

Planning Committee



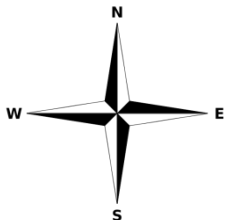
GREATER CAMBRIDGE
SHARED PLANNING

MINOR APPLICATIONS

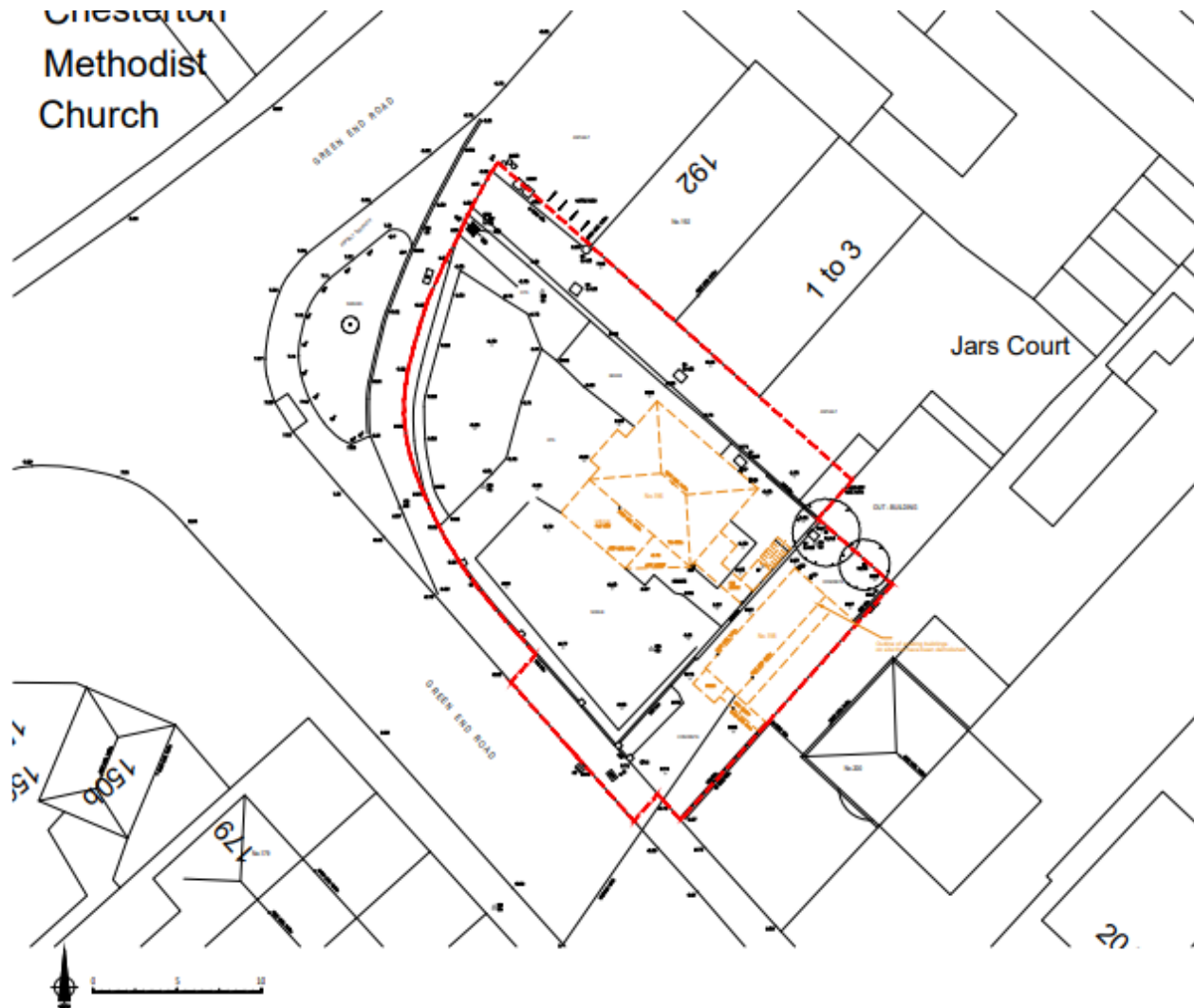
196 Green End Road - 22/05100/FUL

Site Location Plan

Page 3



Existing Site Plan



Page 5



Proposed Floor Plans



GROUND FLOOR PLAN
