
Application Number	12/0169/FUL	Agenda Item	
Date Received	9th February 2012	Officer	Mrs Sarah Dyer
Target Date	5th April 2012		
Ward	Petersfield		
Site	Site Adjacent 19 Sleaford Street Cambridge Cambridgeshire CB1 2PZ		
Proposal Applicant	Erection of new 3 bedroom house Ms A + Mr T Malik 35 Colier Road CAMBRIDGE CB1 2AH		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <p>The development provides a new house which helps to meet the need for new housing in the City.</p> <p>The house is in an accessible location and its design is appropriate for the Conservation Area.</p> <p>Revisions have been made to the design that overcome previous reasons for refusal in relation to impact on residential amenity.</p>
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site is on the north side of the road, immediately to the east of 19 Sleaford Street and to the west, the rear of, 1, 3 and 5 York Street to which properties it once served as garden land. The site, which appears to have been recently cleared - it was overgrown with a dilapidated garage to the rear - has an 8.8m wide frontage to Sleaford Street (marked

by a roughly 1.5m high brick wall with a roughly central gap to allow access) and is about 12.5 metres deep.

- 1.2 The site is surrounded on all sides by residential development that is characterised by terraced housing. Immediately to the west is the blank, gable end wall of 19 Sleaford Street, to the east the gardens serving 1, 3 and 5 York Street and to the north the garden of 7 York Street.
- 1.3 The site is within the City of Cambridge Conservation Area No. 1 (Central). The site is not within the Controlled Parking Zone.

2.0 THE PROPOSAL

- 2.1 Full planning permission is sought for a two storey dwelling with accommodation in the roof space. The house will extend the terrace fronting Sleaford Street. It will be 5.7 metres wide on the street frontage and the same height as the adjacent terrace at eaves and ridge level.

- 2.2 The application is accompanied by the following supporting information:

1. Design Statement

- 2.3 Amended plans have been received which show the following revisions:

The three storey rear projection has been reduced in height to two storeys with a cat slide roof.

A dormer has been added to serve the accommodation in the roof space.

Obscured glazing has been introduced to the east elevation.

Incorporation of a bay window to the rear elevation with recessed windows.

- 2.4 The application is brought before East Area Committee because previous applications on the site generated objections and there is a history of refusals of planning permission.

3.0 SITE HISTORY

Reference	Description	Outcome
10/0825/FUL	Erection of one 3-bed house.	REF
05/0153/FUL	Erection of 1 No. four bed house.	REF
C/03/0107	Erection of 1 no 2 bedroom house.	REF
C/96/0186	Erection of 6 self contained flats with associated car parking following the demolition of the existing houses.	REF

3.1 Planning application 05/0153/FUL incorporated an additional floor at basement level and a dormer window to the front south facing roof slope. The application was refused for the four following reasons;

1. The front dormer window and ground floor basement extension would appear out of character and detract from the appearance of the street scene. The chimney stack is inappropriately proportioned and the window positioning fails to reflect the rhythm of openings along Sleaford terrace. The proposal is therefore considered to be of a poor design that would harm the appearance of the street scene and detract from the character and appearance of the Conservation Area.
2. The inclusion of the basement would result in an overly cramped residential layout and poor level of amenity for future occupants. The bedroom would receive little light and the sunken garden would result in a dark and gloomy rear aspect with little opportunity for future occupants to enjoy the external space
3. The scale and proximity of the dwelling to its boundaries would result in an overbearing and unduly dominate built form that would overshadow the rear gardens of York Street properties. Located only 4.1 metres away from the boundary, occupants would be able to look directly into the rear garden area of No. 7 York Street and adjacent gardens and this would result in an unacceptable loss of privacy. The proposal therefore fails to respect the constraints of the site.

4. The proposed development does not make appropriate provision for public open space and community development facilities.

