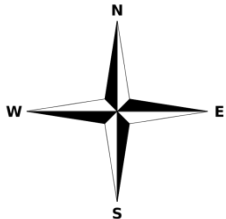




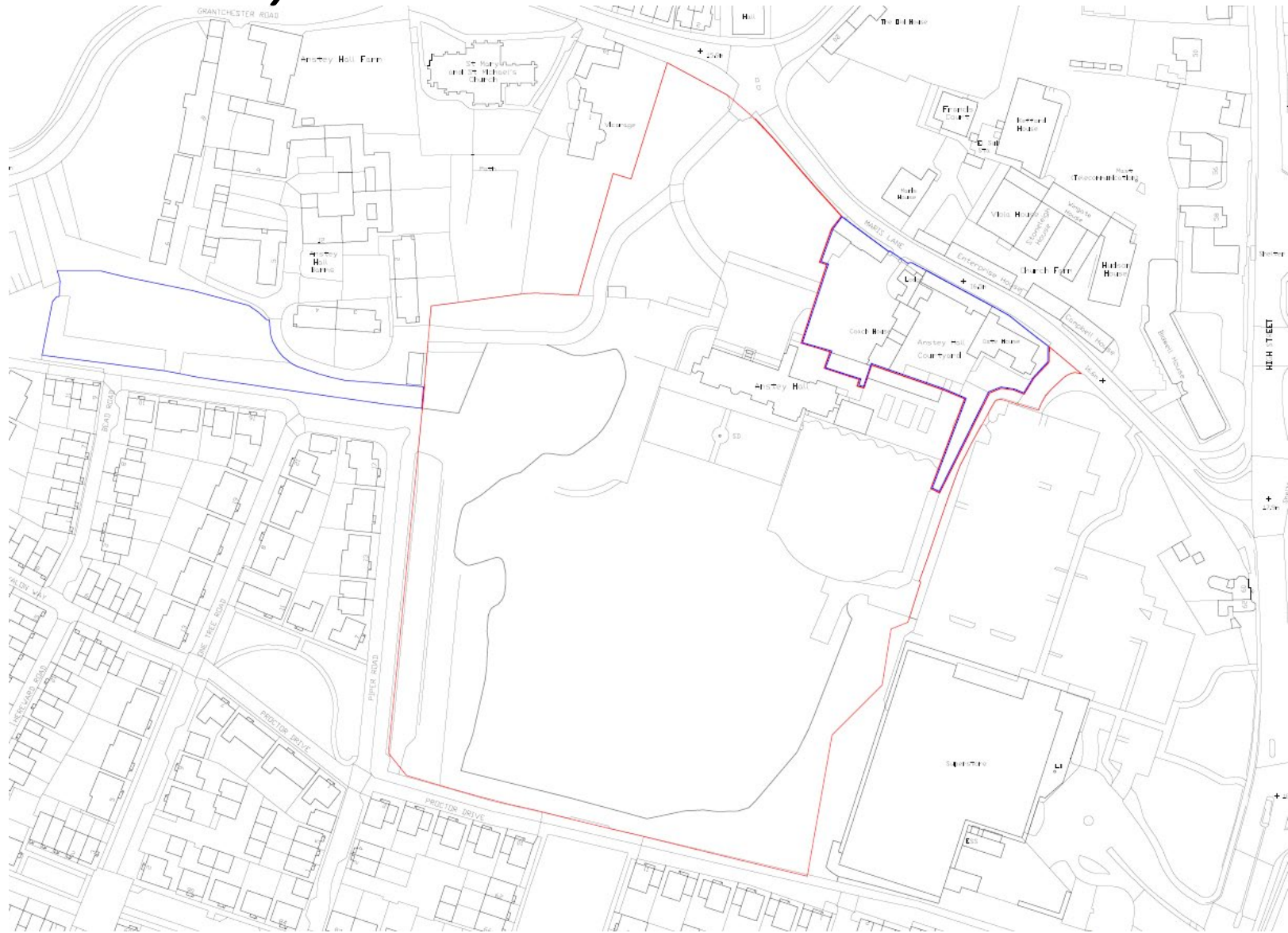
**GREATER CAMBRIDGE**  
SHARED PLANNING

# MAJOR APPLICATIONS

# 20/01427/LBC & 20/01426/FUL Anstey Hall Site Location Plan



Page 3



# Existing and Proposed Site Plan



# Blocks B Proposed Elevations



BLOCK C PROPOSED EAST ELEVATION  
BLOCK B WEST = HANDED



BLOCK B PROPOSED NORTH ELEVATION



BLOCK C PROPOSED SOUTH ELEVATION  
BLOCK B SOUTH = HANDED



BLOCK B PROPOSED EAST ELEVATION

# Blocks C Proposed Elevations



BLOCK C PROPOSED EAST ELEVATION  
BLOCK B WEST = HANDED



BLOCK C PROPOSED NORTH ELEVATION



BLOCK C PROPOSED SOUTH ELEVATION  
BLOCK B SOUTH = HANDED



BLOCK C PROPOSED WEST ELEVATION

# Block B/C typical section

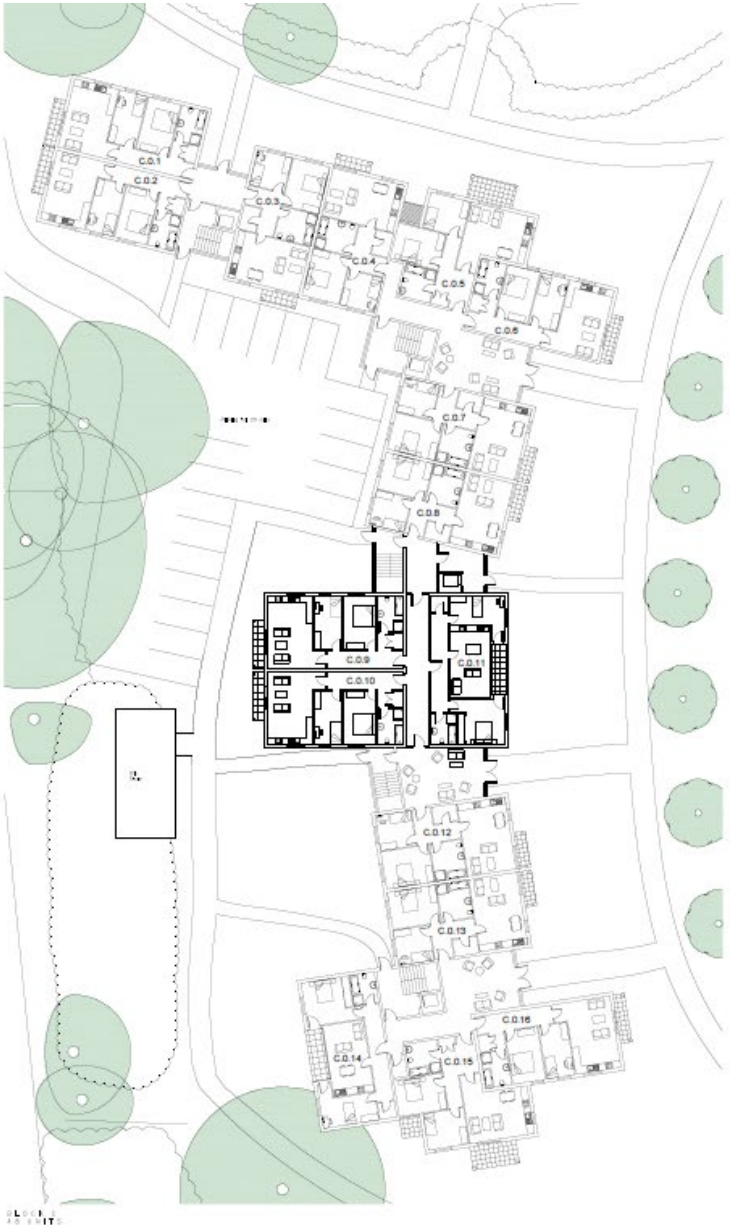
Page 7



BLOCK B/C TYPICAL SECTION

# Block B/C Proposed Ground Floor Plans

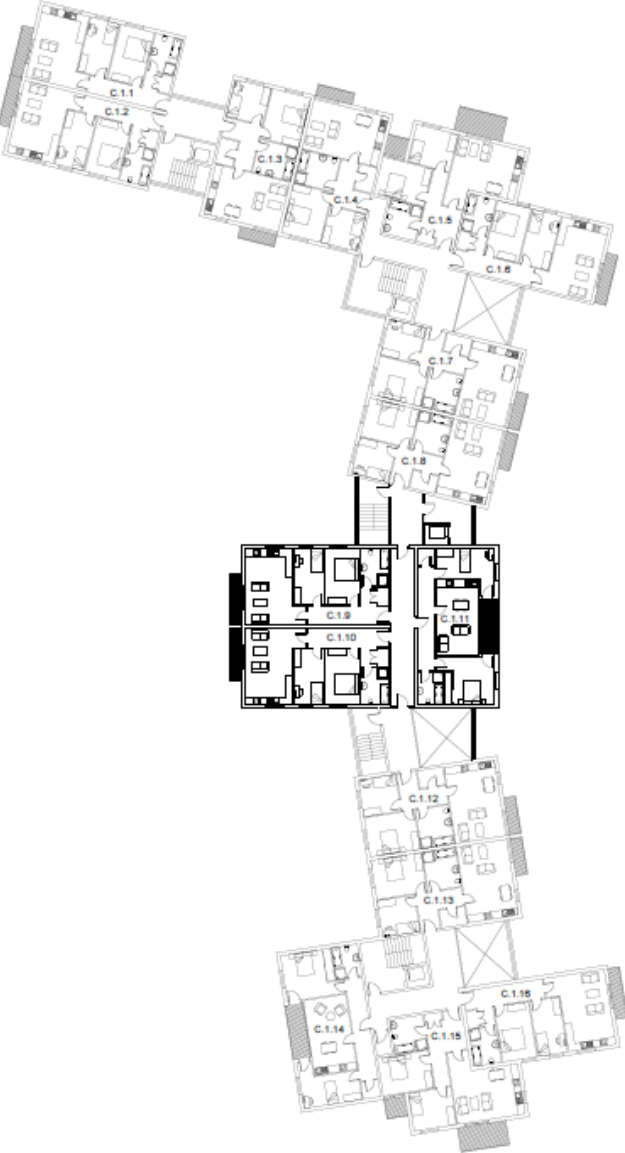
Page 8





# Block B/C Proposed First Floor Plans

Page 9

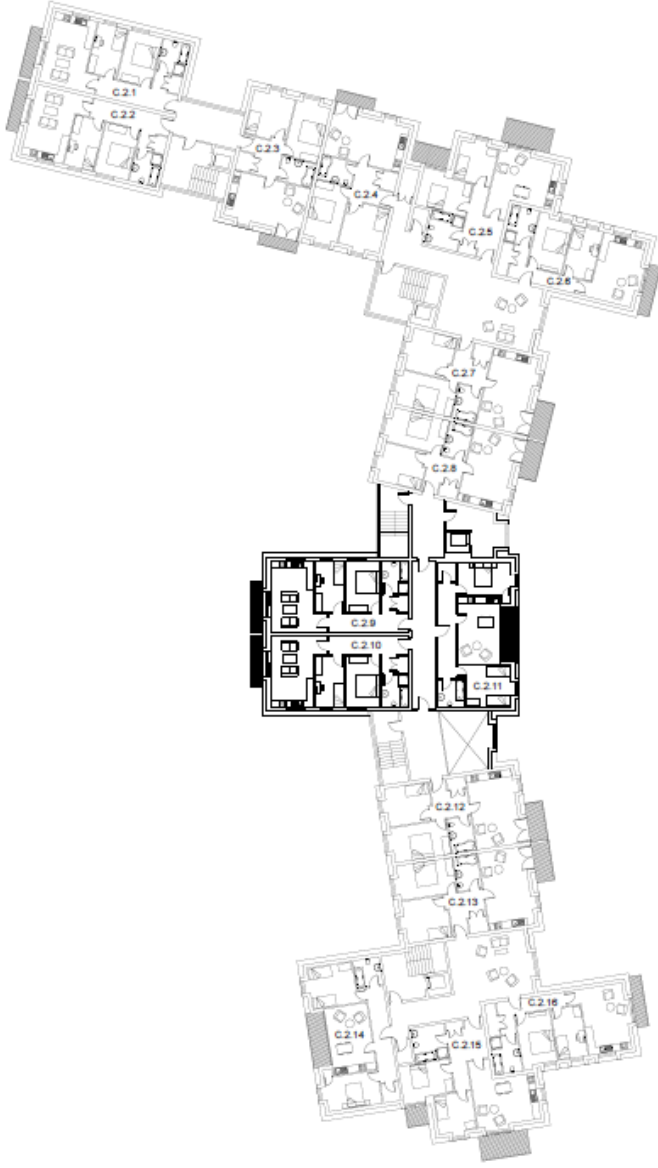


BLOCK C FIRST FLOOR



BLOCK B FIRST FLOOR

# Block B/C Proposed Second Floor Plans

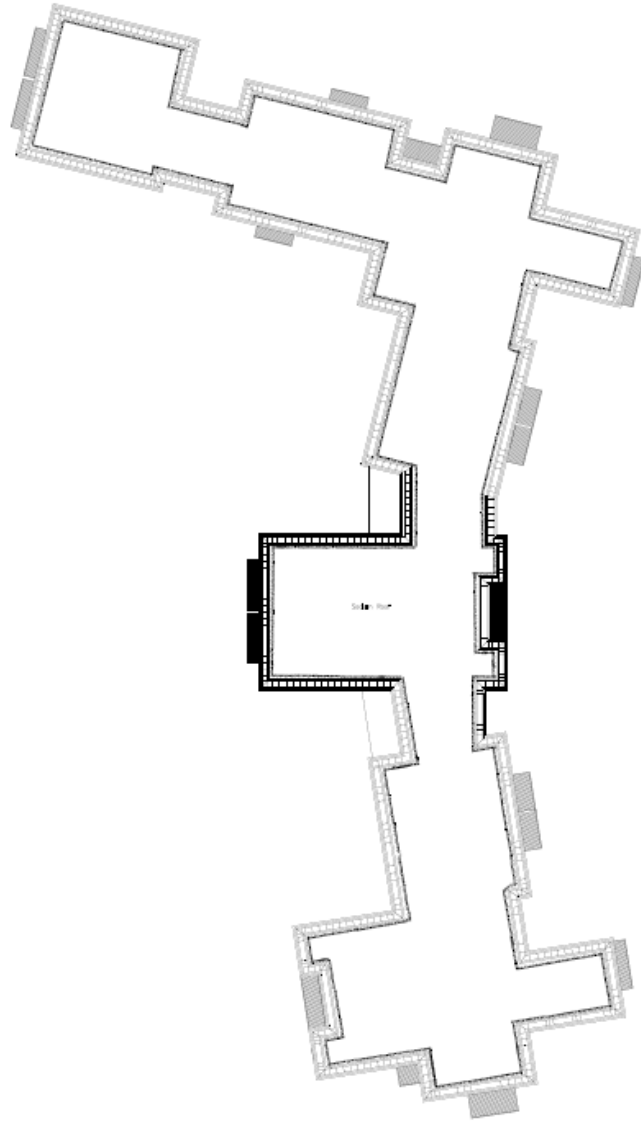


FLOOR C SECOND FLOOR

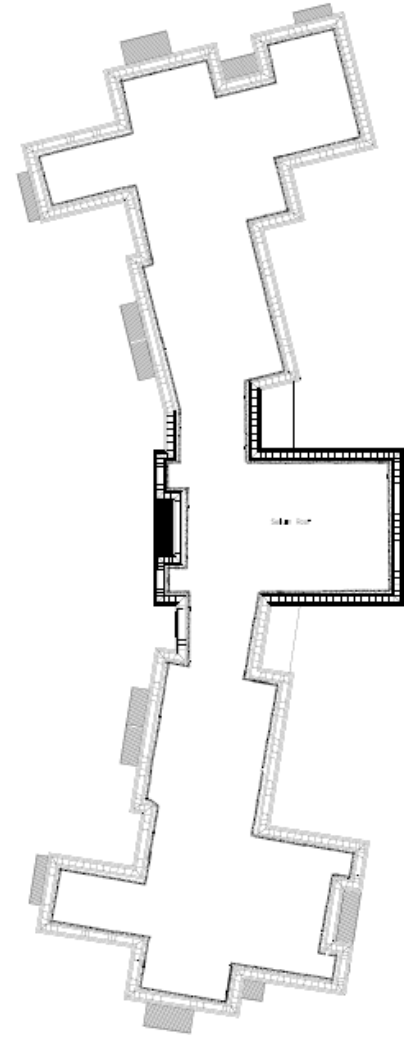


FLOOR B SECOND FLOOR

# Block B/C Proposed Roof Plans



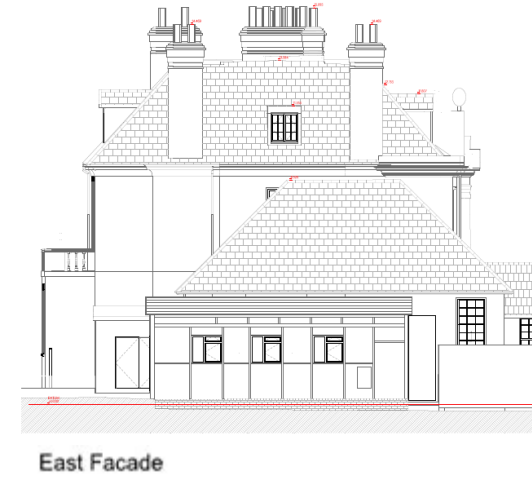
FLOOR 1 ROOF



FLOOR 2 ROOF

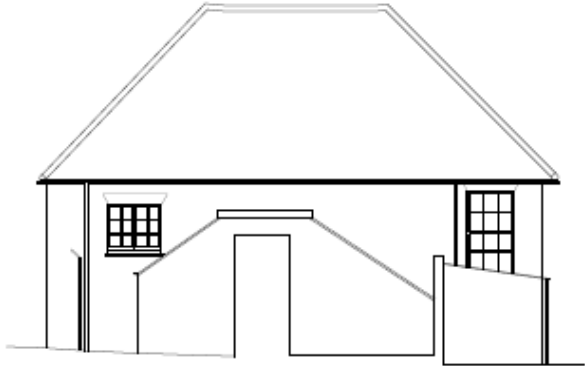
# Anstey Hall Existing Flat-roofed Building Elevations

