

# Planning Committee



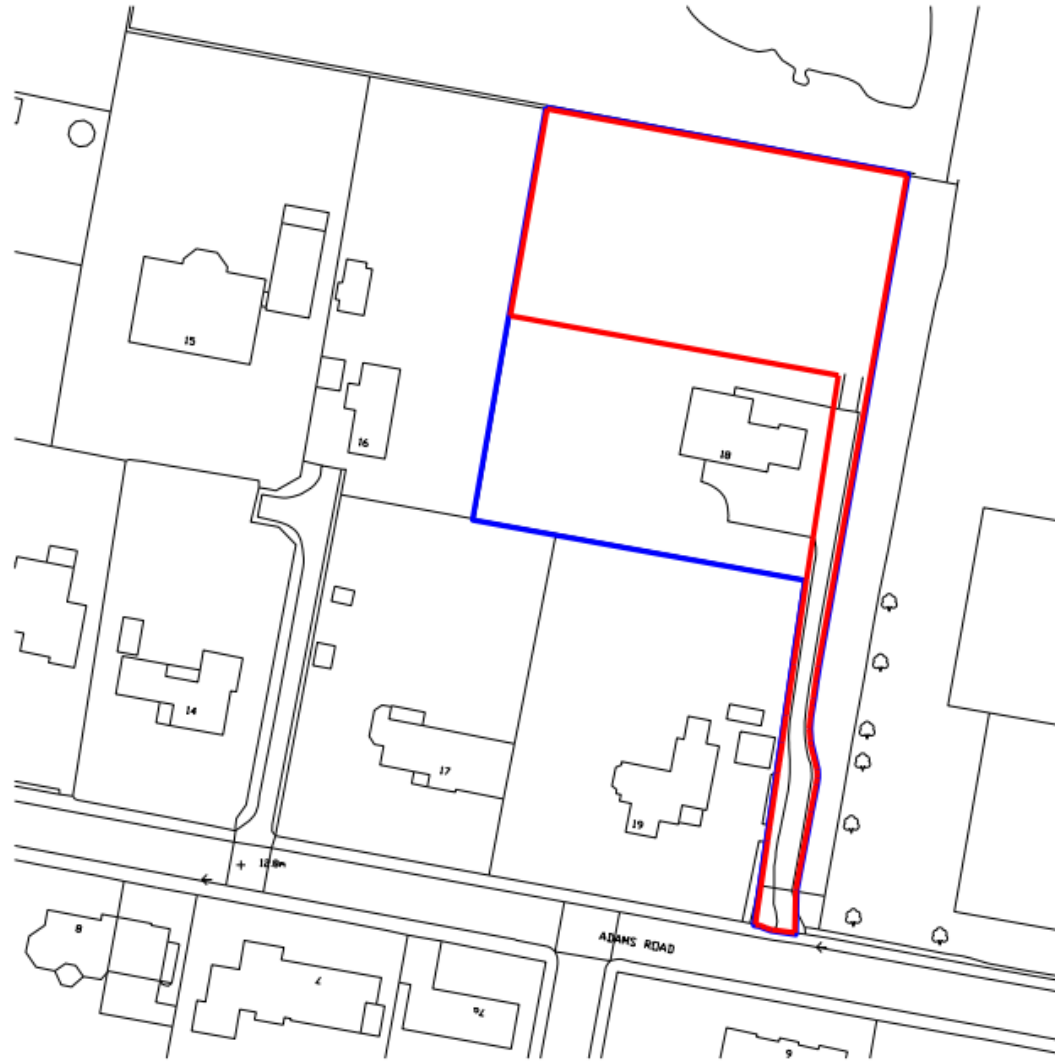
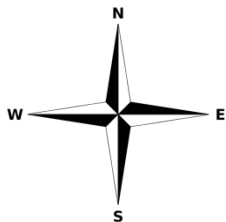
**GREATER CAMBRIDGE**  
SHARED PLANNING

22/05352/FUL- Land Rear Of  
18 Adams Road, Cambridge, CB3 9AD

Page 2  
Erection of a single dwelling and  
garage.