3.2 The most recently refused planning application reference 10/0825/FUL did not incorporate a front dormer window or basement and included a revised design for the front fenestration and chimney stack. As such, the proposal was considered to have successfully addressed the first two reasons of refusal of application reference 05/0153/FUL but was still considered unacceptable for the following two reasons:

1. The scale and proximity of the dwelling to its shared boundaries with residential properties on York Street to the east would result in an overbearing and unduly dominant built form that would overshadow and unreasonably enclose the rear gardens of these neighbouring dwellings. Located close to the boundary with No. 7 York Street, prospective occupiers would be able to look directly into the rear garden area of this neighbour at a distance of less than 5 metres and also into adjacent gardens, causing a loss of privacy and a diminution in the amenity that the occupiers should properly expect to enjoy.
2. The proposed development does not make appropriate provision for public open space, community development facilities, waste storage or monitoring.

4.0 PUBLICITY

4.1 Advertisement:	No
Adjoining Owners:	Yes
Site Notice Displayed:	No
Public Meeting/Exhibition:	No
DC Forum:	No

5.0 POLICY

5.1 See Appendix 1 for full details of Central Government Guidance, East of England Plan 2008 policies, Cambridgeshire and Peterborough Structure Plan 2003 policies, Cambridge Local Plan 2006 policies, Supplementary Planning Documents and Material Considerations.

5.2 Relevant Development Plan policies

PLAN	POLICY NUMBER
East of England Plan 2008	SS1 T1 T9 T14 ENV6 ENV7 WM6
Cambridgeshire and Peterborough Structure Plan 2003	P6/1 P9/8
Cambridge Local Plan 2006	3/1 3/4 3/7 3/8 3/10 3/11 3/12 3/14 4/11 4/13 5/1 5/10 5/14 8/2 8/6 8/10 9/1 9/2 9/3 9/5 9/6 9/7 9/8 9/9 10/1

5.3 Relevant Central Government Guidance, Supplementary Planning Documents and Material Considerations

Central Government Guidance	National Planning Policy Framework March 2012 Circular 11/95 Community Infrastructure Levy Regulations 2010
Supplementary Planning Documents	Sustainable Design and Construction Planning Obligation Strategy
Material Considerations	<u>Central Government:</u> Letter from Secretary of State for Communities and Local Government (27

	May 2010) Written Ministerial Statement: Planning for Growth (23 March 2011)
	<u>Citywide:</u> Open Space and Recreation Strategy Cycle Parking Guide for New Residential Developments
	Conservation Area Appraisal: Mill Road Area

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

- 6.1 The area suffers intense competition for parking on street and this proposal would exacerbate that situation, competing against existing residential units. Conditions/informatives are recommended in relation to works to the highway and encroachment.

Head of Environmental Services

- 6.2 No objections conditions recommended relating to contaminated land and construction hours and informatives regarding contaminated land and HMOs.

Urban Design and Conservation Team

- 6.3 Comment on application as submitted – The application is supported. Conditions are recommended in relation to brickwork, roofing materials and joinery.
- 6.4 The Urban Design and Conservation team were re-consulted on the amended scheme. No additional comments were made

7.0 REPRESENTATIONS

- 7.1 No representations have been received in relation to the application as submitted. Further neighbourhood consultation

was carried out in relation to the amended scheme but no comments were received.

8.0 ASSESSMENT

8.1 From the consultation responses and representations received and from my inspection of the site and the surroundings, I consider that the main issues are:

1. Context of site, design and external spaces
2. Impact on Heritage Assets
3. Residential amenity
4. Refuse arrangements
5. Highway safety
6. Car and cycle parking
7. Planning Obligation Strategy

Context of site, design and external spaces

8.2 The context of the site is characterised by traditional two storey terraced housing. The design of the proposed house reflects this character. The building is slightly wider at 5.7 m than other houses in the terrace, which are approximately 4.7 m wide. However the end of terrace location will help to mollify this difference. The amended plans present a front elevation that mimics the rest of the terrace. To the rear is a pitched roof dormer window. This will be the first such window in the terrace and the wider area but it is modest in size and of a traditional pitched roof design. In my view it is acceptable. The amendment of the design to omit the three storey projection and replace it with a two storey cat slide projection is more sympathetic to the style of projections in the area.