2No. 1 Bed Apartments



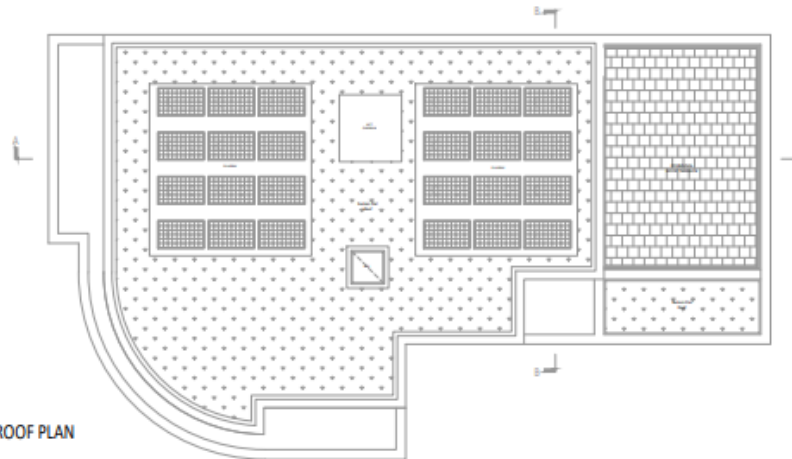
FIRST FLOOR PLAN
4No. 1 Bed Apartments



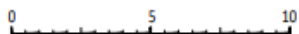
Proposed Floor Plans



SECOND FLOOR PLAN
1No. Studio Apartment
2No. 1 Bed Apartment



ROOF PLAN

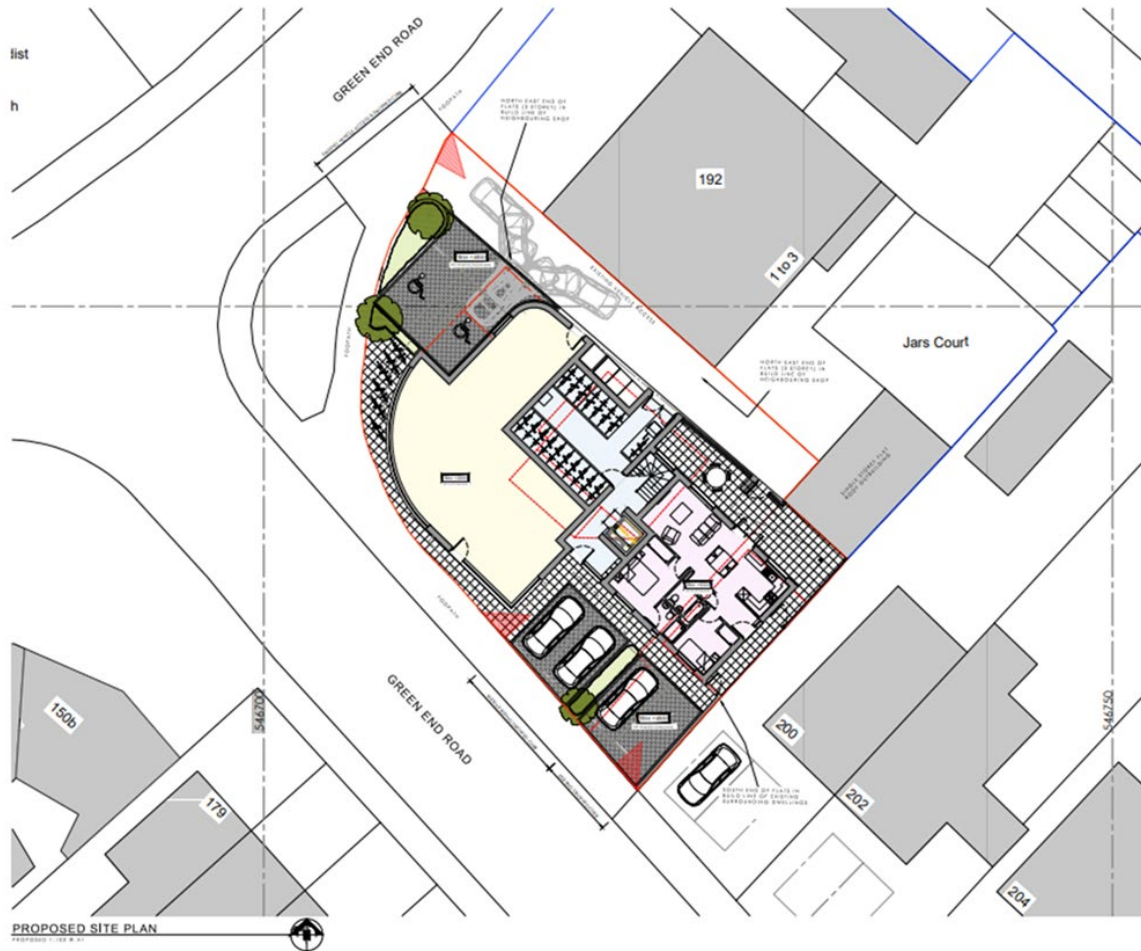