Page 12



# Anstey Hall's Existing Greenhouse Elevations

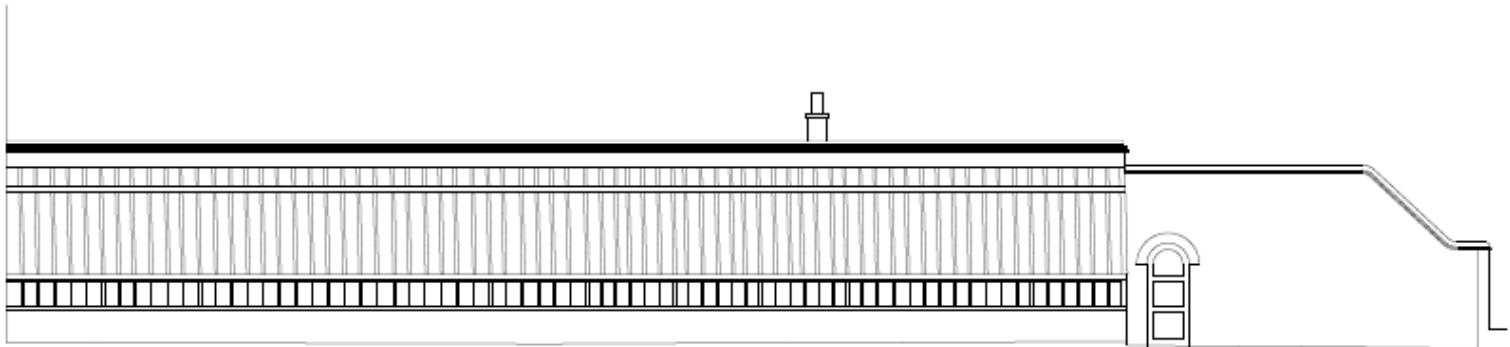
Page 13



ANSTEY HALL EAST WING  
SOUTH EAST ELEVATION



GLASS HOUSE SOUTH  
EAST ELEVATION



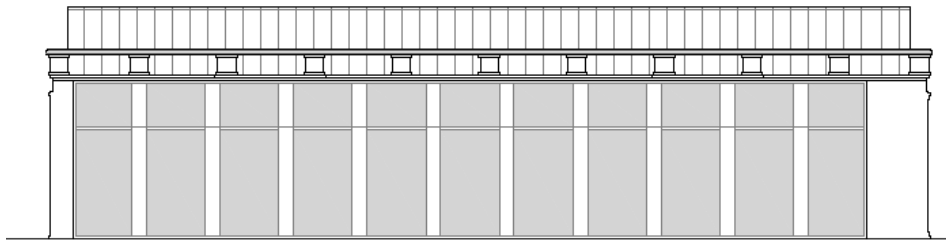
GLASS HOUSE SOUTH WEST ELEVATION

# Proposed Orangery Elevations

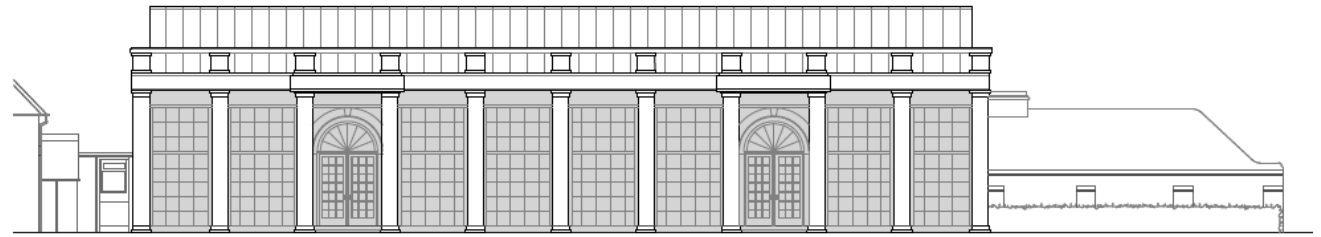


ANSTEY HALL PROPOSED SOUTH ELEVATION

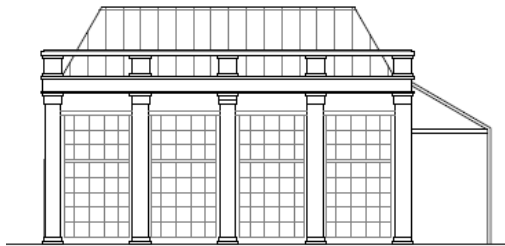
Page 14



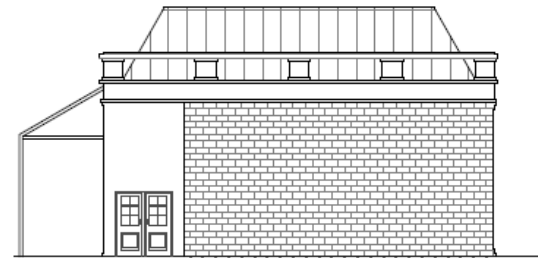
North Facade



South Facade

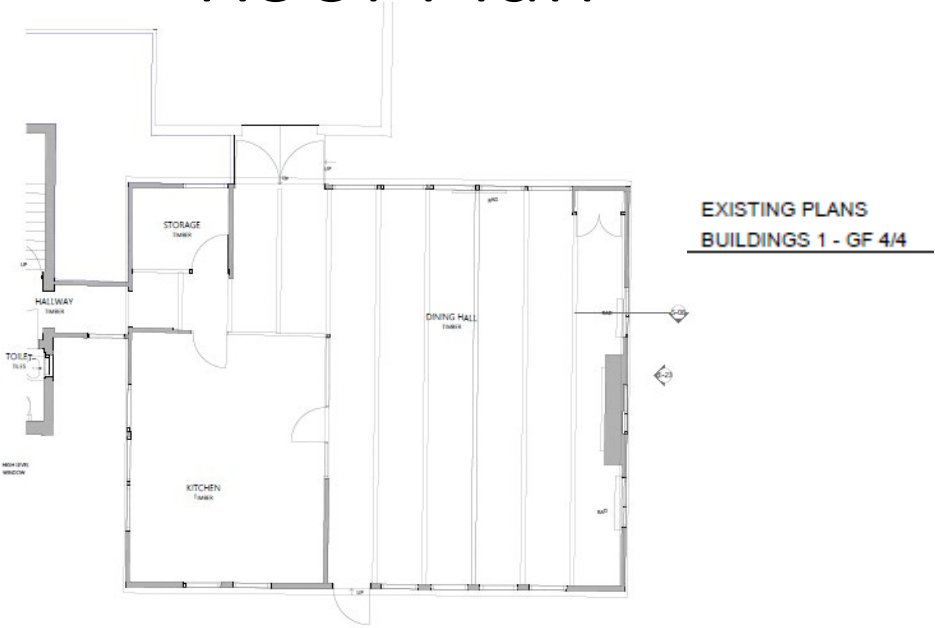


East Facade

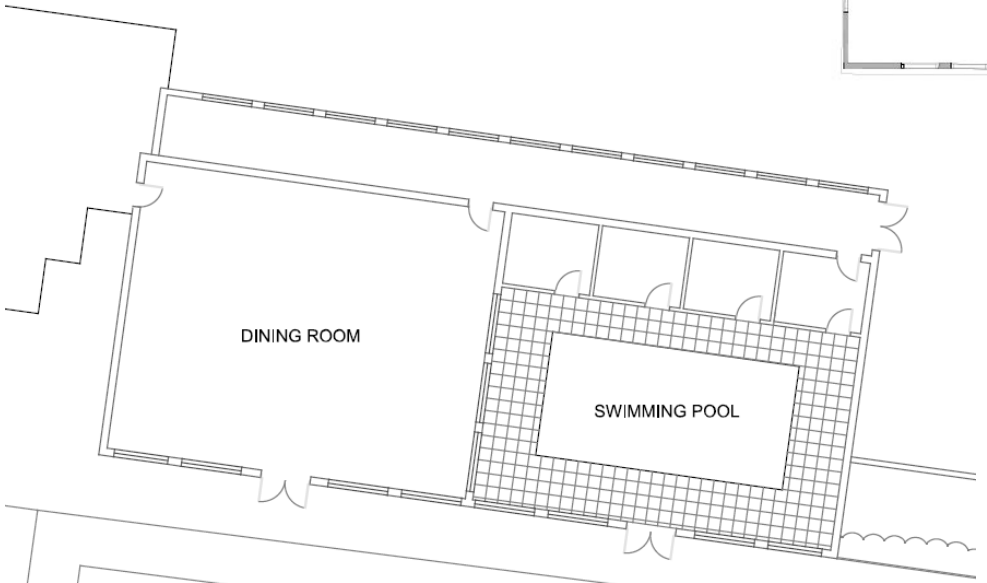


West Facade

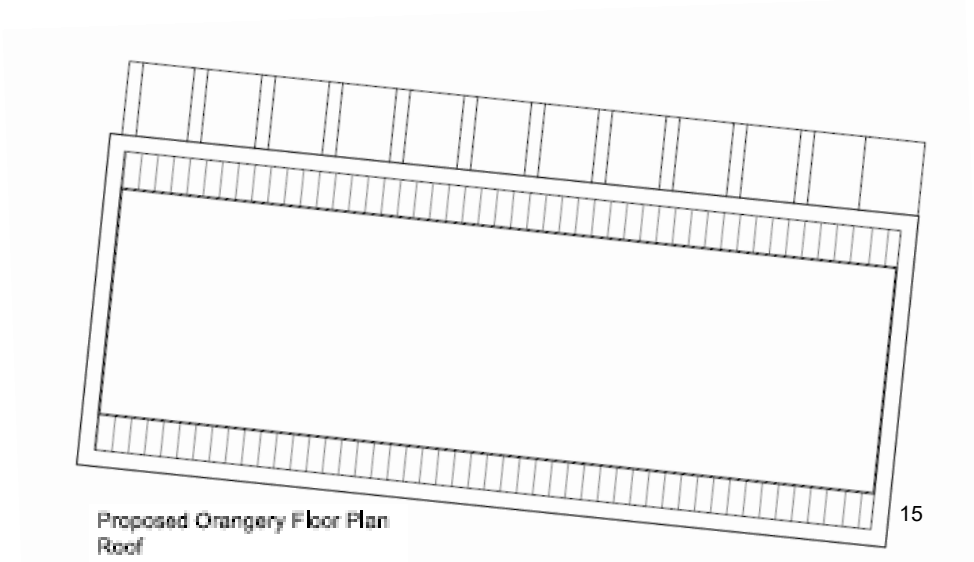
# Existing Floor Plans and Proposed Orangery Floor Plan and Roof Plan



Page 15

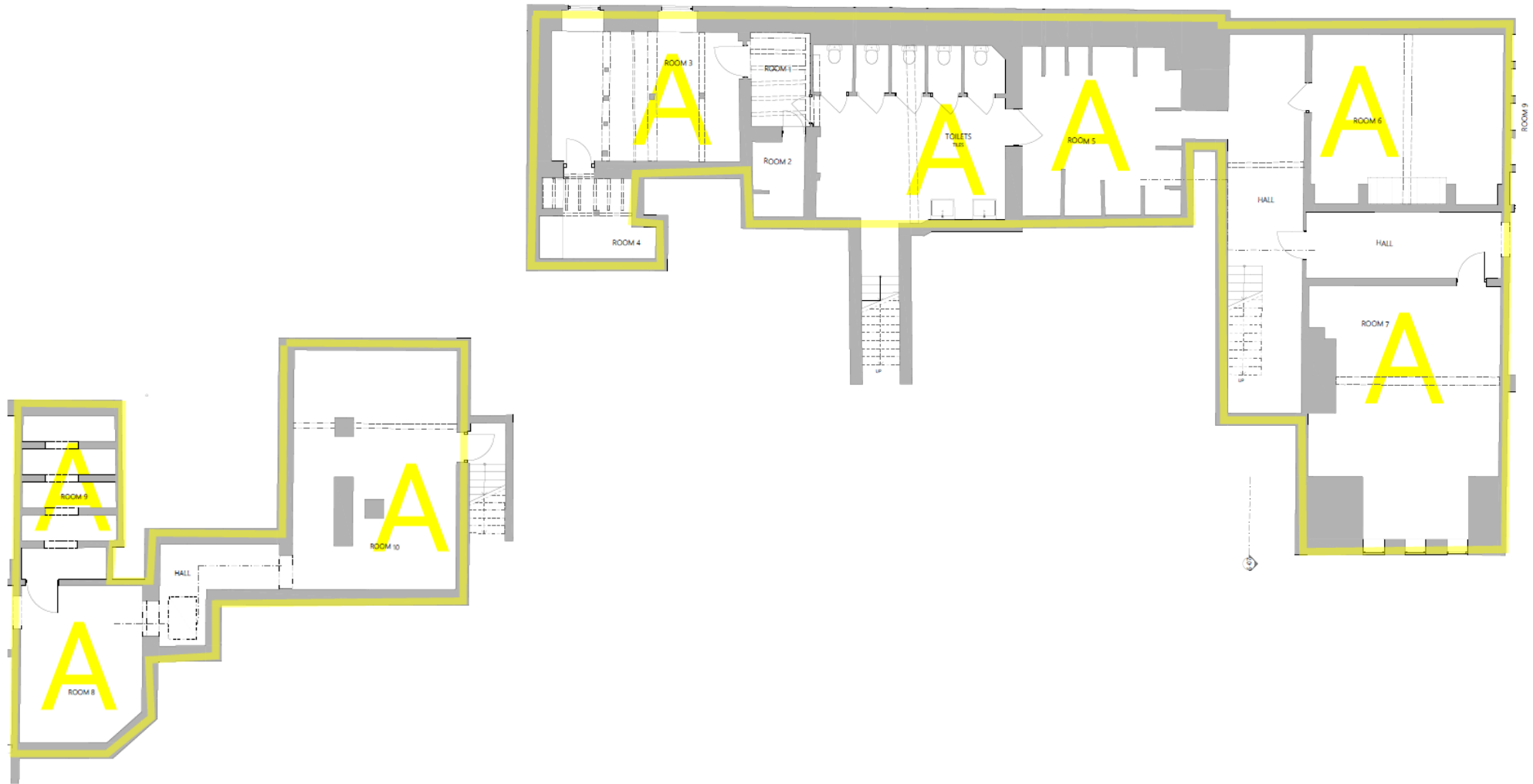


Proposed Orangery Floor Plan  
Ground Floor



# Anstey Hall's Proposed Lower Ground Floor Plans

Page 16

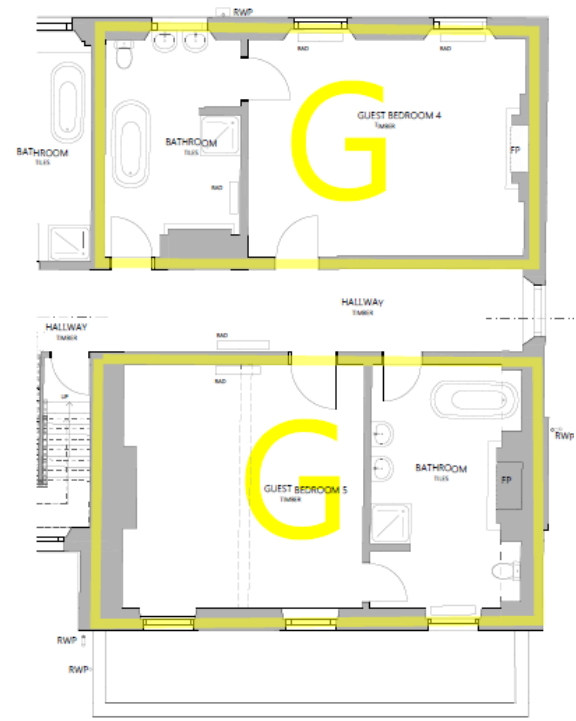
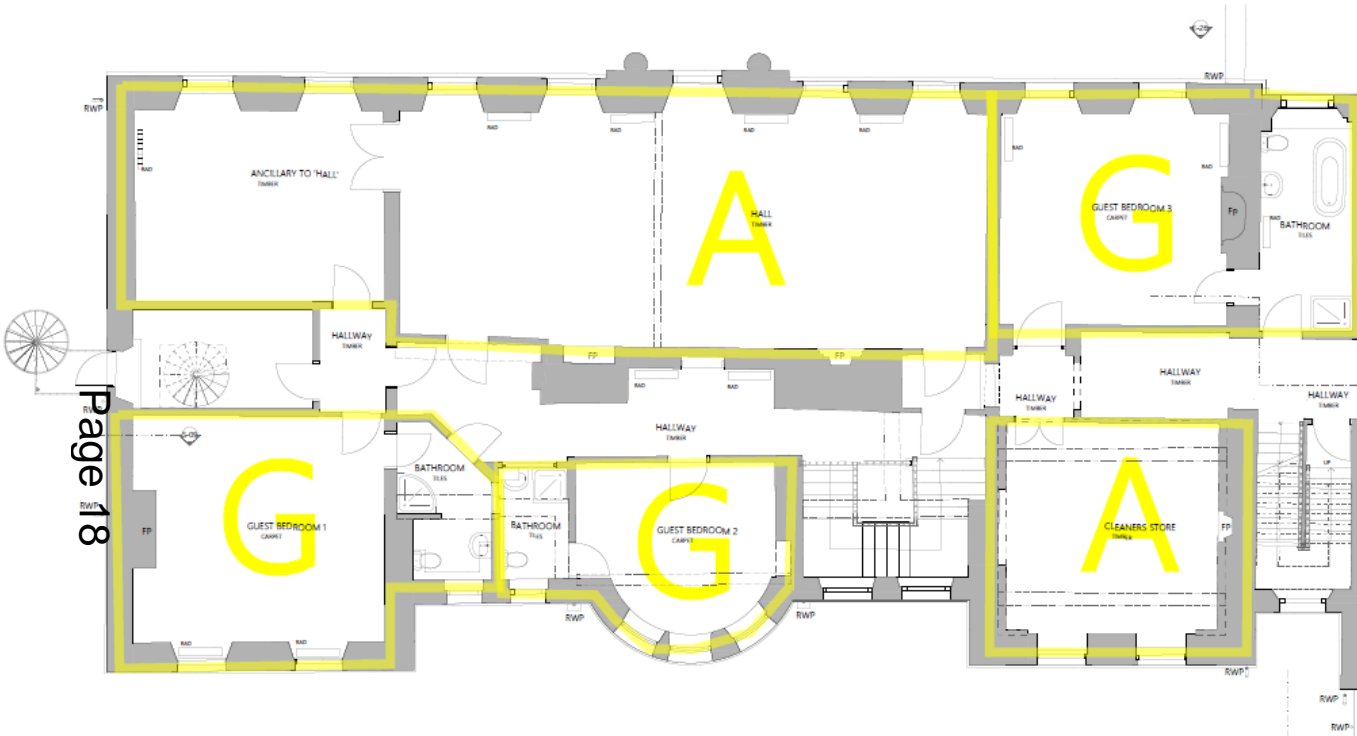




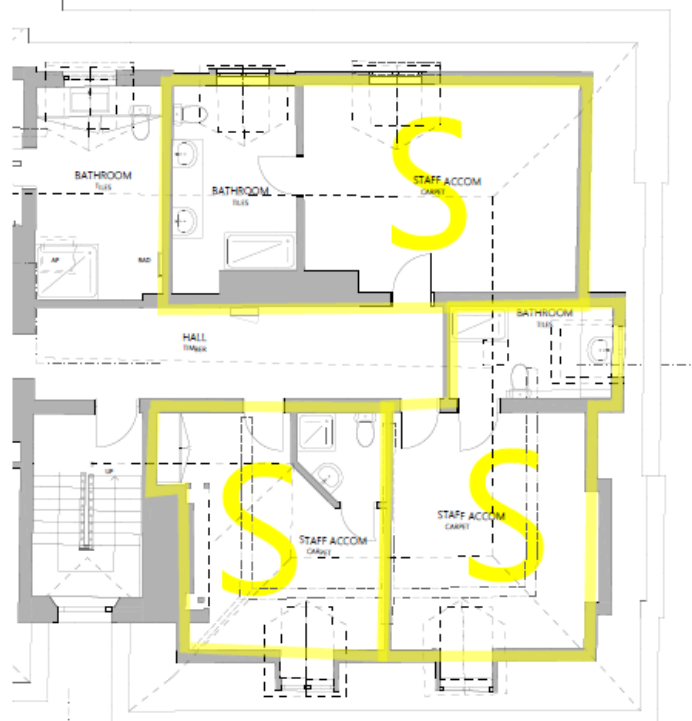
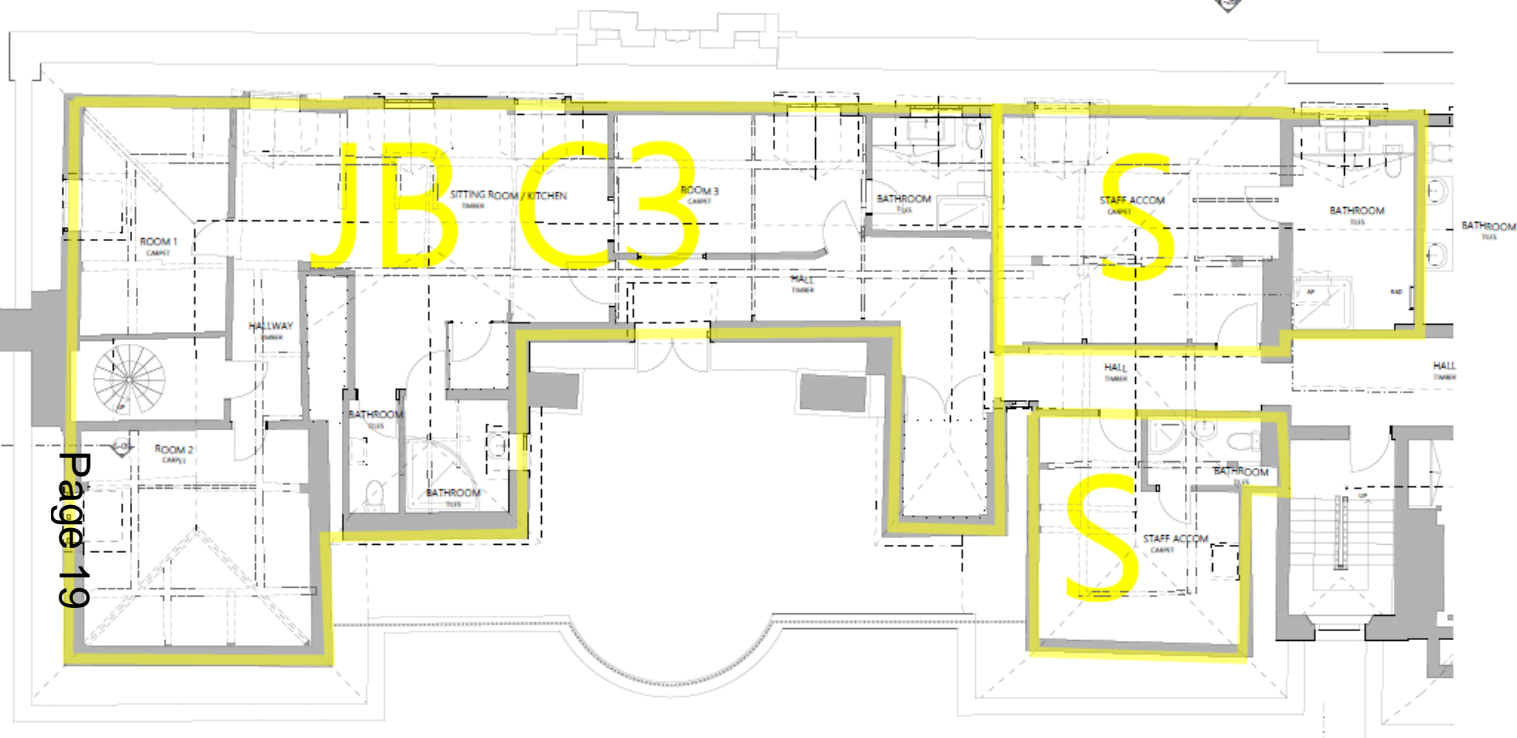
# Anstey Hall's Proposed Ground Floor Plans



# Anstey Hall's Proposed First Floor Plans



# Anstey Hall's Proposed Second Floor Plans



# Planning Balance (20/01426/FUL)

## Approval

Key material considerations:

- Meeting specialist retirement housing need
- Economic benefits through the construction of new buildings and through servicing the retirement complex
- Some heritage and public benefits
- Conversion of private protected open space into publicly accessible land
- Biodiversity net gain



## Refusal

Key material considerations:

- High-level of 'less than substantial' harm which would not be outweighed by the public benefits
- Protected open space lost through development
- Adverse lighting impacts upon protected species including bats
- Loss of trees
- No sequential test in terms of flood risk
- Insufficient renewable energy strategy, cycle/mobility vehicle storage, archaeology and refuse information

