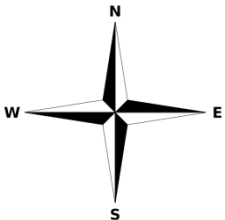


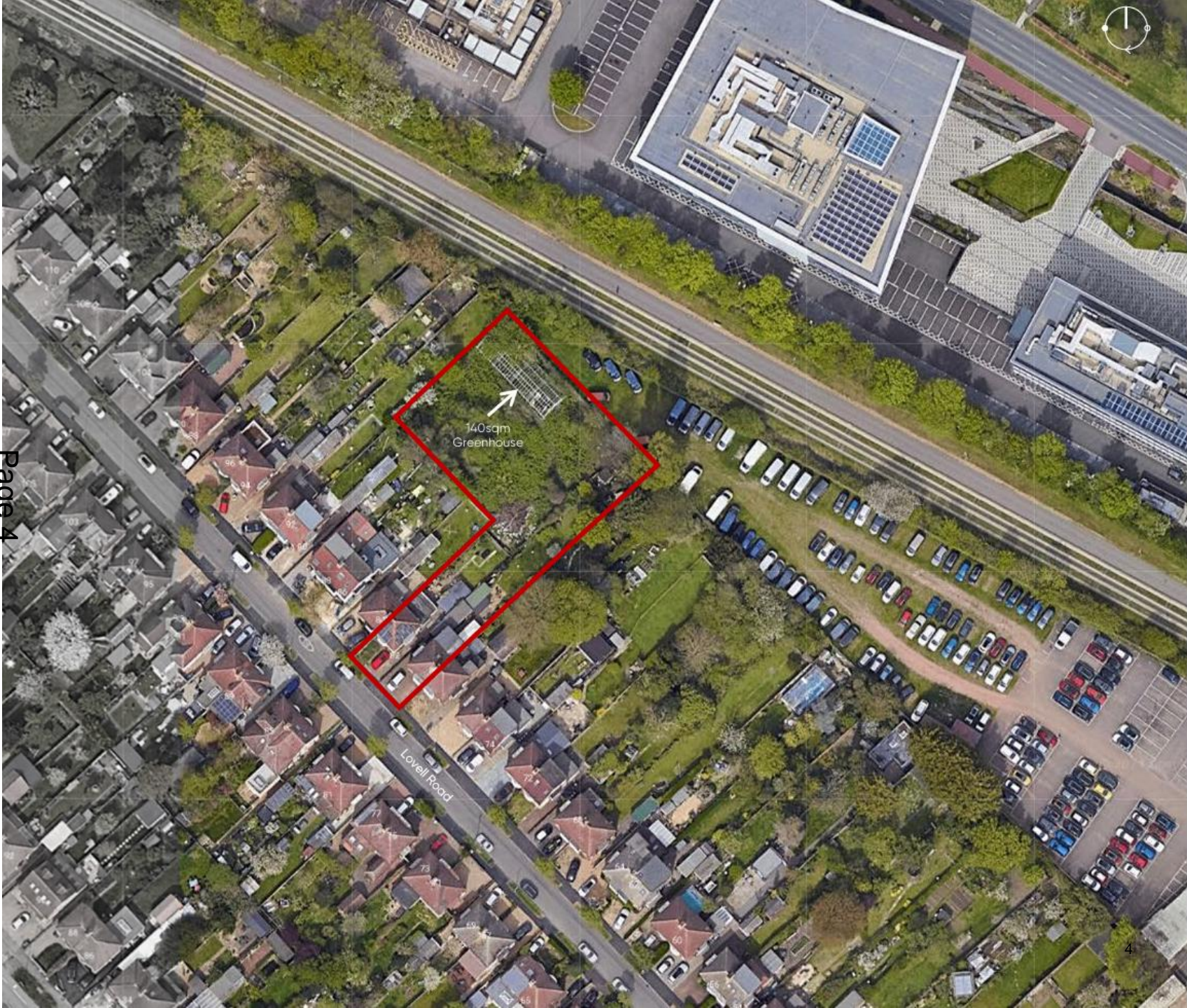
GREATER CAMBRIDGE SHARED PLANNING

MINOR APPLICATIONS

25/05050/FUL – 80 and 82 Lovell Road Site Location Plan

Page 3





The Site

Page 5



80 and 82

Page 6



DAS Character

Context

Pattern of Development

Present Day – Lovell Road

In addition to the backland developments to the rear of Garden Lodge and 2 Lovell Road the existing pattern of development on the road also includes substantial built form within rear plots, most notably the large commercial greenhouse on the application site, with a footprint exceeding that of the proposed dwelling. This structure, alongside other large ancillary outbuildings present to the rear of neighbouring properties (60, 66 & 96 Lovell Road), demonstrates that backland built form is an established element of the local context.

Whilst the backland developments behind Garden Lodge & Lovell Road set a meaningful precedent, they are located at only 8m separation from the rear elevation of the original dwellings. As such they would not form an appropriate pattern of development for the new dwelling to copy.

Instead, by taking a build line commensurate with that of predominant infill/backland development to the rear of 2-38 Lovell Road (EMG Site) the proposal builds on the main existing pattern of built form behind Lovell Road properties on this northern side.