8.3 The application site is overgrown and may have historically served as garden land for adjacent houses. It does not make a positive contribution to the streetscene and it would be difficult to argue that the development would result in the loss of garden land.

8.4 In my opinion the proposal is compliant with East of England Plan policy ENV7 and Cambridge Local Plan (2006) policies 3/4, 3/7, 3/10, 3/11 and 3/12.

Impact on Heritage Assets

- 8.5 The heritage asset in this case is the Conservation Area. The Senior Conservation Officer has considered the Mill Road Conservation Area Appraisal in her assessment of the application and reached the view that the development will not harm the Conservation Area. I concur with her view.
- 8.6 In my opinion the proposal is compliant with East of England Plan policy ENV6, Cambridge Local Plan (2006) policy 4/11 and guidance provided by the NPPF.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.7 The impact on the residential amenity of the occupiers of 1, 3, 5 and 7 York Street was the key reason for refusal of the previous scheme. The application as amended has sought to address these impacts. The principal impacts are in terms of overshadowing/enclosure and overlooking.

Overshadowing/Enclosure

- 8.9 A reduction in the width of the proposed house has increased the separation distance between the new house and the houses facing York Street by 600 m. The separation distance that is shown at first floor level on the plans is in excess of 9 metres. A ground floor projection, which accommodates a hall and utility room, is set off the boundary by 1 m but projects above the boundary. The two storey side wall and rear outshot present a very similar outlook to the previous scheme. Although the enclosure and overshadowing impact is improved the new dwelling will continue to dominate the garden areas serving 1, 3 and 5 York Street.
- 8.10 The relationship between the rear of the proposed dwelling and the garden serving 7 York Street has not changed significantly. However the applicant's agent argues that the impact of the house on this garden is reduced by the fact that there is a large cherry tree and a shed close to the boundary. These features reduce the impact of the development on the garden. I have some sympathy with this view. The occupiers of 19 Sleaford Street would not be affected by enclosure or dominance.

Overlooking

- 8.11 The amended plans include a variety of treatments to windows to minimise or prevent overlooking. Windows in the side elevation facing 1, 3 and 5 York Street can be obscure glazed. These windows serve the landing and bedroom in the roofspace. At first floor level a bay window provides light and ventilation to the rear facing bedroom. The bay incorporates slit windows that face towards each other and a high level window. One of the slit windows provides some potential to overlook 7 York Street but in my view the degree of overlooking would not be such as to have a significant impact on amenity. The dormer window serves the bedroom in the roofspace and provides light and ventilation via a high level window and glazing which faces the roof of 19 Sleaford Street. Again I do not consider that this arrangement will result in overlooking.
- 8.12 The development will have some impact on the amenity enjoyed by neighbours and this is a finely balanced issue. However it is my opinion the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and I consider that it is compliant with Cambridge Local Plan (2006) policies 3/4 and 3/7.

Amenity for future occupiers of the site

- 8.13 The development provides a reasonable level of amenity for new occupiers but I do have some concerns about the extent of outdoor space. A small back yard is provided between the rear of the house and the boundary with 7 York Street. Whilst this amenity is very limited it does provide some outdoor space. In addition there is a cycle parking and refuse storage area, which is of appropriate size and some additional space alongside the house. The amount of amenity space is not significantly different from the earlier schemes and this has not been raised as an objection before. On this basis I think it would be difficult to justify a reason for refusal based on lack of amenity space.
- 8.14 The windows serving the rear facing bedrooms do include high level and obscured glass. Whilst not ideal I do not consider the impact on the residential amenity of the occupants to be so harmful as to justify refusal of planning permission.