**Officer Recommendation: Refuse**

# Heritage Balance (20/01427/LBC)

## Approval

Key material considerations:

- Removal of negative flat-roofed building
- Restoring views from Maris Lane
- Heritage benefits and provision of facilities for the retirement community



## Refusal

Key material considerations:

- Orangery's unacceptable siting, excessive scale and incongruous design would result in a moderate-level of 'less than substantial' harm which would not be outweighed by the public benefits

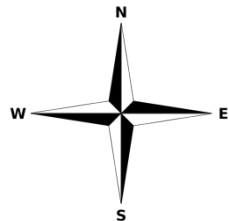
**Officer Recommendation: Refuse**

# MINOR APPLICATIONS

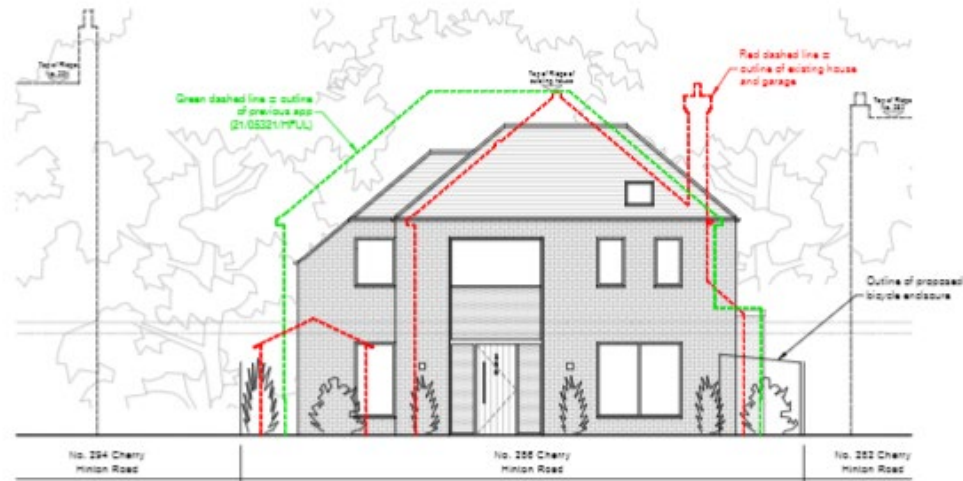
# 22/05304/FUL

## 286 Cherry Hinton Road

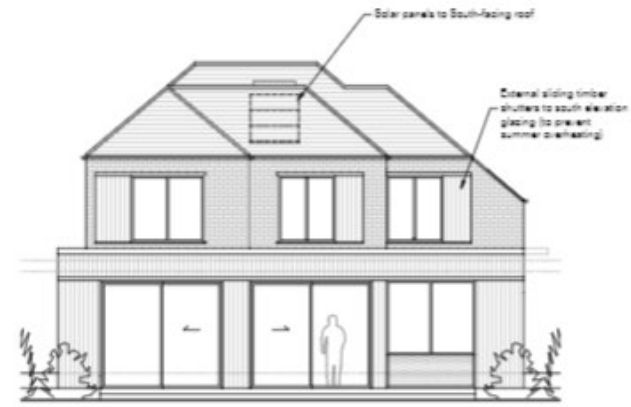
### Site Location Plan



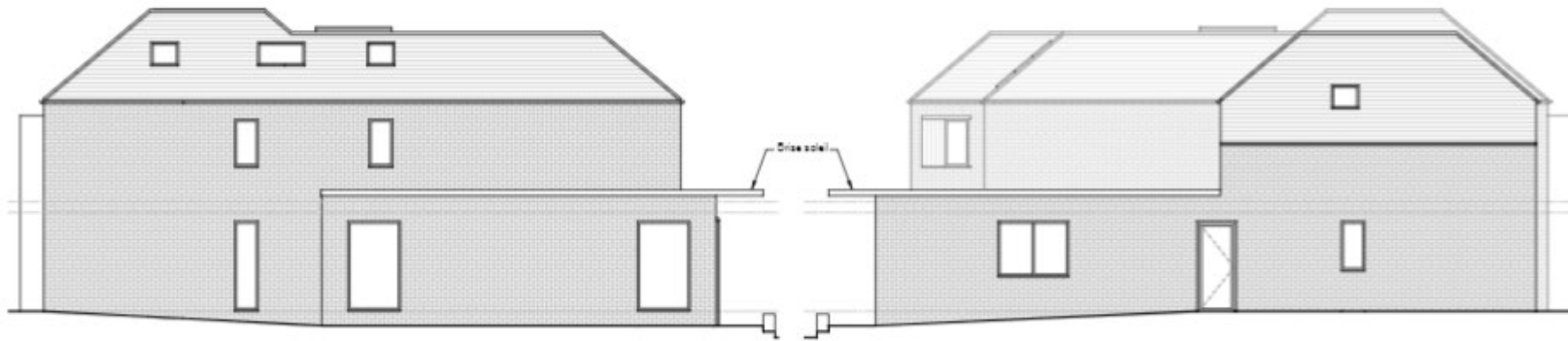
# Proposed Elevations



Front (N) Elevation



Rear (S) Elevation



Side (W) Elevation

Side (E) Elevation

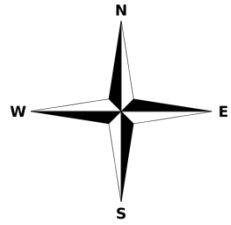
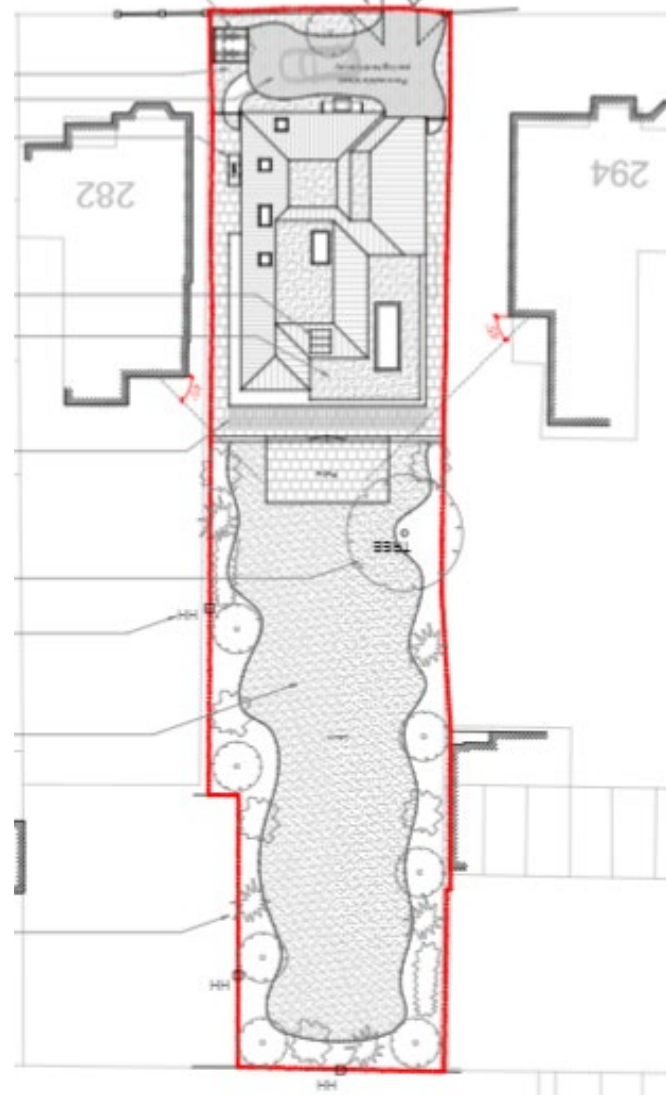


# Site Plans

## Existing



## Proposed



# Planning Balance

## Approval

### Key material considerations

- The proposed development is considered to reflect the rest of the street, it would be of a scale that is acceptable in the street scene.
- Greater levels of internal space, greater provisions for biodiversity and renewable technologies.
- The proposal adequately respects the residential amenity of its neighbours and the constraints of the site.



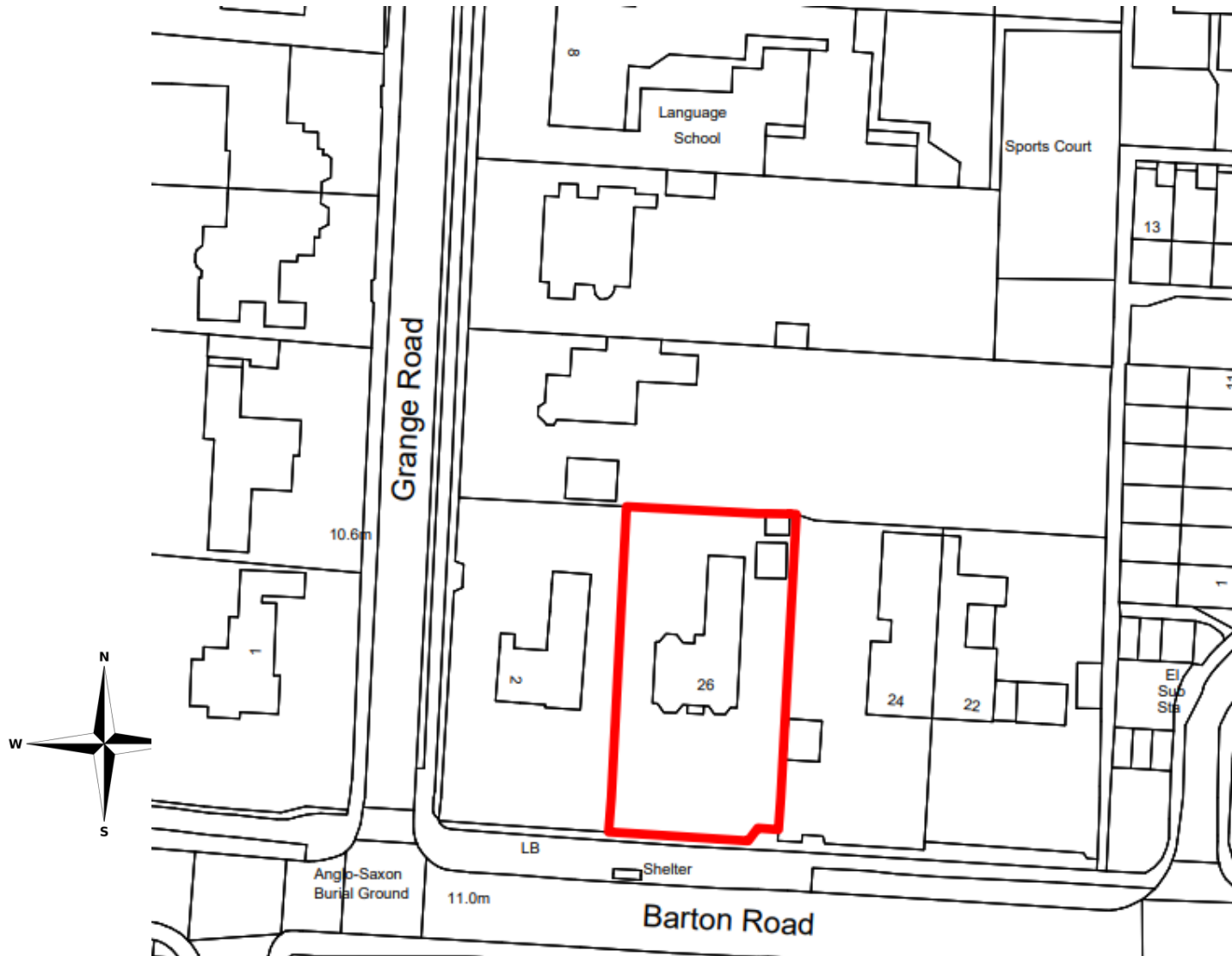
## Refusal

### Key material considerations

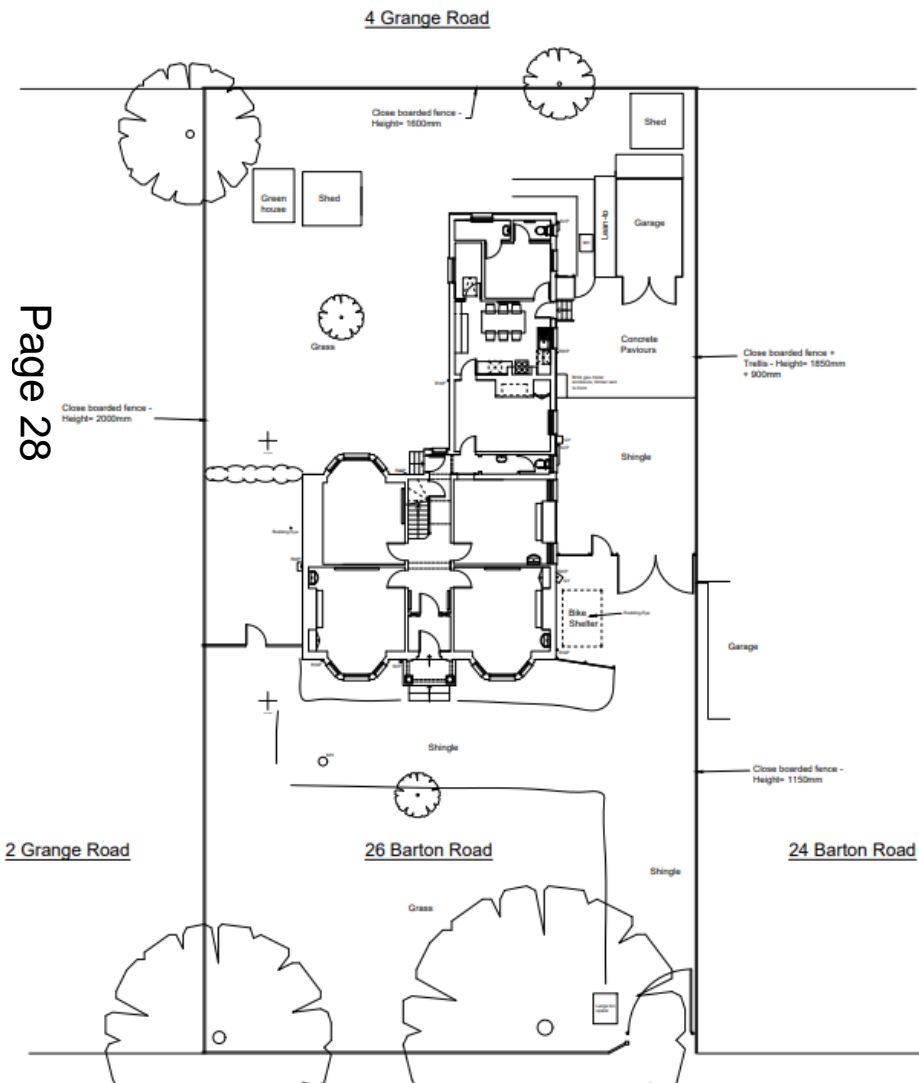
- None

Officer Recommendation: Approve

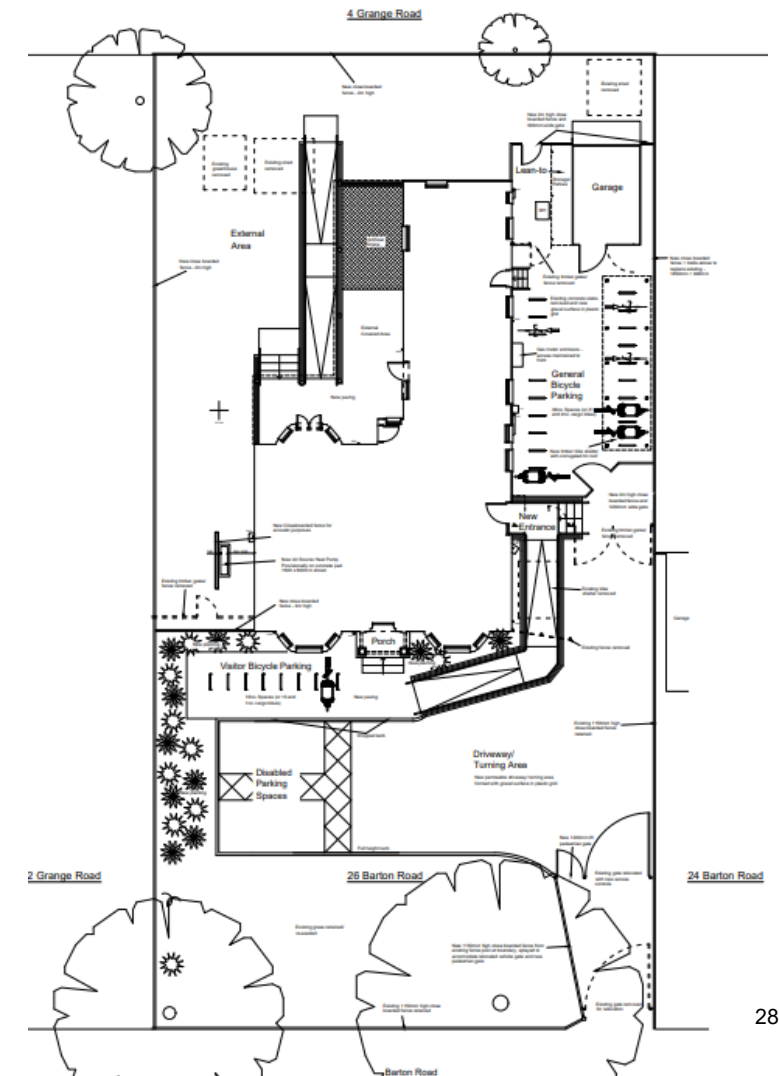
# 22/04976/FUL 26 Barton Road Site Location Plan



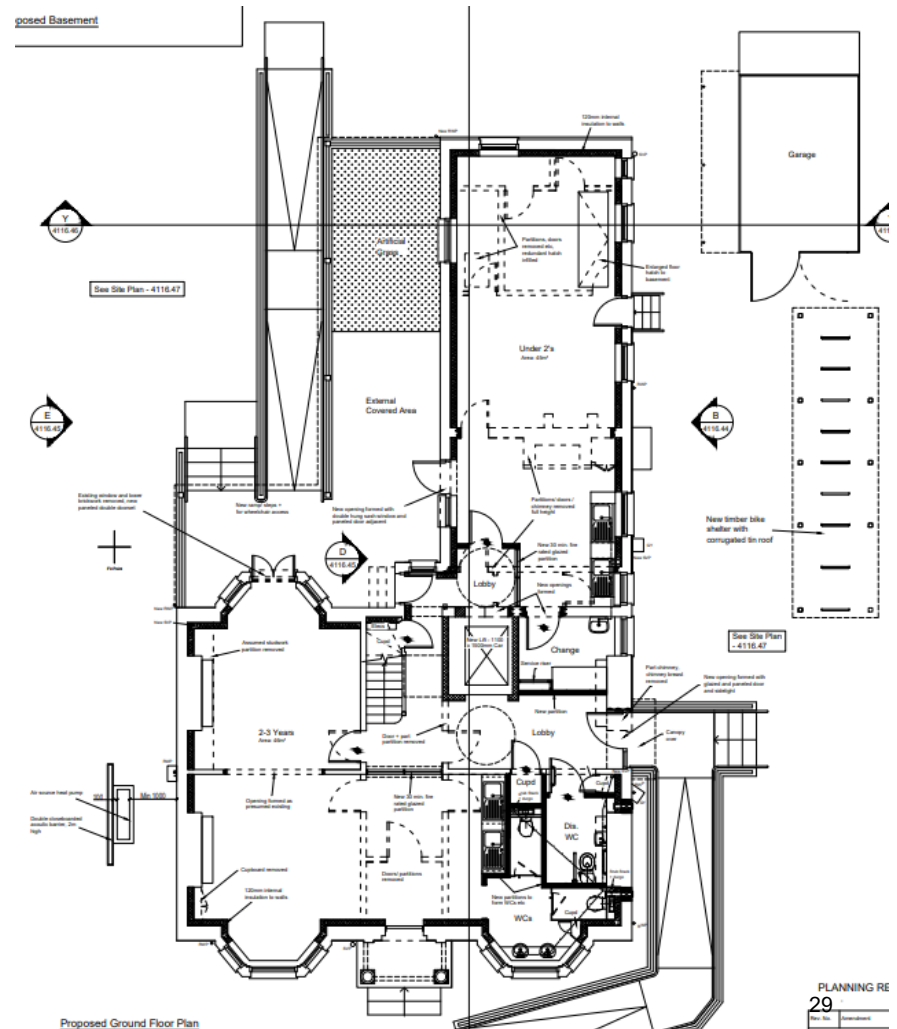
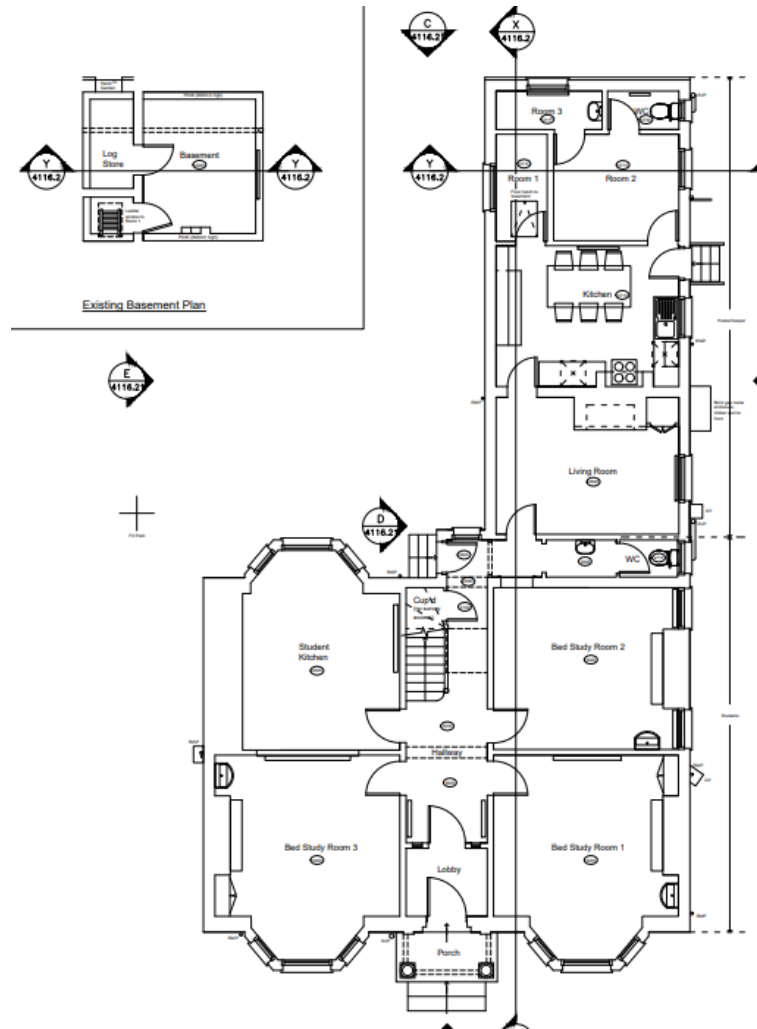
# Site plan Existing and Proposed