DAS Context

Context

Pattern of Development

Present Day – Local Area

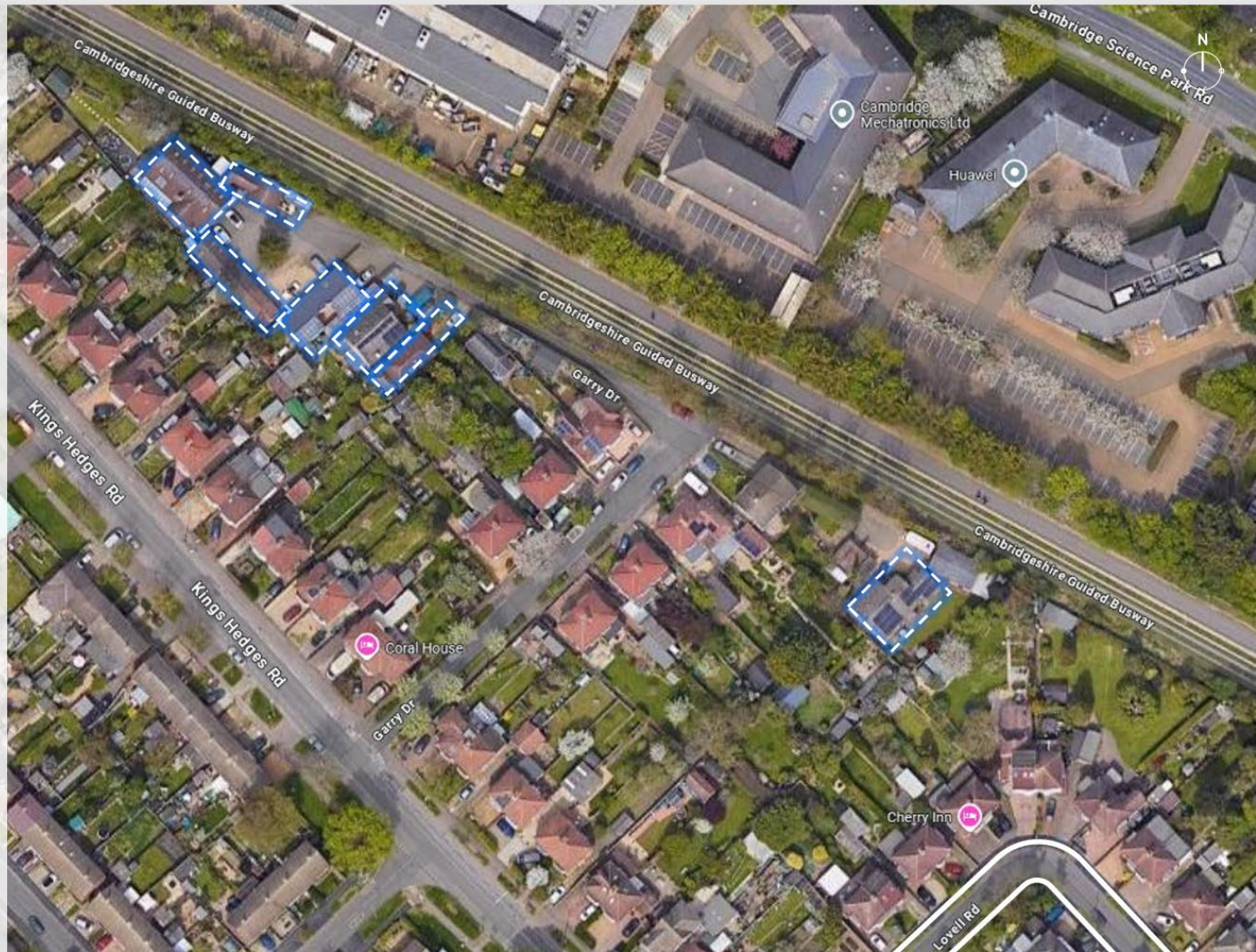
In addition to the intensification along Lovell Road there is also precedent of backland developments within the surrounding area, off Garry Drive.

These residential and commercial developments are also located to the rear of the original post-war semi-detached properties, adjacent to the guided busway (and at a distance far closer than that which is proposed).

Numerous additional examples of backland development are present within the surrounding local area, including sites along the adjacent Kings Hedges Road and Milton Road.

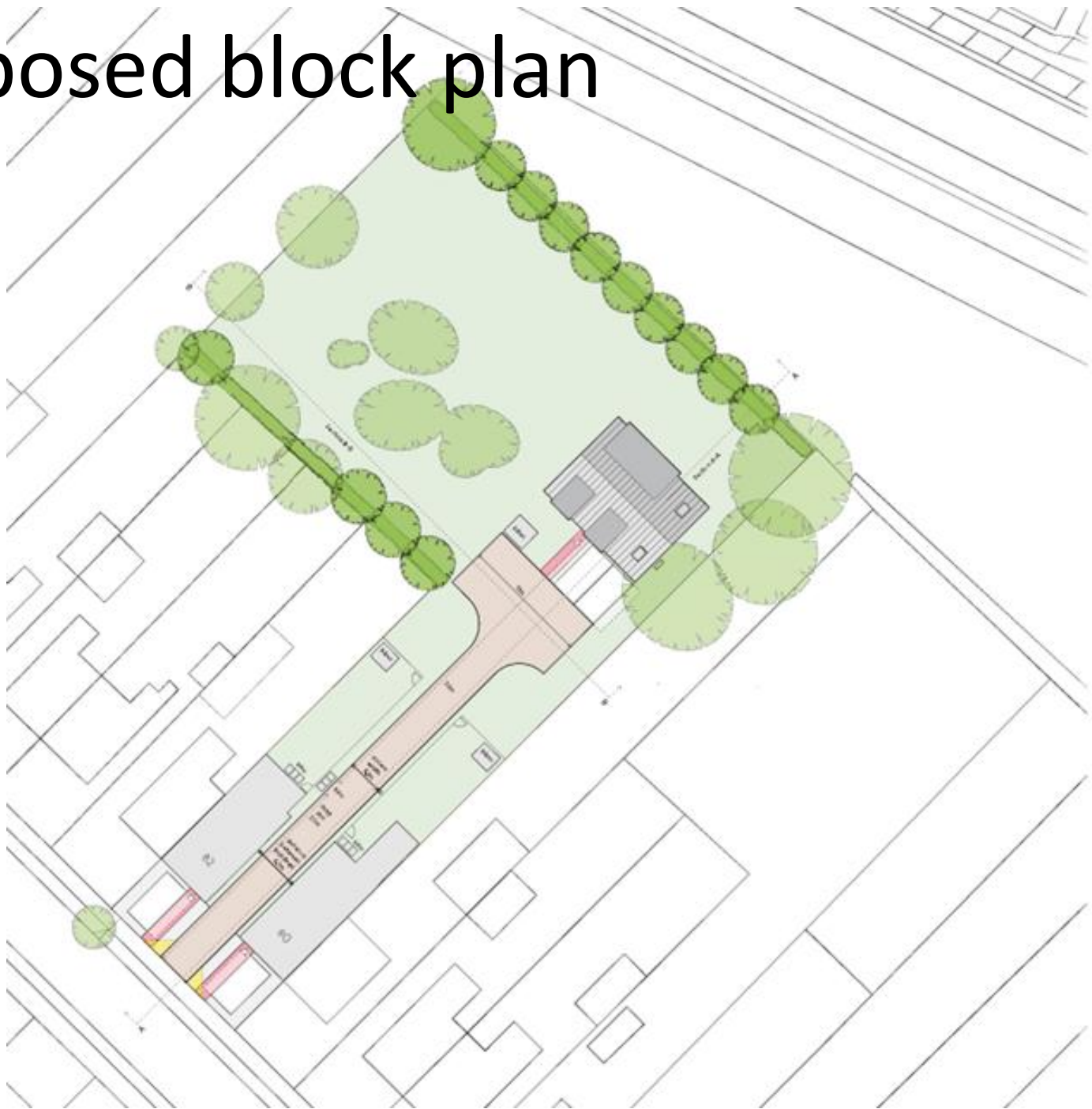
These examples demonstrate that modest backland infill is a recognised and accepted urban pattern in this part of north Cambridge.

