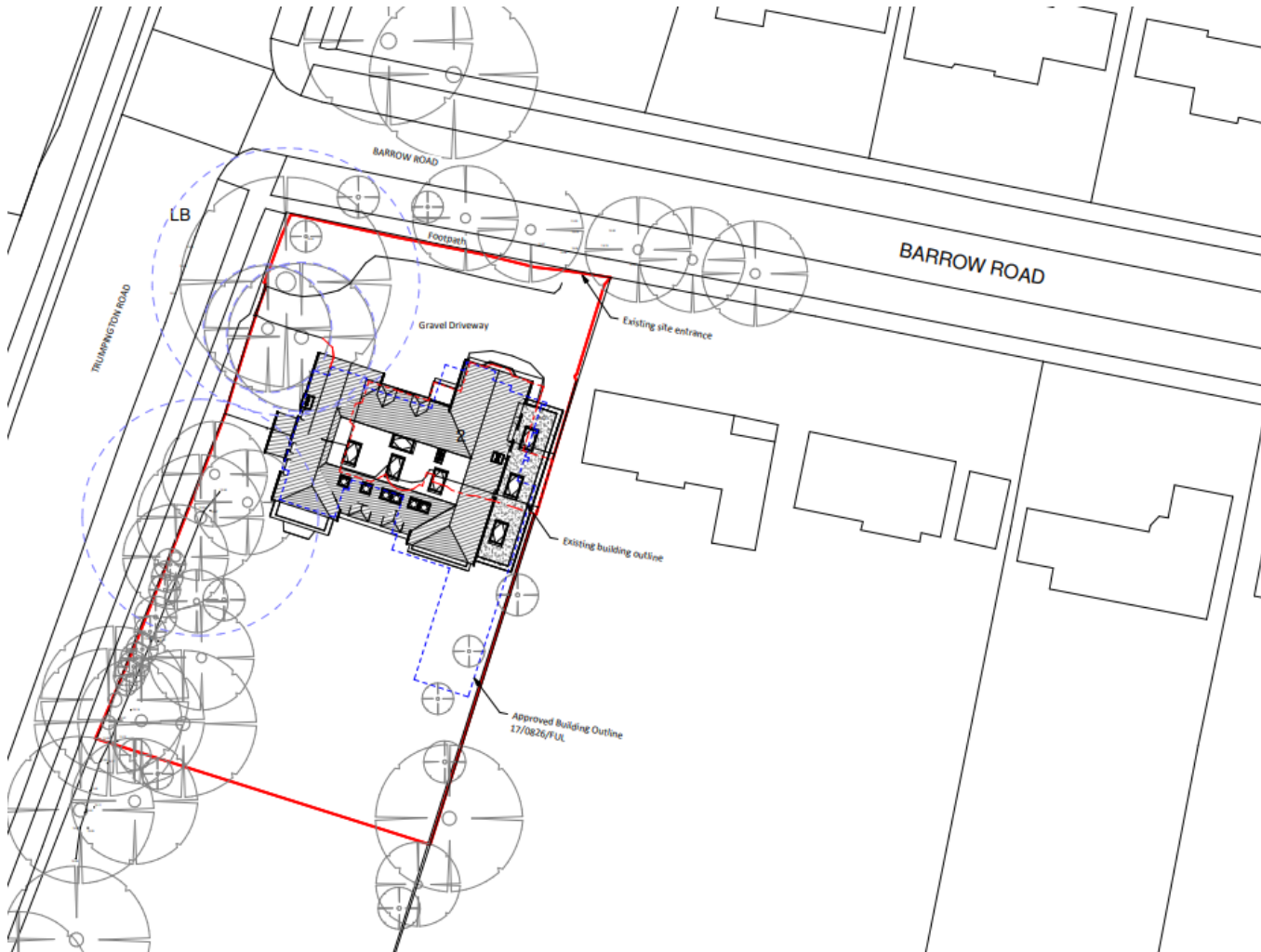
1 : 100

20/05298/HFUL- 2 Barrow Road Site Location Plan