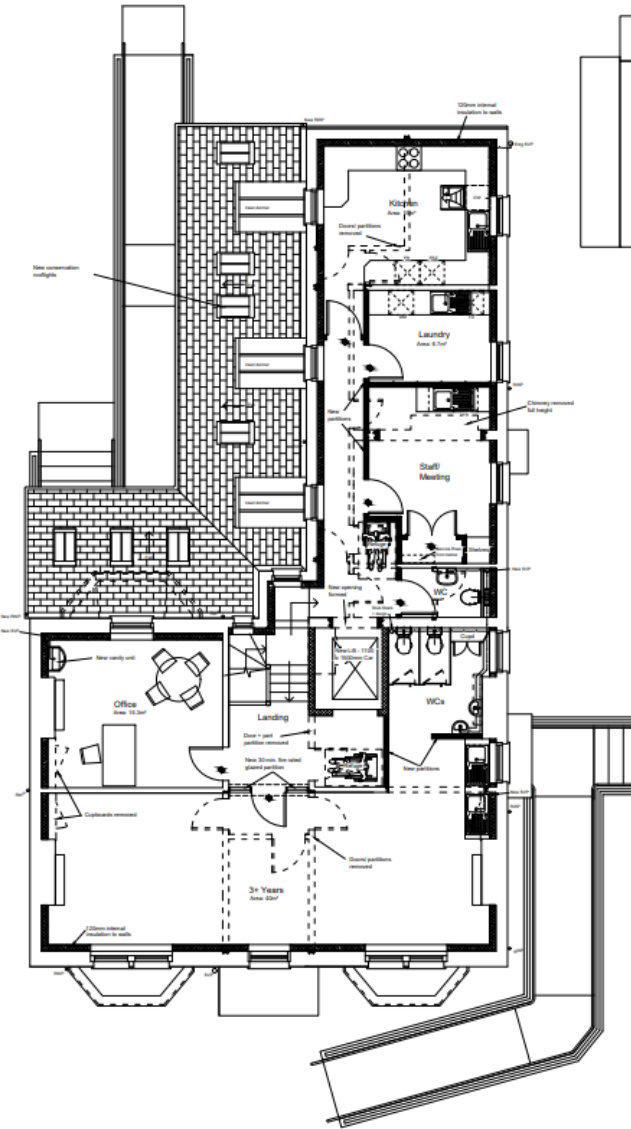
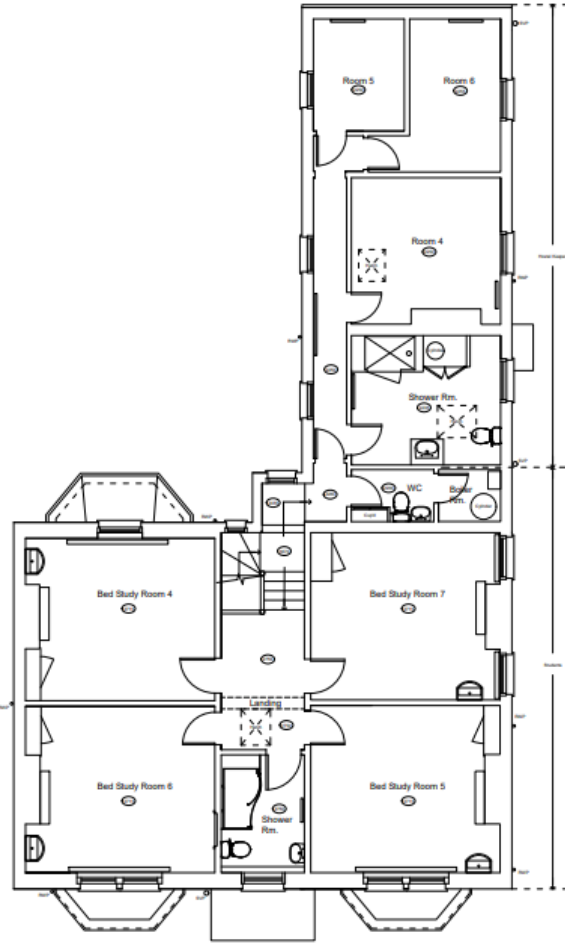
Page 28



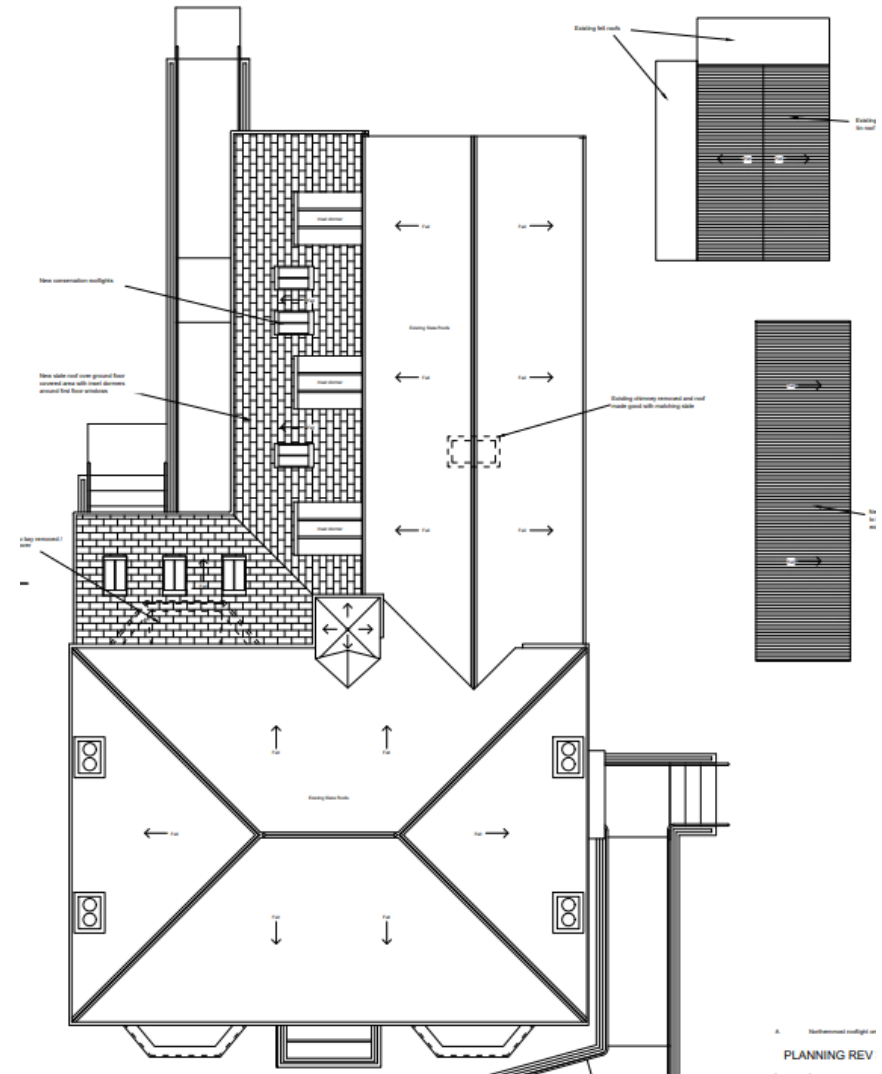
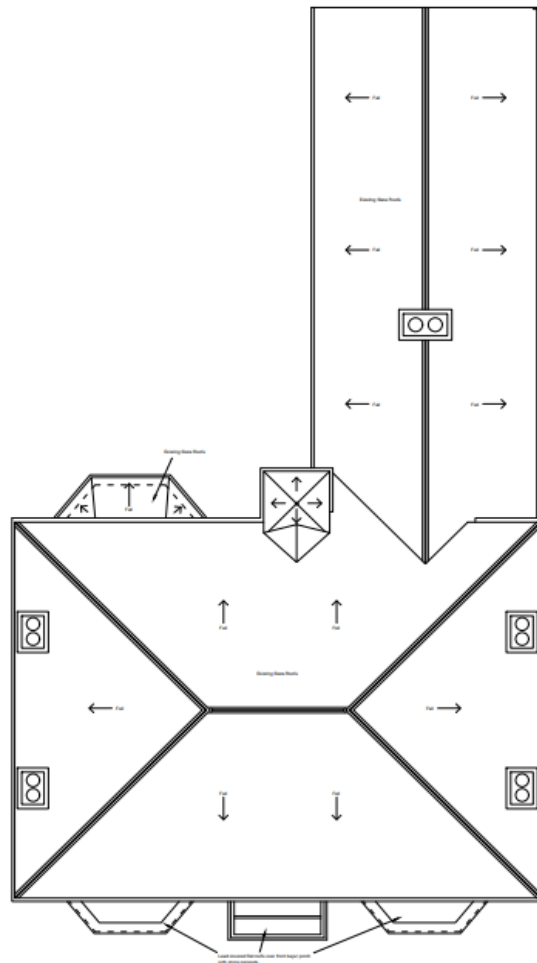
# Ground floor plans – existing and proposed



# First floor plans – existing and proposed



# Roof plans – existing and proposed



# Front elevation - existing and proposed

Page 32





# Existing side (east) elevation facing 24 Barton Road

Page 33



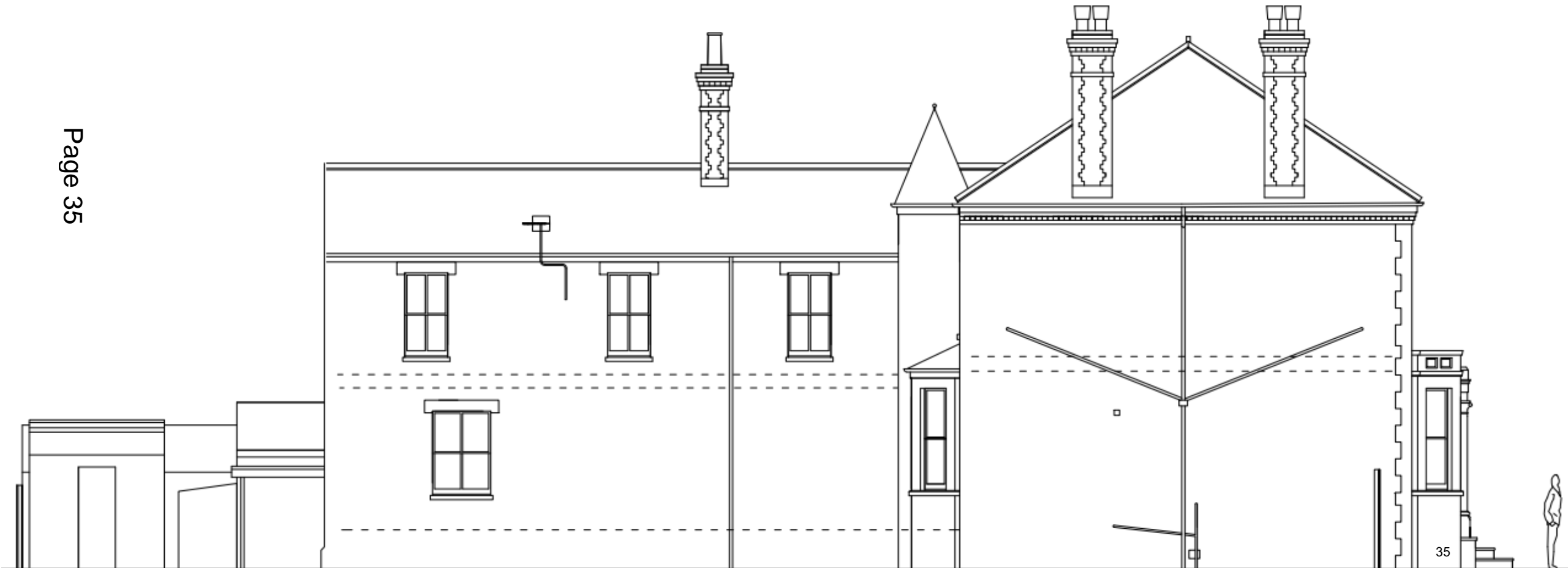
# Proposed side (east) elevation facing 24 Barton Road

Page 34



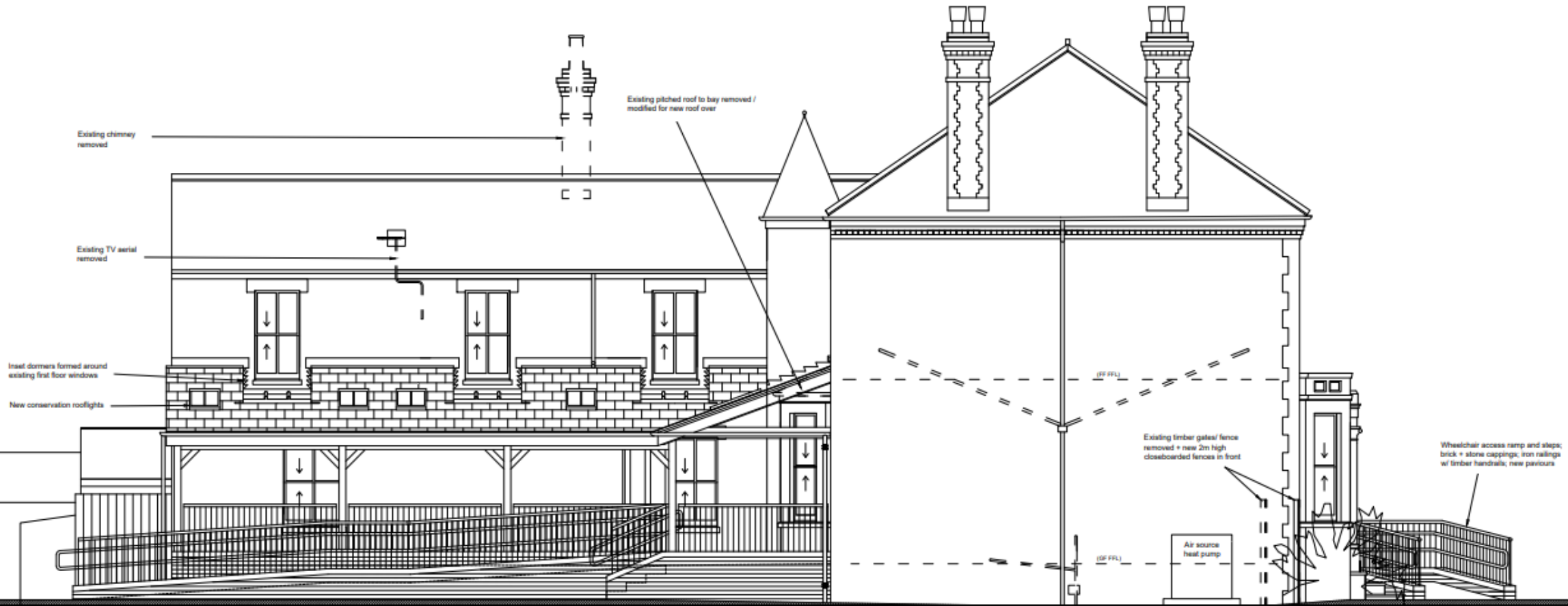
# Existing side (west) elevation facing 2 Grange Road

Page 35



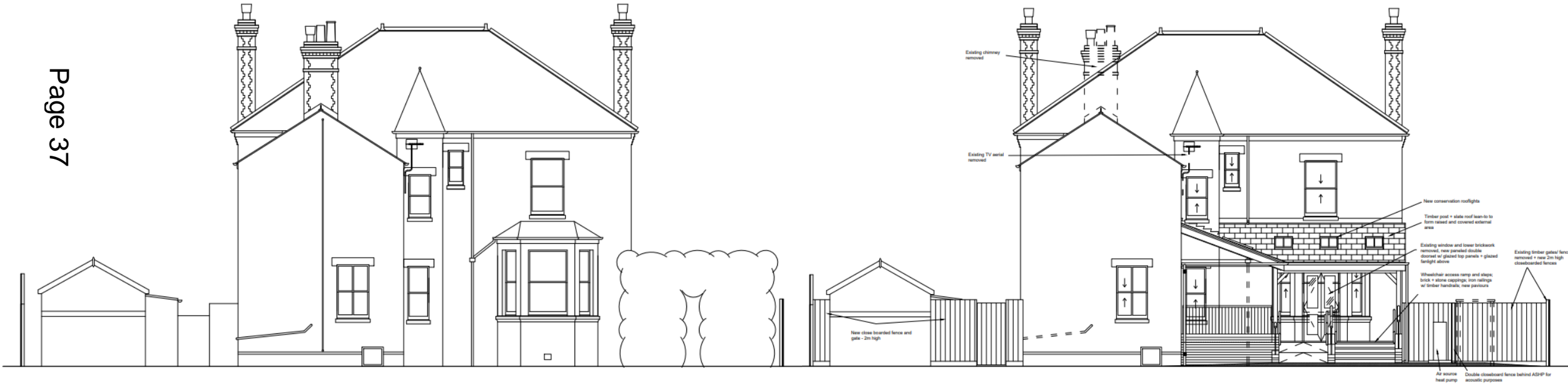
# Proposed side (west) elevation facing 2 Grange Road

Page 36



# Rear elevations – existing and proposed

Page 37



# Planning Balance

## Approval

### Key material considerations

- Provides much needed children's nursery places in a sustainable location.
- Community facility in accordance with Policy 73 of the Cambridge Local Plan 2018
- High-quality scheme that would preserve character/appearance of conservation area and setting of adjacent listed building.
- The harm to highway safety from the location and use of the building can be mitigated through measures outlined in the Parking Management Plan and the Travel Plan.
- Noise disturbance from ASHP and use of building and the impact on neighbours can be mitigated.