The proposed backland development therefore aligns with the emerging urban morphology of the area rather than conflicting with it.



Proposed block plan

Page 9



Ecology



A rainproof hedgehog "igloo" habitat made from natural materials

wildlife corridor

RPA

log pile

POPLAR CAT B

LEYLAN DII CAT C

HORNBEAM CAT C

82

80



2No. Manthorpe Swift Nesting Brick Box integrated into the gable elevations of the new dwelling.



1No. Big Bat House BCI Certified Bat Box integrated into the gable elevation of the new dwelling.

	Root Protection Area
	Retained tree within and without the site
	New Hedge
	New Tree

Existing and plans & elevations

Page 11



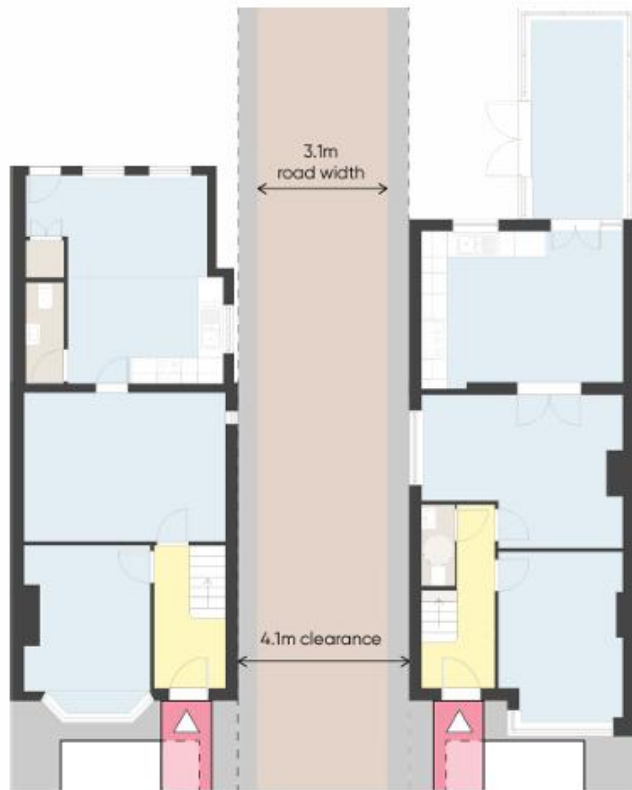
Proposed and plans & elevations

Page 12



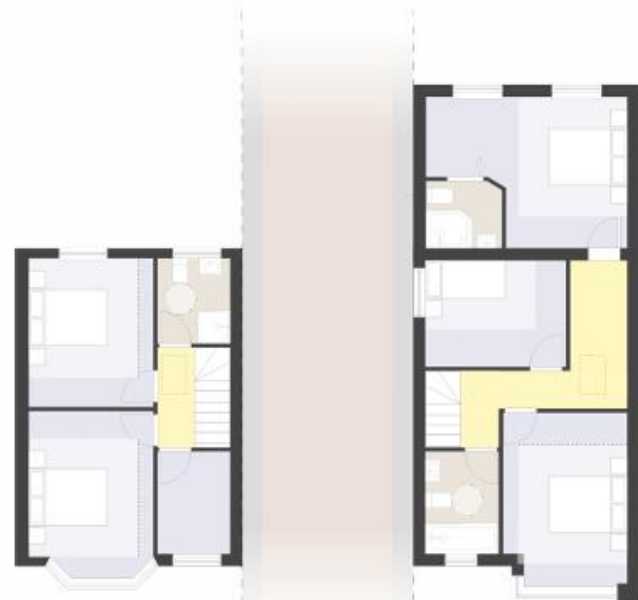


South West Elevation (Facing Lovell Road)



Ground Floor Plan

Ground Floor Plan



First Floor Plan

First Floor Plan

Proposed plans and elevations

Maximum height of an extension that meets the Building Regulations in terms of width, depth and surface area, other than a flat roof and built over the ground level, is 4m above the ground level, subject to the following restrictions (see Diagram 1.2)



South elevation (Cambridge street) to be replaced by brick facade and cornice



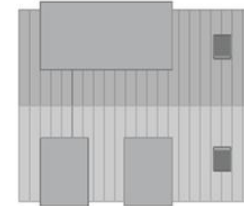
Roofed with roof glazing roof to level height and other features to be retained (Level Road)



Ground Floor Plan



First Floor Plan



Roof Plan



South East Elevation



South West Elevation (Facing Level Road)



North West Elevation



North East Elevation (Facing Guided Busway)