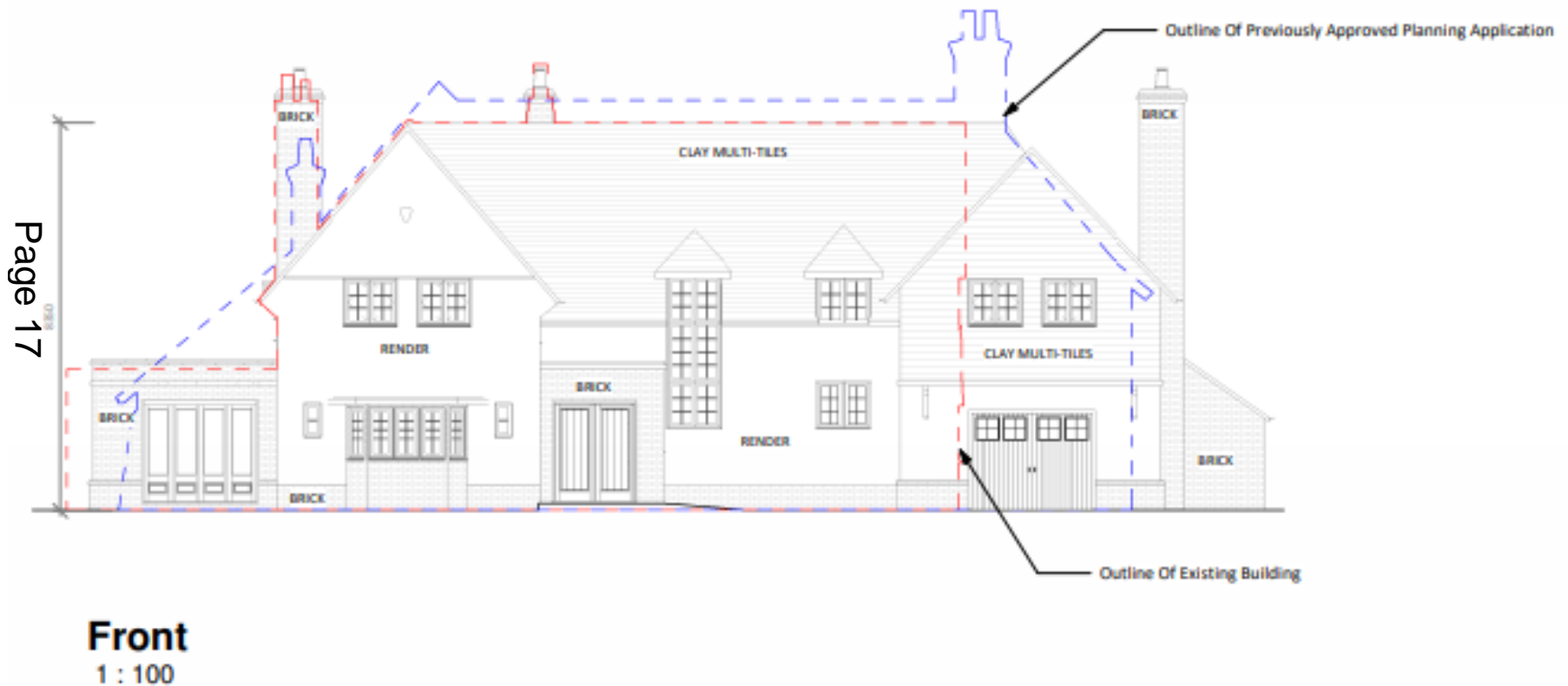
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Proposed site plan