## Refusal

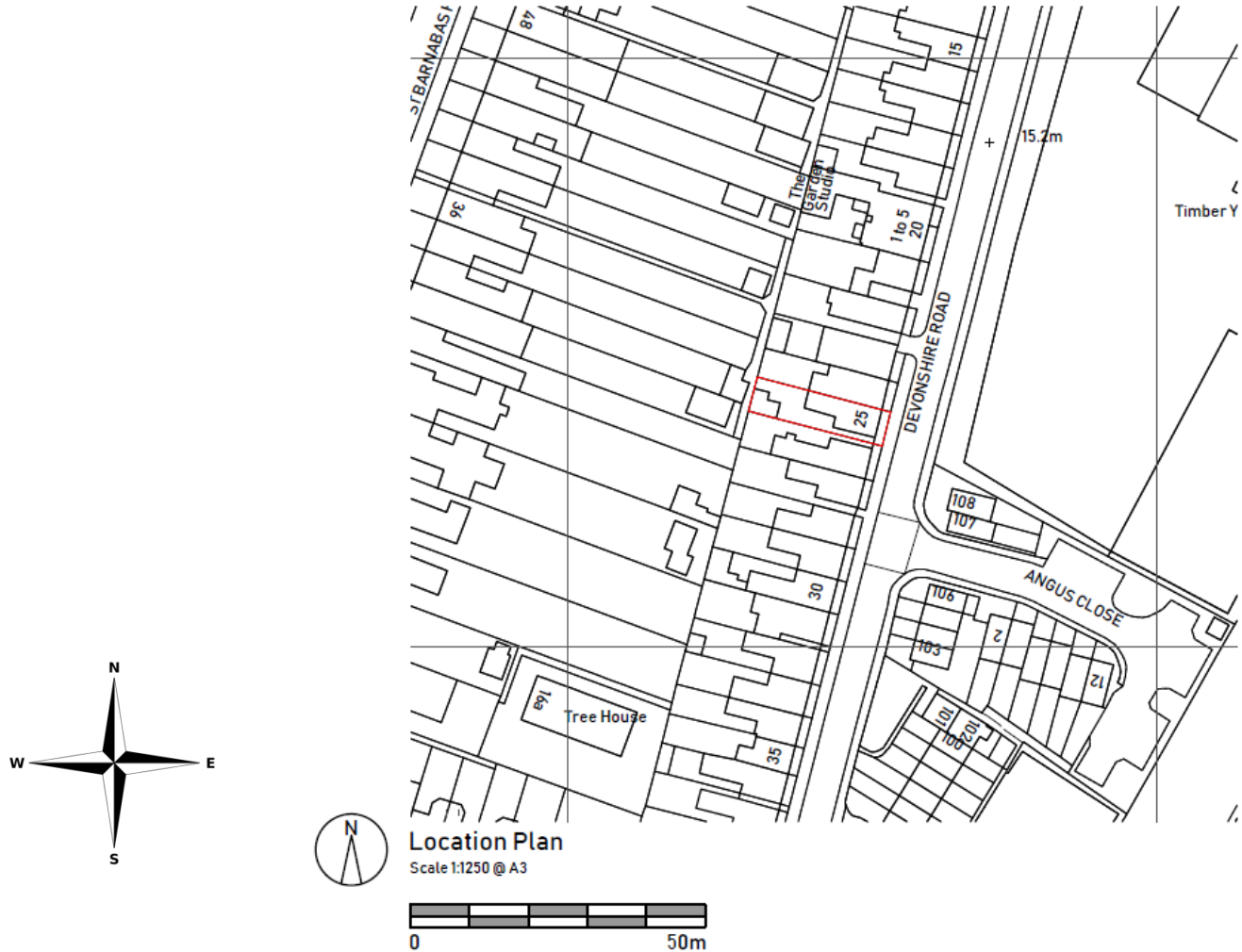
### Key material considerations

- Noise impact to first floor windows of adjacent residential properties from use of outdoor play/learning area

**Officer Recommendation: Approve**

# 23/04891/HFUL 25 Devonshire Road

## Site Location Plan



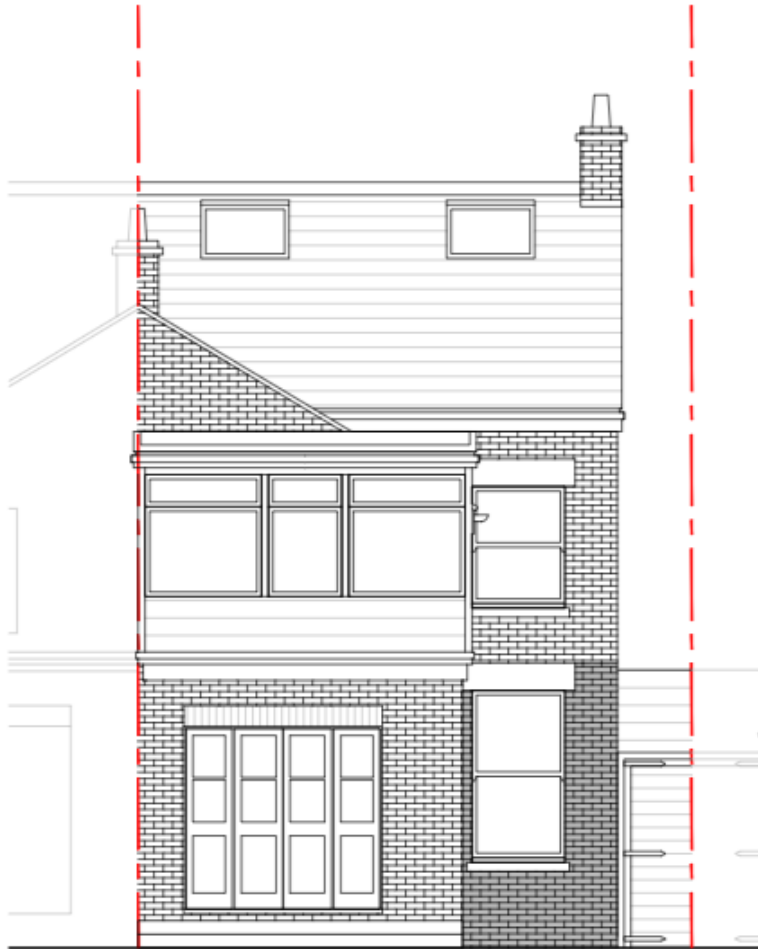
# Block Plan



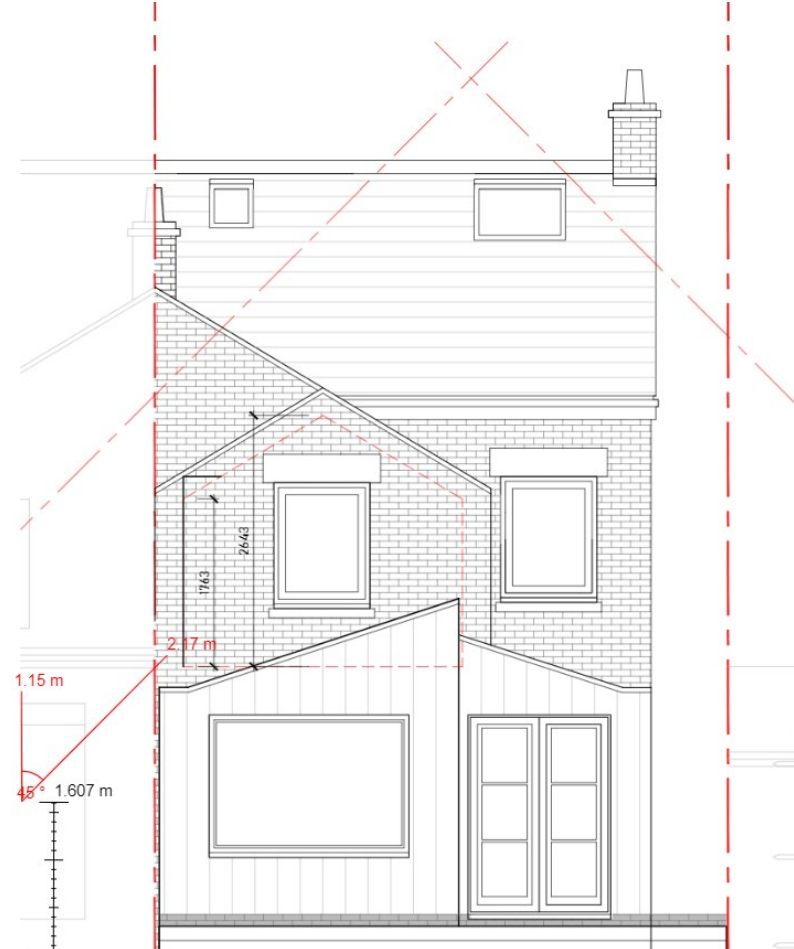


# Existing and Proposed Rear Elevation with 45 Degree Lines

Page 41



Rear (West) Elevation  
Scale 1:50 @ A3

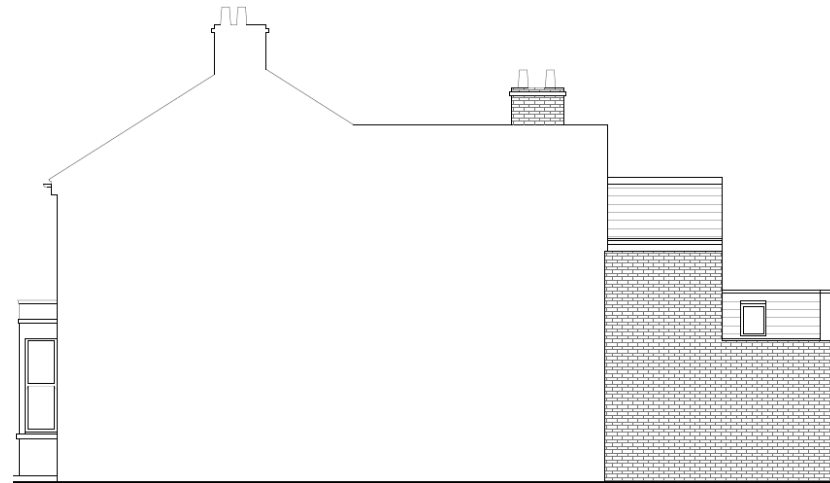


Rear (West) Elevation  
Scale 1:50 @ A3

# Existing Side Elevations



# Proposed Side Elevations



# Planning Balance

## Approval

Key material considerations

- No harmful impact upon character and appearance of the area
- No harmful impact on designated heritage assets
- No unacceptable harmful impacts on neighbouring amenity



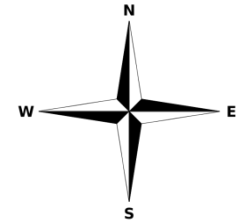
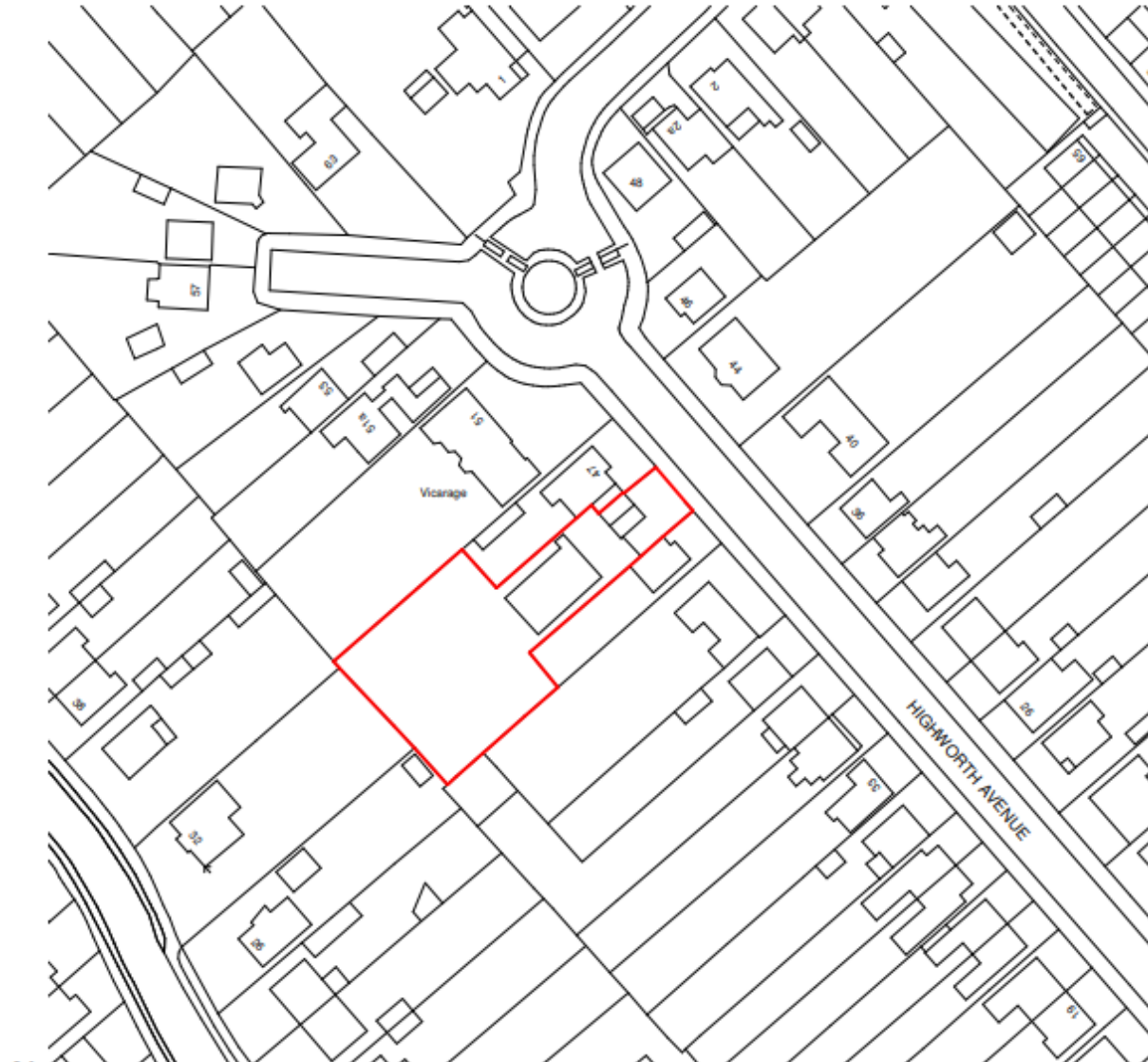
## Refusal