# *22/05352/FUL/Land rear of 18 Adams Road, Cambridge Site Location Plan*

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# Proposed Site Plan

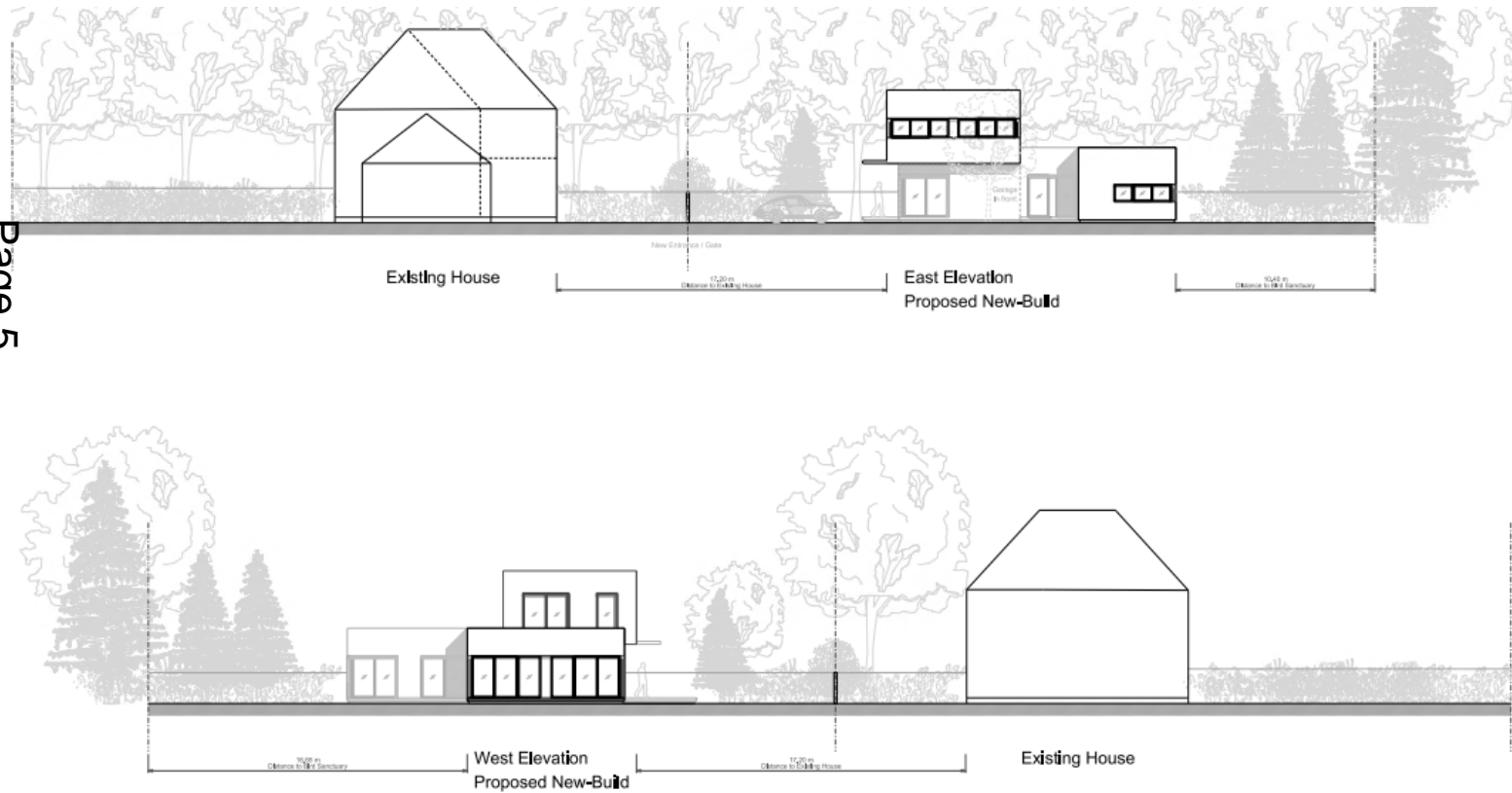
Page 4





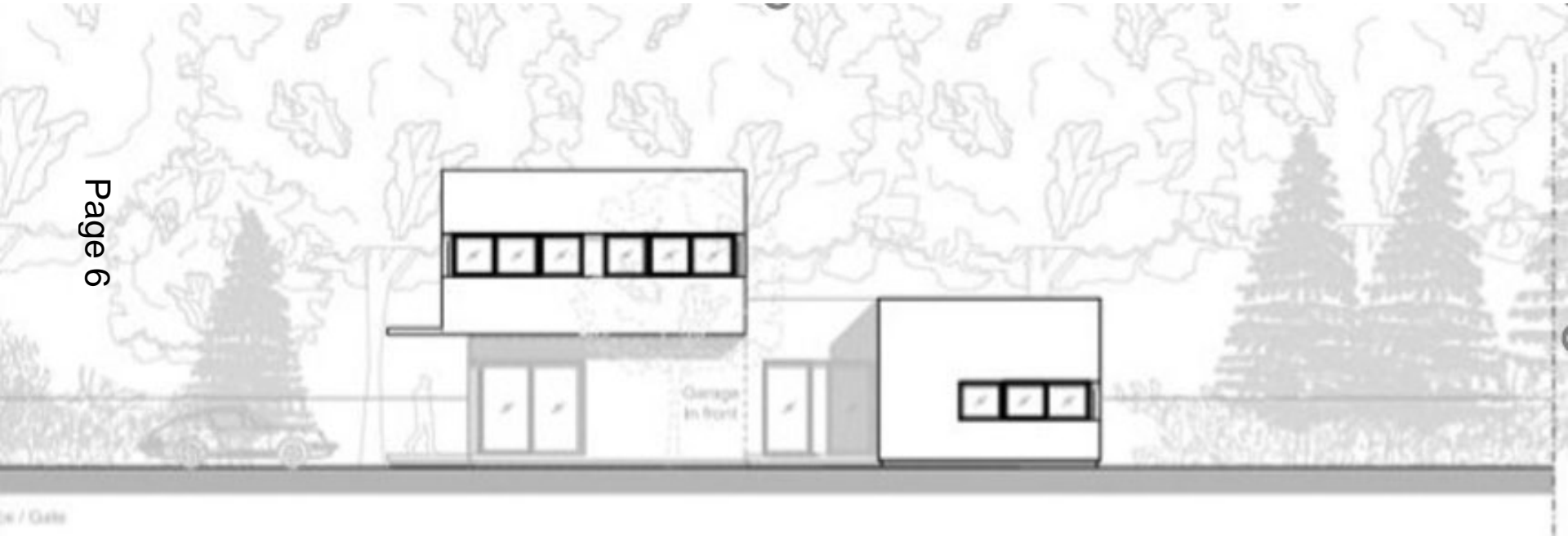
# Proposed East and West elevations

Page 5



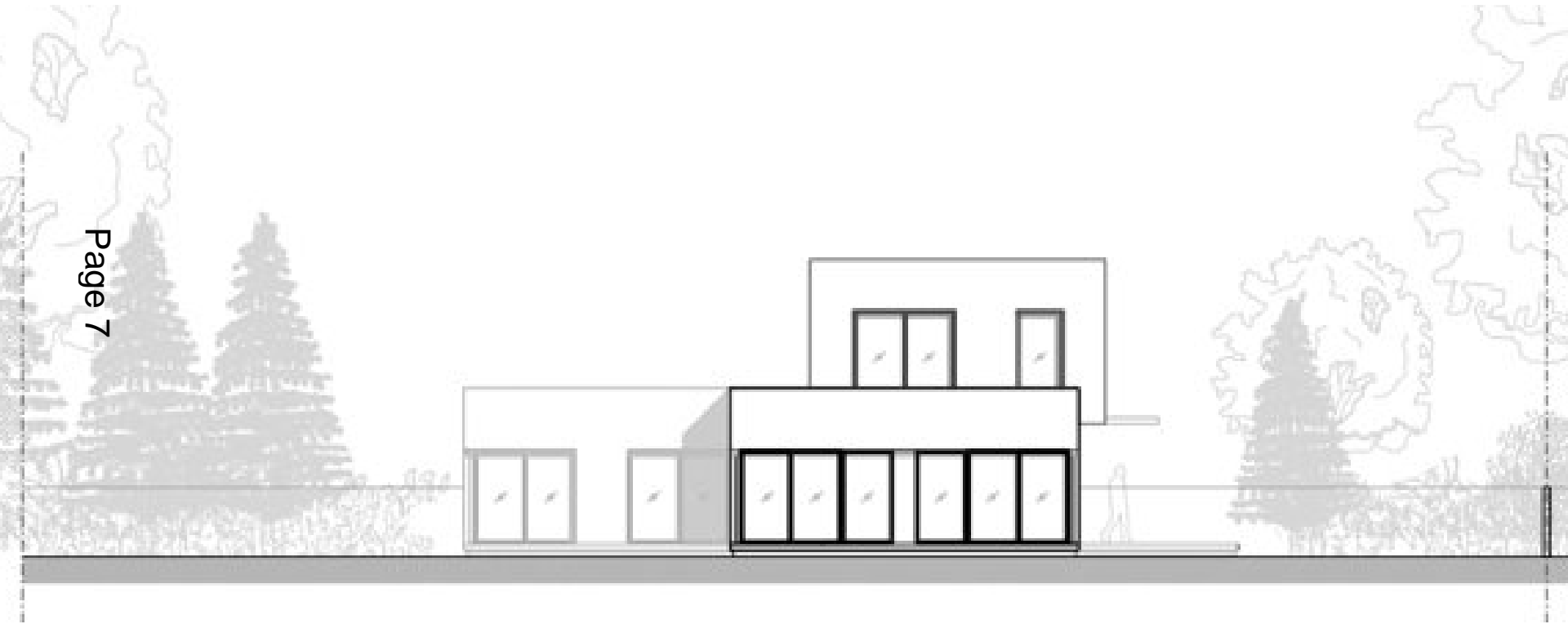
# Proposed east elevation

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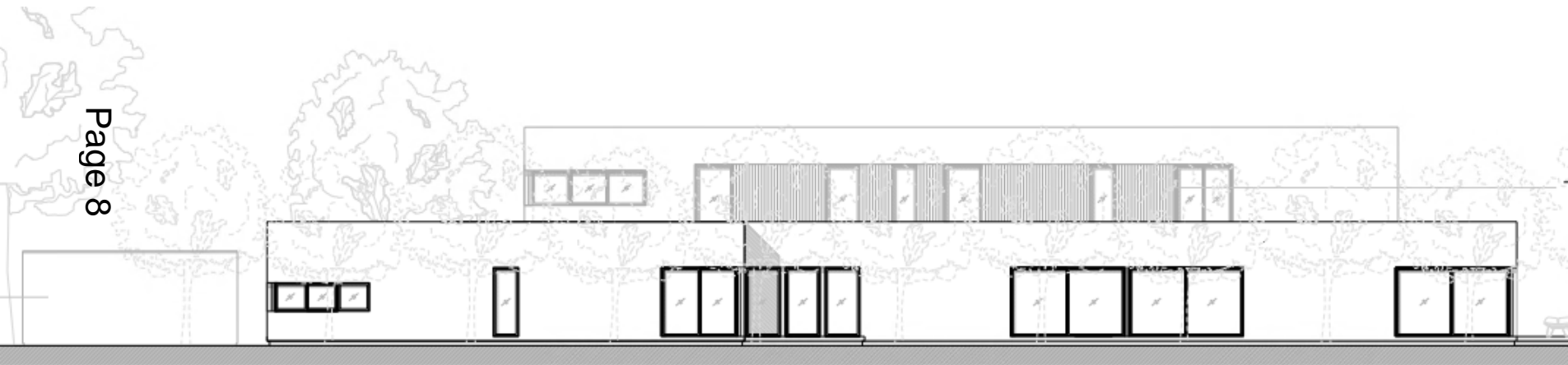


# Proposed west elevation

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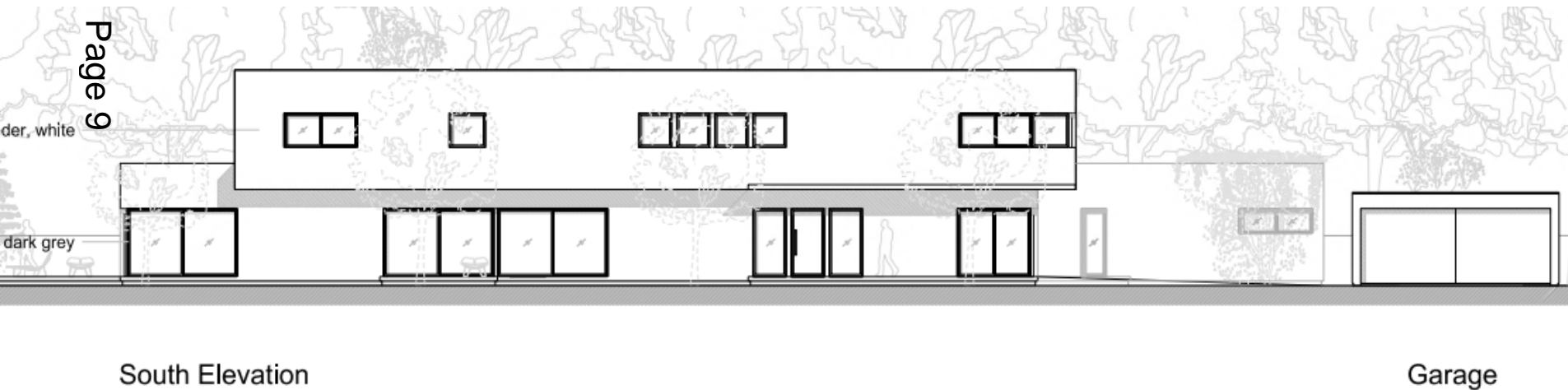
# Proposed north elevation