Proposed Elevations



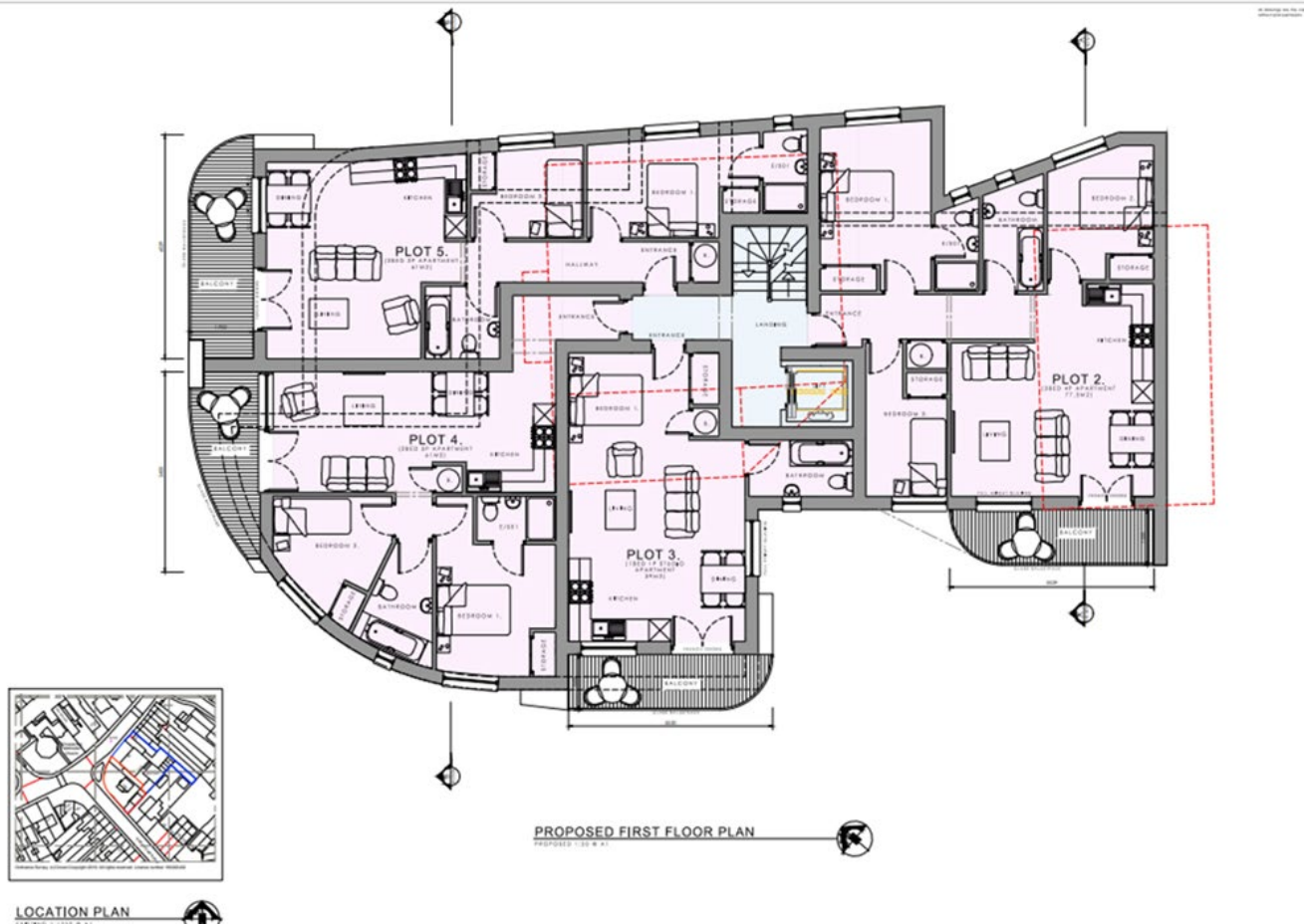
Previously Approved Site Plan

Page 9



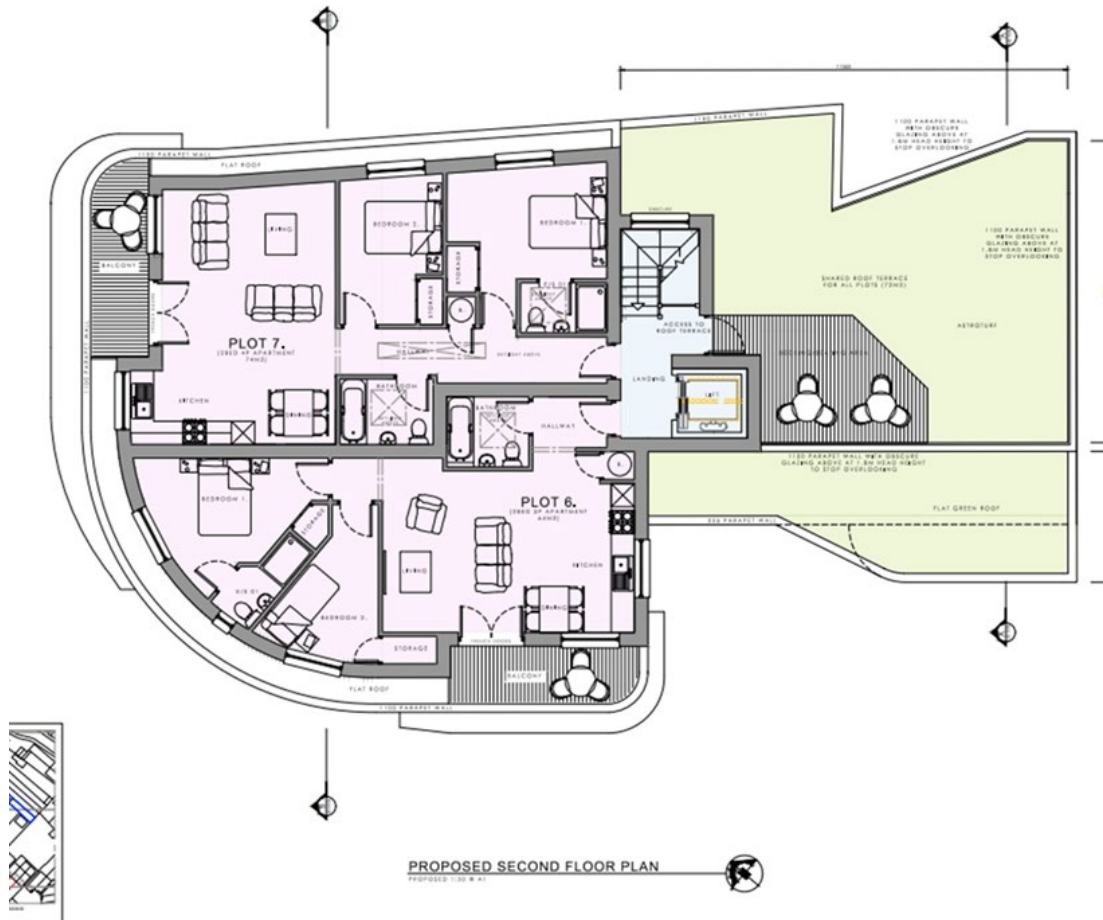
Previously Approved First Floor

Page 10



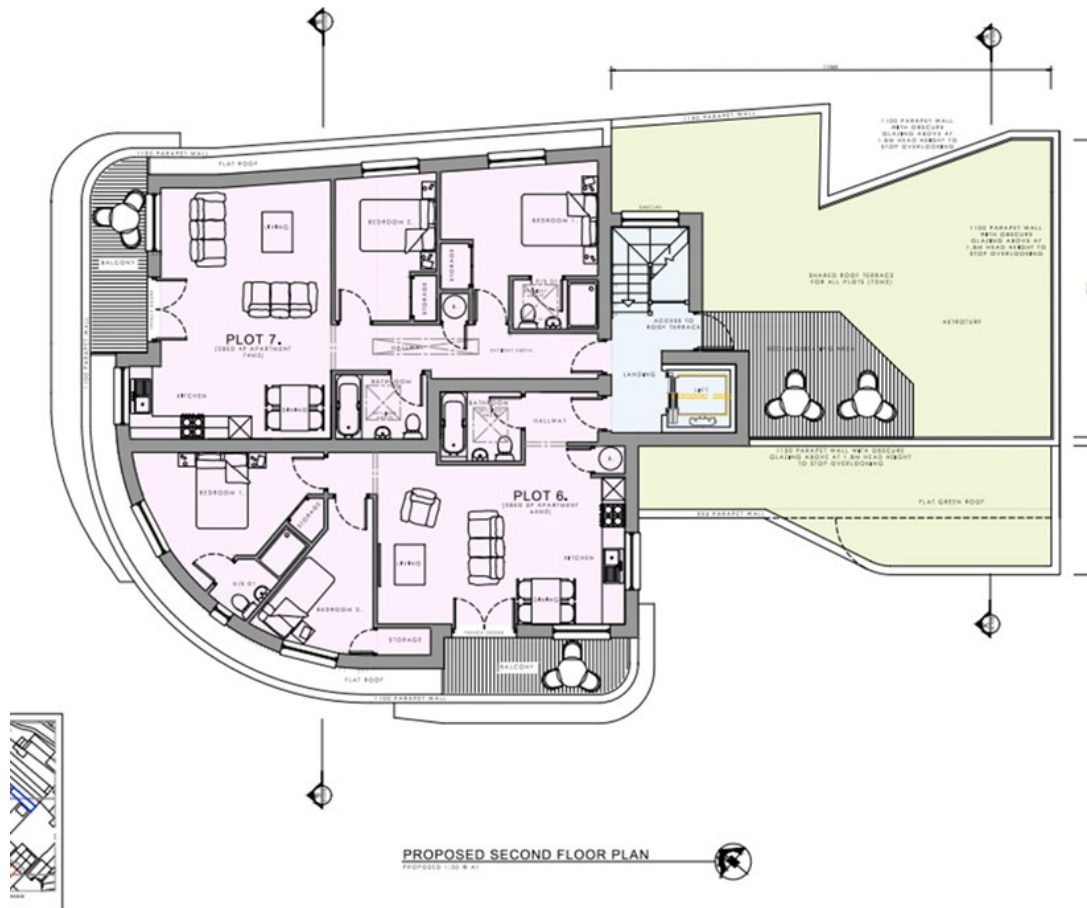
Previously Approved Second Floor

Page 11



Previously Approved Roof Plan