Section A-A



Section B-B



Proposed window unit to be incorporated into the existing brick facade

Proposed window unit to be incorporated into the existing brick facade



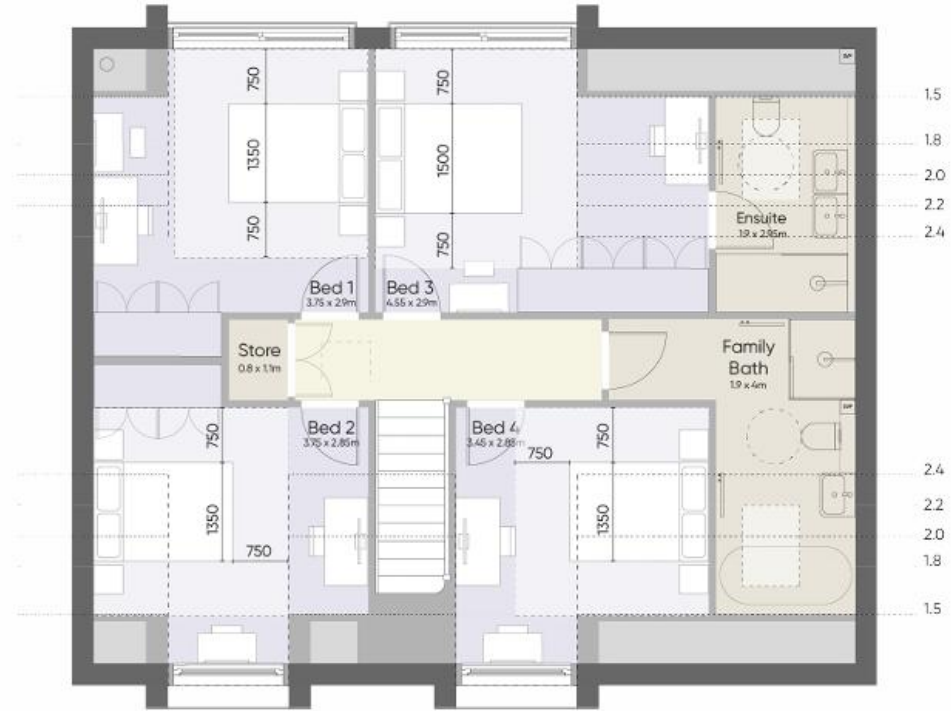
Proposed window unit to be incorporated into the existing brick facade



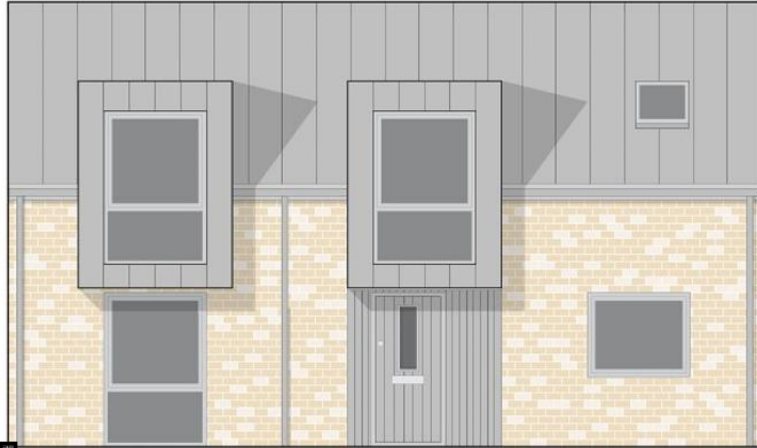
PLANNING
 Land to the Rear of 80 - 90 Level Road Cambridge
 New Drawing Plans, Section and Elevation
 First issued: 03.10.20
 Scale: 1:100 (A0)
 14



Ground Floor Plan



First Floor Plan



South West Elevation (Facing Lovell Road)



North East Elevation (Facing Guided Busway)

1.



2.



3.



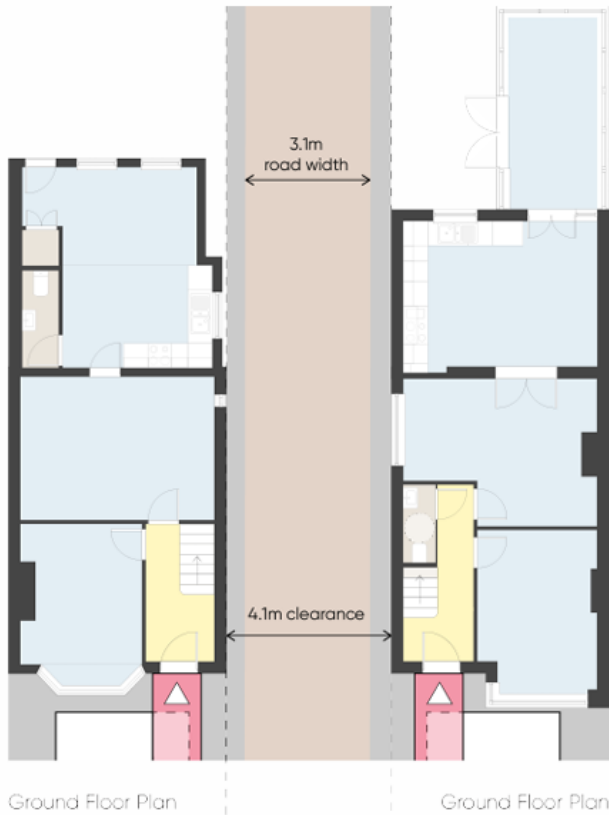
4.