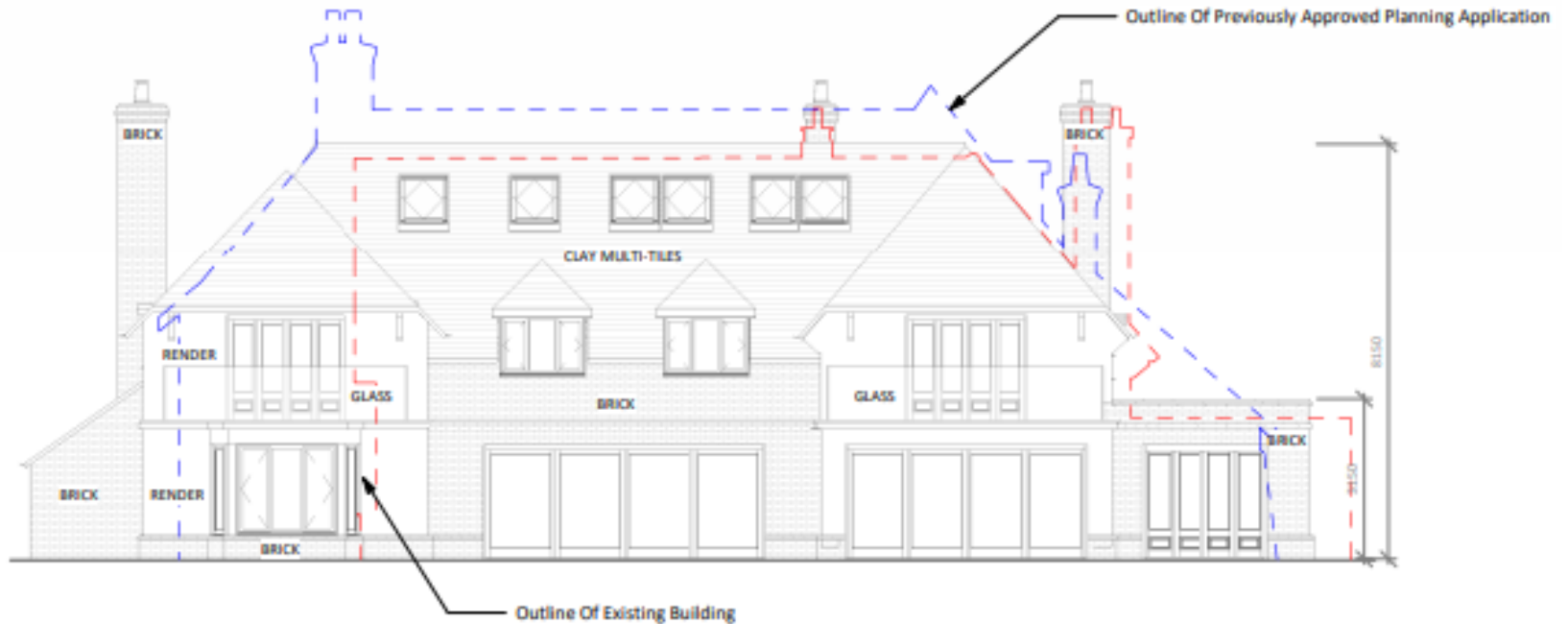


Proposed Front Elevation



Proposed Rear Elevation

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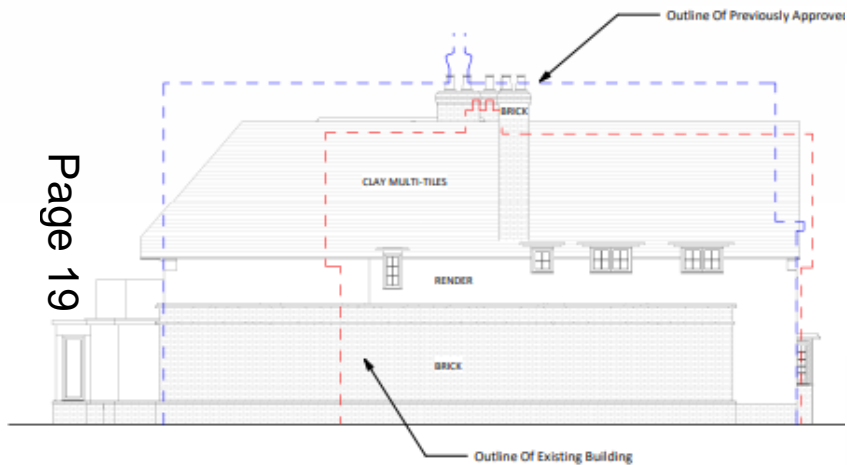
Rear
1 : 100