Page 12

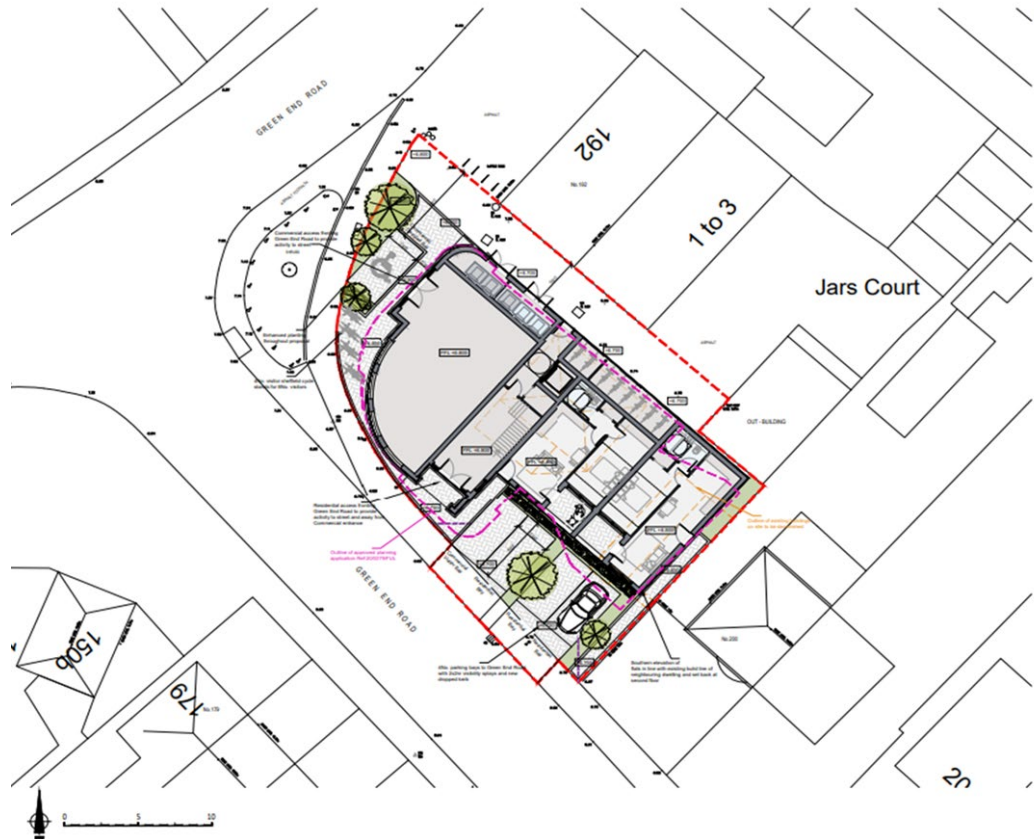


Previously Approved Elevations

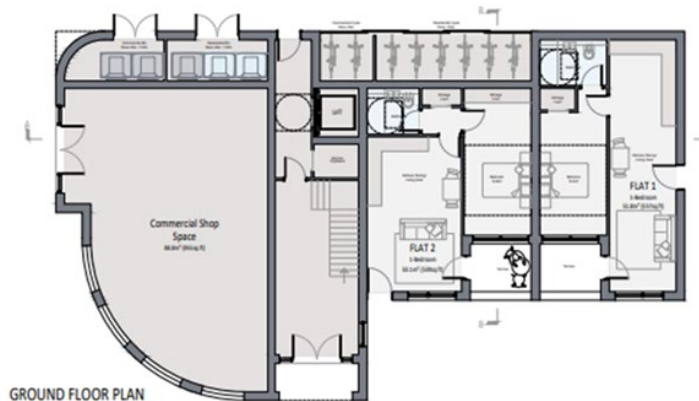


Previously Refused Site Plan

Page 14



Previously Refused Floor Plans



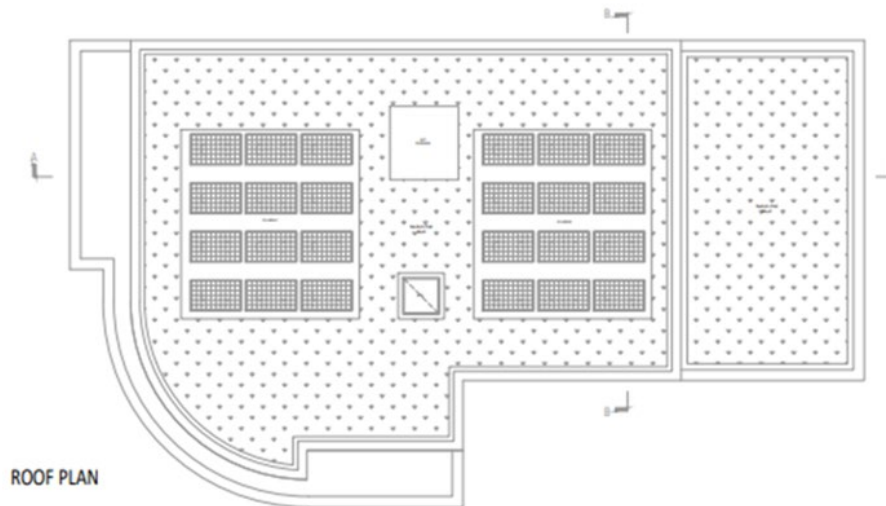
GROUND FLOOR PLAN
2 No. 1 Bed Apartments