Key material considerations

Officer Recommendation: Approve

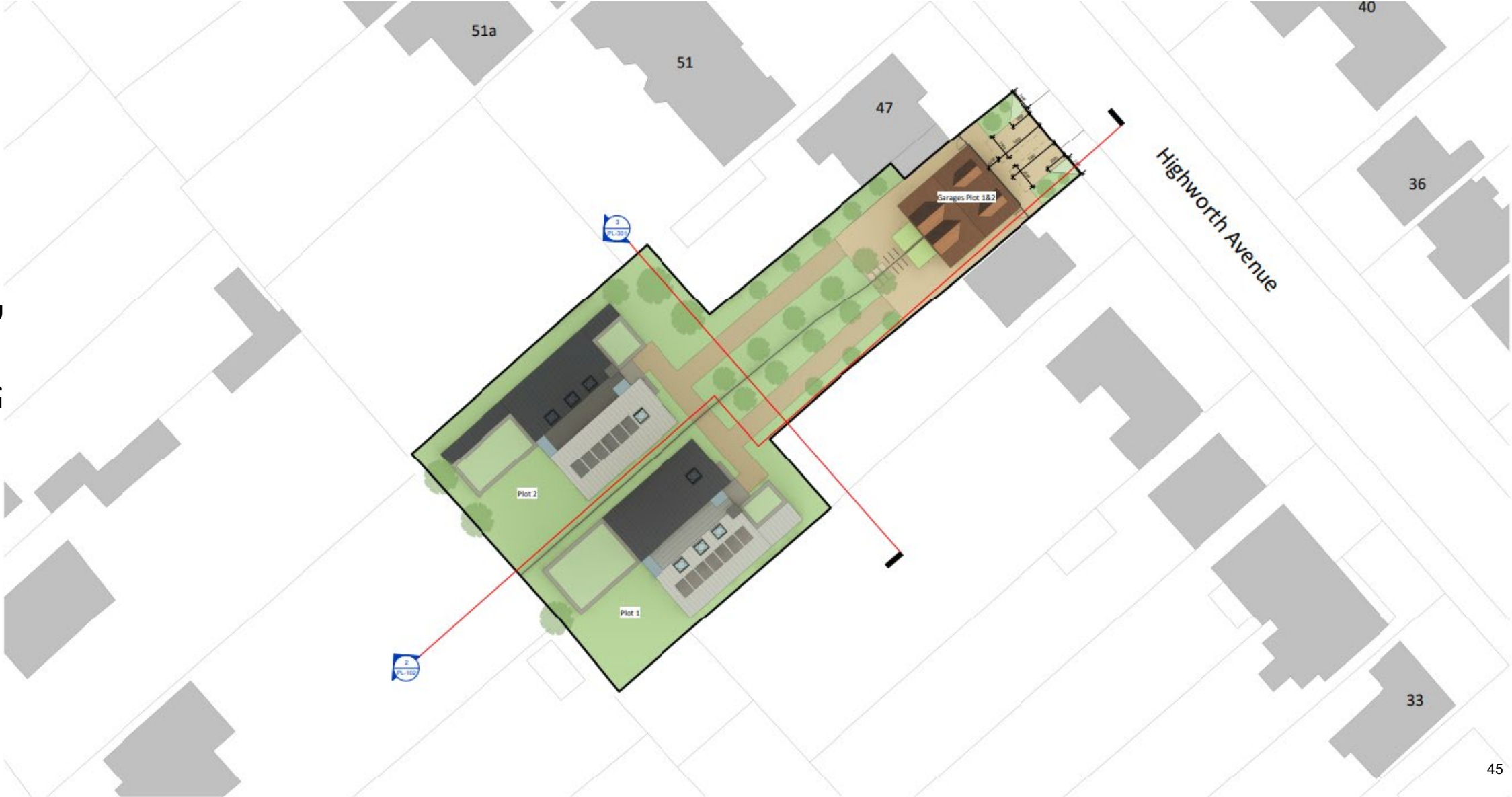
# 23/01039/FUL - 45 Highworth Avenue

## Site Location Plan

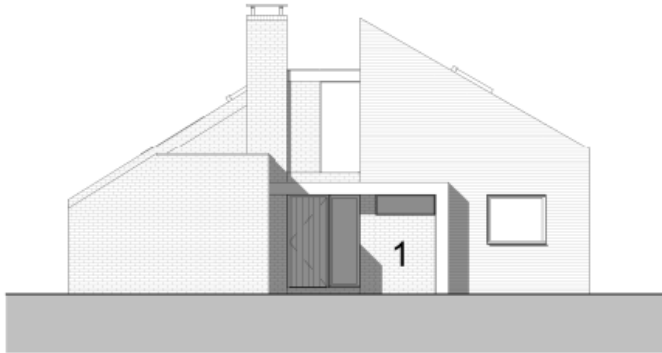


# Proposed Site Plan

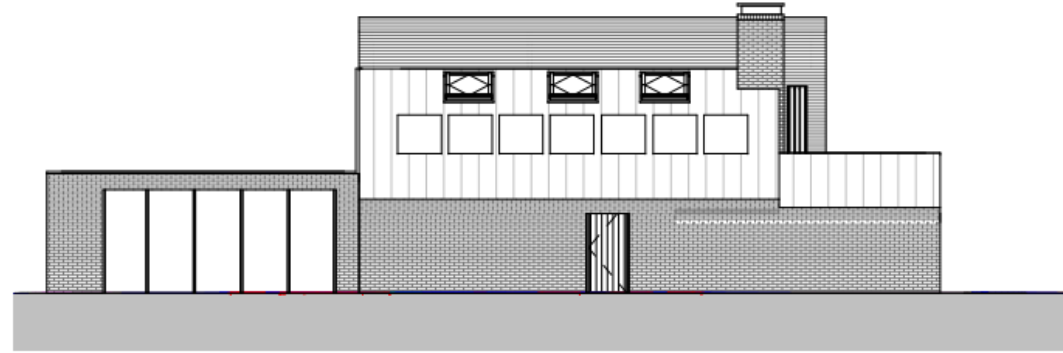
Page 45



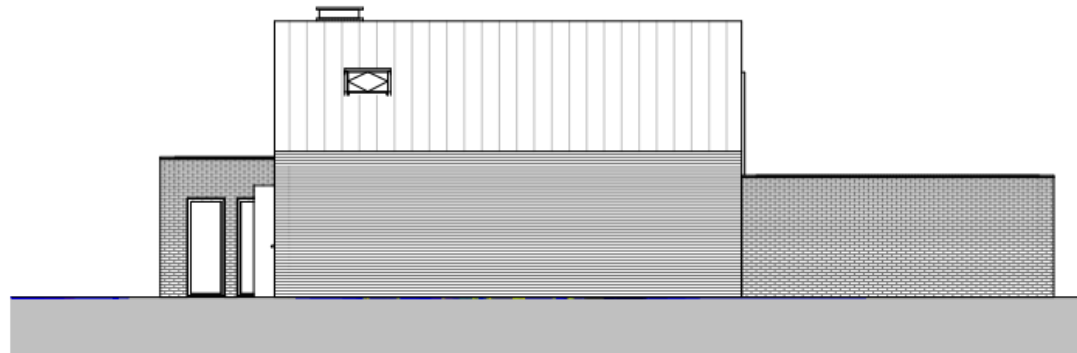
# Proposed Elevations – Plot 1



**Front Elevation**  
1 : 100



**Left Elevation**  
1 : 100



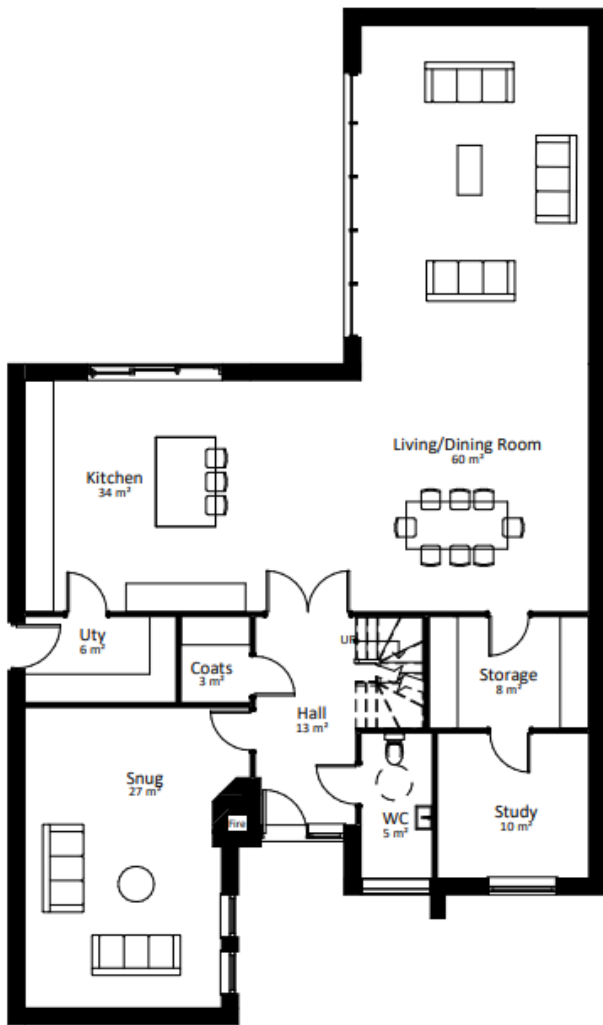
**Right Elevation**



**Rear Elevation**  
1 : 100

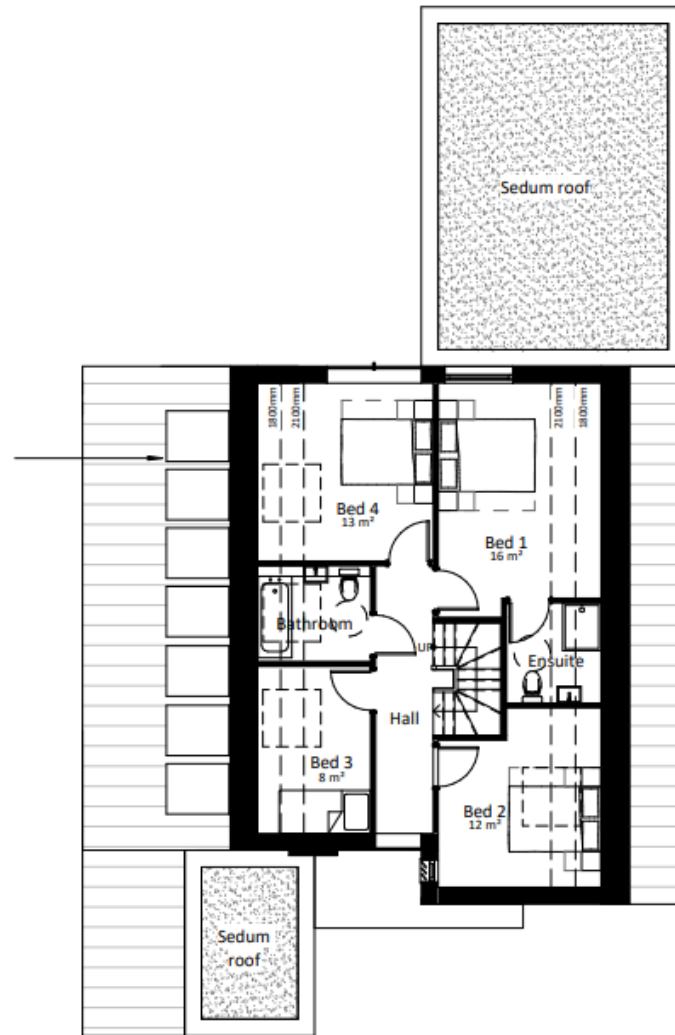
# Proposed Floor Plans – Plot 1

Page 47



**Ground Floor Plan**  
1 : 100

Proposed PV panels.  
Size, number and  
location are indicative



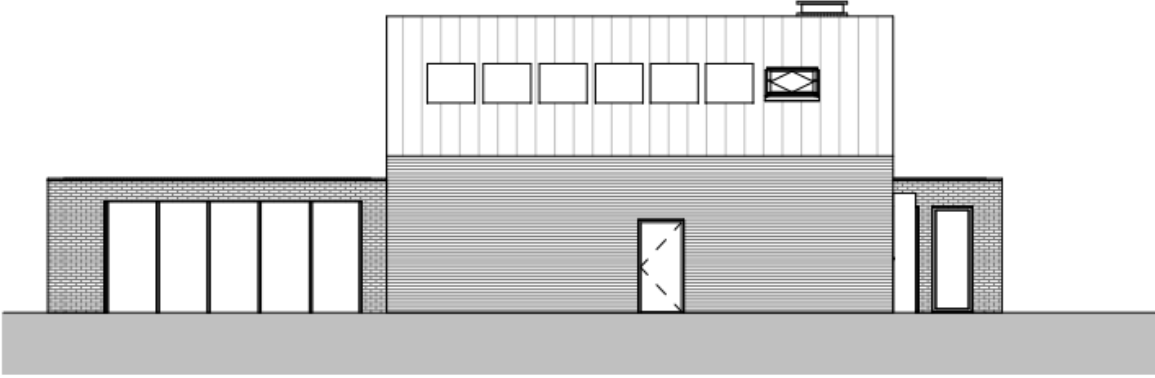
**First Floor Plan**  
1 : 100

# Proposed Elevations – Plot 2

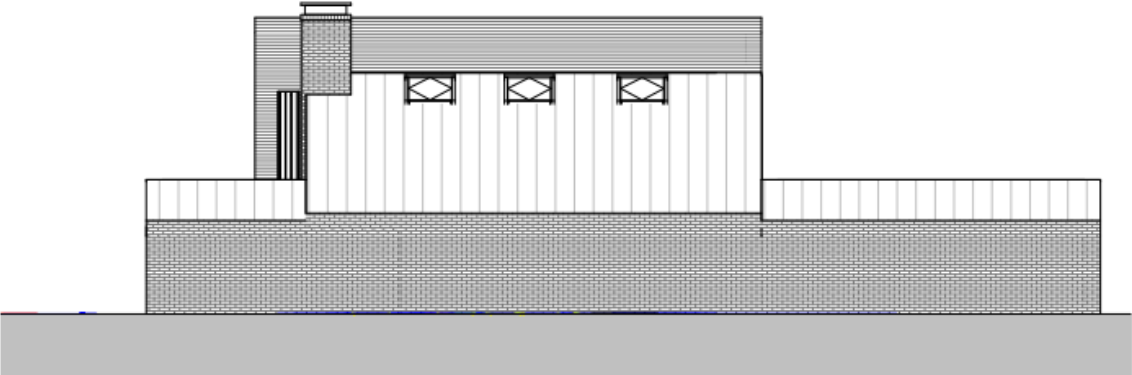
Page 48



**Front Elevation**  
1 : 100



**Left Elevation**  
1 : 100

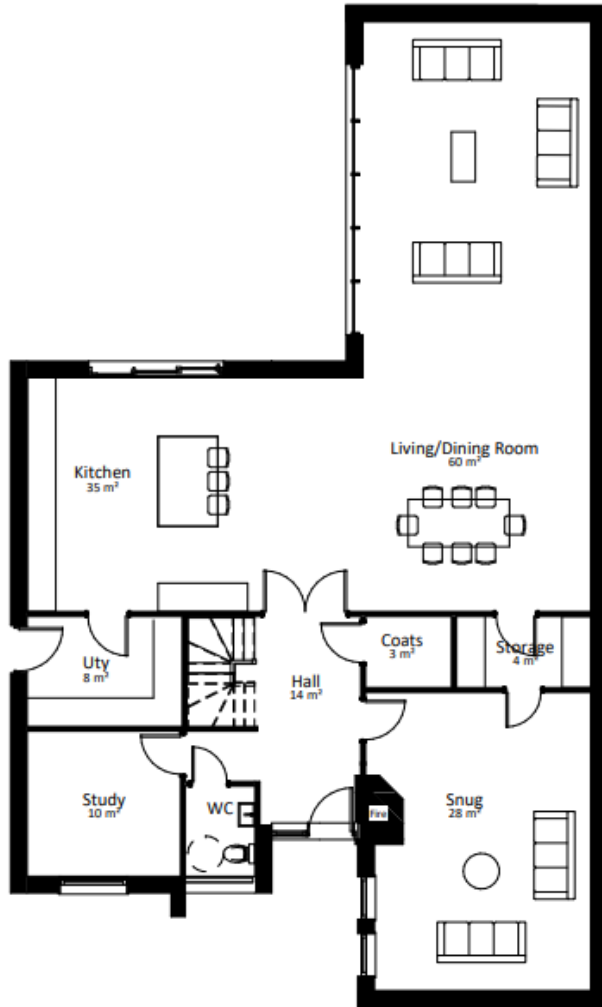


**Rear Elevation**  
1 : 100



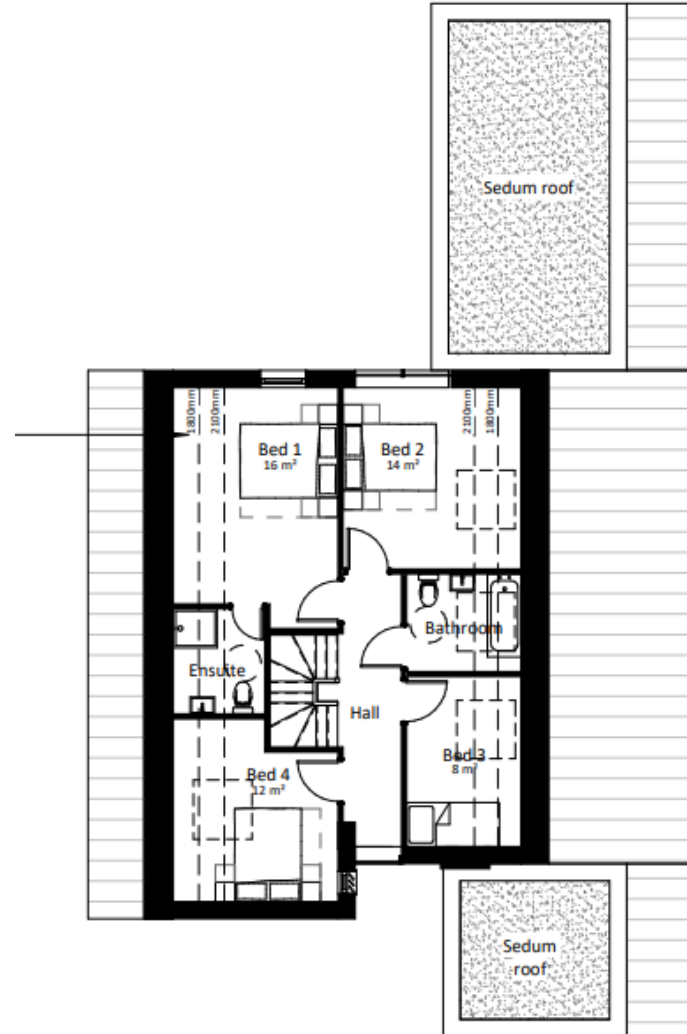
# Proposed Floor Plans – Plot 2

Page 49



**Ground Floor Plan**

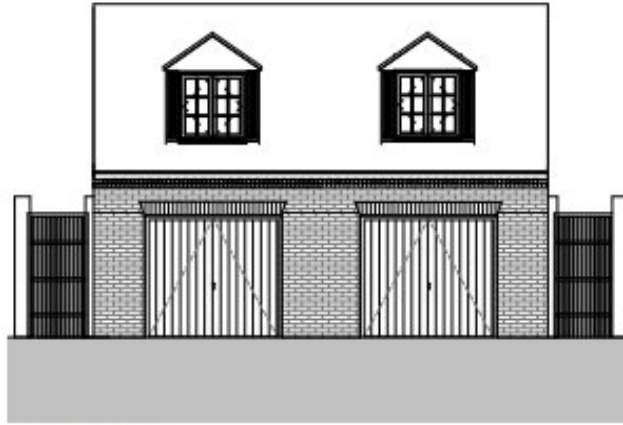
1 : 100



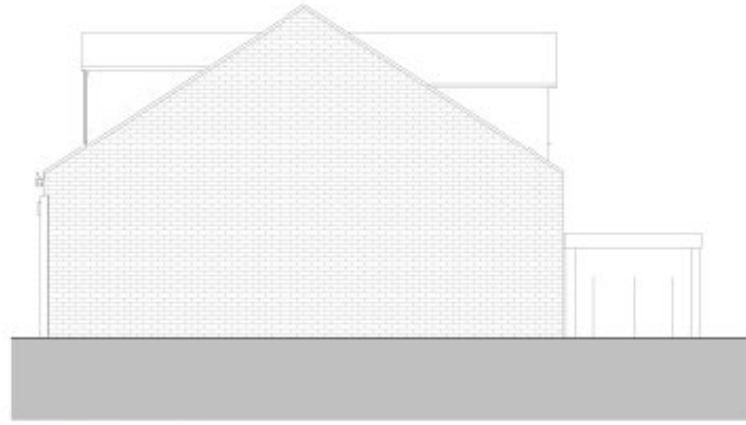
**First Floor Plan**

1 : 100

# Proposed Garages Elevations



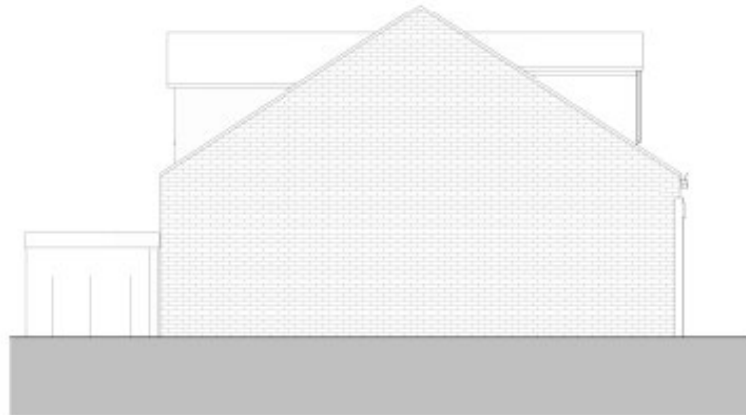
**Front Elevation**  
1 : 50



**Right Elevation**  
1 : 50

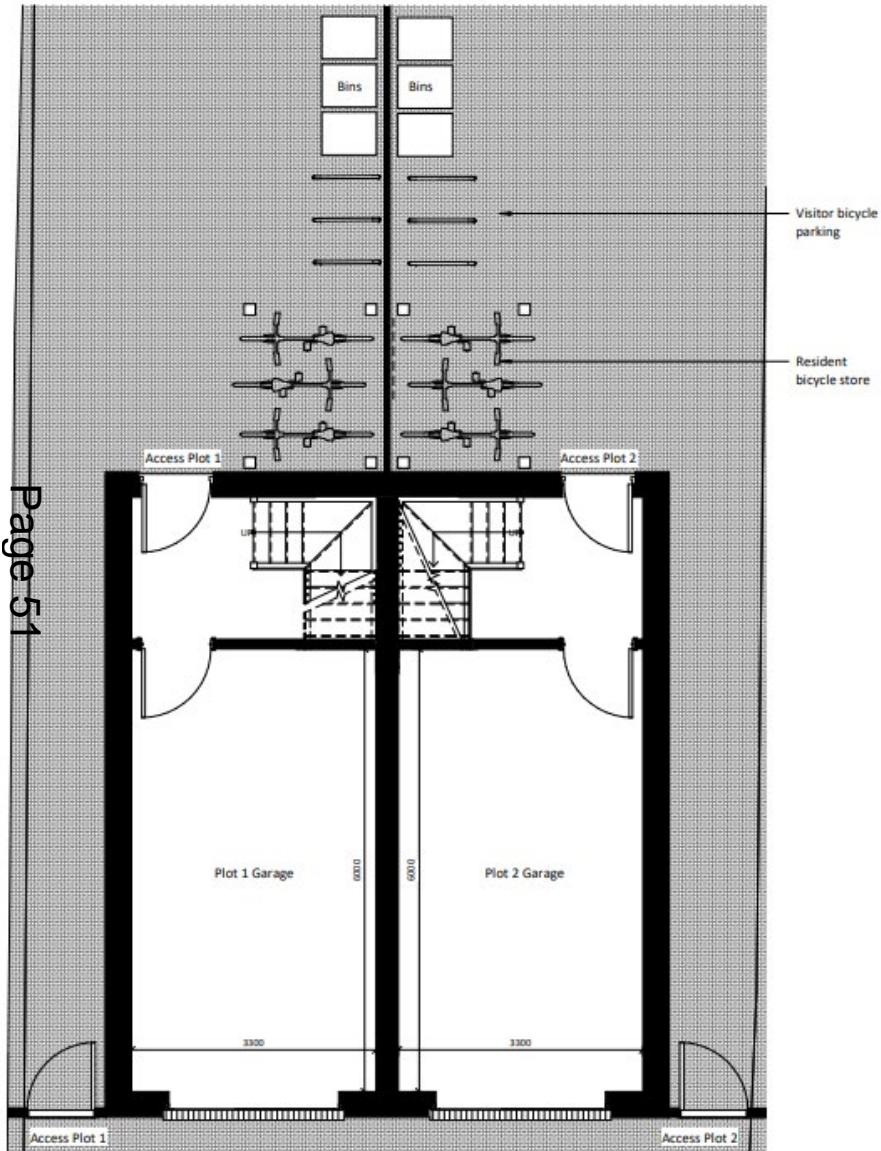


**Rear Elevation**  
1 : 50



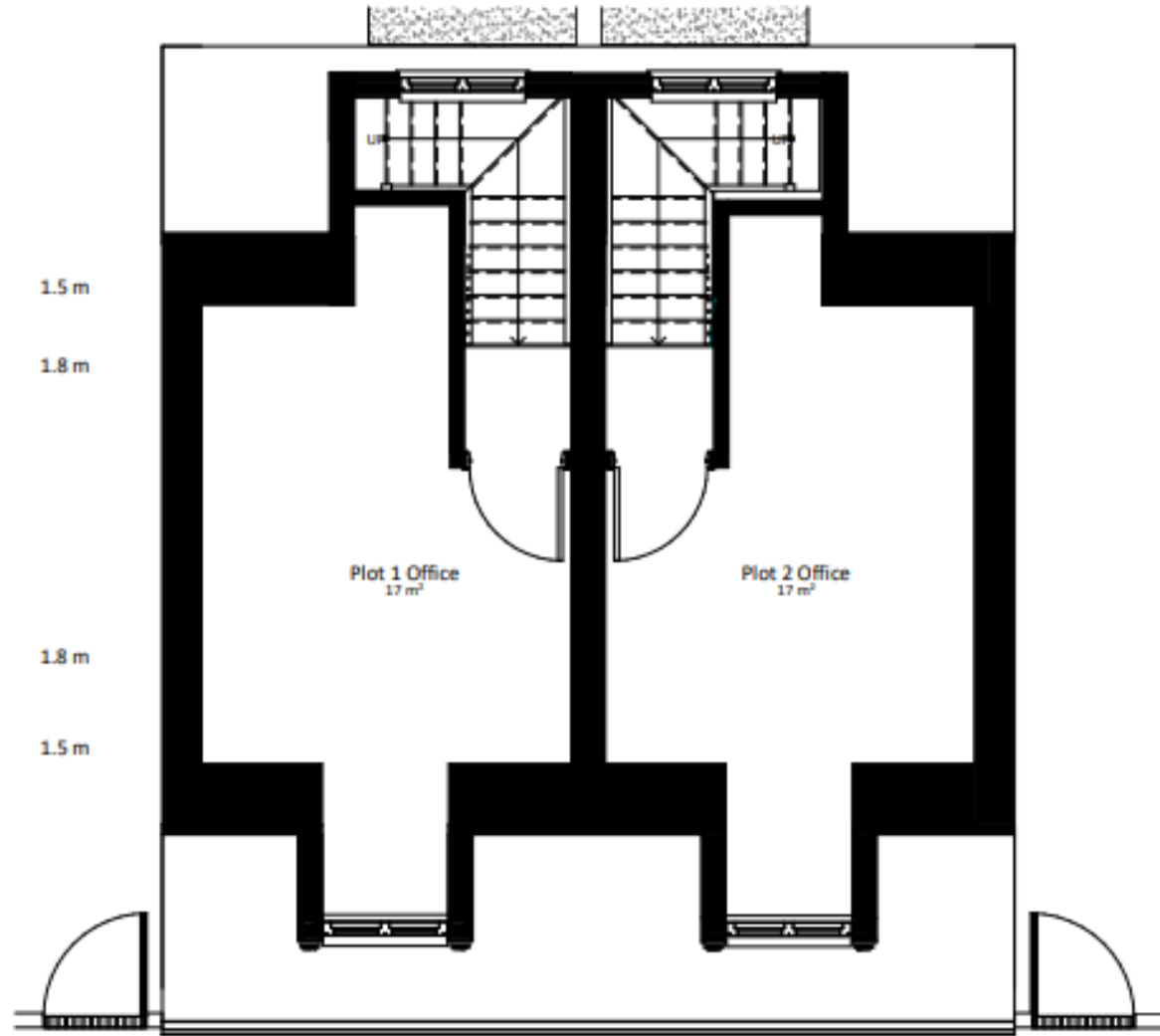
**Left Elevation**  
1 : 50

# Proposed Garages – Floor Plans



Page 51

**Ground Floor**  
1 : 50



**First Floor**  
1 : 50

# Existing and Proposed Street Scenes

Page 52



**Existing Street Elevation - Highworth Avenue**



**Proposed Street Elevation - Highworth Avenue**

1 : 100

# Planning Balance

## Approval

Key material considerations:

- Delivering two residential homes within Cambridge
- The proposal would not result in visual impact upon character of the local area, by virtue of its back land location and minor scale
- No impact upon the amenities of neighbouring properties due to separation distances and low ridge heights
- All car parking has been relocated from within the site to the front, thus reducing noise impact upon neighbouring properties
- BNG is achievable on site, subject to conditions as recommended



## Refusal

Key material considerations:

- Although cycle parking is not directly located to the front of the site, it is situated within an area which is easily accessible and more secure