Proposed Side Elevations

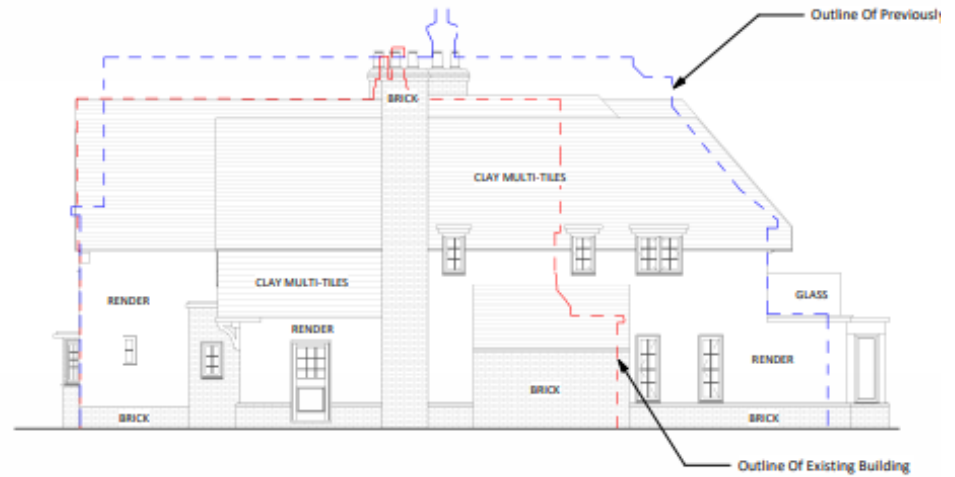
East elevation

West elevation

Page 19



LHS Elevation
1 : 100



RHS Elevation
1 : 100

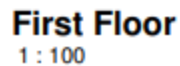