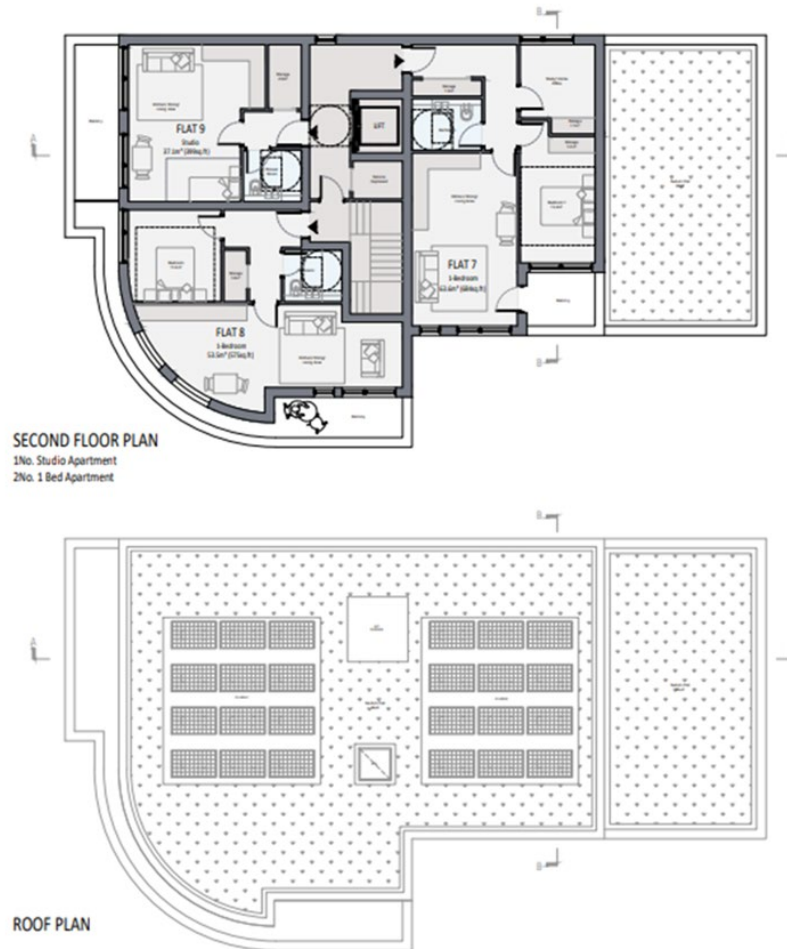
FIRST FLOOR PLAN
4 No. 1 Bed Apartments

0 5 10

Previously Refused Floor Plans



Previously Refused Elevations



Proposed Street Scene Comparison

Page 18



Planning Balance

Approval

Key material considerations

- Higher density of accommodation within an area of previously brown field site
- Regeneration to the area
- Contribution to the local economy
- Resubmitted scheme now provides onsite communal amenity space
- Appropriate design within the surrounded context.
- Secure accessible cycle storage