- 8.15 In my opinion the proposal provides a high-quality living environment and an appropriate standard of residential amenity for future occupiers, and I consider that in this respect it is compliant with Cambridge Local Plan (2006) policies 3/7 and 3/12.

Refuse Arrangements

- 8.16 Space for bin storage is provided in a covered space. It is of an appropriate size and access to it is convenient. In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

Highway Safety

- 8.17 The Highway Authority office has not raised any concerns regarding highway safety. In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/2.

Car and Cycle Parking

Car Parking

- 8.18 No provision is made for car parking within the site in common with previous proposals for the site. The site is not within the Controlled Parking Zone and there is a high degree of competition for on street spaces. The occupation of the site would be likely to generate further demand for on street parking. However this was the case in relation to previous proposals and was not identified as a problem. I think it would be very difficult to justify a reason for refusal on these grounds.

Cycle Parking

- 8.19 Space for cycle parking is provided in a covered space. It is of an appropriate size and access to it is convenient. In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

Planning Obligations

- 8.20 The Community Infrastructure Levy Regulations 2010 have introduced the requirement for all local authorities to make an assessment of any planning obligation in relation to three tests.

If the planning obligation does not pass the tests then it is unlawful. The tests are that the planning obligation must be:

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

In bringing forward my recommendations in relation to the Planning Obligation for this development I have considered these requirements. The Planning Obligation Strategy (2010) provides a framework for expenditure of financial contributions collected through planning obligations. The Affordable Housing Supplementary Planning Document 2008 provides guidance in terms of the provision of affordable housing and the Public Art Supplementary Planning Document 2010 addresses requirements in relation to public art (amend/delete as applicable). The applicants have indicated their willingness to enter into a S106 planning obligation in accordance with the requirements of the Strategy and relevant Supplementary Planning Documents. The proposed development triggers the requirement for the following community infrastructure:

Open Space

- 8.21 The Planning Obligation Strategy requires that all new residential developments contribute to the provision or improvement of public open space, either through provision on site as part of the development or through a financial contribution for use across the city. The proposed development requires a contribution to be made towards open space, comprising outdoor sports facilities, indoor sports facilities, informal open space and provision for children and teenagers. The total contribution sought has been calculated as follows.
- 8.22 The application proposes the erection of one three-bedroom house. A house or flat is assumed to accommodate one person for each bedroom, but one-bedroom flats are assumed to accommodate 1.5 people. The totals required for the new buildings are calculated as follows:

Outdoor sports facilities					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
3-bed	3	238	714	1	714
Total					714

Indoor sports facilities					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
3-bed	3	269	807	1	807
Total					807

Informal open space					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
3-bed	3	242	726	1	726
Total					726

Provision for children and teenagers					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
3-bed	3	316	948	1	948
Total					948

8.23 Subject to the completion of a S106 planning obligation to secure the requirements of the Planning Obligation Strategy (2010) and the Cambridge City Council Open Space Standards Guidance for Interpretation and Implementation (2010), I am satisfied that the proposal accords with Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1 and P9/8, Cambridge Local Plan (2006) policies 3/8 and 10/1 and the Planning Obligation Strategy 2010 and the Cambridge City Council Open Space Standards Guidance for Interpretation and Implementation (2010)

Community Development

8.24 The Planning Obligation Strategy (2010) requires that all new residential developments contribute to community development facilities, programmes and projects. This contribution is £1256 for each unit of one or two bedrooms and £1882 for each larger unit. The total contribution sought has been calculated as follows:

Community facilities			
Type of unit	£per unit	Number of such units	Total £
3-bed	1882	1	1882
Total			1882

8.25 Subject to the completion of a S106 planning obligation to secure the requirements of the Planning Obligation Strategy (2010), I am satisfied that the proposal accords with Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1 and P9/8, Cambridge Local Plan (2006) policies 5/14 and 10/1 and the Planning Obligation Strategy 2010.