Garage

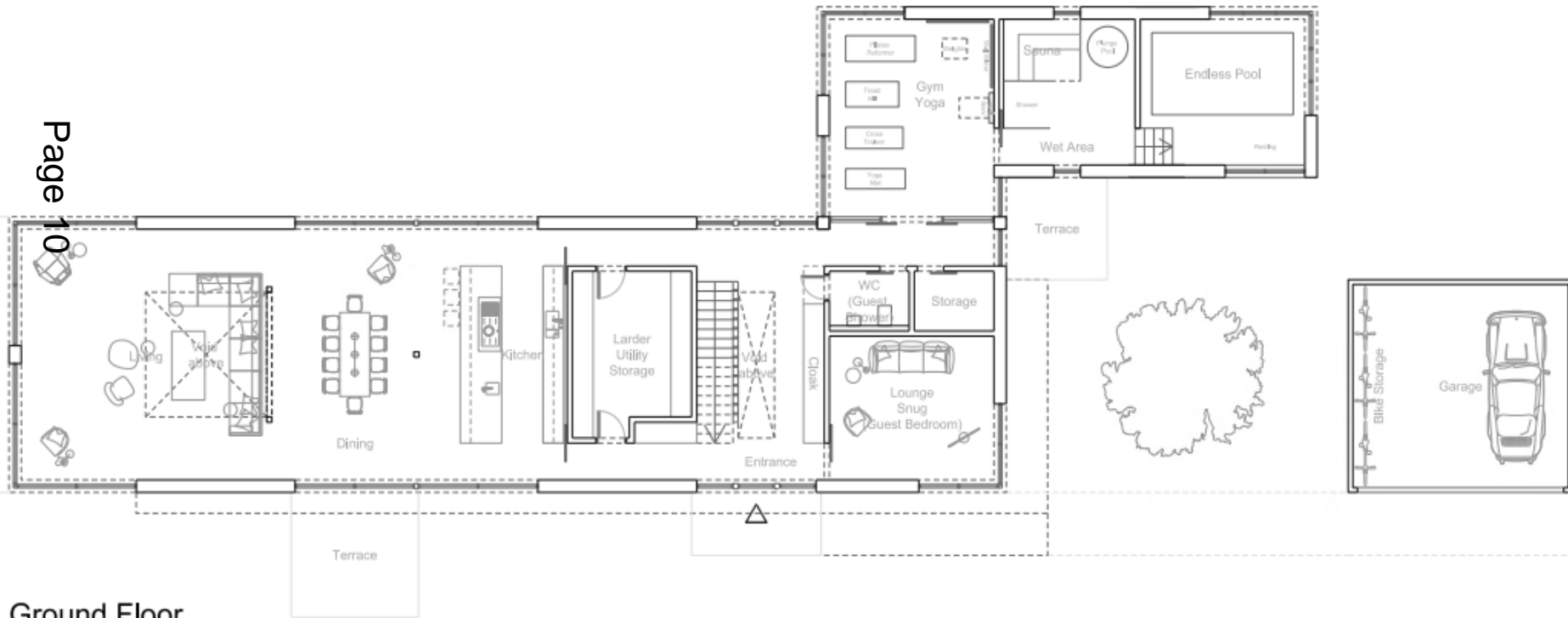
North Elevation

# Proposed south elevation



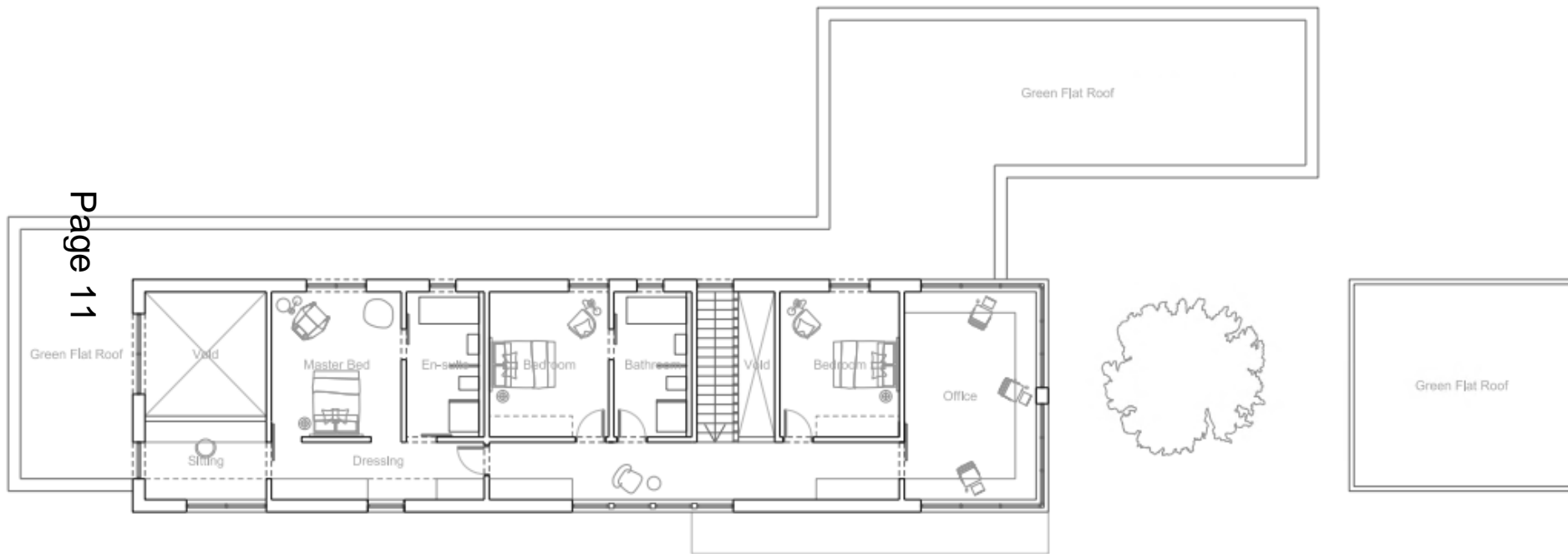
# Proposed ground floor

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Ground Floor

# Proposed first floor



First Floor

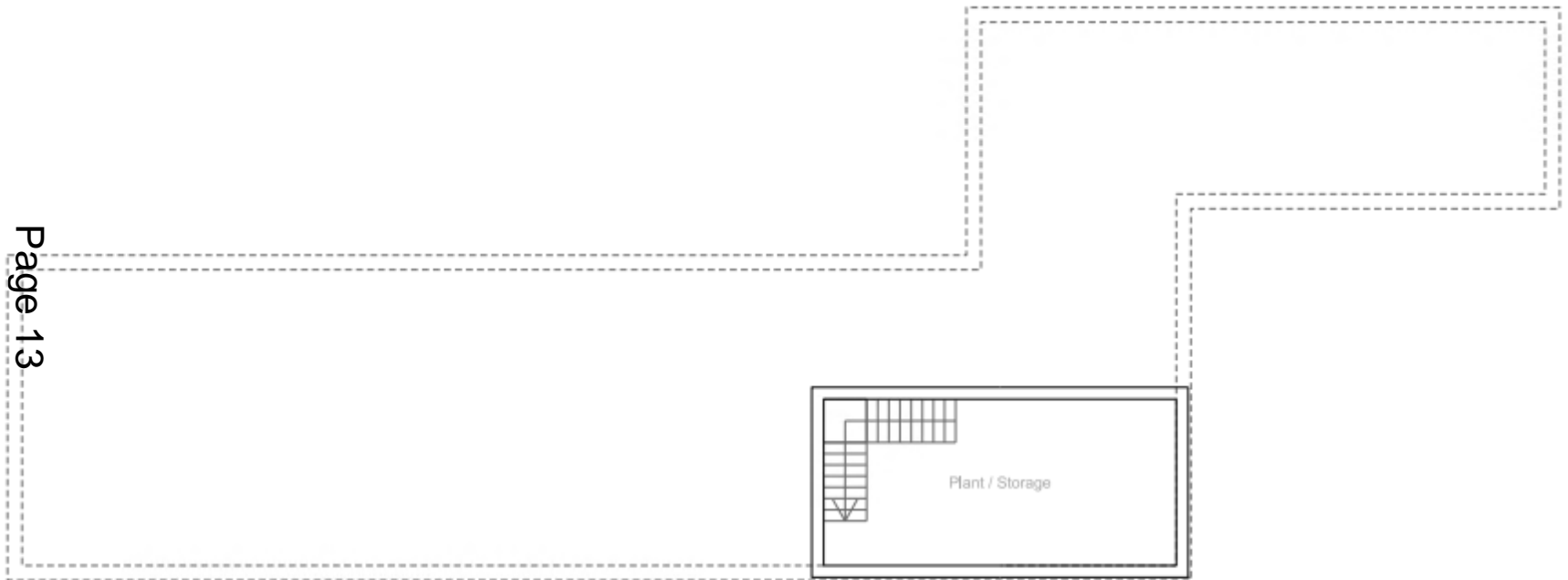
# Proposed roof plan



Roof Plan



# Proposed basement plan

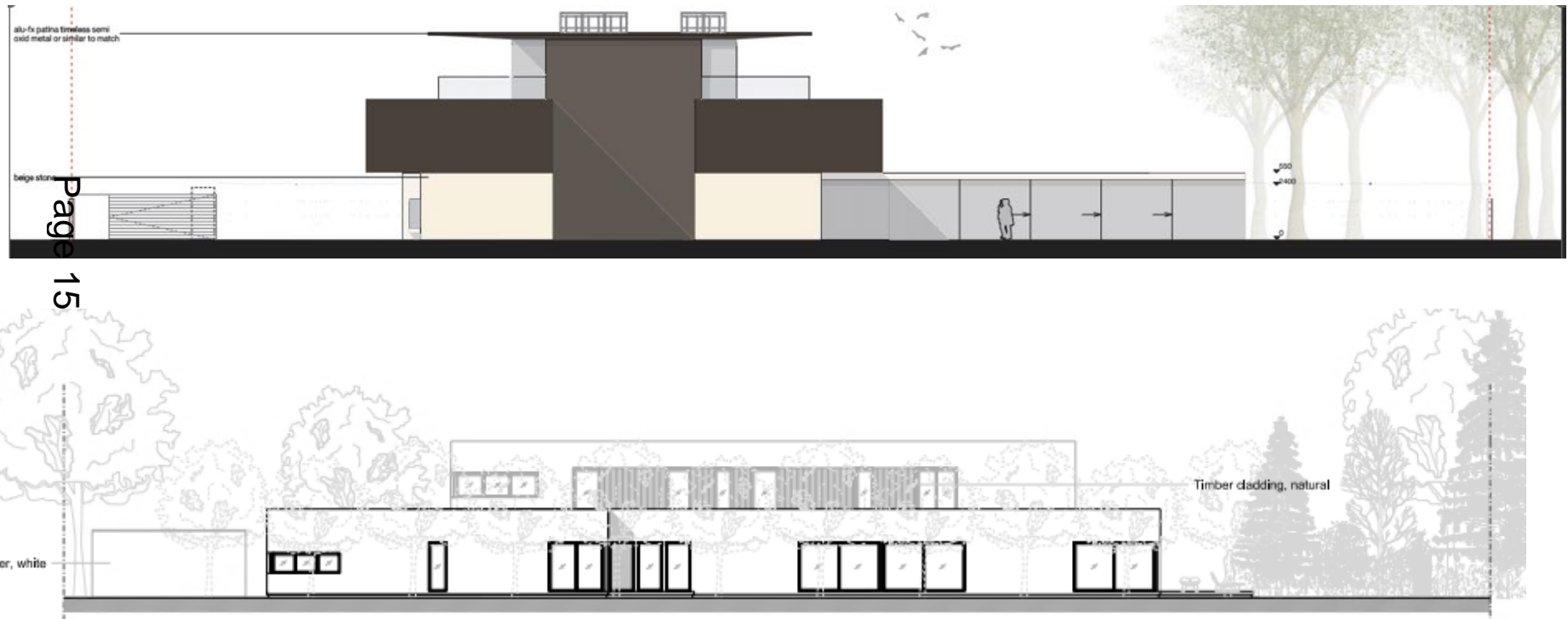


Basement

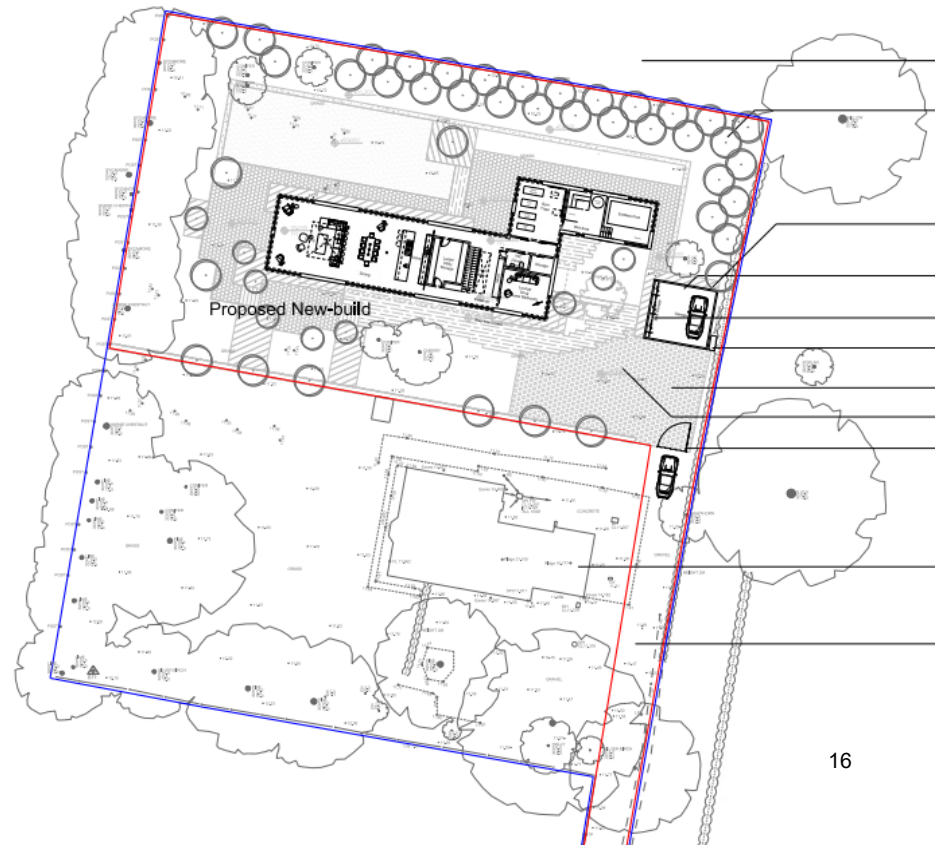
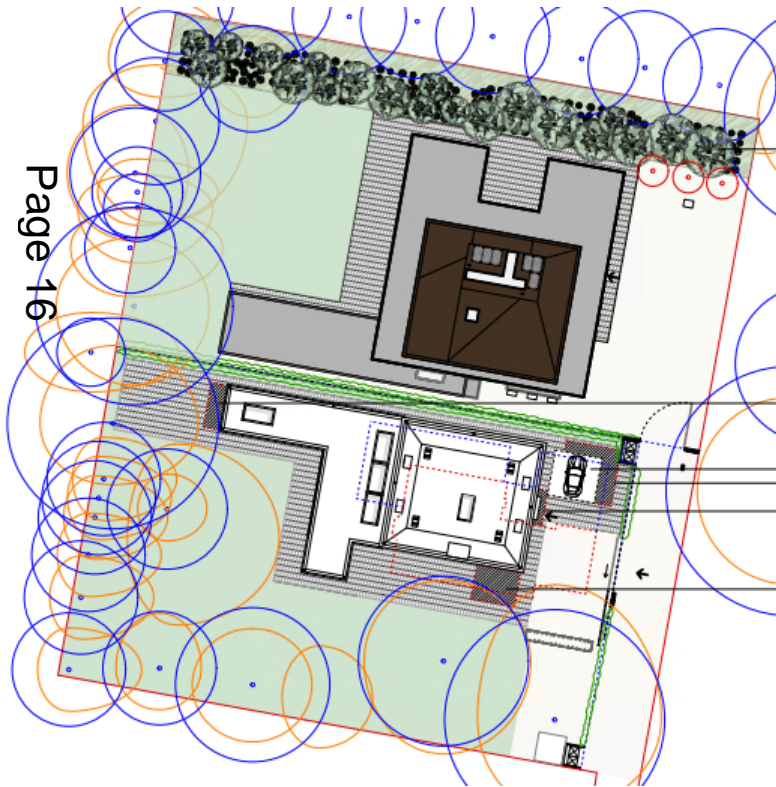
# Comparison of scheme dismissed on appeal 21/01437/FUL and current proposal – East elevation



# Comparison of scheme dismissed on appeal 21/01437/FUL and current proposal – North elevation



# Comparison of scheme dismissed on appeal 21 and current proposal – Site plan



# Proposed indicative view of proposed dwelling (north elevation) from Adams Road Bird Sanctuary



# Planning Balance

## Approval

### Material considerations

- Principle: The erection of a dwelling and the subdivision of garden land is acceptable.
- Siting and design of dwelling acceptable and responds positively to the character and appearance of the Conservation Area including the ARBS.
- Biodiversity net gain.
- Impact on the adjacent County /City Wildlife site and Protected Open Space.



## Refusal

### Material considerations

- Impact on trees
- Harm to biodiversity
- Impact on the adjacent County/City Wildlife site

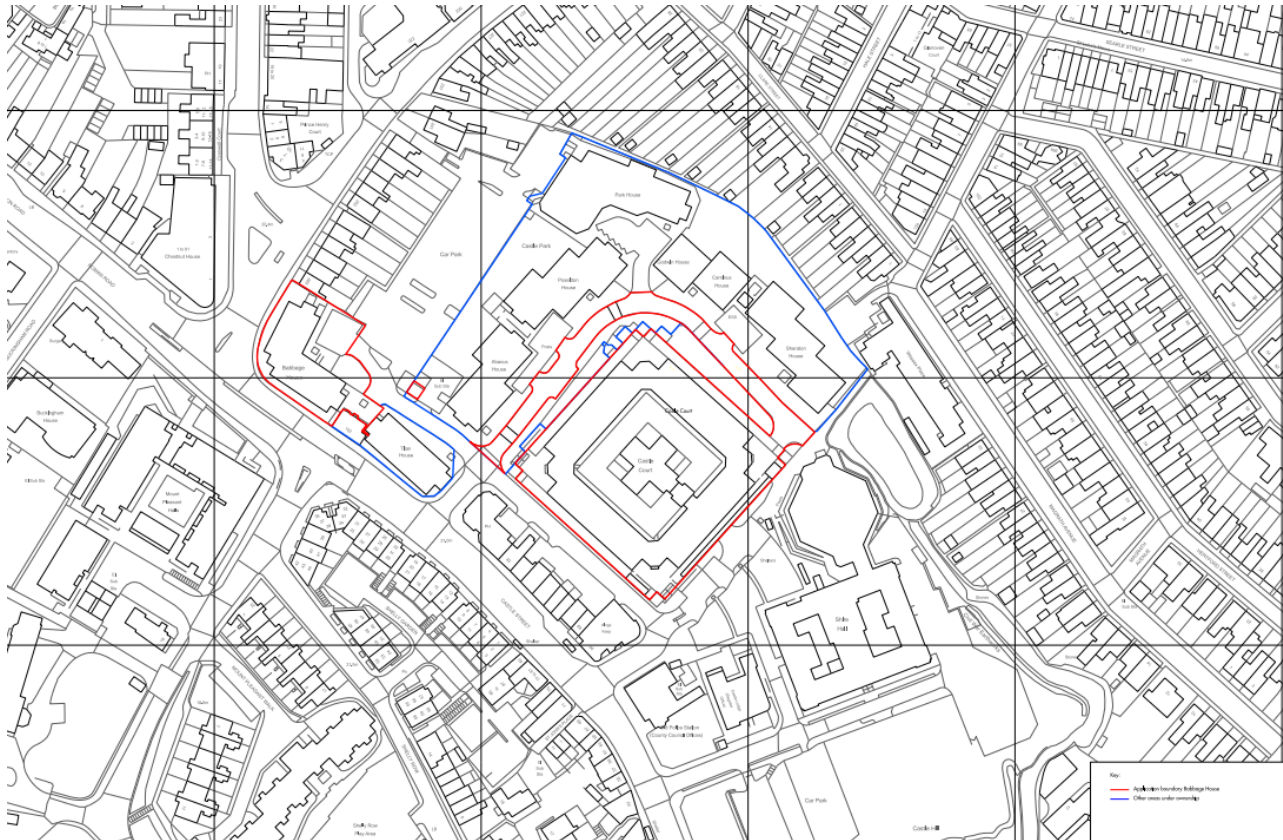
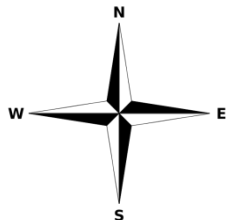
Officer Recommendation: Approval