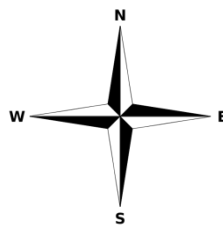
Refusal

Officer Recommendation: Approve

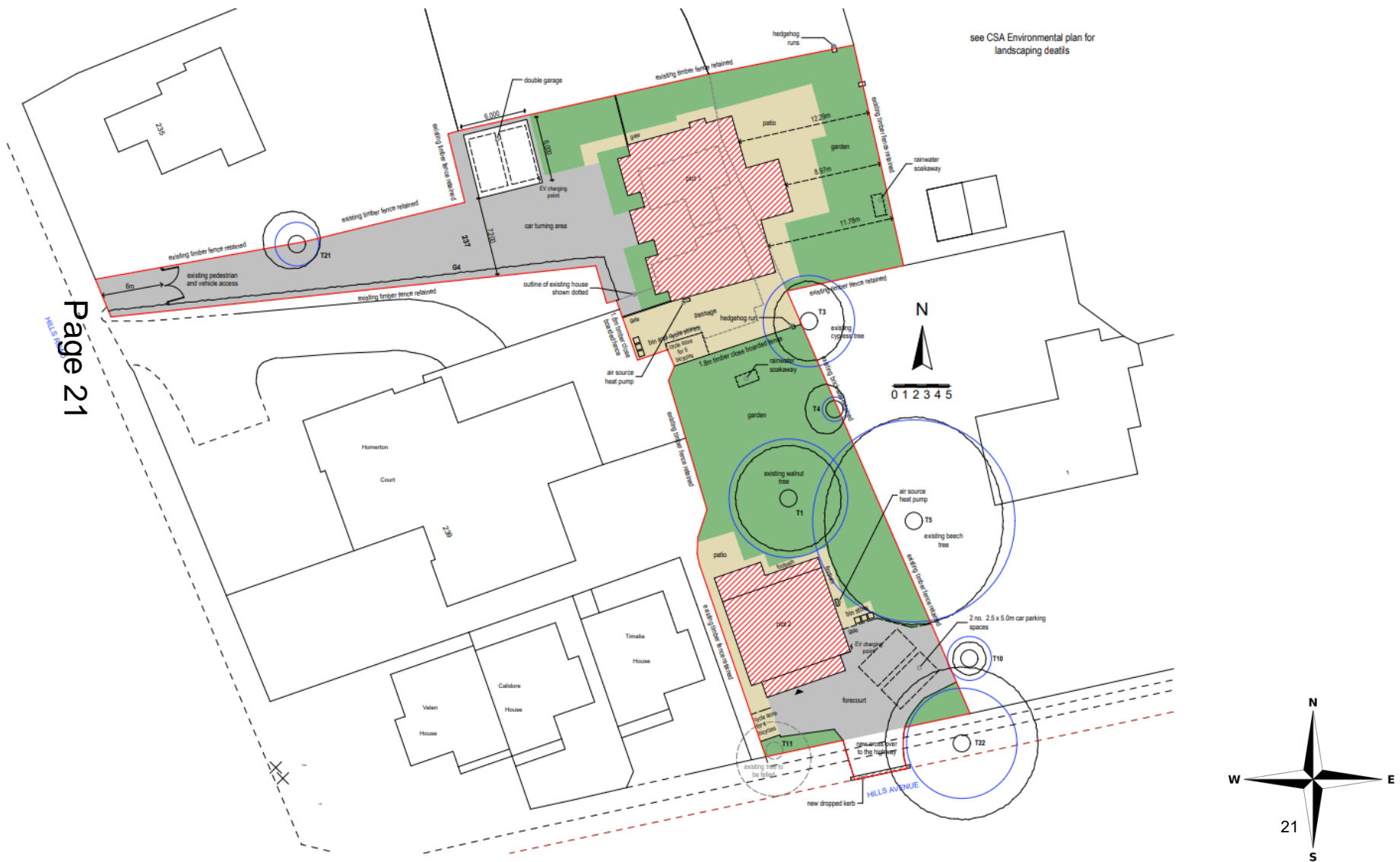
237 Hills Road, Cambridge- 22/02657/FUL

Site Location Plan

Page 20



Site Plan



Plot 1



237 Hills Road house south elevation

1:100



Hills Road house front elevation

1:100



237 Hills Road house rear elevation

1:100



237 Hills Road house north elevation

1:100

Page 22



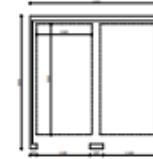
237 Hills Road house ground floor plan

1:100



237 Hills Road house first floor plan

1:100



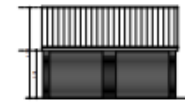
237 Hills Road house garage plan

1:100



237 Hills Road house garage roof plan

1:100



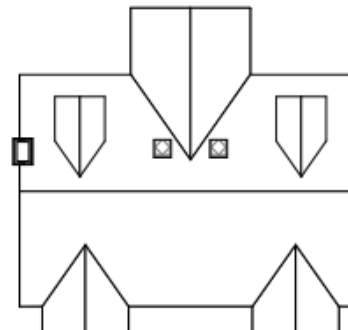
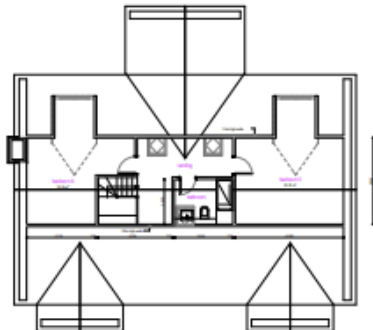
garage south elevation

1:100



garage west elevation

1:100



garage east elevation

1:100



garage north elevation

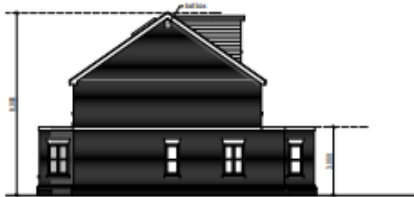
1:100

SUBJECT TO PLANNING APPROVAL
PL3 October 2022 noted obscure glazed window to east elevation first floor balcony
PL3 September 2022 noted obscure glazed window to north elevation
PL1 August 2022 updated site plan

DANIEL AGUILAR ARCHITECT & DESIGNER
www.danielaguilar.co.uk | 01223 266077

22

Plot 2



Hills Avenue house east elevation 1:100



Hills Avenue house front elevation 1:100

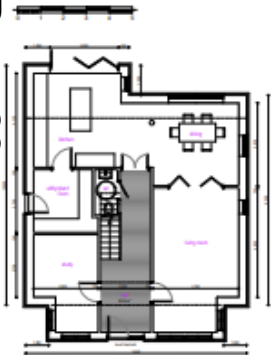


Hills Avenue house rear elevation 1:100



Hills Avenue house west elevation 1:100

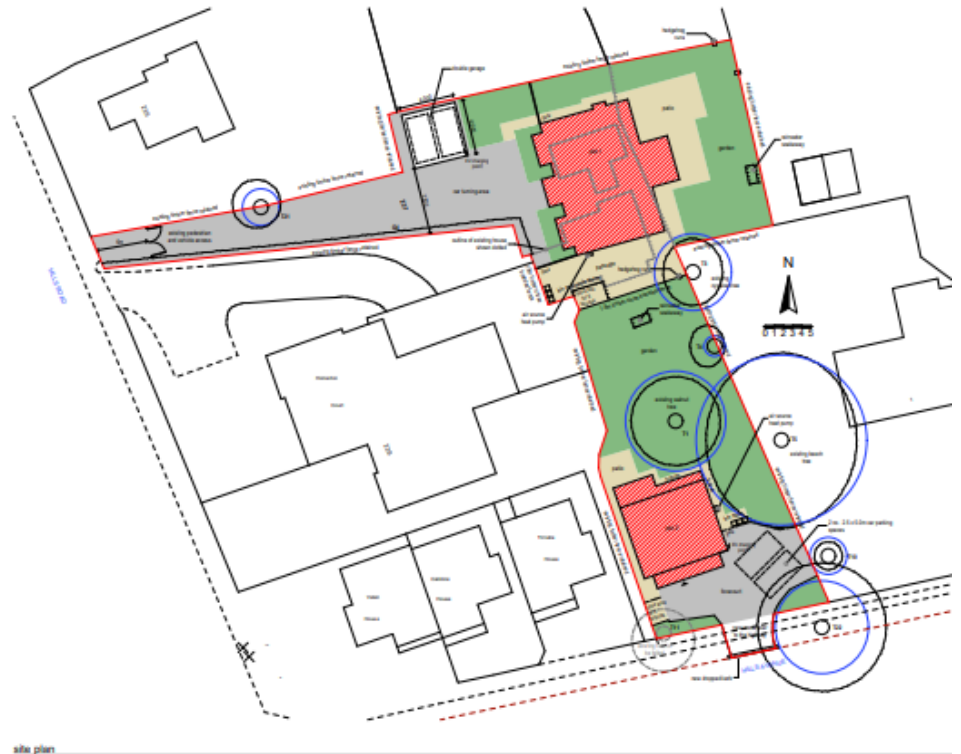
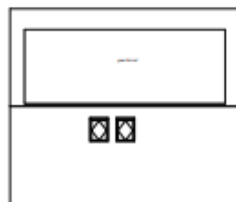
Page 23