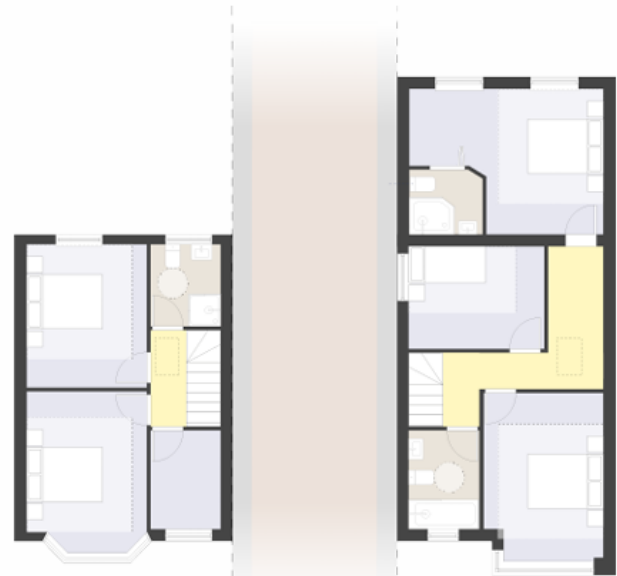


South West Elevation (Facing Lovell Road)



Ground Floor Plan

Ground Floor Plan



First Floor Plan

First Floor Plan

Planning Balance

Approval

- Provides a self-build dwelling – noting current shortfall



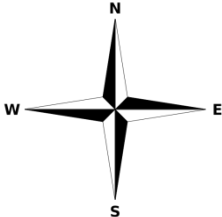
Refusal

- Backland development is contrary to the prevailing pattern of development

Officer Recommendation: Approve

25/05057/HFUL - 2 Elder Close Site Location Plan

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Street Scene

Page 21

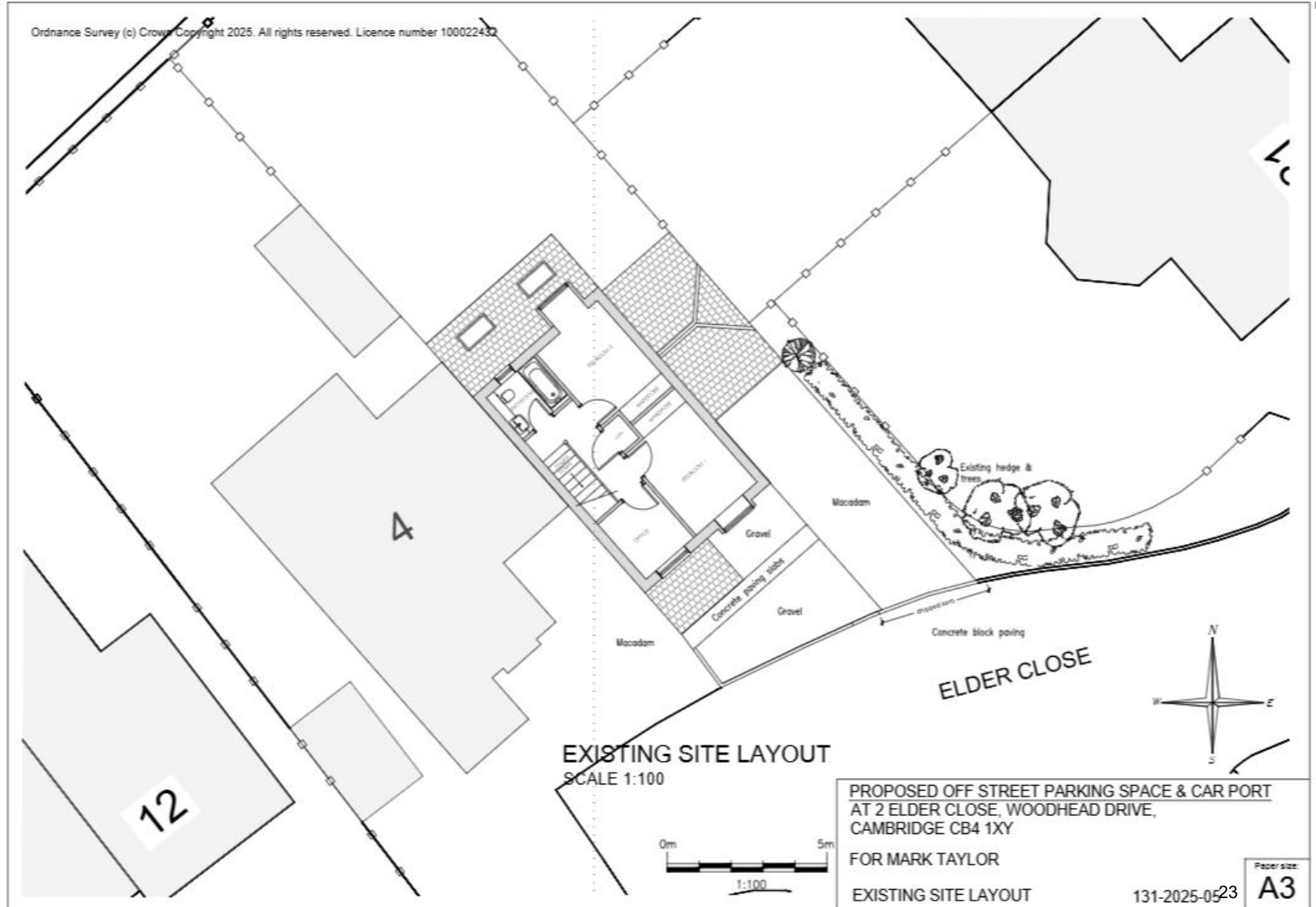