Proposed ground floor plan



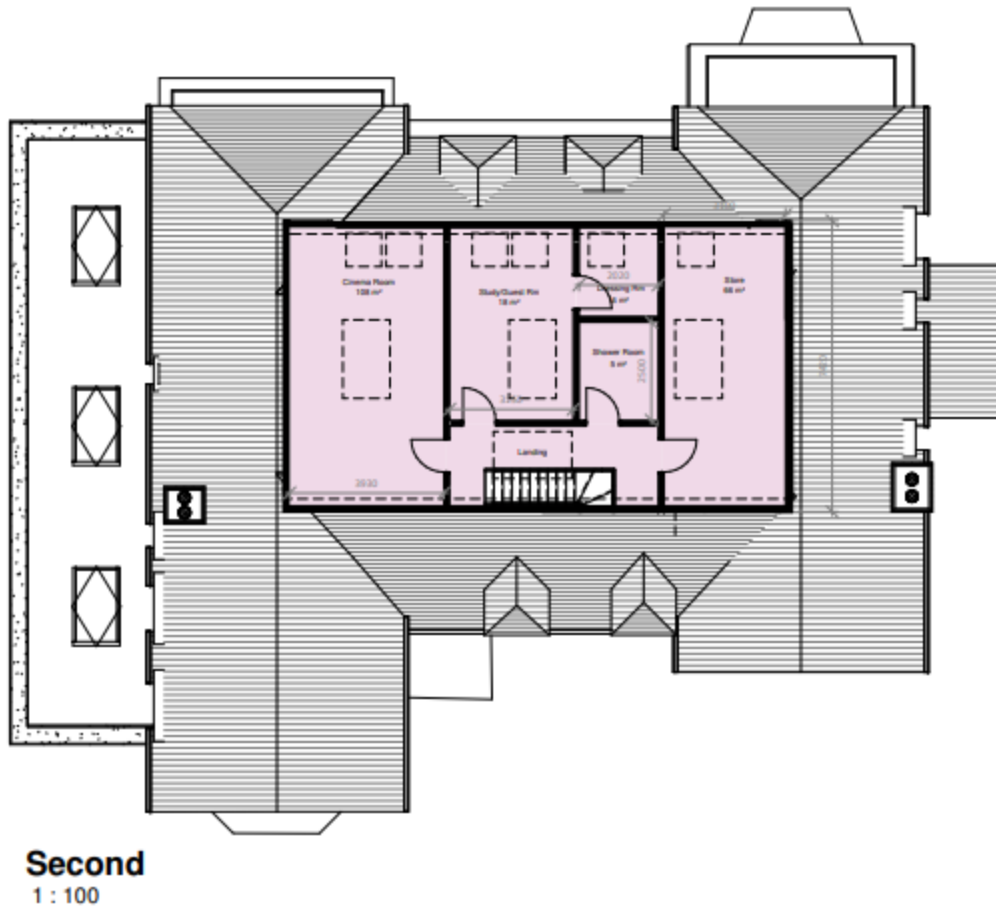
Ground Floor

1 : 100

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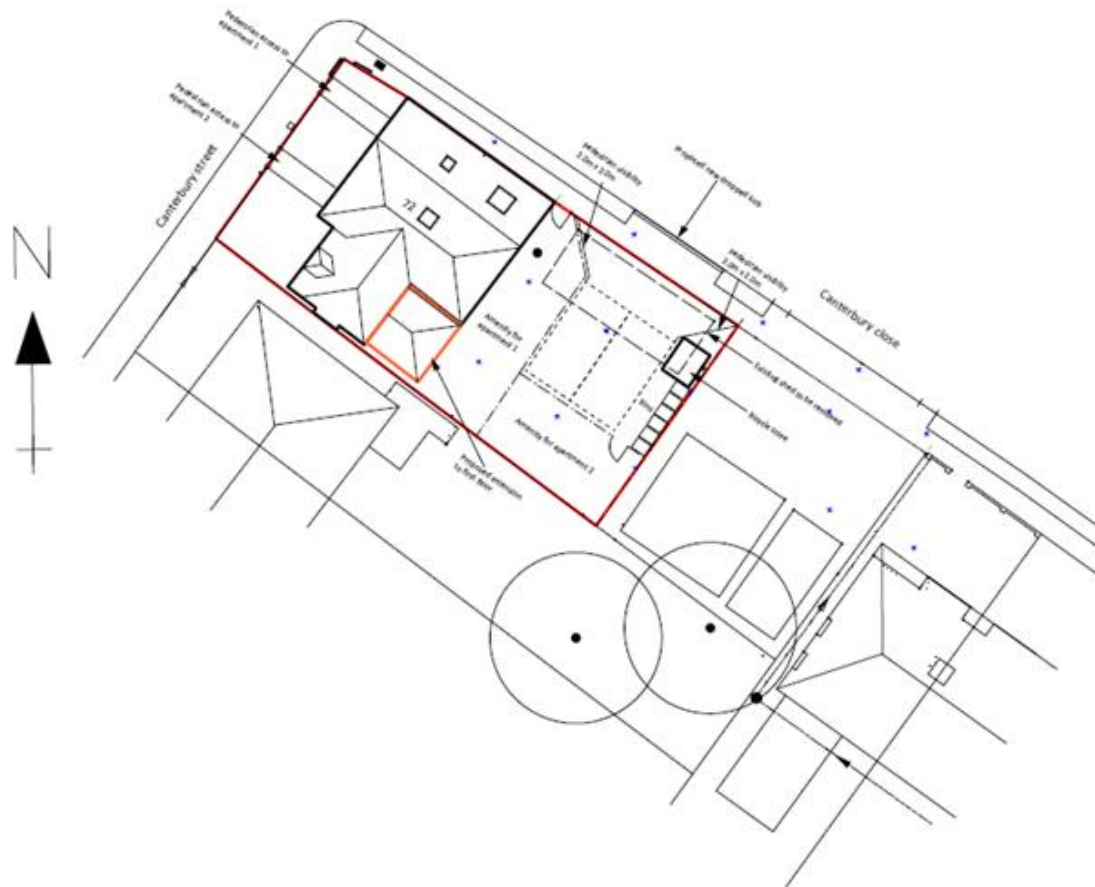
Proposed second floor plan