# MAJOR APPLICATIONS



# 23/04037/FUL Babbage House, Castle Park, Cambridge Site Location Plan

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# Proposed Block Plan



# Proposed South West/North West Elevations

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# Proposed First Floor Plan

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## Page 26

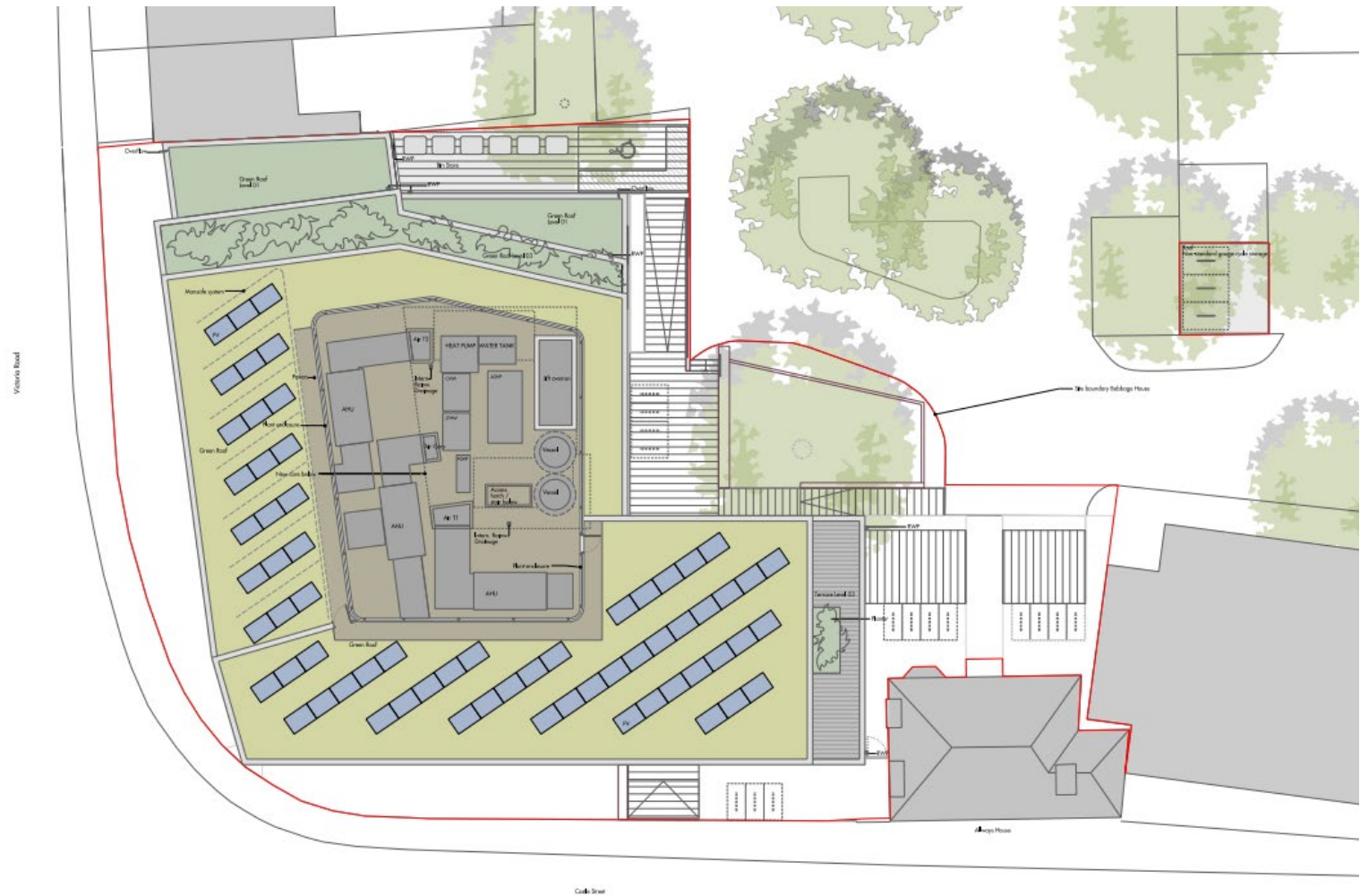


## Page 27



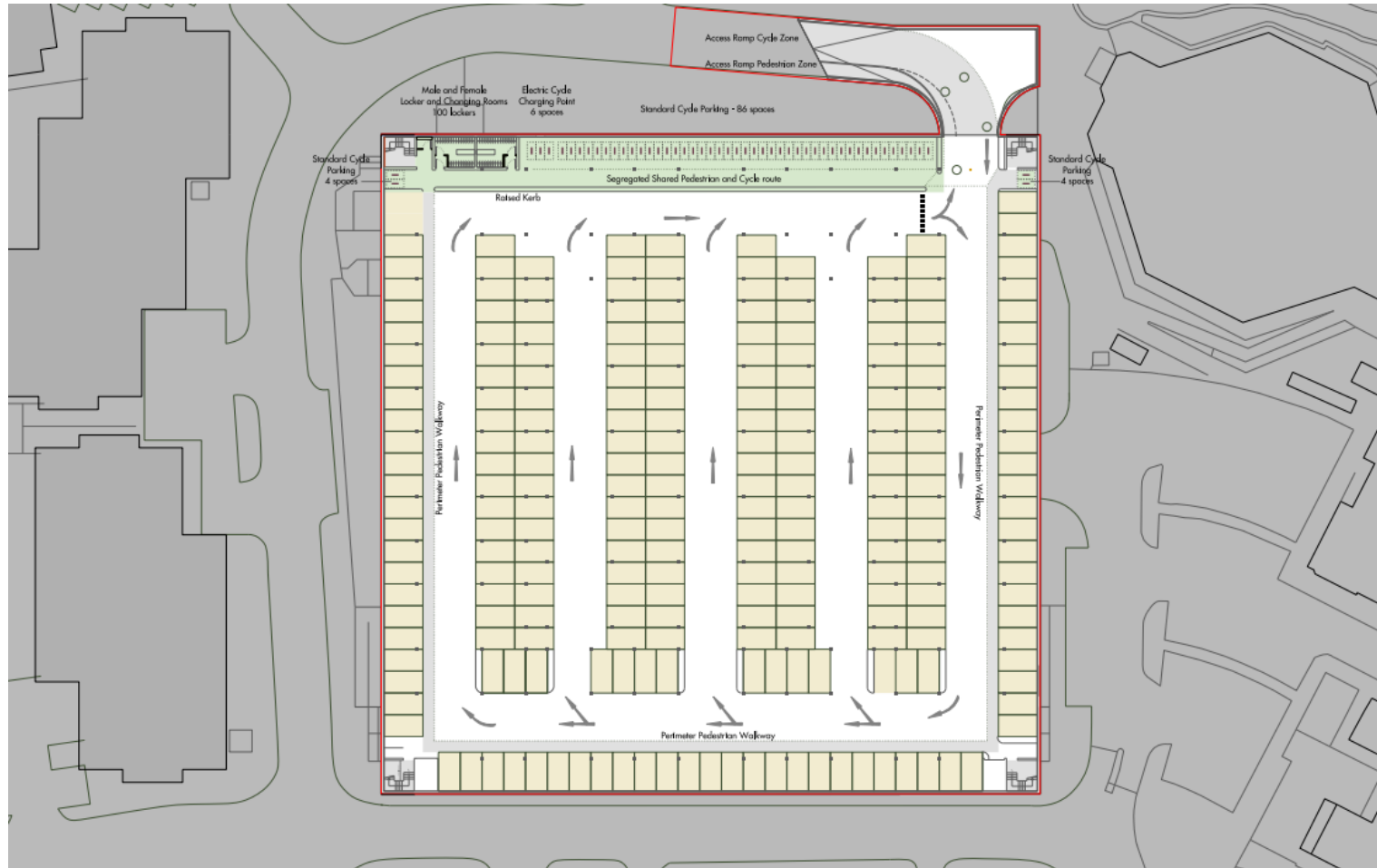
# Proposed Roof Plan

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# Proposed Castle Court Basement Plan



# Planning Balance

## Approval

Key material considerations

- High Quality Development.
- Visually attractive and in keeping with the Area.
- Less than substantial harm to the Conservation Area.
- BREEAM 'Excellent' rating
- Water and thermally efficient
- Low carbon development.
- Provide Biodiversity Net Gain.



## Refusal

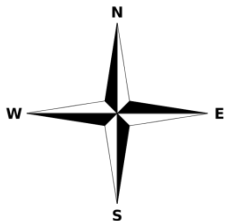
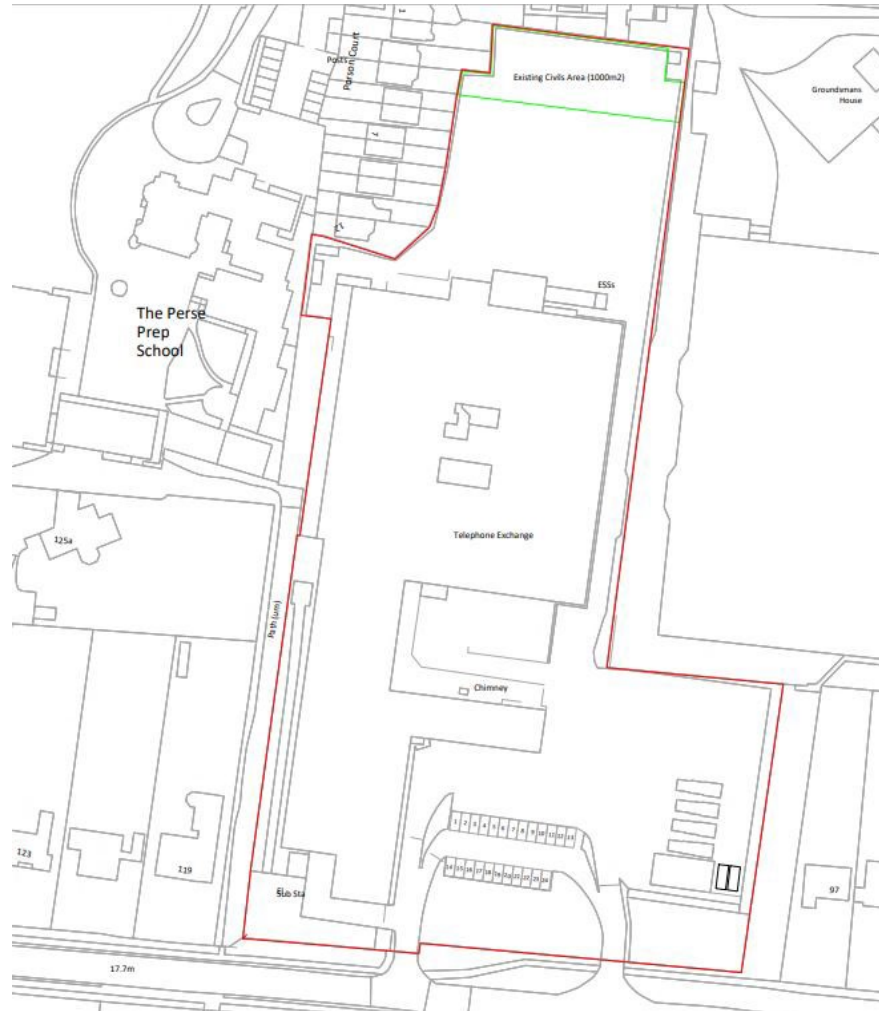
Key material considerations