Hills Avenue house ground floor plan 1:100



Hills Avenue house first floor plan 1:100



site plan

Planning Balance

Approval

Key material considerations

- Housing Provision in sustainable location
- Removal of close boarded fence along Hills Avenue more akin to neighbouring properties



Refusal

Key material considerations

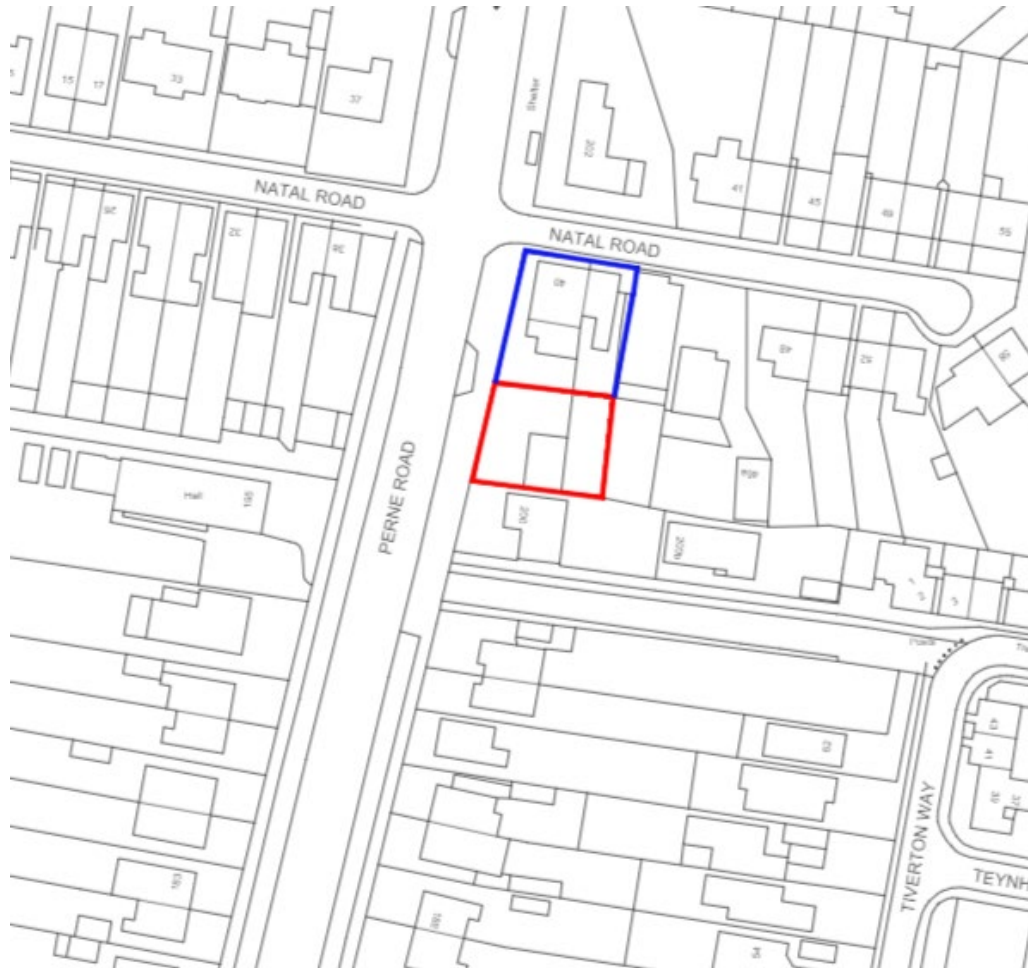
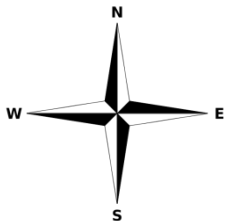
- Impact on TPOed Trees / Character of the area
- Poor external residential amenity achieved for Plot 2, overlooked and over shadowed
- Substandard roof dormer window design for Plot 2
- Third Party objections to the residential amenity impacts of Plot 1

Officer Recommendation: Refuse

22/04755/FUL - Land R.O 40 and 42

Natal Road

Page 25





SITE SECTION A-A - PERNE ROAD STREET ELEVATION

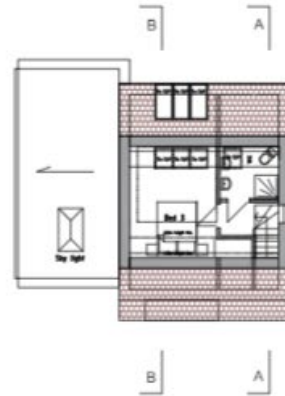




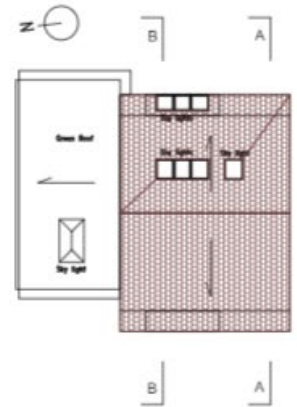
Ground floor plan



First floor plan

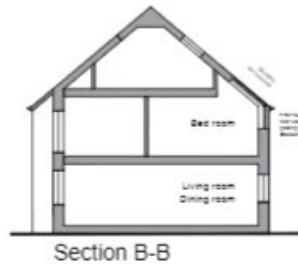
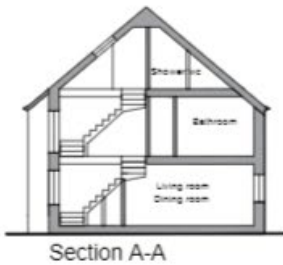


Second floor plan



Roof plan

Page 27



Planning Balance

Approval

Key material considerations

- No impact on character and appearance of the area
- No impact upon neighbouring properties
- No Highways Safety implications