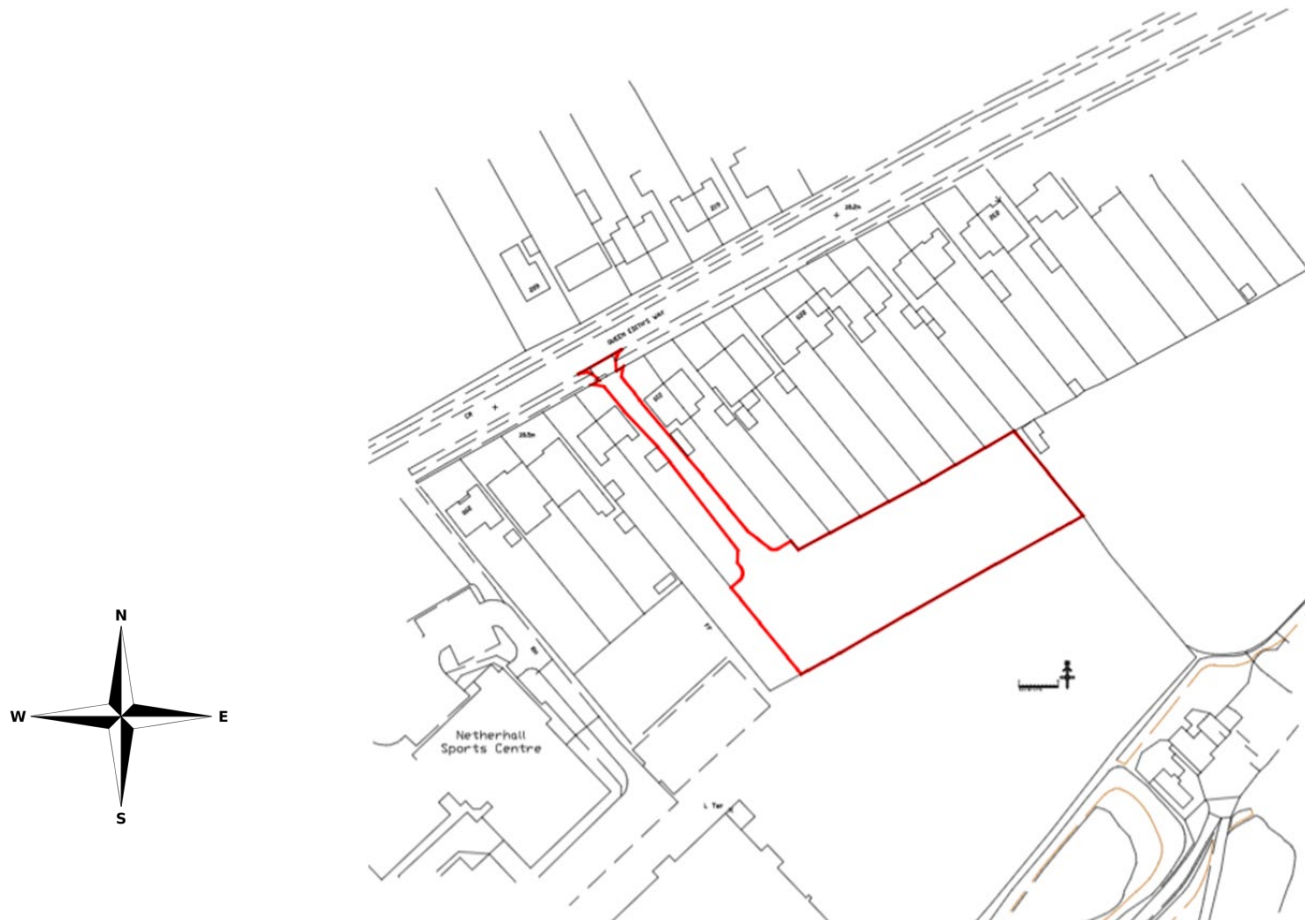
Officer Recommendation: Approve

22/05070/FUL

Land r/o 208-210 Queen Ediths Way

Site Location Plan

Page 54



# Proposed Site Plan

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Key House Type	House Type Drawing Ref:
3 Bed House	139-PA-100-101 BS-385P-1
3 Bed House	139-PA-110-111 BS-385P-2
4 Bed House	139-PA-120-121 BS-485P-1
4 Bed House	139-PA-130-131 BS-487P-1
5 Bed House	139-PA-140-141 BS-487P-2

Key - Landscaping	
Trees Existing - Overlay of Arboculturalists Drawing	
Proposed New Tree	
Tree to be Removed	
Existing Tree Group Canopys	
Existing Tree Root Protection Zone	
Planting	
Hedging	
1.8m Close Boarded Fence (with hedgehog holes)	
1.8m Close Boarded Fence (with gravel boards behind)	
1.2m Close Boarded Fence	
1.8m Chain Link Fence	
1.8m Vertical Slatted Fence	
Bollard Lighting - Indicative Subject to Detail Design	
Feeder Pillar - Indicative Subject to Detail Design	
1200mm Wide Cycle Access Route	
Indicative PV Panels, Quantity and Size Subject to Detail Design	

# Proposed Elevations

Plots 1,2



Plots 3,4,5



Plot 6





# Proposed Elevations

Plot 7



Plot 8



# Proposed Floor Plans

Plots 1, 2



Ground Floor

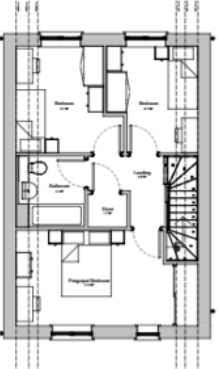
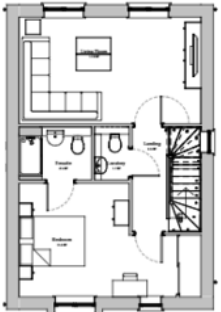
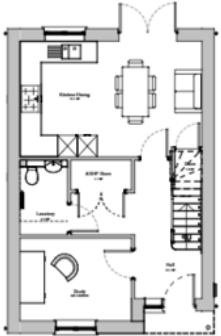


First Floor

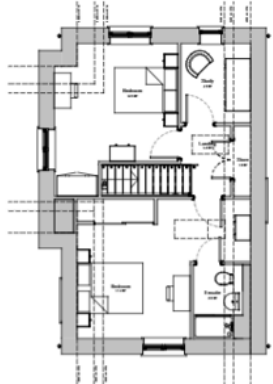
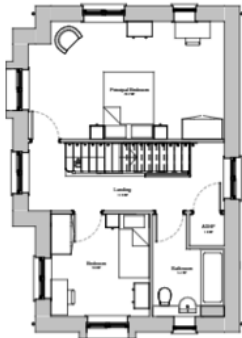


Ground Floor

Plots 3,4,5

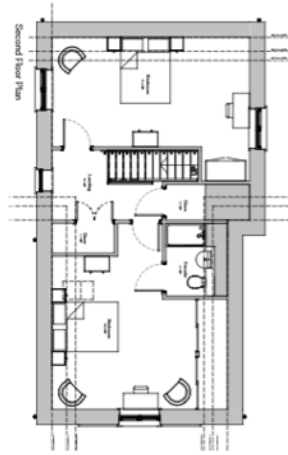
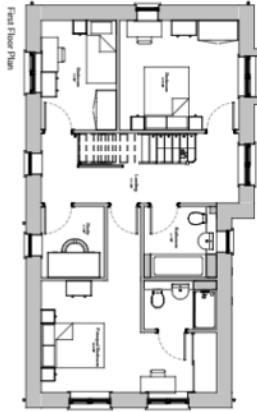
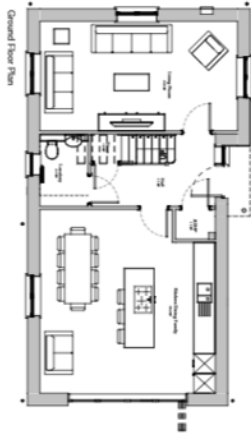


Plot 6

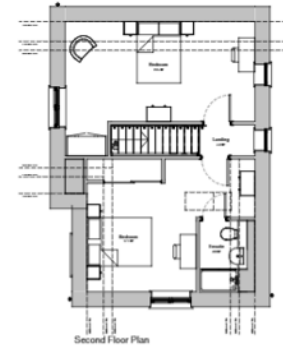
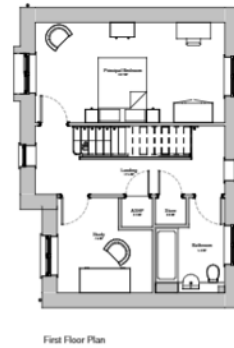


# Proposed Floor Plans

Plot 7



Plot 8



# Car and Cycle Parking

- The revised cycle parking arrangement is in accordance with Policy 82 and Appendix L of the Cambridge Local Plan 2018. The application proposes one cycle parking space per bedroom for plot 1 (3 cycle parking spaces within the frontage). For all other units the application proposes five cycle parking spaces in total which exceeds the standards required by policy. Two spaces are proposed within a purpose built store in the frontage and three spaces within a cycle shed to the rear.
- The proposed development includes two dedicated car parking spaces per dwelling which meets the maximum standards set out in policy 82.



# Cycle Parking Visual



# Planning Balance

## Approval

Key material considerations

- Provision of 8 dwellings
- High quality design.
- Redevelopment of a vacant brownfield site.



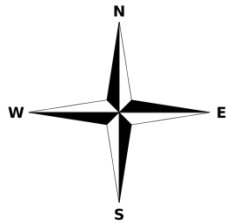
## Refusal

Key material considerations

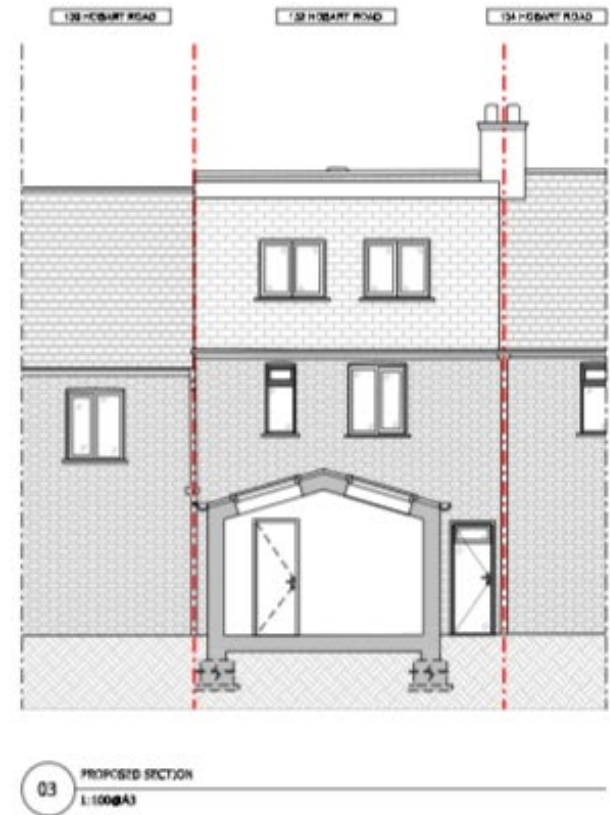
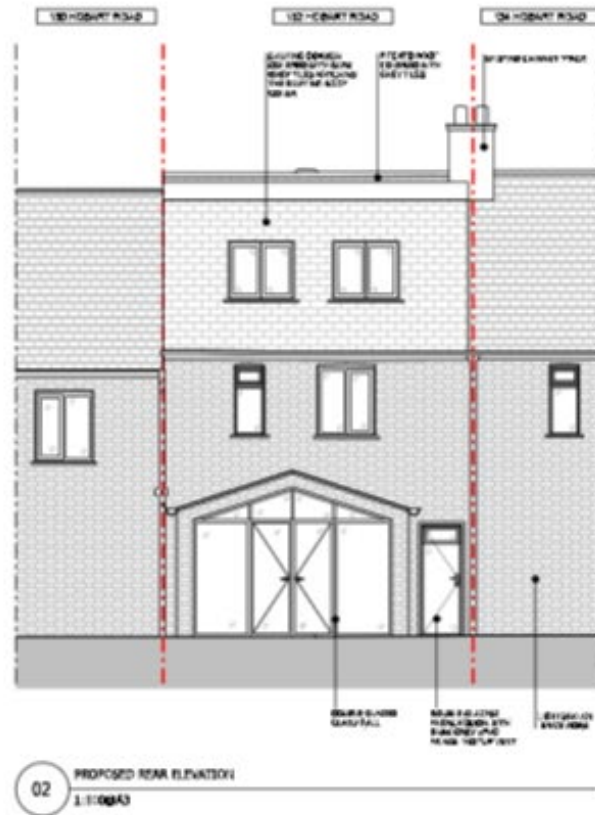
Officer Recommendation: Approve, subject to conditions

22/05599/FUL  
132 Hobart Road  
Site Location Plan

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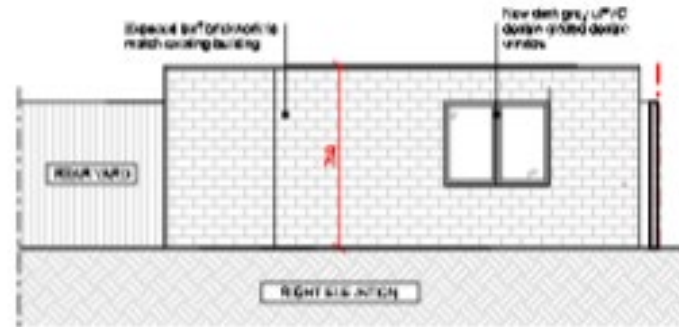
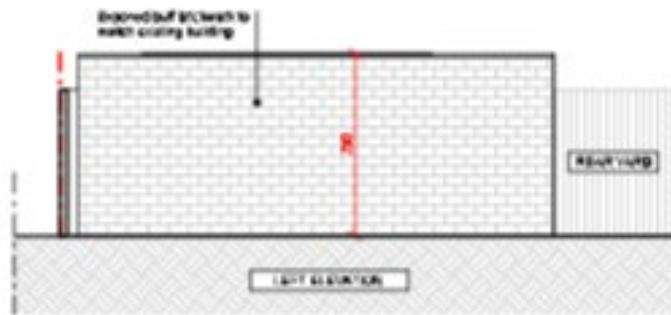
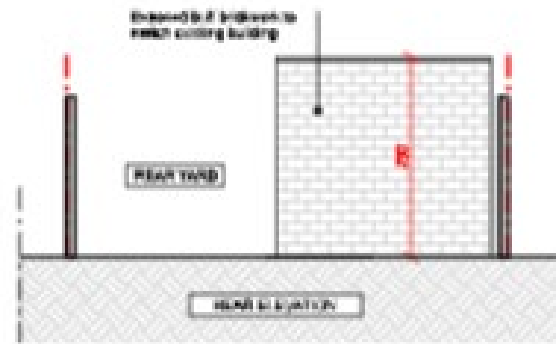
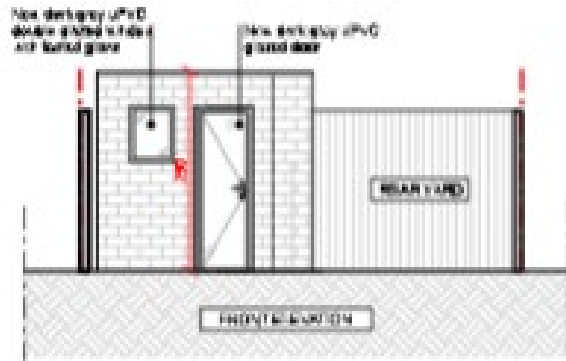
# Existing and Proposed Elevations (No Change)





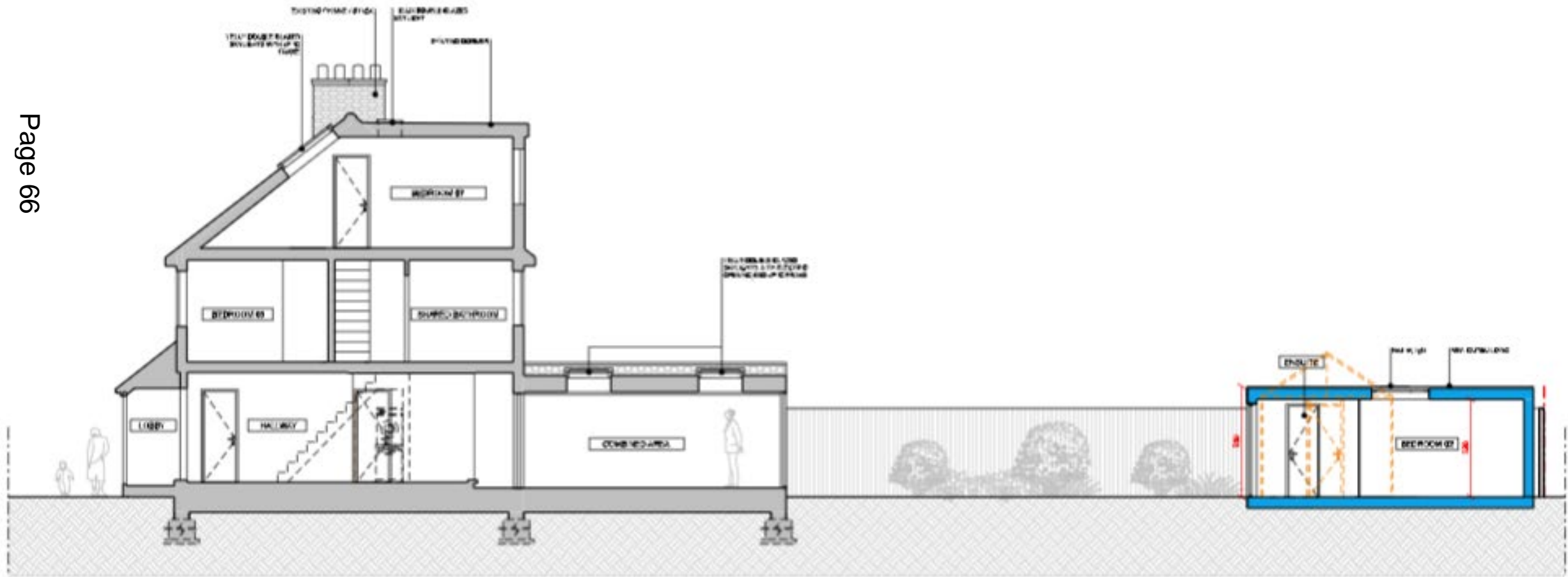
# Proposed Outbuilding

Page 65



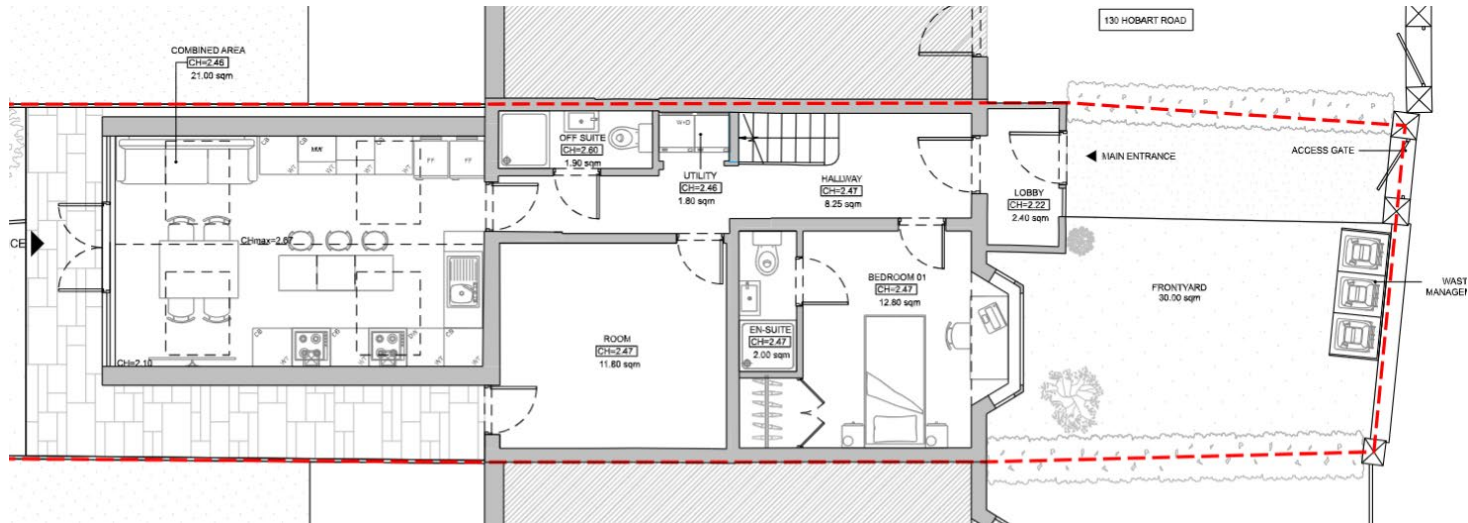
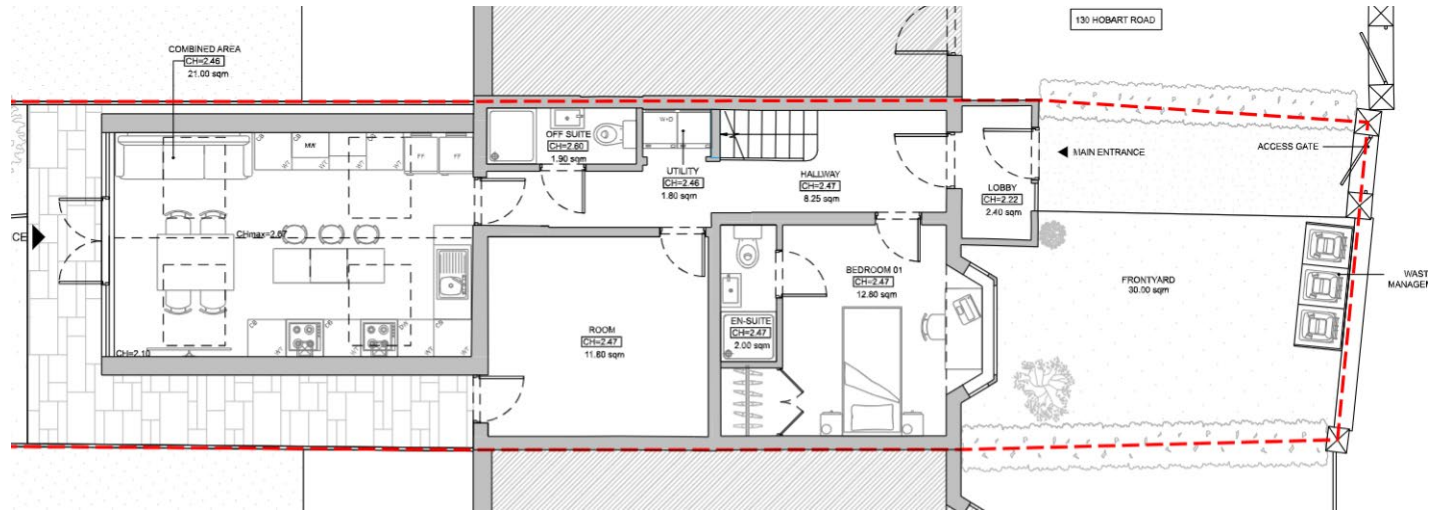
# Proposed Site Section