- Neighbour impacts

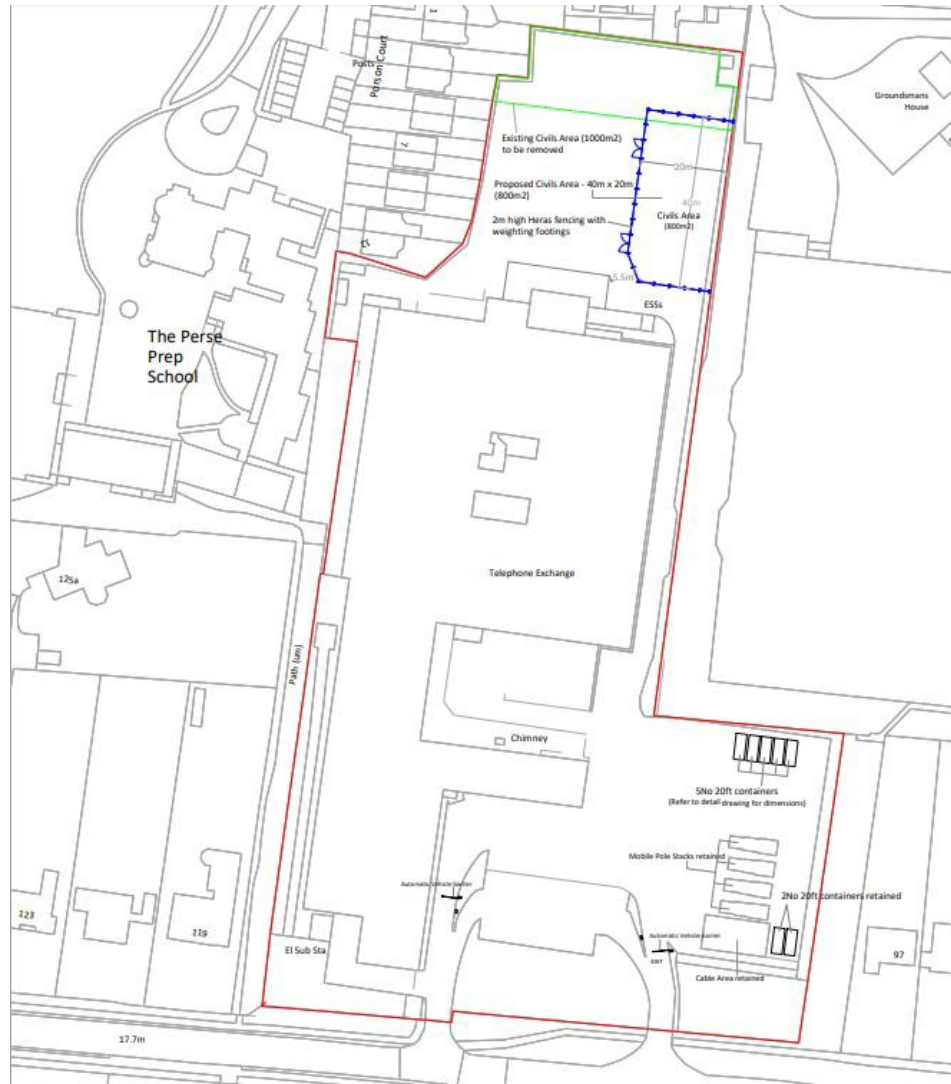
Officer Recommendation: Approve

# 23/03704/FUL./ BT Site, Long Road

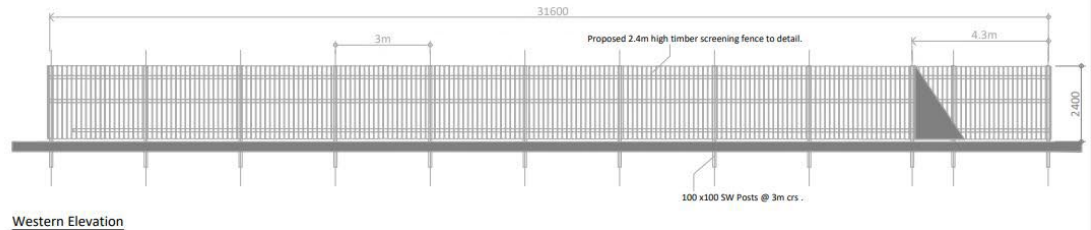
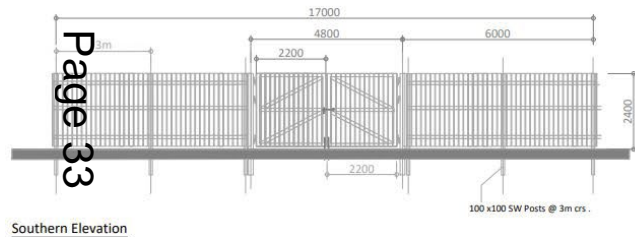
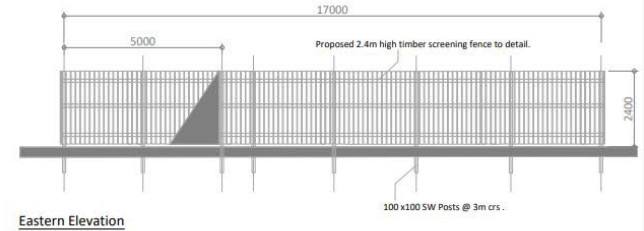
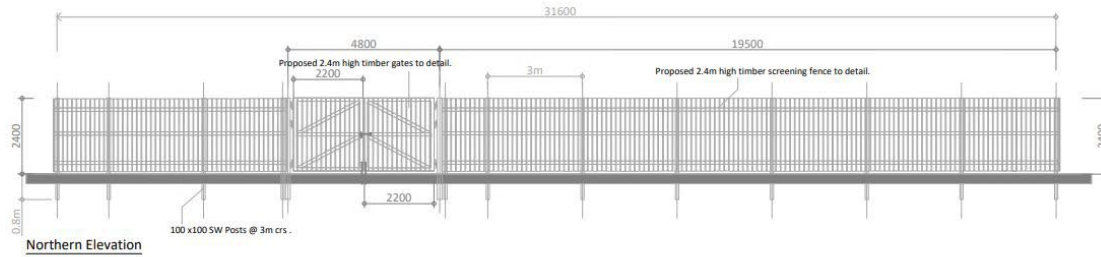
## Site Location Plan



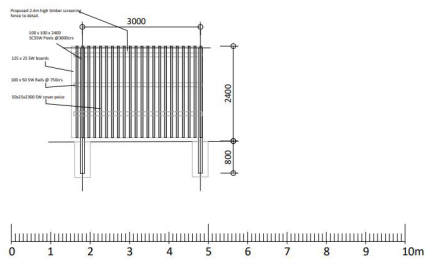
# Site Plan as proposed



# Proposed Civils area fencing



Proposed Timber Screening Fence detail.



# Proposed Container Plans

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# Planning Balance

## Approval

Key material considerations

- Expansion of an existing commercial use
- Design in keeping with the appearance of the surrounding context