Waste

8.26 The Planning Obligation Strategy (2010) requires that all new residential developments contribute to the provision of household waste and recycling receptacles on a per dwelling basis. As the type of waste and recycling containers provided by the City Council for houses are different from those for flats, this contribution is £75 for each house and £150 for each flat. The total contribution sought has been calculated as follows:

Waste and recycling containers			
Type of unit	£per unit	Number of such units	Total £
House	75	1	75
Total			75

8.27 Subject to the completion of a S106 planning obligation to secure the requirements of the Planning Obligation Strategy (2010), I am satisfied that the proposal accords with Cambridgeshire and Peterborough Structure Plan (2003)

policies P6/1 and P9/8, Cambridge Local Plan (2006) policies 3/7, 3/12 and 10/1 and the Planning Obligation Strategy 2010.

Monitoring

- 8.28 The Planning Obligation Strategy (2010) requires that all new residential developments contribute to the costs of monitoring the implementation of planning obligations. The costs are calculated according to the heads of terms in the agreement. The contribution sought will be calculated as £150 per financial head of term and £300 per non-financial head of term. Contributions are therefore required on that basis.

Planning Obligations Conclusion

- 8.29 It is my view that the planning obligation is necessary, directly related to the development and fairly and reasonably in scale and kind to the development and therefore the Planning Obligation passes the tests set by the Community Infrastructure Levy Regulations 2010.

9.0 CONCLUSION

- 9.1 Amendments have been made to the plans both following the previous refusal of planning permission and during the course of the application. In my view the changes that have been made, principally the reduction in the width of the house and the incorporation of high level and obscure glazed windows are sufficient to overcome the previous reasons for refusal.

10.0 RECOMMENDATION

APPROVE subject to the satisfactory completion of the s106 agreement by 31 July 2012 and subject to the following conditions and reasons for approval:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with the requirements of section 51 of the Planning and Compulsory Purchase Act 2004.

2. No development approved by this permission shall be commenced prior to a contaminated land assessment and associated remedial strategy, being submitted to the LPA and receipt of approval of the document/documents from the LPA. This applies to paragraphs a), b) and c). This is an iterative process and the results of each stage will help decide if the following stage is necessary.

(a) The contaminated land assessment shall include a desk study to be submitted to the LPA for approval. The desk study shall detail the history of the site uses and propose a site investigation strategy based on the relevant information discovered by the desk study. The strategy shall be approved by the LPA prior to investigations commencing on site.

(b) The site investigation, including relevant soil, soil gas, surface and groundwater sampling, shall be carried out by a suitable qualified and accredited consultant/contractor in accordance with a quality assured sampling and analysis methodology.

(c) A site investigation report detailing all investigative works and sampling on site, together with the results of the analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the LPA. The LPA shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature as to render harmless the identified contamination given the proposed end use of the site and surrounding environment including any controlled waters.

No development approved by this permission shall be occupied prior to the completion of any remedial works and a validation report/s being submitted to the LPA and receipt of approval of the document/documents from the LPA. This applies to paragraphs d), e) and f).

(d) Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance.

(e) If, during the works contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the LPA.

(f) Upon completion of the works, this condition shall not be discharged until a closure report has been submitted to and approved by the LPA. The closure report shall include details of the proposed remediation works and quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from site.

Reason: In order to ensure that any contamination of the site is identified and remediation measures are appropriately undertaken to secure full mitigation in the interests of environmental and public safety. (Cambridge Local Plan 2006 policy 4/13).

3. Except with the prior written agreement of the local planning authority in writing no construction work or demolition shall be carried out or plant operated other than between the following hours: 0800 hours to 1800 hours Monday to Friday, 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2006 policy 4/13)

4. Before starting any brick or stone work, a sample panel of the facing materials to be used shall be erected on site to establish the detail of bonding, coursing and colour and type of jointing and shall be agreed in writing with the local planning authority. The quality of finish and materials incorporated in any approved sample panel(s), which shall not be demolished prior to completion of development, shall be maintained throughout the development.