Proposed Site Plan

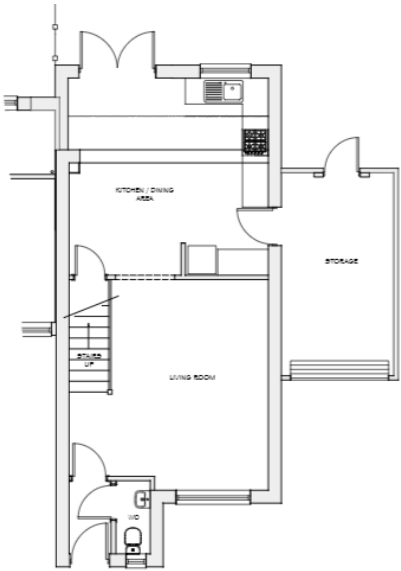


Existing Site Plan

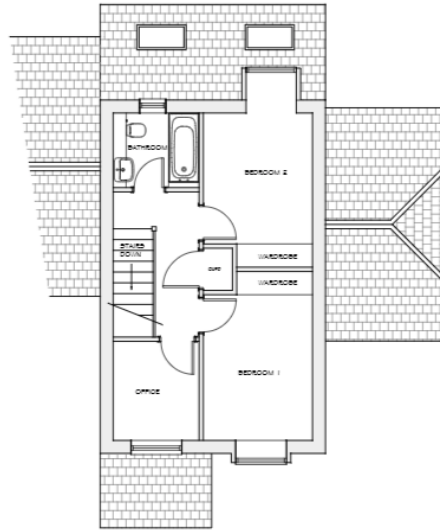
Page 23



Existing Plans and Elevations



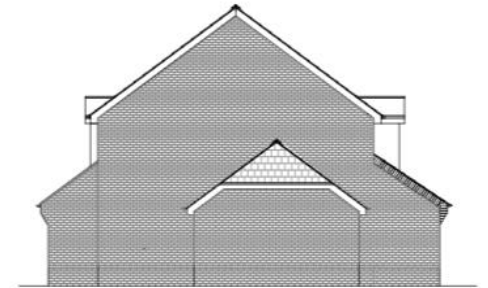
EXISTING GROUND FLOOR PLAN
SCALE 1:100



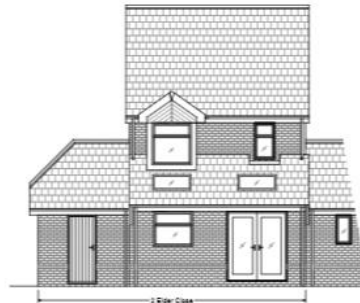
EXISTING FIRST FLOOR PLAN
SCALE 1:100



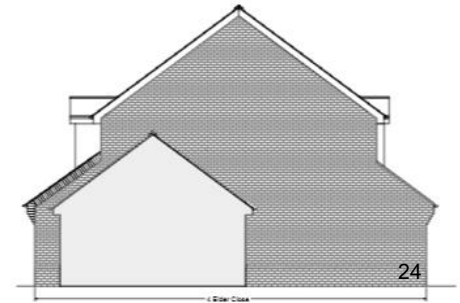
EXISTING FRONT ELEVATION
SCALE 1:100



EXISTING END ELEVATION
SCALE 1:100



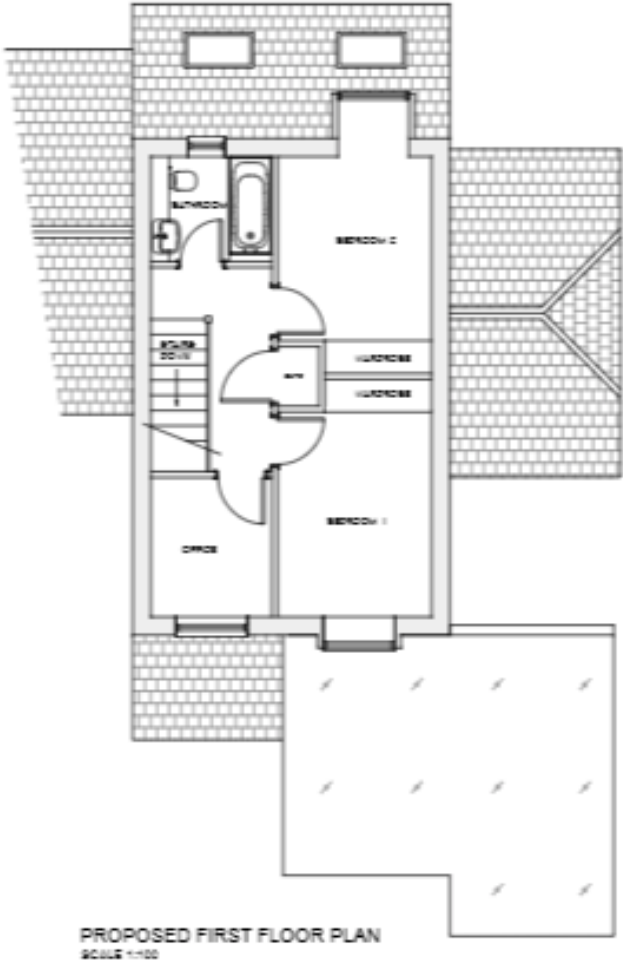
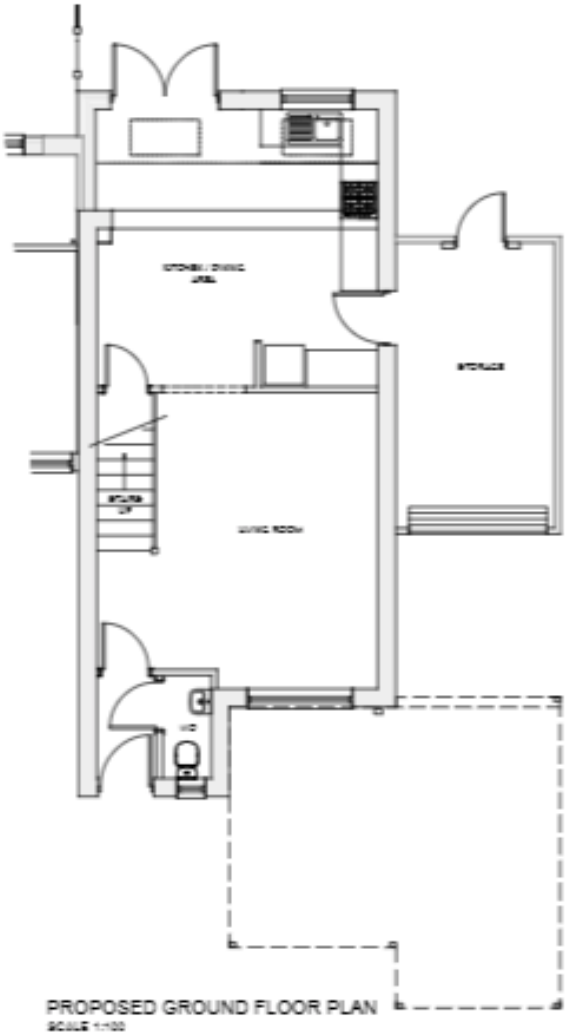
EXISTING REAR ELEVATION
SCALE 1:100