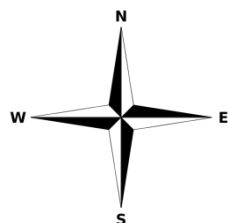
Refusal

Key material considerations

Officer Recommendation: Approve

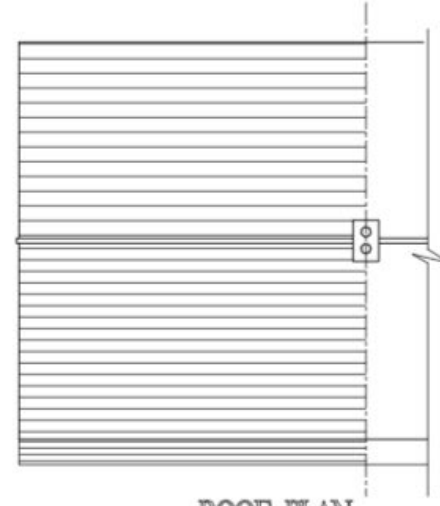
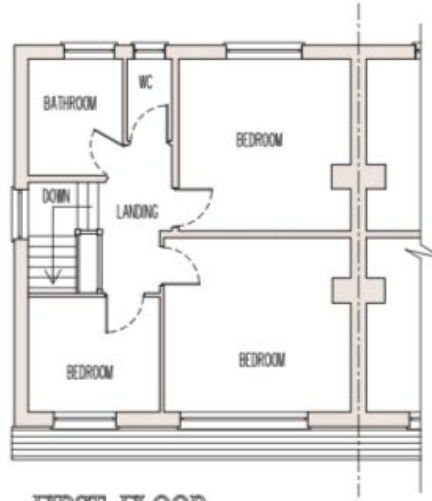
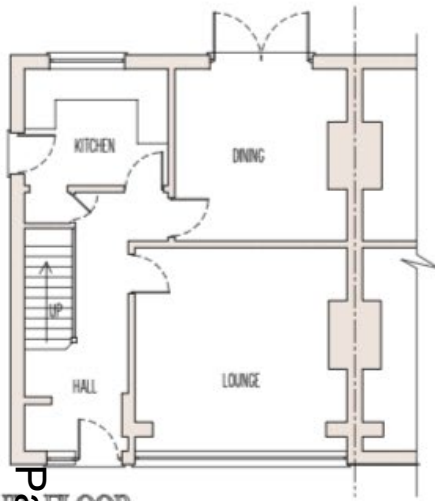
22/04055/HFUL - 90 Roseford Road, Cambridge

Page 29



LOCATION PLAN

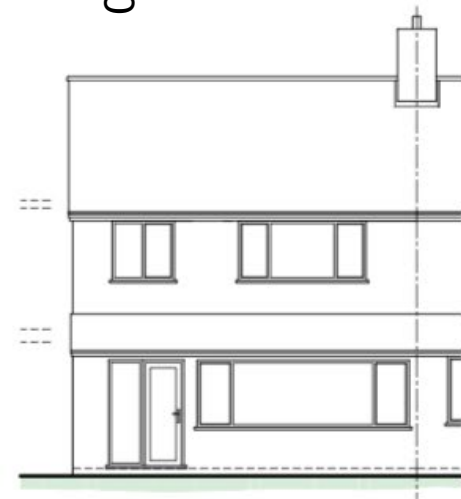
(SCALE 1 : 1250)



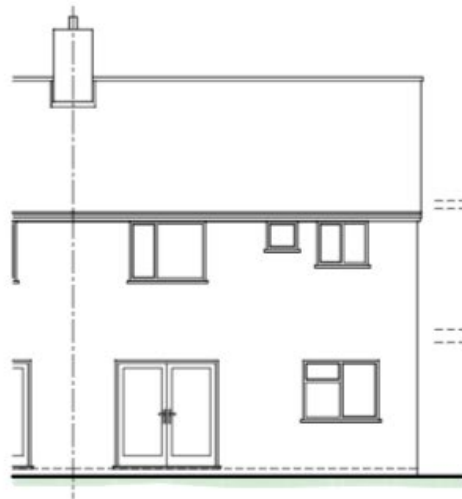
GROUND FLOOR
Page 30

FIRST FLOOR

ROOF PLAN



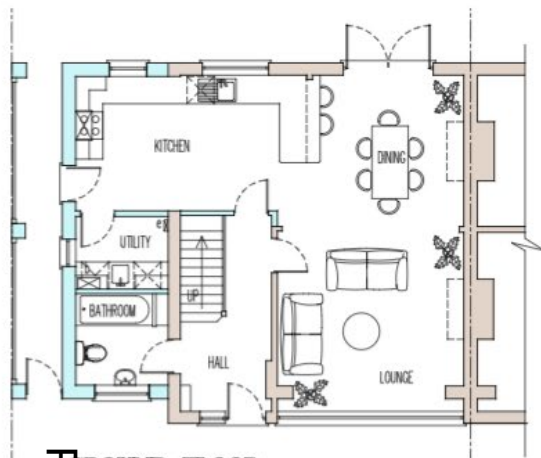
FRONT ELEVATION



REAR ELEVATION



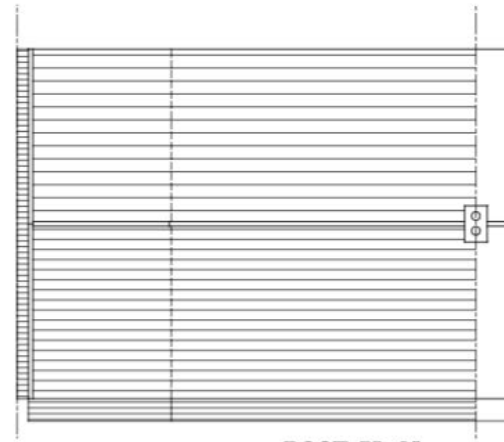
SIDE ELEVATION



GROUND FLOOR



FIRST FLOOR



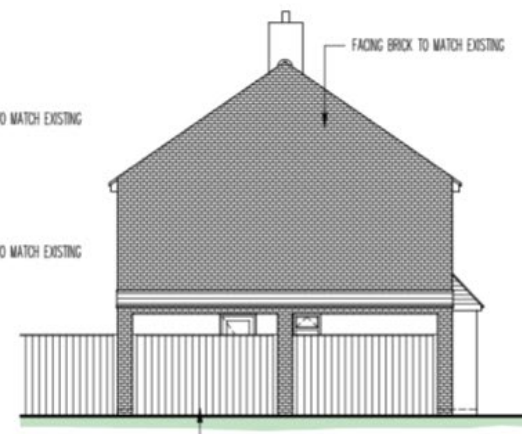
ROOF PLAN



FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION

Planning Balance

Approval

Key material considerations

- No harmful impact on the character and appearance of the area
- No harmful impact on the amenity and living conditions of neighbouring properties
- No highways safety concerns.



Refusal

Key material considerations

Officer Recommendation: Approve