Reason: In the interests of visual amenity and to ensure that the quality and colour of the detailing of the brickwork/stonework and jointing is acceptable and maintained throughout the development. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4 and 3/12)

5. All new joinery [window frames, etc.] shall be recessed at least 50 / 75mm back from the face of the wall / façade. The means of finishing of the 'reveal' shall be submitted to and approved in writing by the local planning authority prior to installation of new joinery. The development shall be carried out in accordance with the approved details.

Reason: To avoid harm to the special interest of the Conservation Area. (Cambridge Local Plan 2006, policy 4/11)

6. Prior to the commencement of development, with the exception of below ground works, full details of roofing materials including samples shall be submitted to and approved by the local planning authority in writing. The development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4, 3/12 and 4/11)

7. The windows identified as having obscured glass on drawing number 1118/07a and on the east elevation shall be obscure glazed to a minimum level of obscurity to conform to Pilkington Glass level 3 or equivalent prior to commencement of occupation and shall have restrictors to ensure that the window cannot be opened more than 45 degrees beyond the plane of the adjacent wall and shall be retained as such thereafter.

Reason: In the interests of residential amenity (Cambridge Local Plan 2006 policies 3/4 and 3/12).

8. Contaminated Land Guide Informative

The Council's document 'Developers Guide to Contaminated Land in Cambridge' provides further details on the responsibilities of the developers and the information required to assess potentially contaminated sites. It can be found at the City Council's website on

<http://www.cambridge.gov.uk/ccm/content/environment-and-recycling/pollution-noise-and-nuisance/land-pollution.en>.

Hard copies can also be provided upon request.

9. House in Multiple Occupation (HMO)

If this dwelling is to be let as a House in Multiple Occupation (HMO), the responsible person must consult with the Housing Standards Section, of the Refuse and Environmental Service at Cambridge City Council on telephone number (01223) 457890, to ensure that it meets the required standard for fire safety and amenities for the tenants, and complies with the Management of Houses in Multiple Occupation (England) Regulations 2006.

If an HMO comprises three or more storeys, including any habitable basement or attic, and is occupied by five or more persons in at least two households, it must be licensed in accordance with Part 2 of the Housing Act 2004.

INFORMATIVE: New development can sometimes cause inconvenience, disturbance and disruption to local residents, businesses and passers by. As a result the City Council runs a Considerate Contractor Scheme aimed at promoting high standards of care during construction. The City Council encourages the developer of the site, through its building contractor, to join the scheme and agree to comply with the model Code of Good Practice, in the interests of good neighbourliness. Information about the scheme can be obtained from The Considerate Contractor project Officer in the Planning Department (Tel: 01223 457121).

INFORMATIVE: This planning permission should be read in conjunction with the associated deed of planning obligation prepared under s.106 of the Town and Country Planning Act 1990 (as amended). The applicant is reminded that under the terms of the s106 Agreement you are required to notify the City Council of the date of commencement of development.

Reasons for Approval

1.This development has been approved subject to conditions and the prior completion of a section 106 planning obligation (/a unilateral undertaking), because subject to those requirements it is considered to conform to the Development Plan as a whole, particularly the following policies:

East of England plan 2008: SS1 T1 T9 T14 ENV6 ENV7 WM6

Cambridgeshire and Peterborough Structure Plan 2003: P6/1
P9/8

Cambridge Local Plan (2006): 3/1 3/4 3/7 3/8 3/10 3/11 3/12
3/144/11 4/135/1 5/10 5/148/2 8/6 8/109/1 9/2 9/3 9/5 9/6 9/7
9/8 9/9 10/1

2. The decision has been made having had regard to all other material planning considerations, none of which was considered to have been of such significance as to justify doing other than grant planning permission.

These reasons for approval can be a summary of the reasons for grant of planning permission only. For further details on the decision please see the officer report online at www.cambridge.gov.uk/planningpublicaccess or visit our Customer Service Centre, Mandela House, 4 Regent Street, Cambridge, CB2 1BY between 8am to 6pm Monday to Friday.