EXISTING END ELEVATION
SCALE 1:100

Proposed Plans and Elevations

Page 25

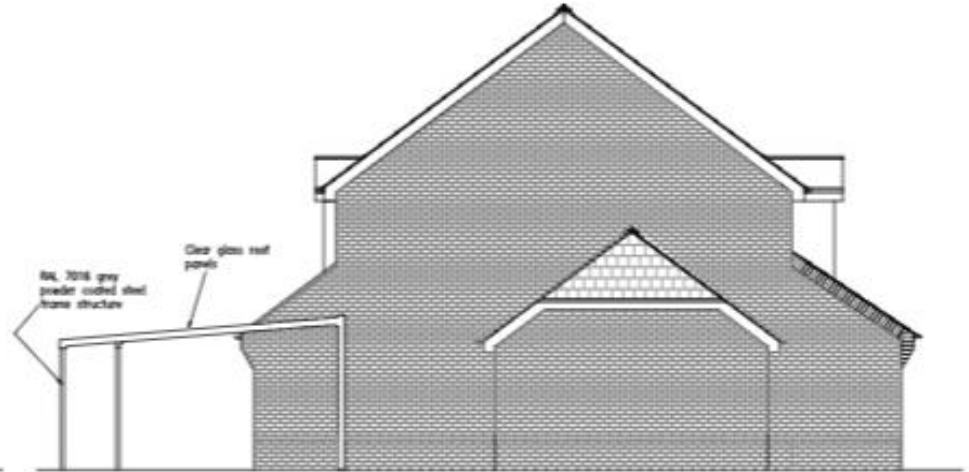


Proposed Plans and Elevations

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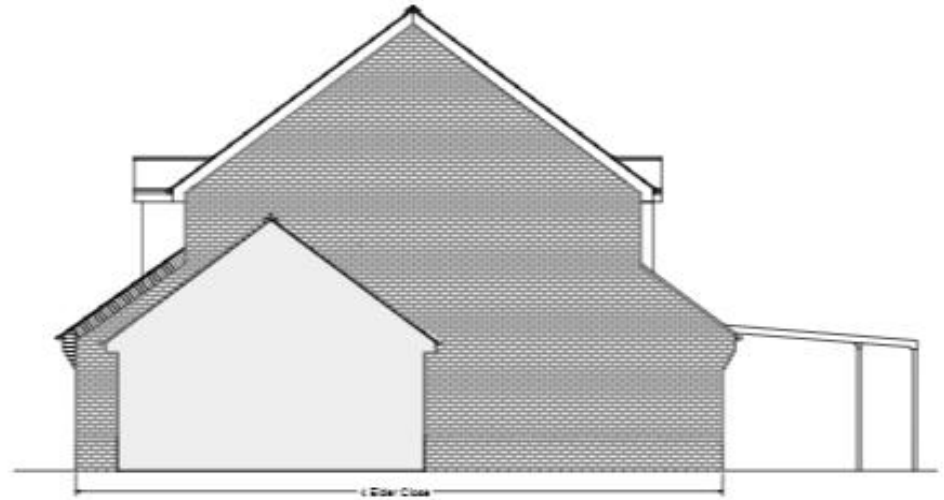
PROPOSED FRONT ELEVATION
SCALE 1/100



PROPOSED END ELEVATION
SCALE 1/100



PROPOSED REAR ELEVATION
SCALE 1/100



PROPOSED END ELEVATION
SCALE 1/100



Planning Balance

Approval

Material considerations

- The proposal is modest in scale and subordinate to the host dwelling
- The proposal would not materially harm the surrounding area
- The proposal would not result in harm to the amenity of neighbouring properties



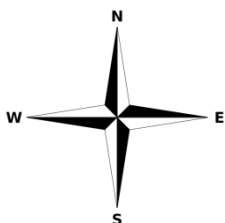
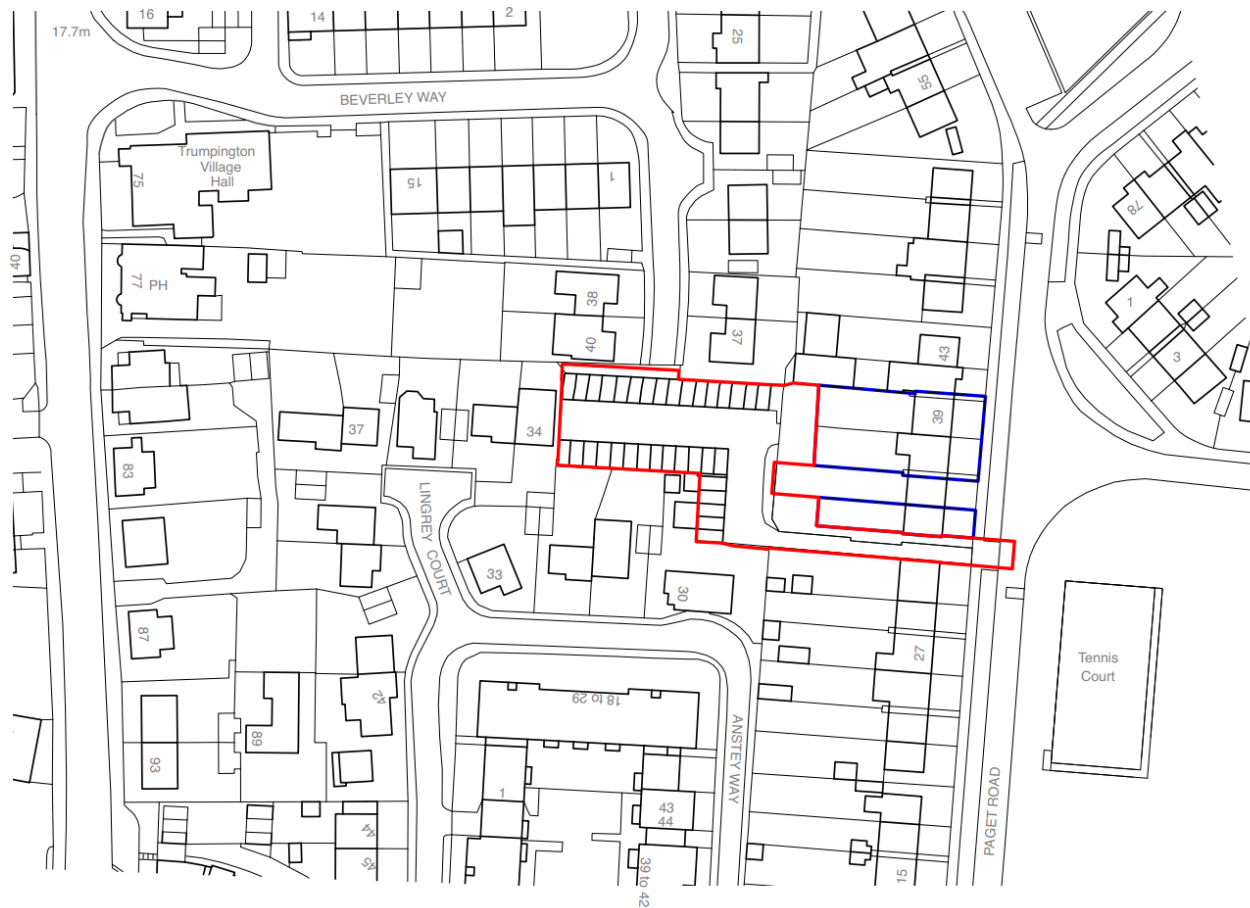
Refusal