21/01107/FUL - 72 Canterbury Street Site Location Plan



Block Plan



Existing Plans



Ground floor



First floor



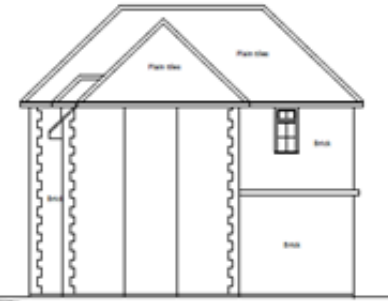
Front elevation



Side elevation



Rear elevation



Side elevation

Proposed Plans



Ground floor



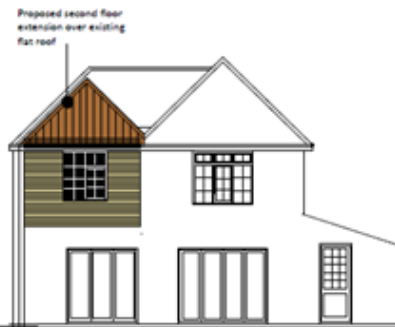
First floor



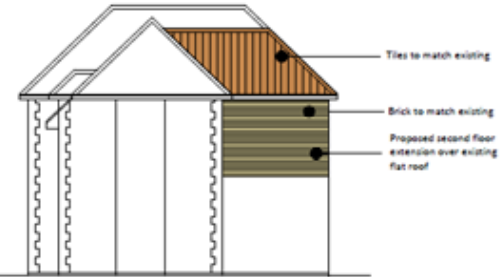
Front elevation



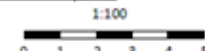
Side elevation



Rear elevation

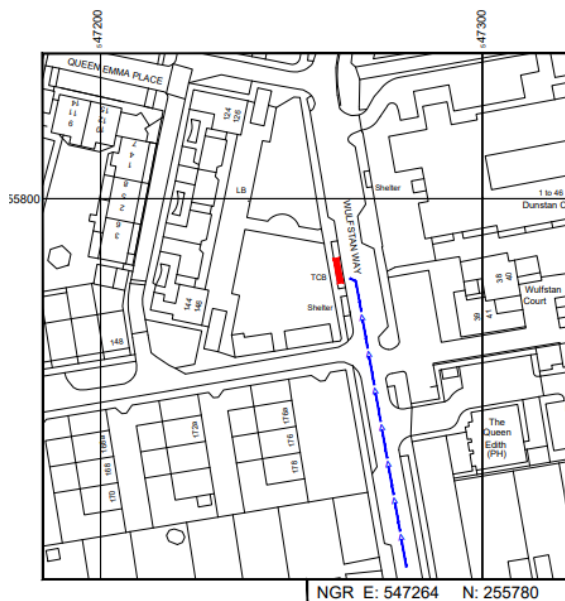


Side elevation

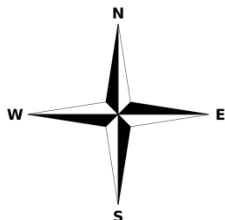


21/01386/PRI16A- Wulfstan Way Site Location Plan

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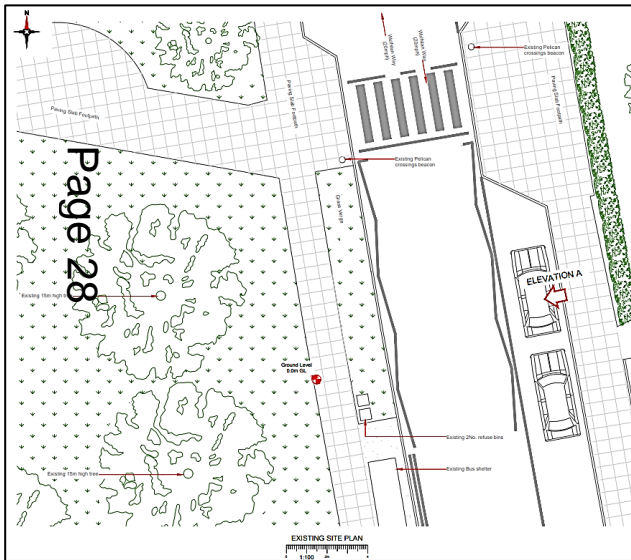


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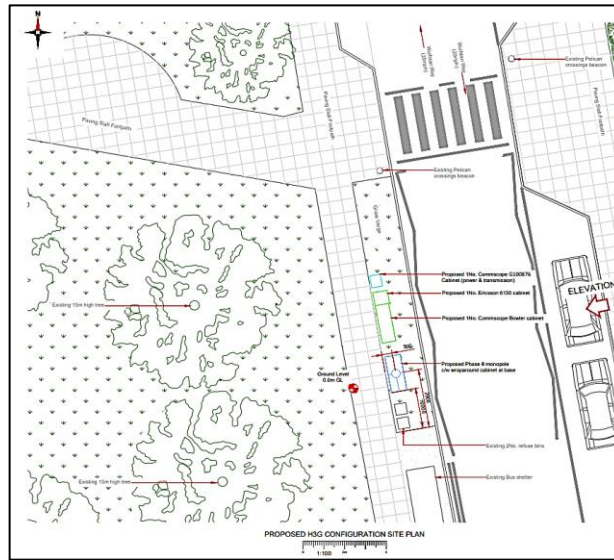