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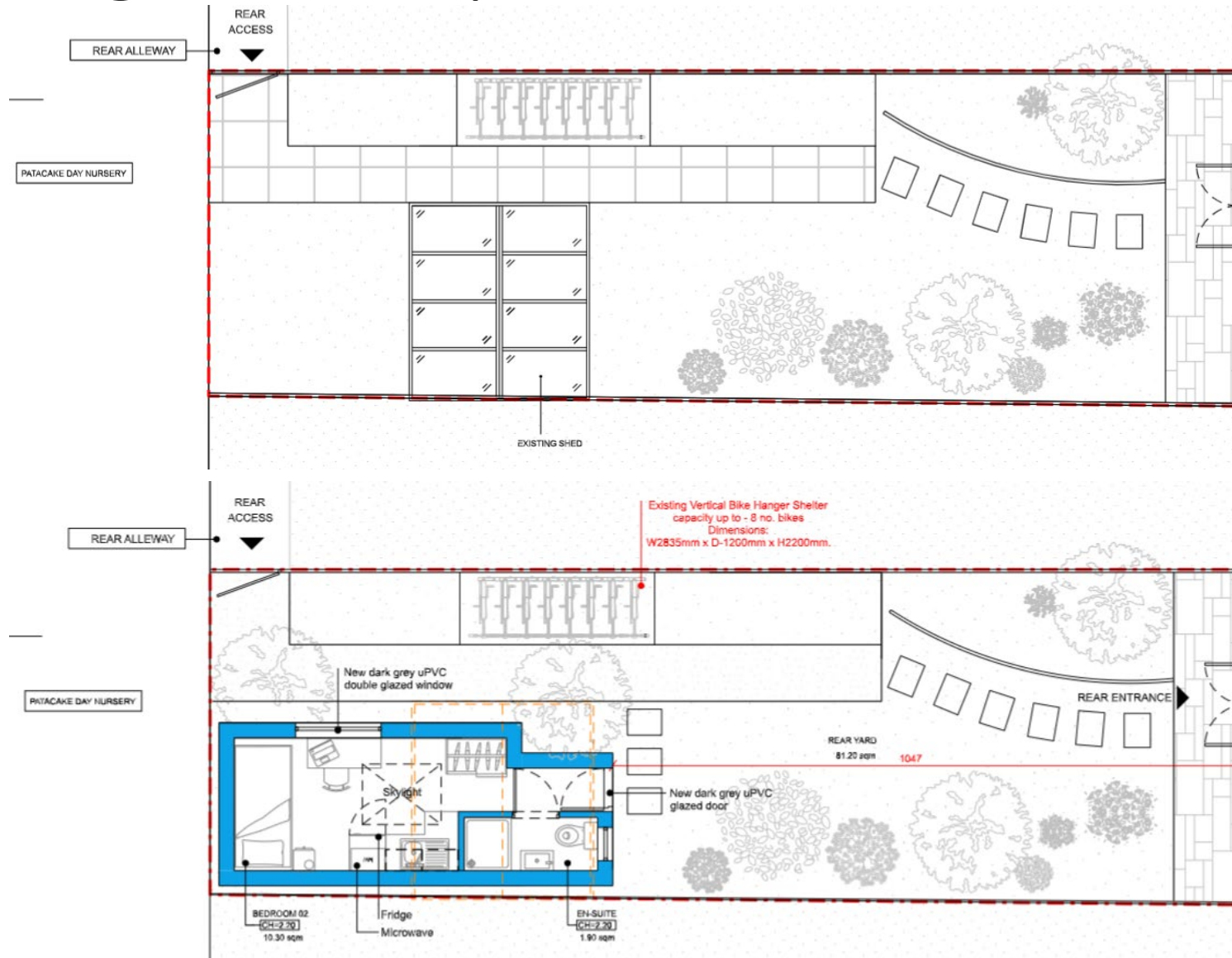


# Existing and Proposed Ground Floor

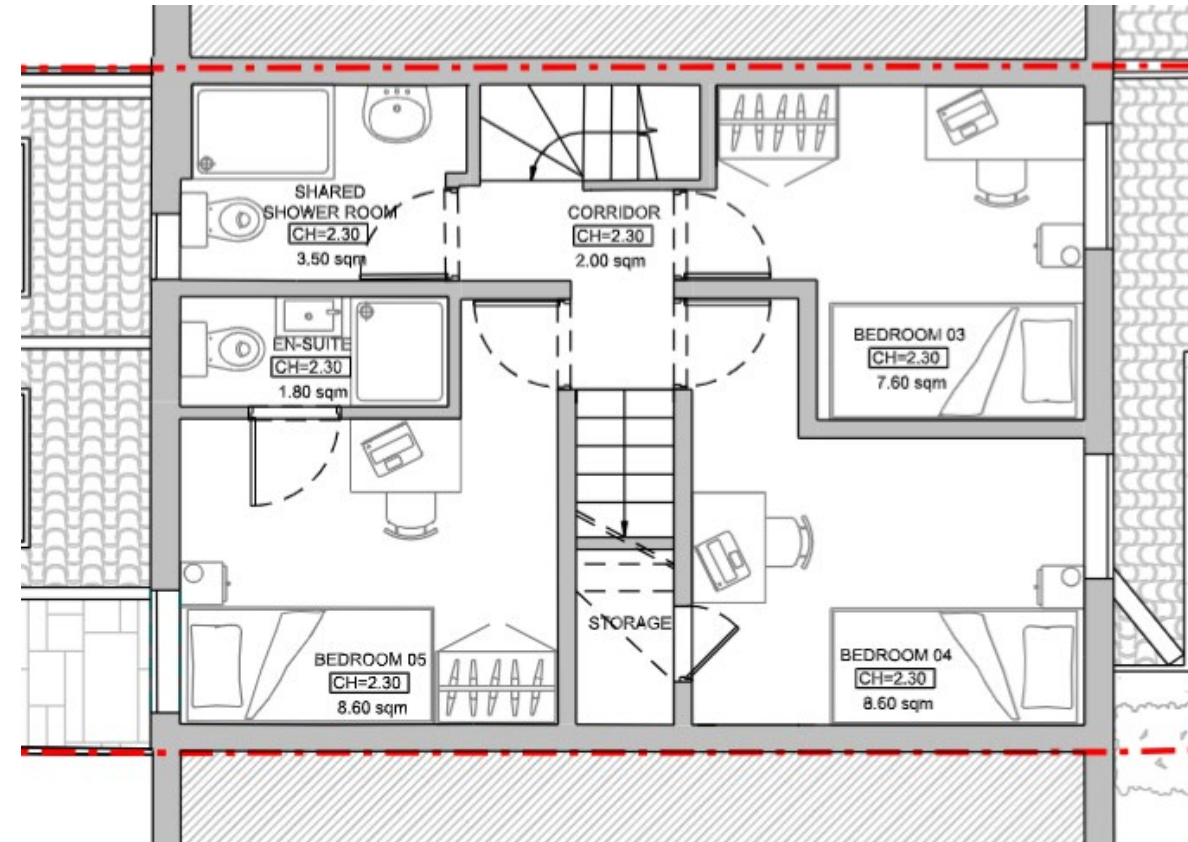
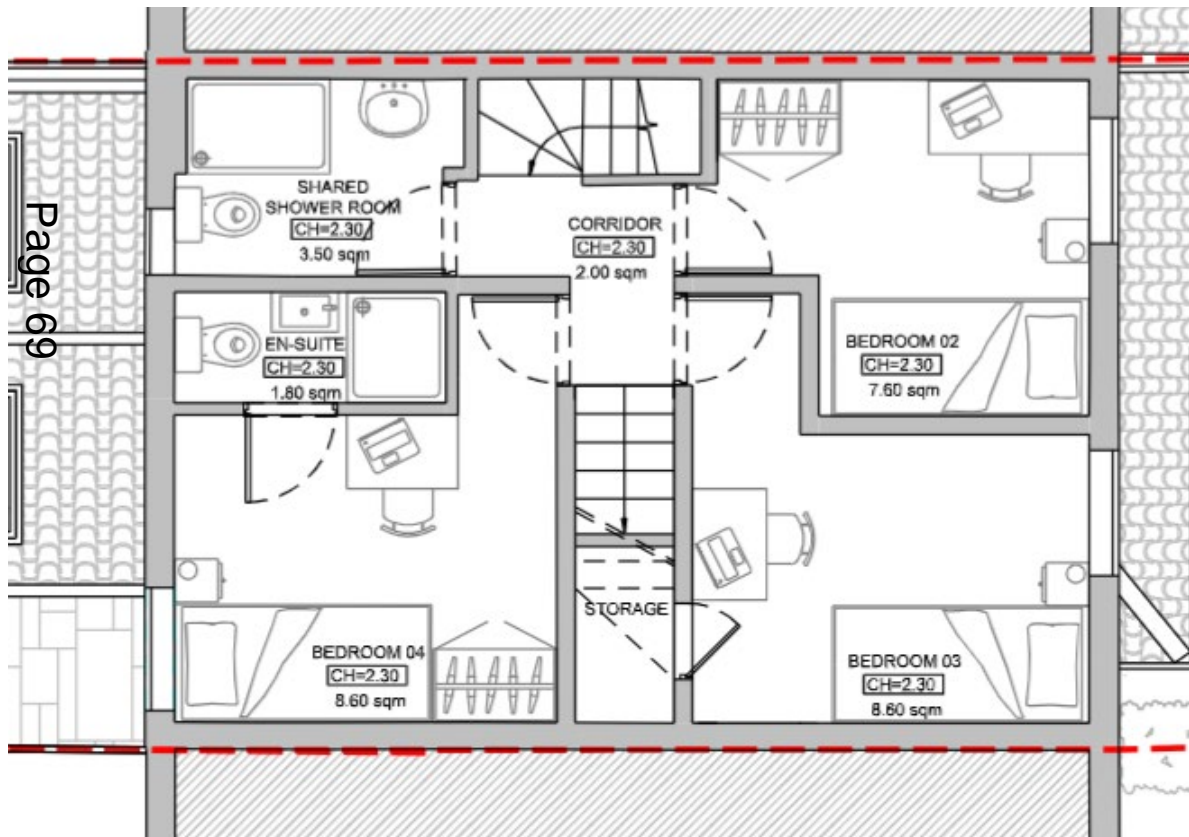
Page 67



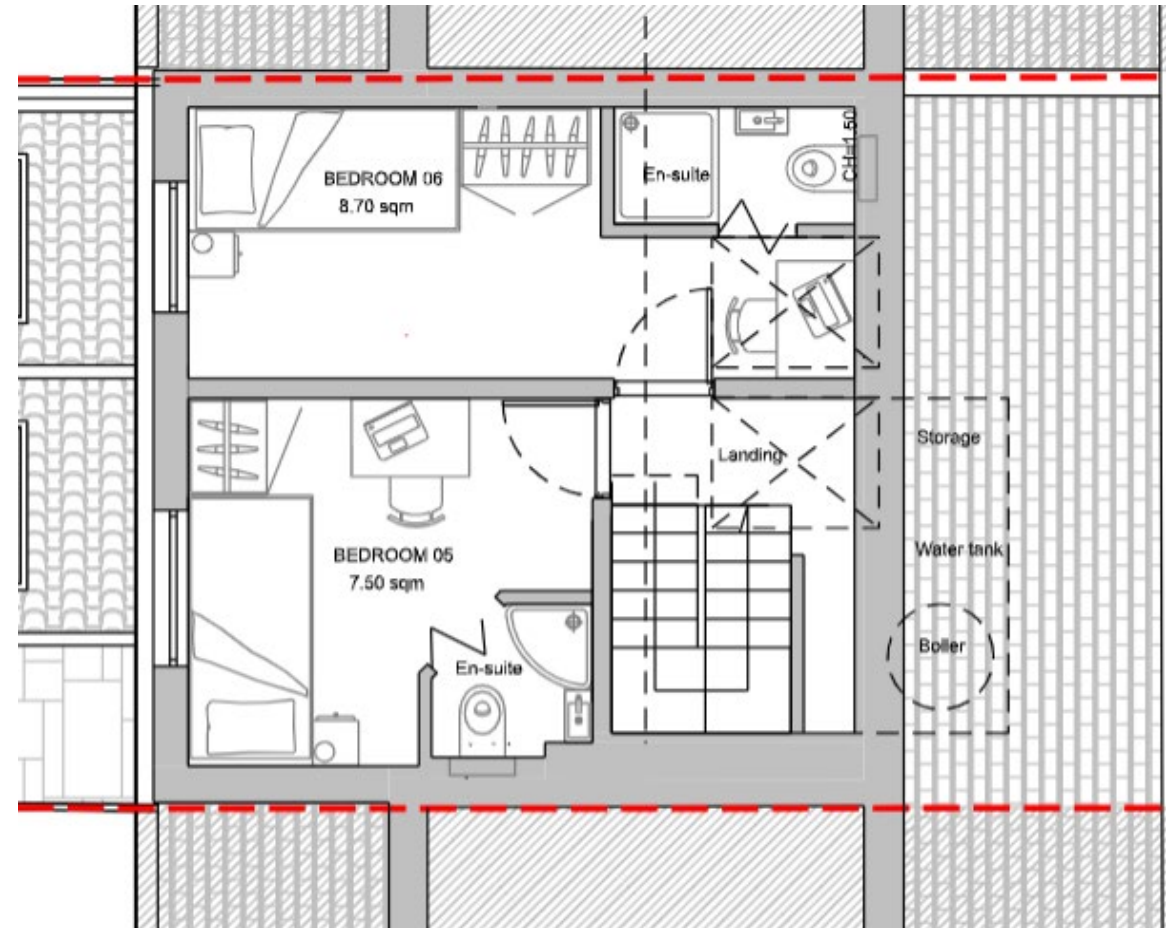
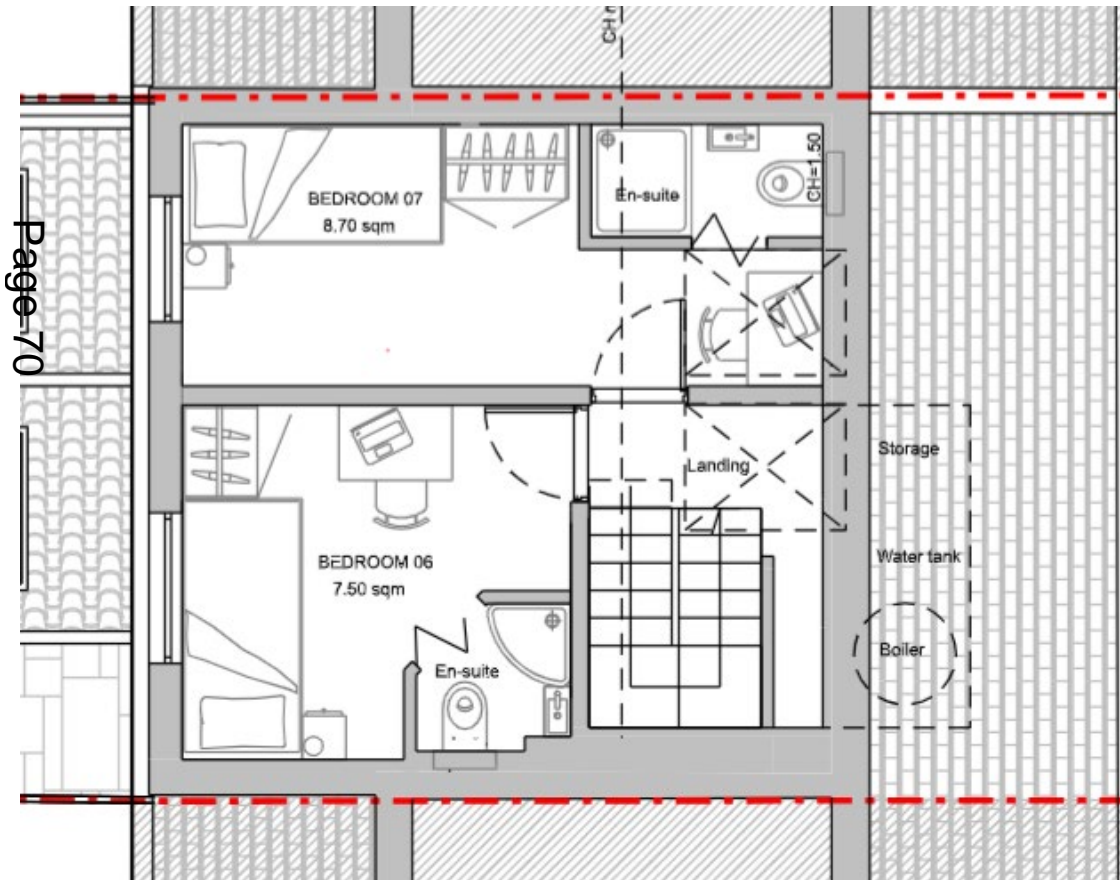
# Existing and Proposed Rear Garden



# Existing and Proposed First Floor



# Existing and Proposed Second Floor



# Planning Balance

## Approval

Key material considerations

- Increase in supply of accommodation available in the area
- Increase in internal amenity space of existing HMO
- No adverse impacts on the residential amenity of neighbours
- No highway safety concerns and additional cycle parking to the front.



## Refusal

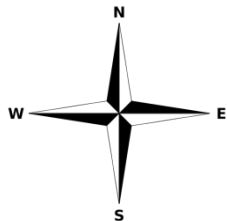
Key material considerations

**Officer Recommendation: Approve**

23/00600/S73

23A Unit 1, Hooper Street

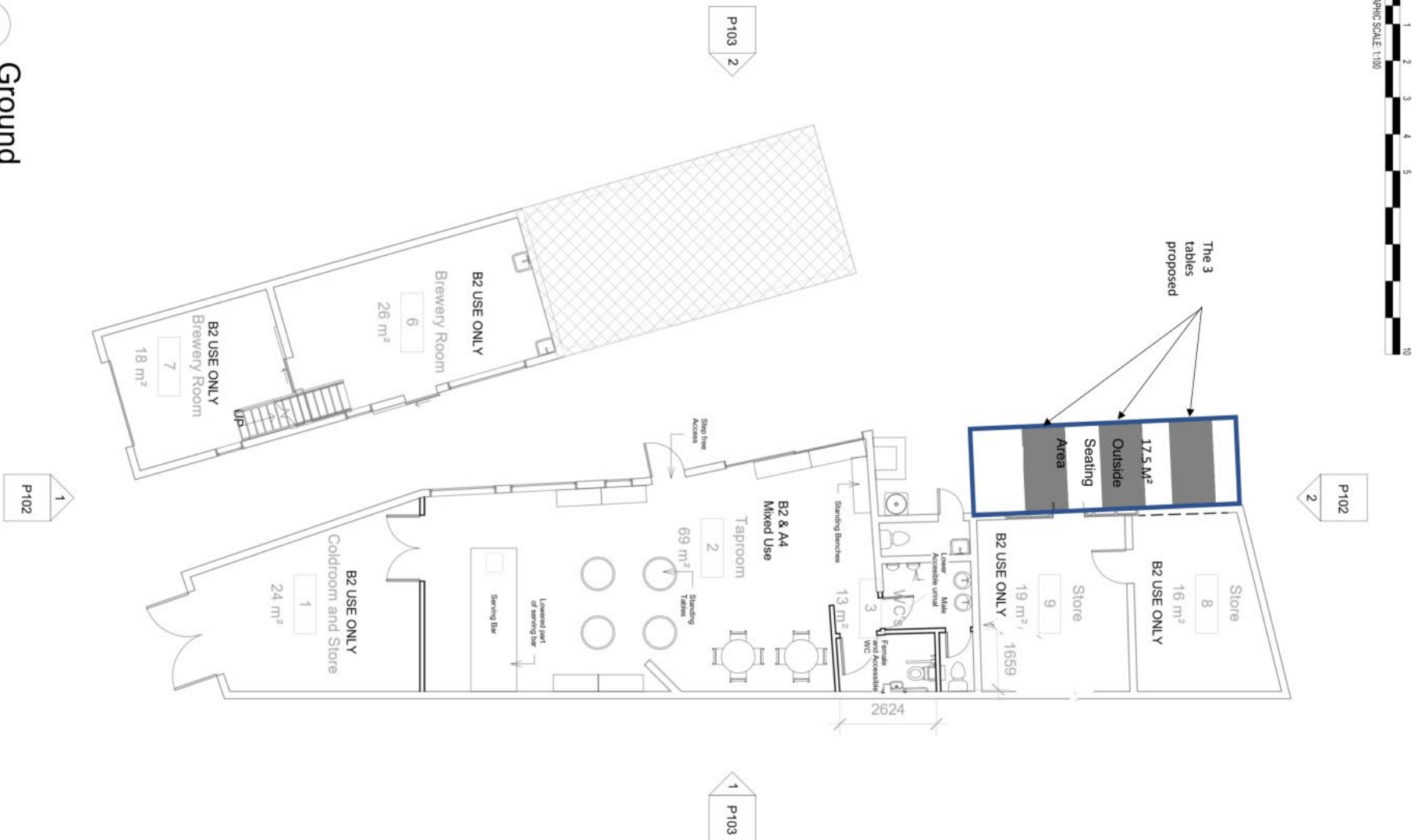
Site Location Plan





# Proposed Site Plan

1 Ground  
1 : 100



# Planning Balance

## Approval

Key material considerations

- Enhances vitality/ viability of public house/ business
- Expands range of community facilities available to residents and visitors



## Refusal

Key material considerations

- Degree of uncertainty regarding the effectiveness of the quantum of this space and the proposed Noise Management Plan in ensuring neighbour amenity not harmed in terms of noise and disturbance.

**Officer Recommendation: Approve (Temporary One Year Permission)**