## Refusal

Key material considerations

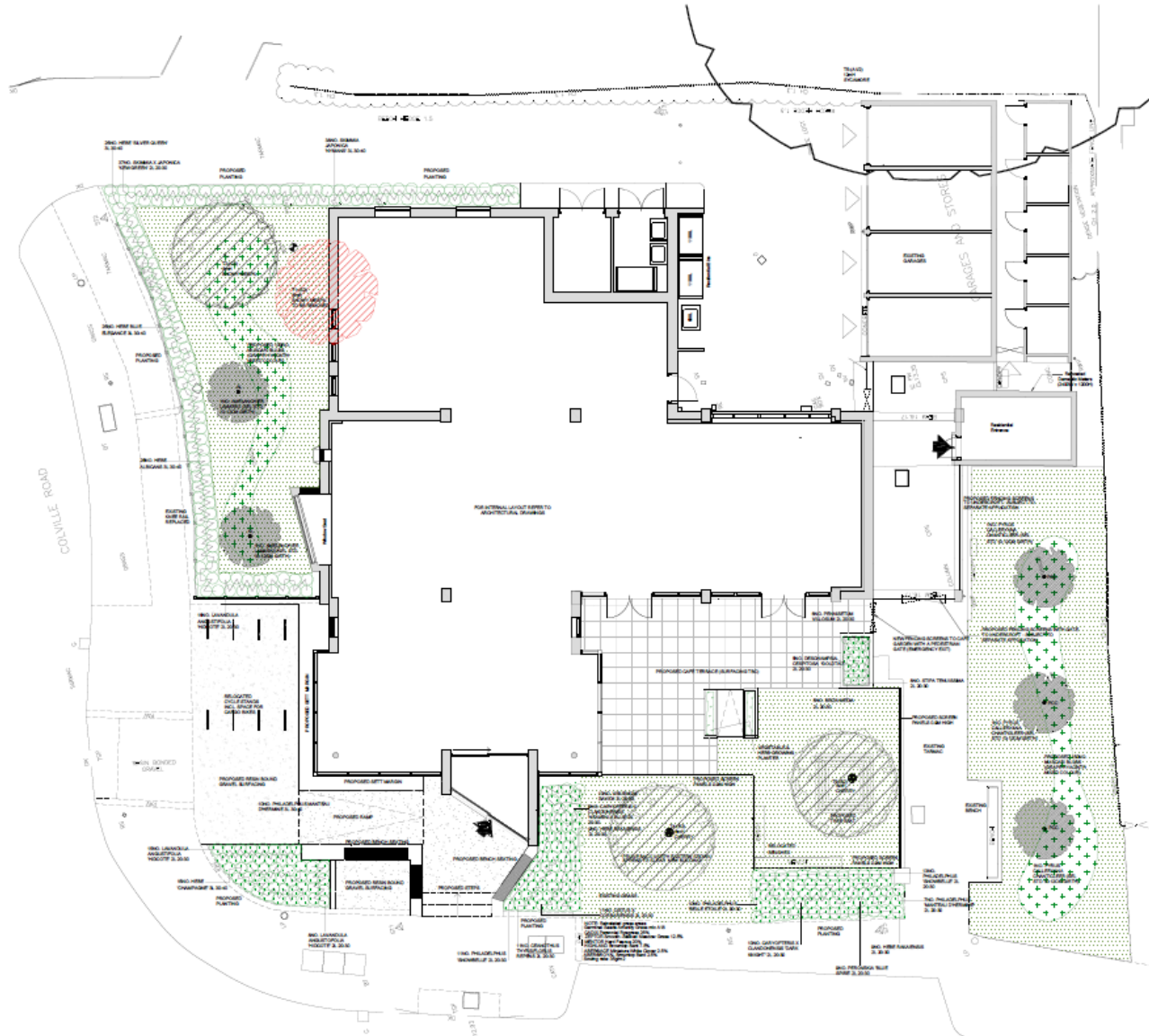
Officer Recommendation: Approve

# MINOR APPLICATIONS

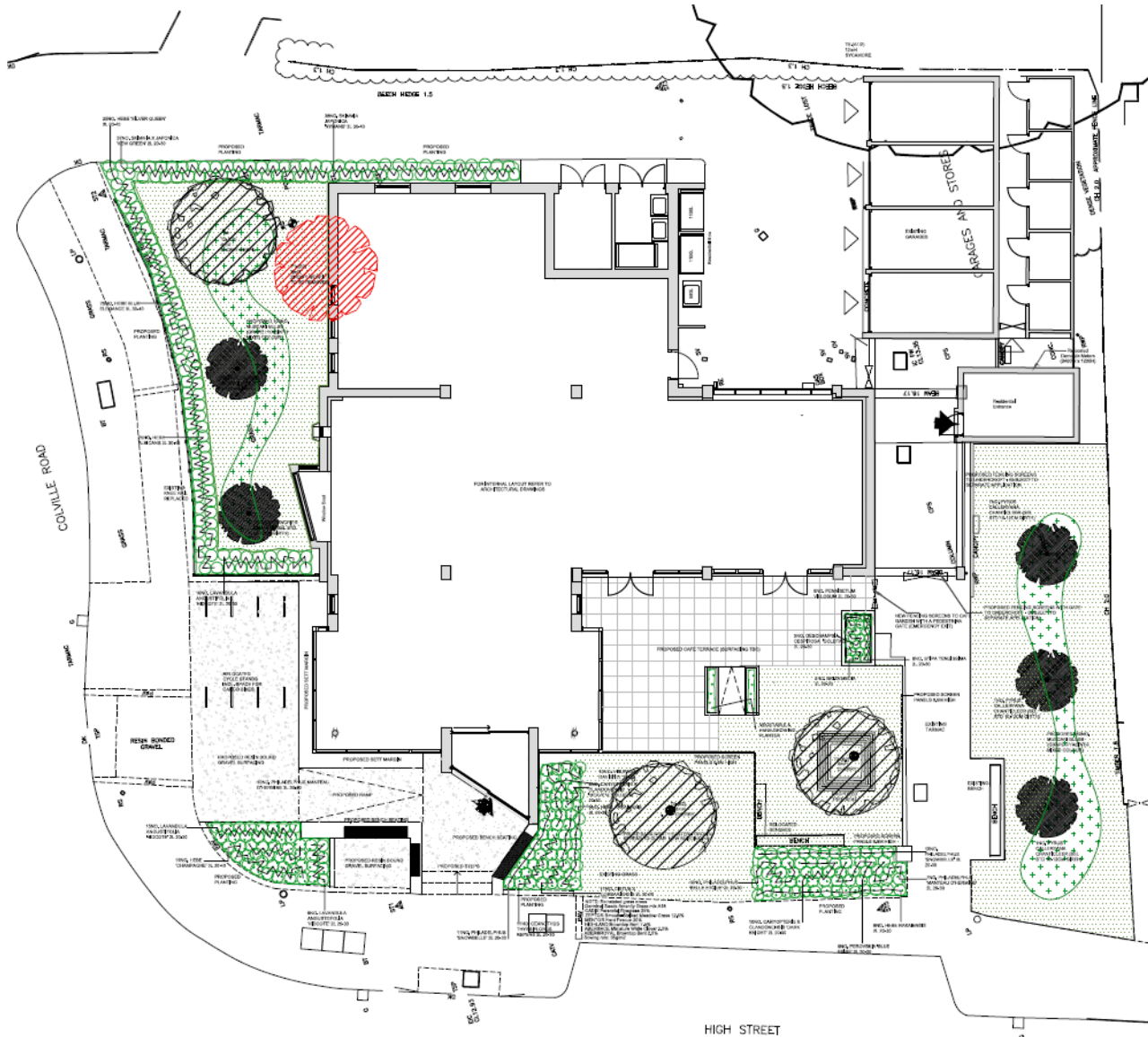




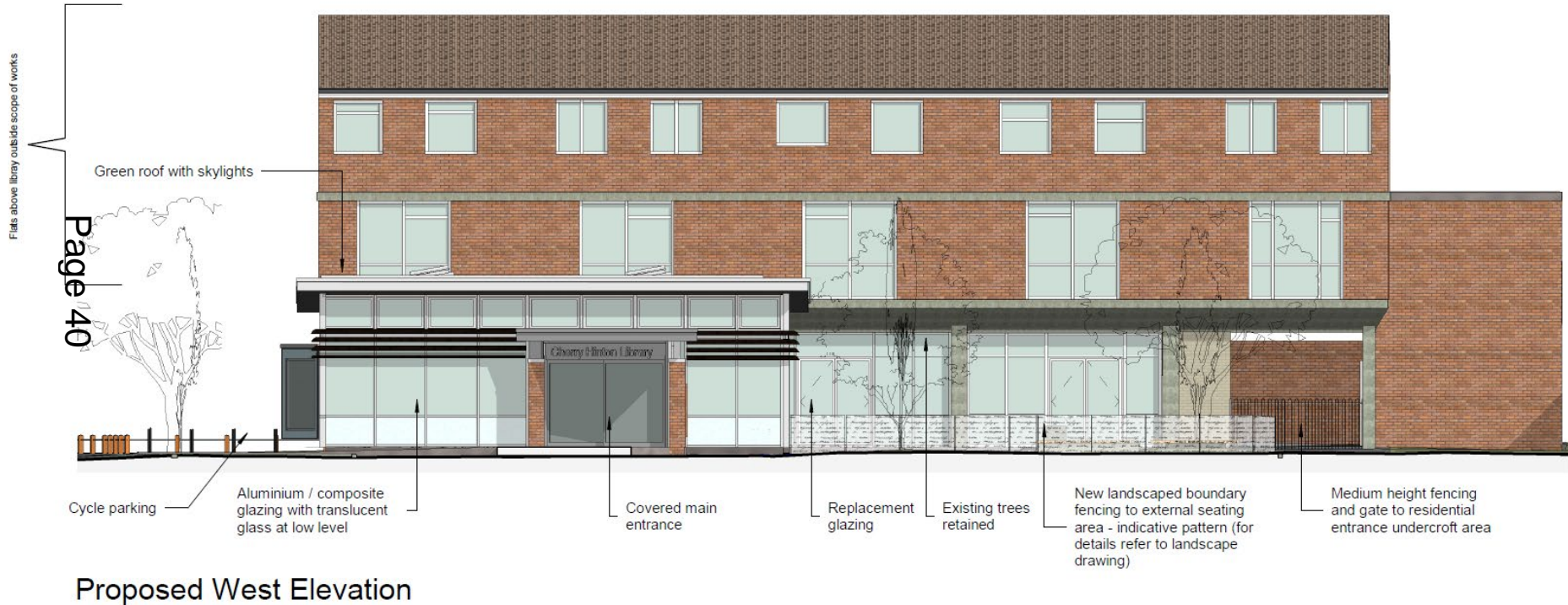
# Approved landscape plan



# Proposed landscaping plan (revisions)

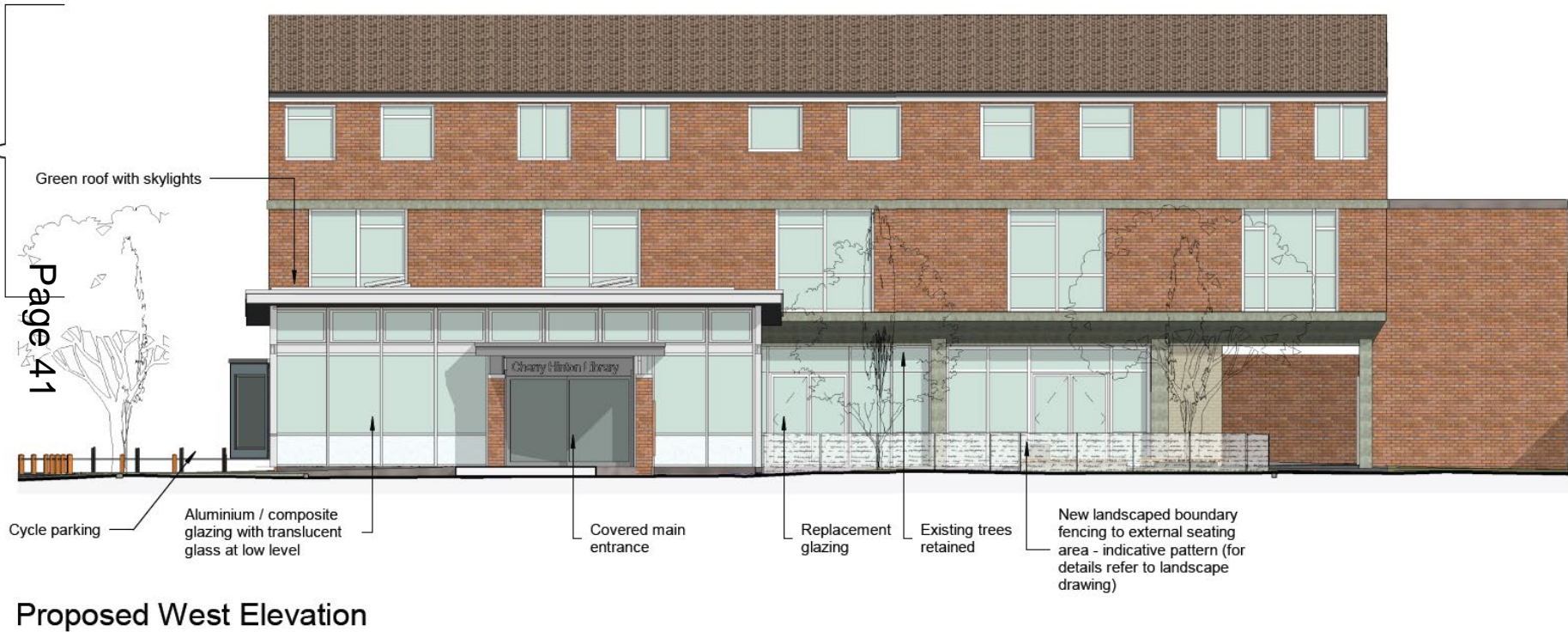


# Approved elevation plan (west)





# Revised elevation plan (west)



# Approved elevation plan (south)



Proposed South Elevation

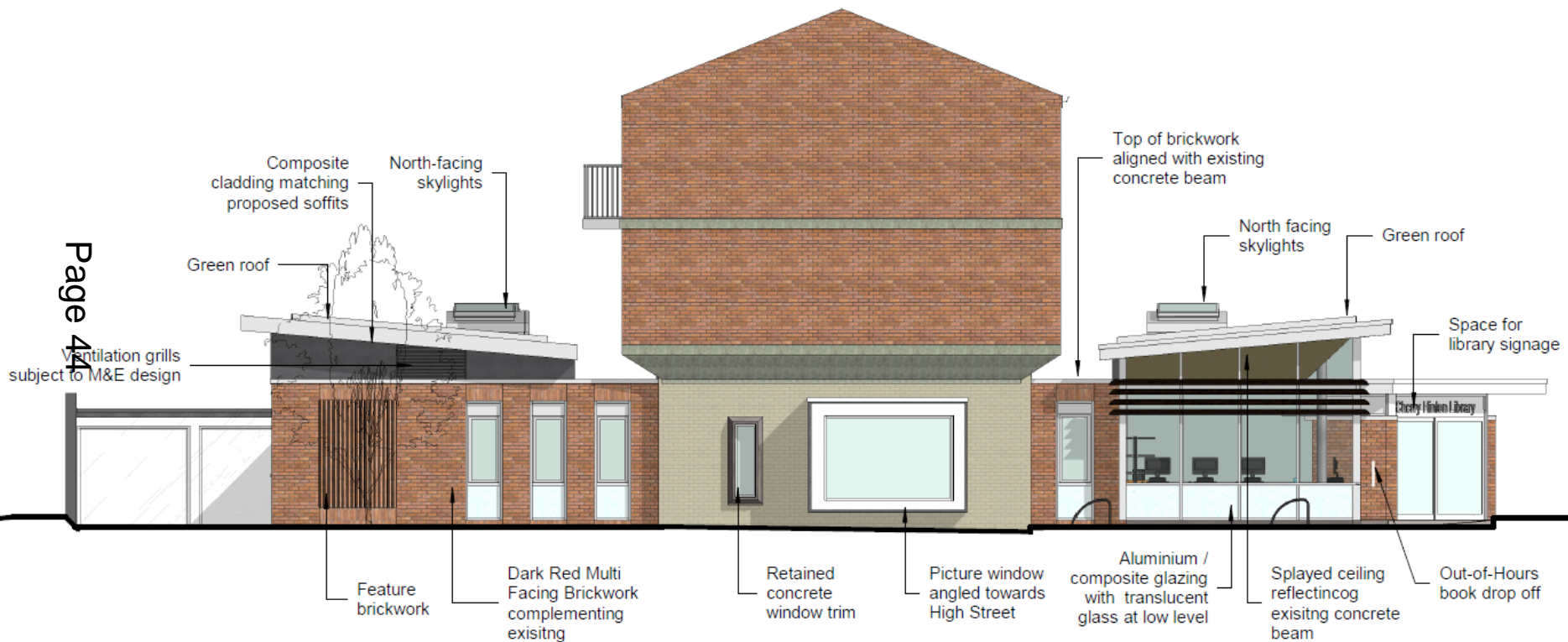
# Revised elevation plan (south)



Proposed South Elevation



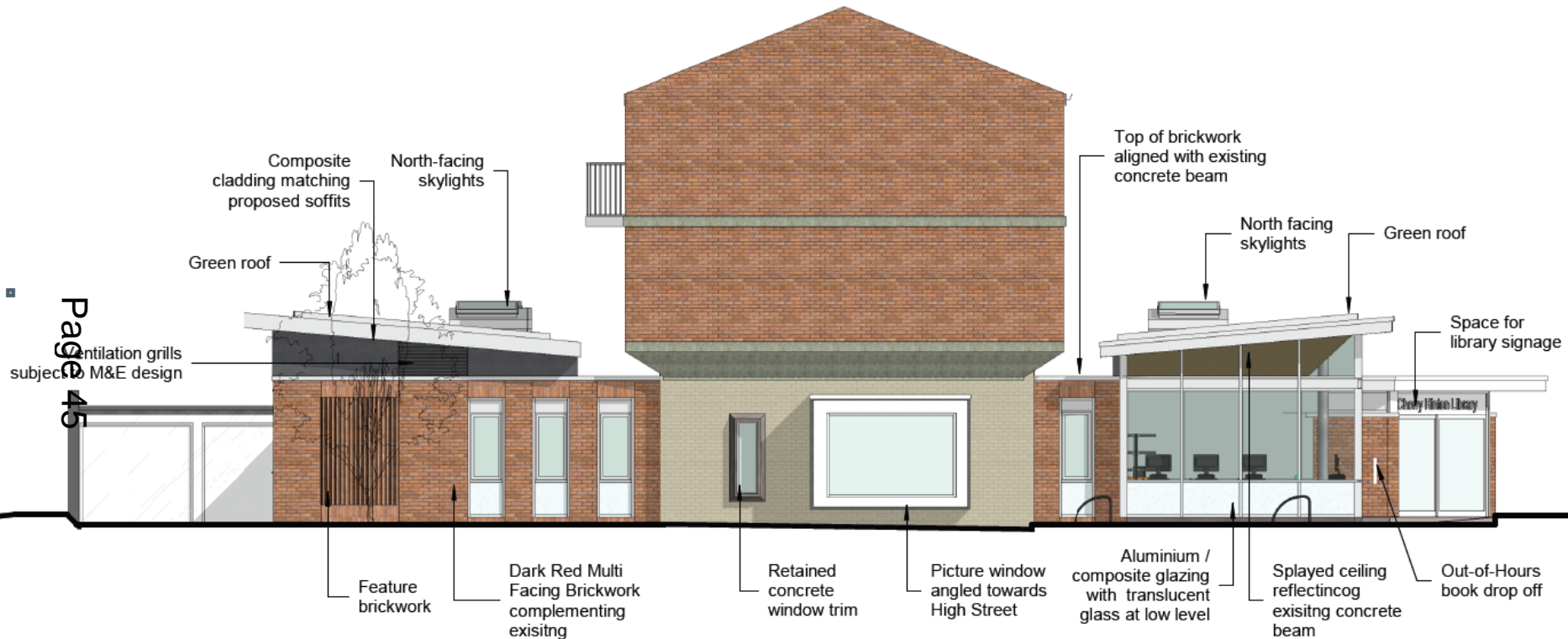
# Approved elevation (north)



Proposed North Elevation



# Revised elevation plan (north)

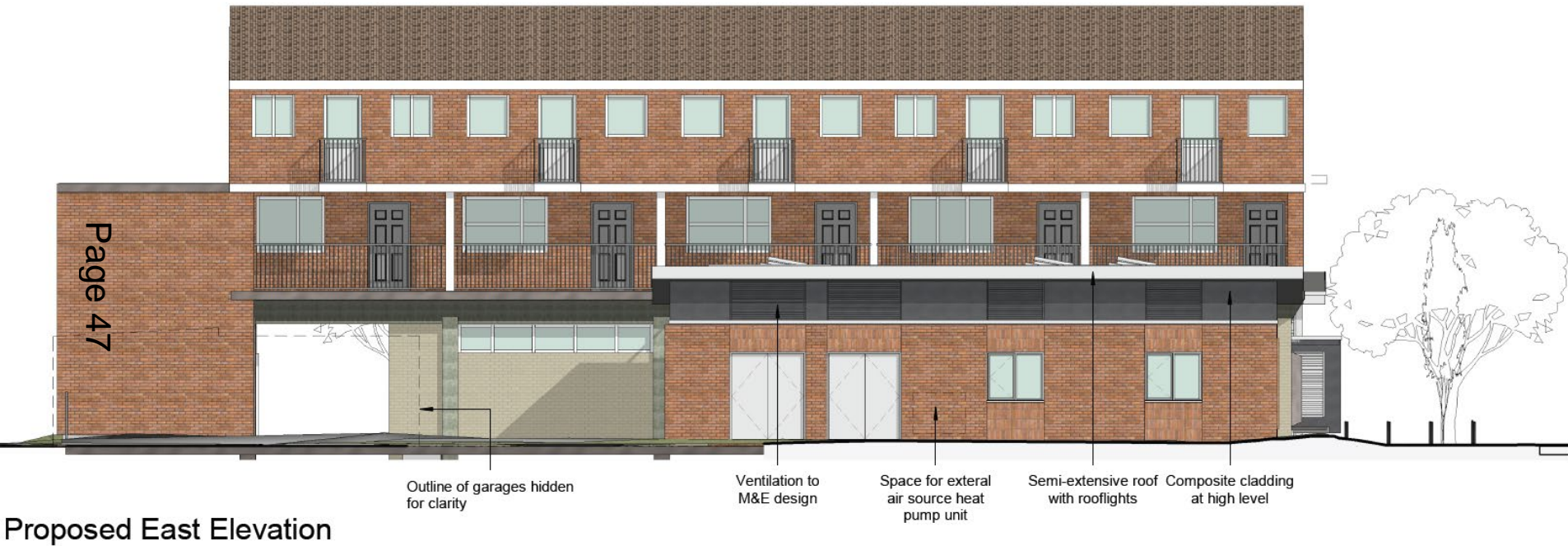


Proposed North Elevation

# Approved elevation (east)



# Revised elevation plan (east)

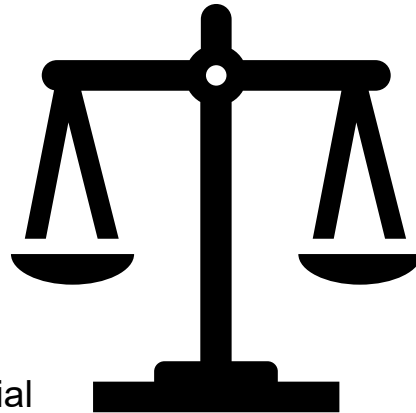


# Planning Balance

## Approval

### Key material considerations

- The principle of development has been established through an extant planning permission (ref. 19/1713/FUL).
- The revised hard surfacing material will be acceptable visually and will enable the site to be fully accessible.
- Reliance on air conditioning to cool the building has been demonstrated to meet policy requirements.
- The development will positively contribute to community facilities publicly available.