Material considerations

• Page 27

Officer Recommendation: Approve

26/00094/S73- 33 Paget Road Cambridge Site Location Plan



Previously approved site plan

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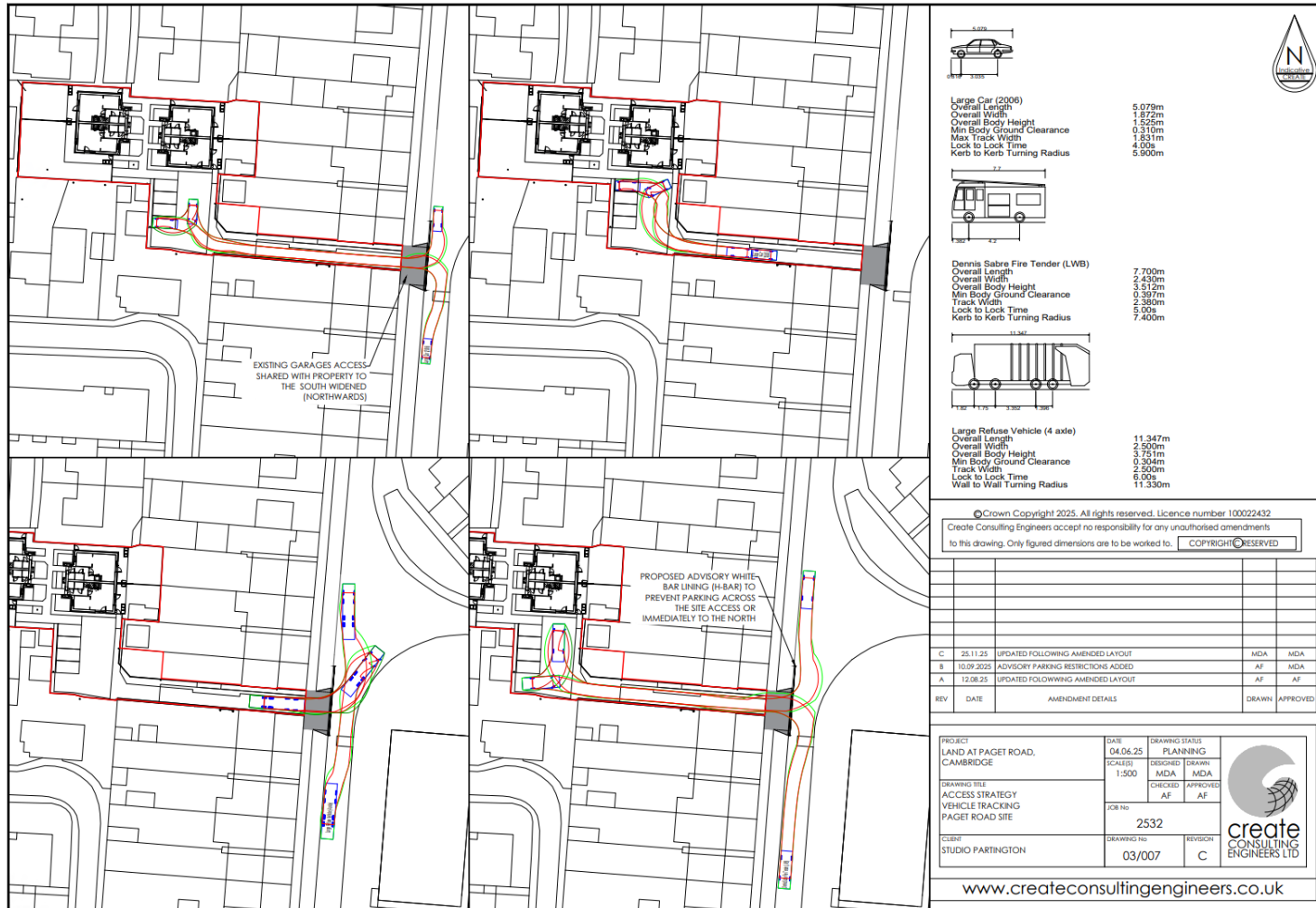


Proposed site plan

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Vehicle tracking



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