Existing and Proposed Site Plan

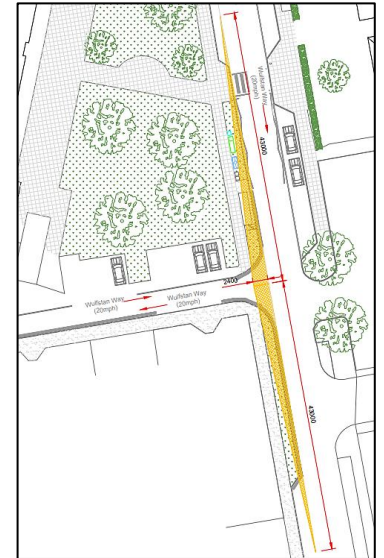
Existing Elevation



Proposed Site Plan



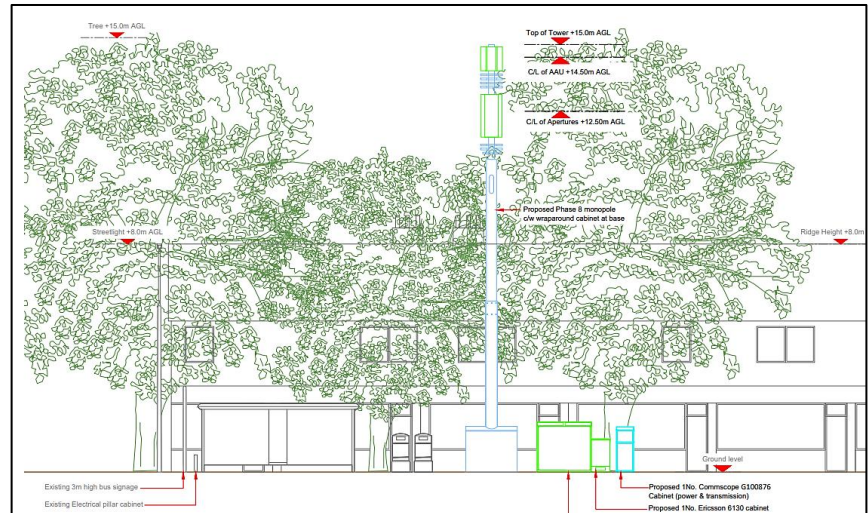
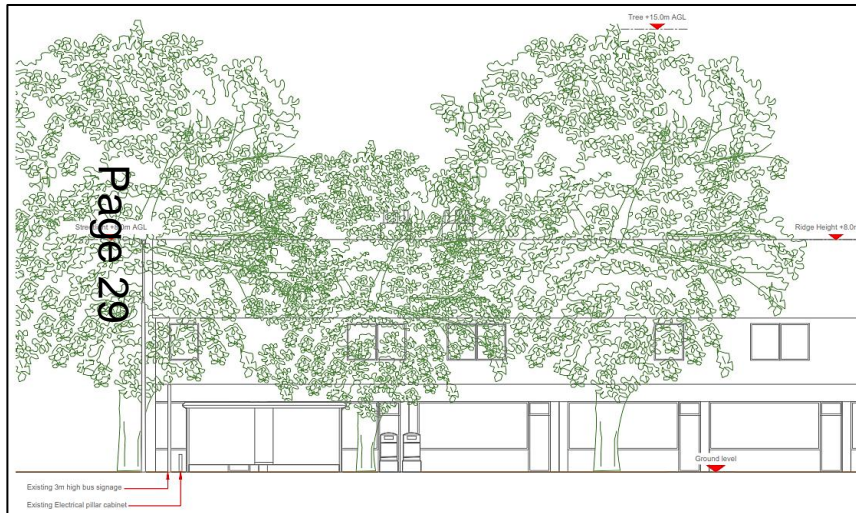
Visibility Splays



Existing and Proposed Elevations

Existing Elevation

Proposed Elevation



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