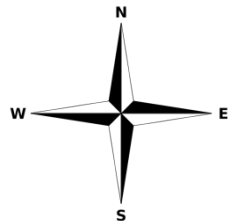
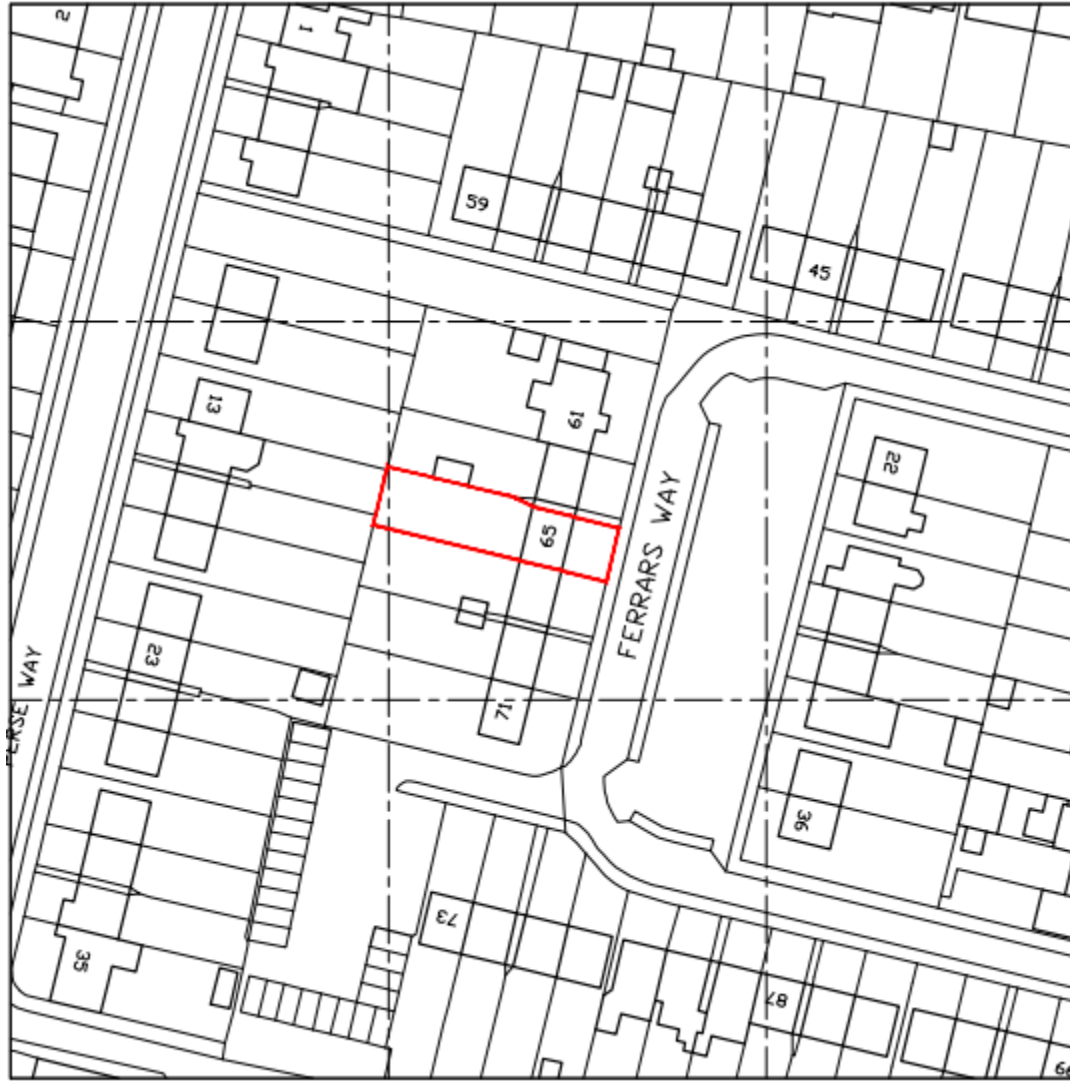
## Refusal

### Key material considerations

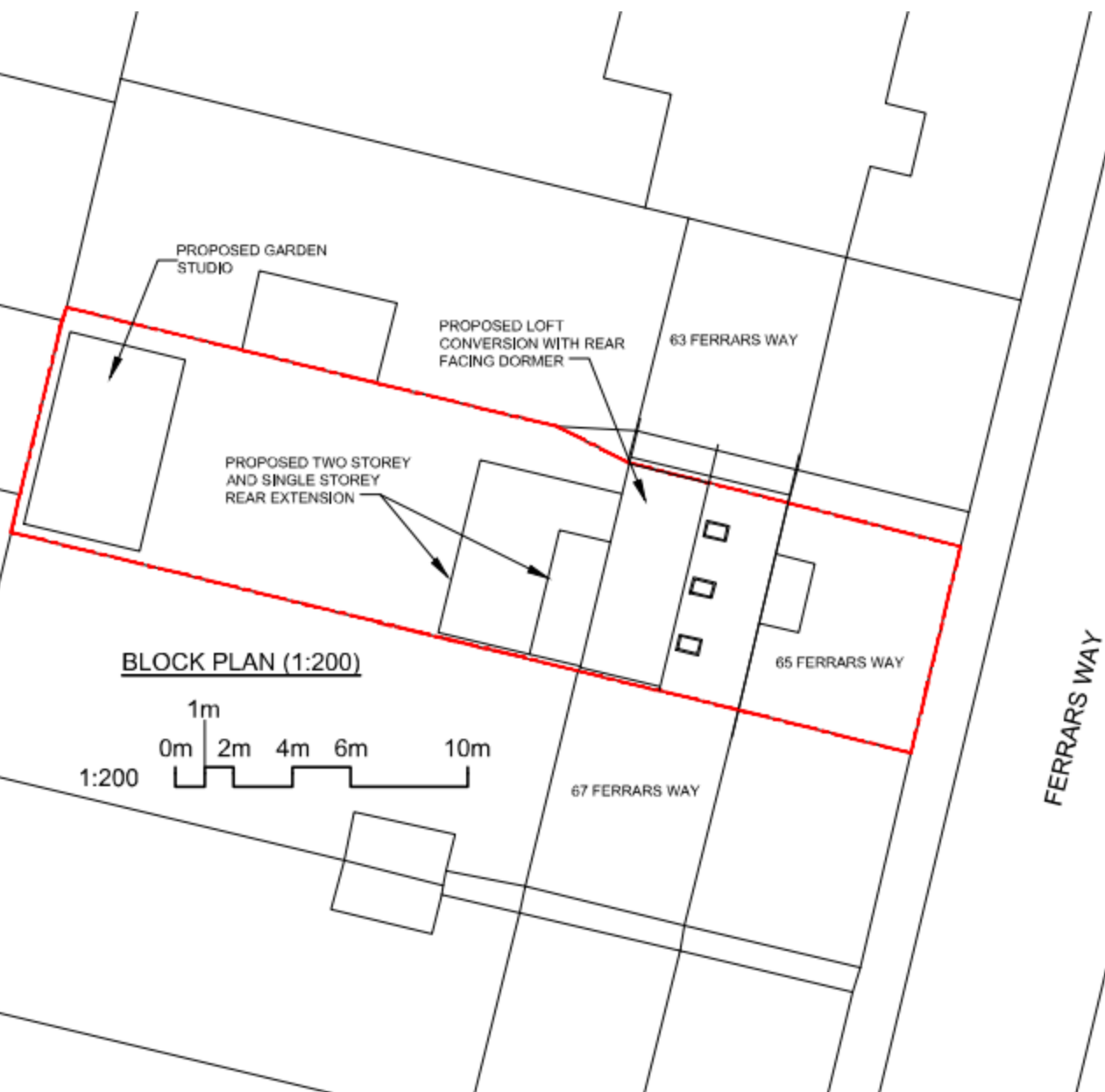
- The hard surfacing materials are not of such high quality as has been approved.
- The removal of brise soleil reduces the sustainability of the building by relying on air conditioning for cooling.

Officer Recommendation: Approve subject to conditions

# 23/03778/HFUL./65 Ferrars Way









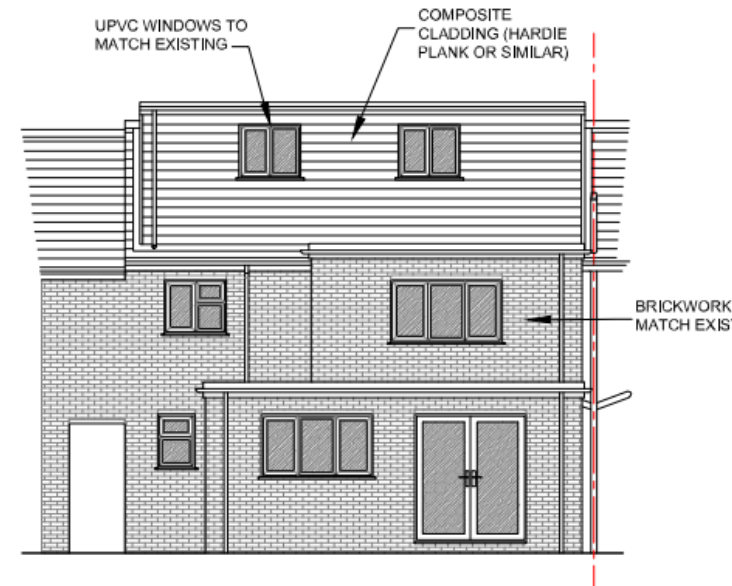
EXISTING FRONT ELEVATION (1:100)



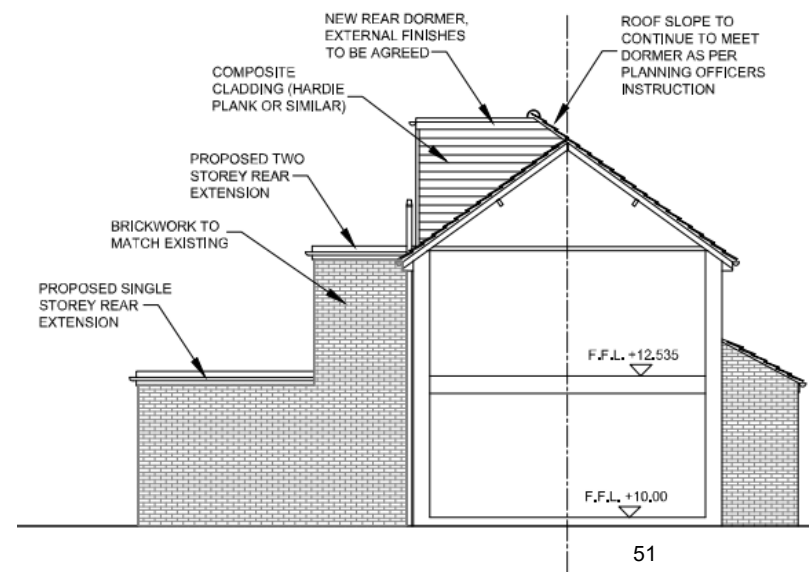
EXISTING REAR ELEVATION (1:100)



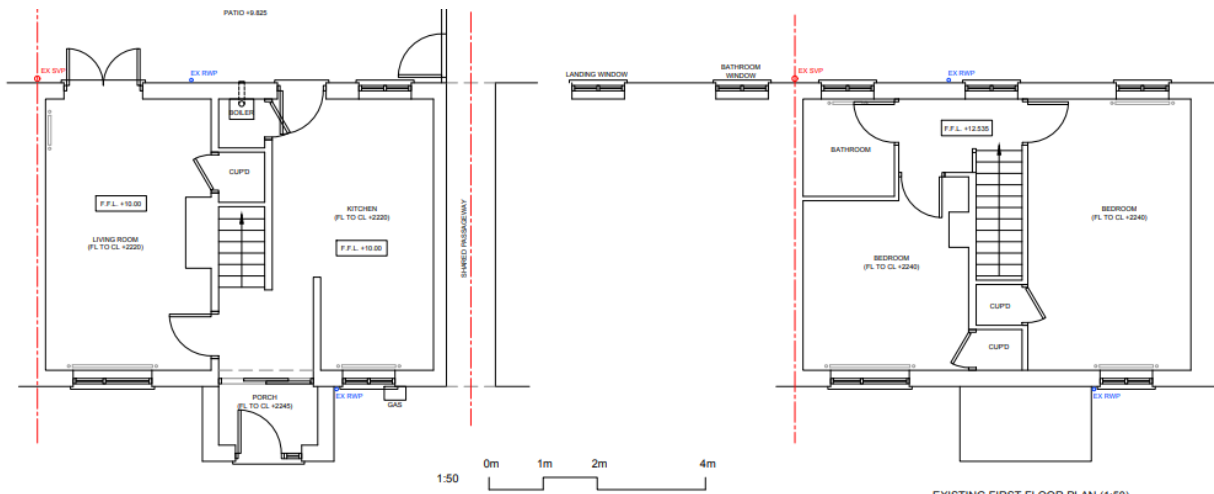
PROPOSED FRONT ELEVATION (1:100)



PROPOSED REAR ELEVATION (1:100)

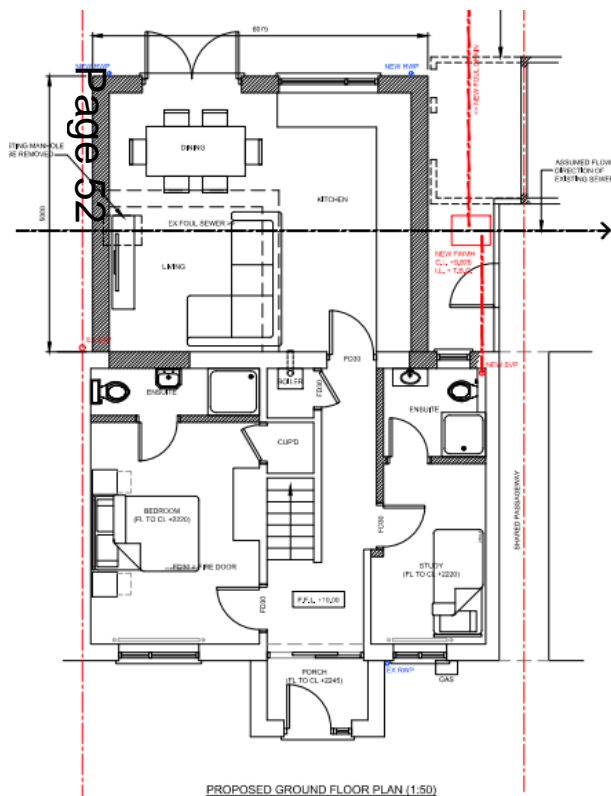


PROPOSED SIDE ELEVATION/SECTION (1:100)

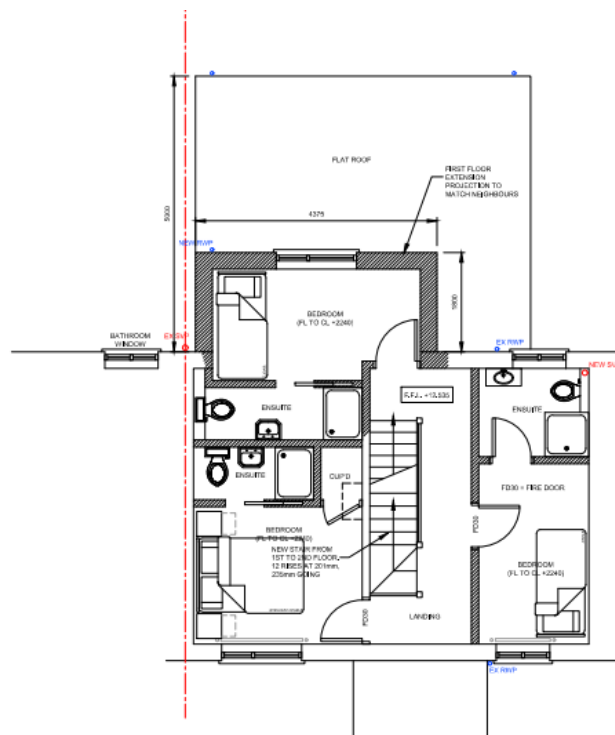


EXISTING GROUND FLOOR PLAN (1:50)

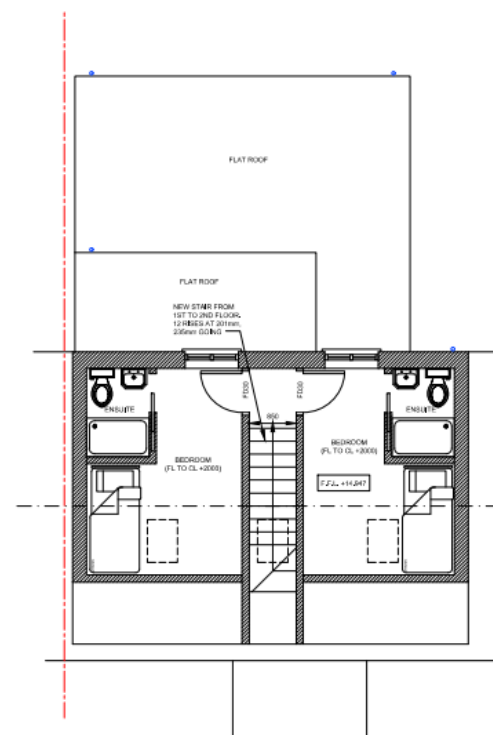
EXISTING FIRST FLOOR PLAN (1:50)



PROPOSED GROUND FLOOR PLAN (1:50)

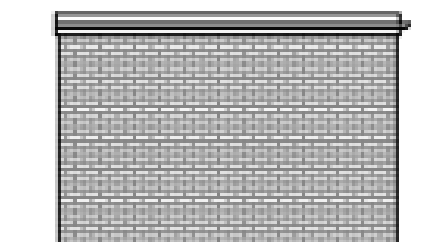
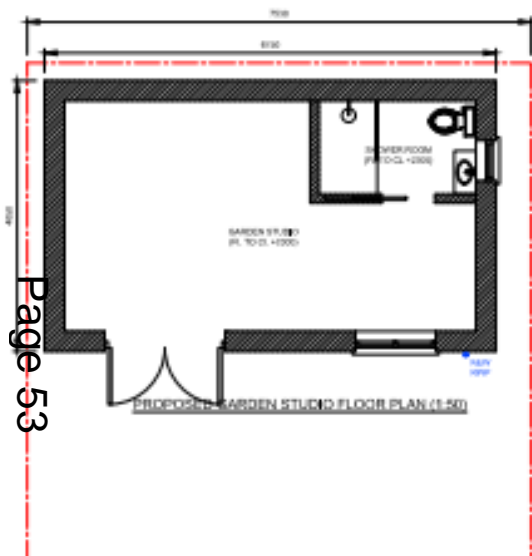


PROPOSED FIRST FLOOR PLAN (1:50)

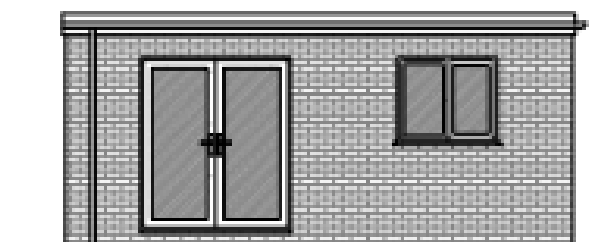


PROPOSED SECOND FLOOR PLAN (1:50)

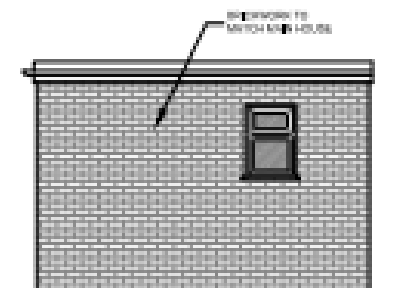




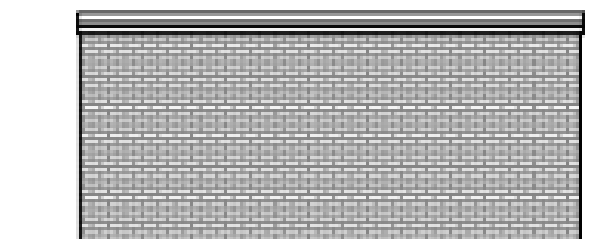
PROPOSED SIDE ELEVATION (1:50)



PROPOSED GARDEN STUDIO FRONT  
ELEVATION - FACING 65 FERRARS WAY (1:50)



PROPOSED SIDE ELEVATION (1:50)



PROPOSED REAR ELEVATION (1:50)

# Planning Balance

## Approval

Key material considerations

- No harm to the character of the dwelling or surrounding area
- No significant residential amenity harm
- No harm to trees
- No highway safety implications
- Meets parking requirements



## Refusal

Key material considerations

- Overdevelopment of the site and associated impacts

Officer Recommendation: Approve

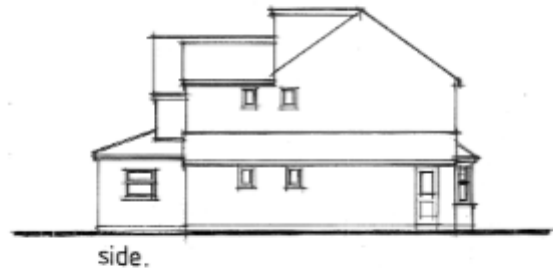
# *23/03762/FUL - 79 Coleridge Road*

## Site Location Plan

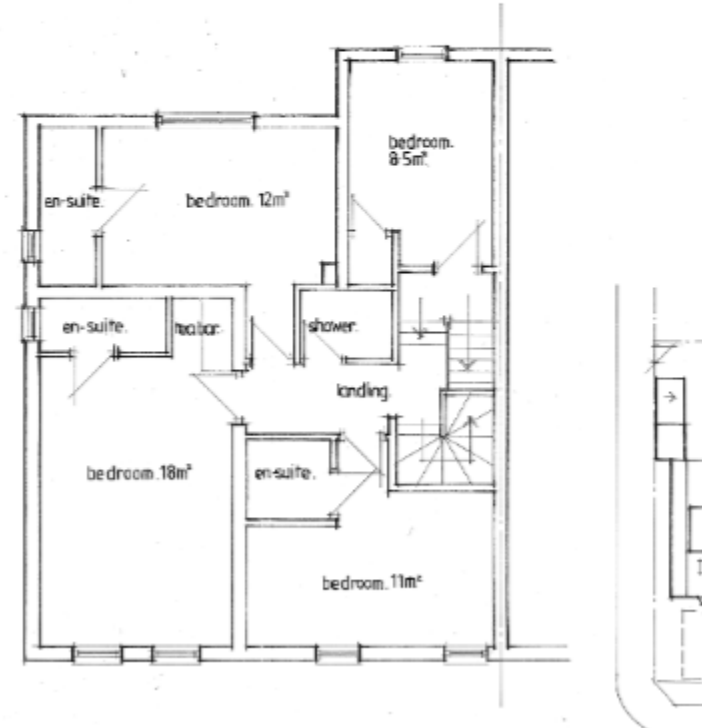
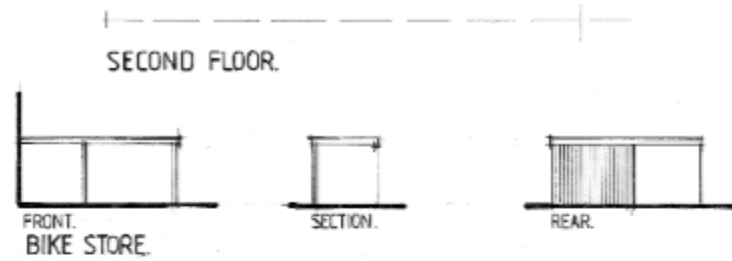
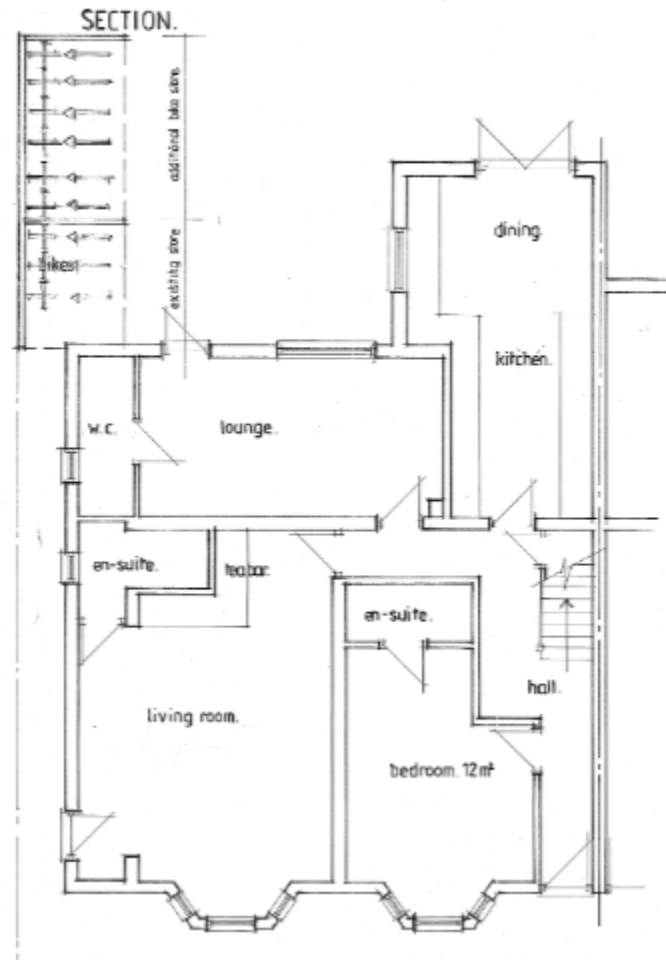
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# Elevations



# Elevations



# Planning Balance

## Approval

Key material considerations

- No harm to the character and appearance of the area
- No harm to the amenity of future occupiers
- Sustainable Location
- No highways safety implications.



## Refusal

Key material considerations

- Parking
- Impact on neighbouring amenity

Officer Recommendation: Approve