2. Unless prior agreement has been obtained from the Head of Planning, in consultation with the Chair and Spokesperson of this Committee to extend the period for completion of the Planning Obligation required in connection with this development, if the Obligation has not been completed by 31 July 2012, or if Committee determine that the application be refused against officer recommendation of approval, it is recommended that the application be refused for the following reason(s):

The proposed development does not make appropriate provision for public open space, community development facilities, waste facilities and monitoring in accordance with Cambridge Local Plan 2006 policies 3/7, 3/8, 3/12, 5/14 and 10/1, Cambridgeshire and Peterborough Structure Plan 2003 policies P6/1 and P9/8 and as detailed in the Planning Obligation Strategy 2010 and the Open Space Standards Guidance for Interpretation and Implementation 2010.

3. In the event that the application is refused, and an Appeal is lodged against the decision to refuse this application, delegated authority is sought to allow officers to negotiate and complete the Planning Obligation required in connection with this development.

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

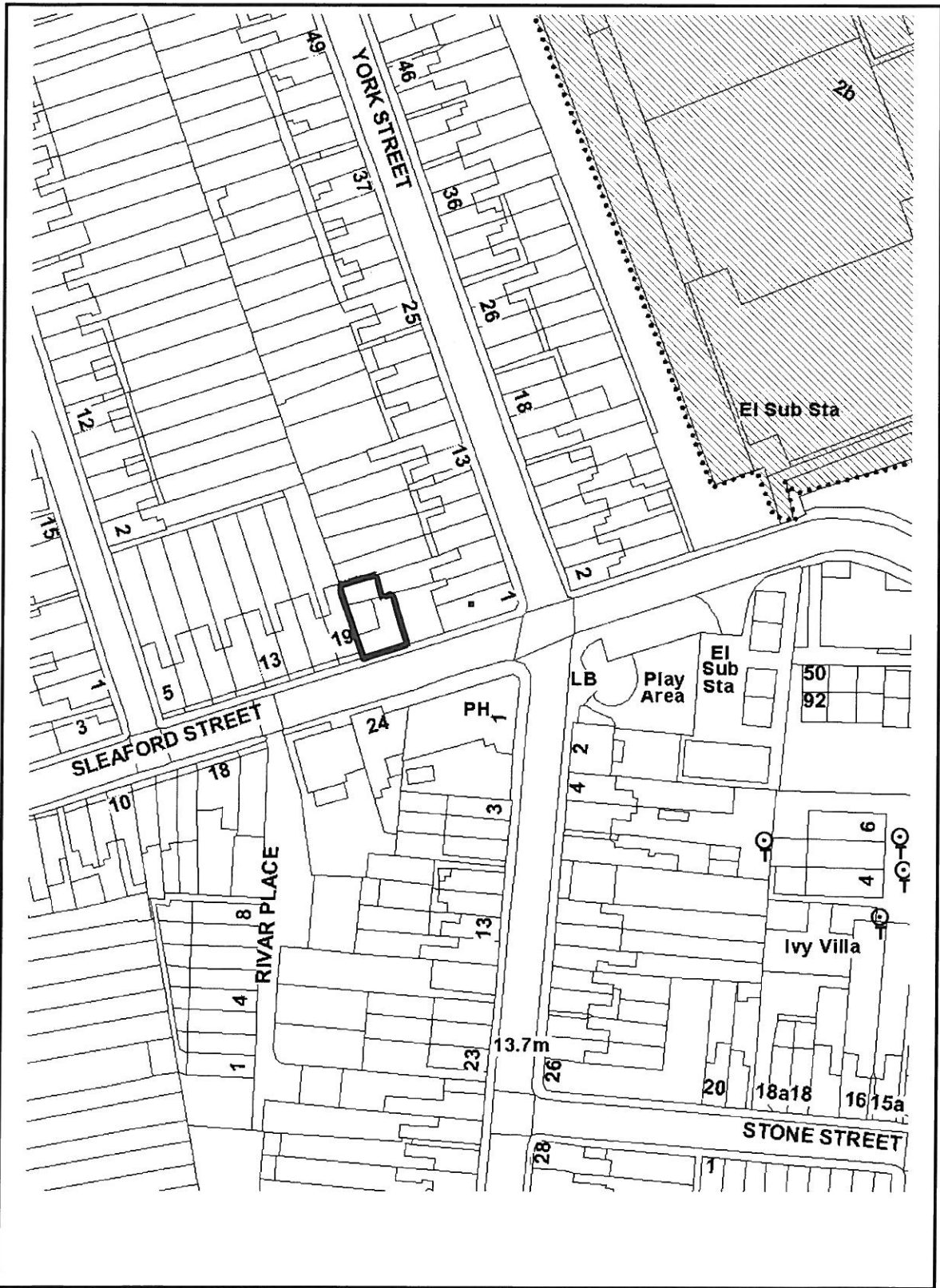
Under Section 100D of the Local Government Act 1972, the following are “background papers” for each report on a planning application:

1. The planning application and plans;
2. Any explanatory or accompanying letter or document from the applicant;
3. Comments of Council departments on the application;
4. Comments or representations by third parties on the application as referred to in the report plus any additional comments received before the meeting at which the application is considered; unless (in each case) the document discloses “exempt or confidential information”
5. Any Structure Plan, Local Plan or Council Policy Document referred to in individual reports.

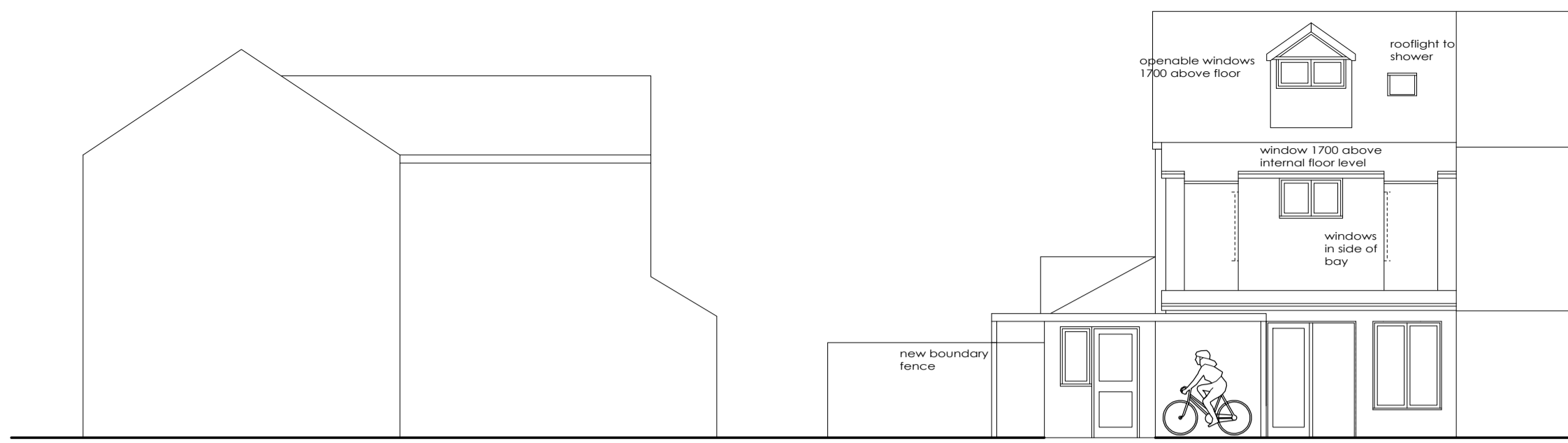
These papers may be inspected on the City Council website at:

www.cambridge.gov.uk/planningpublicaccess

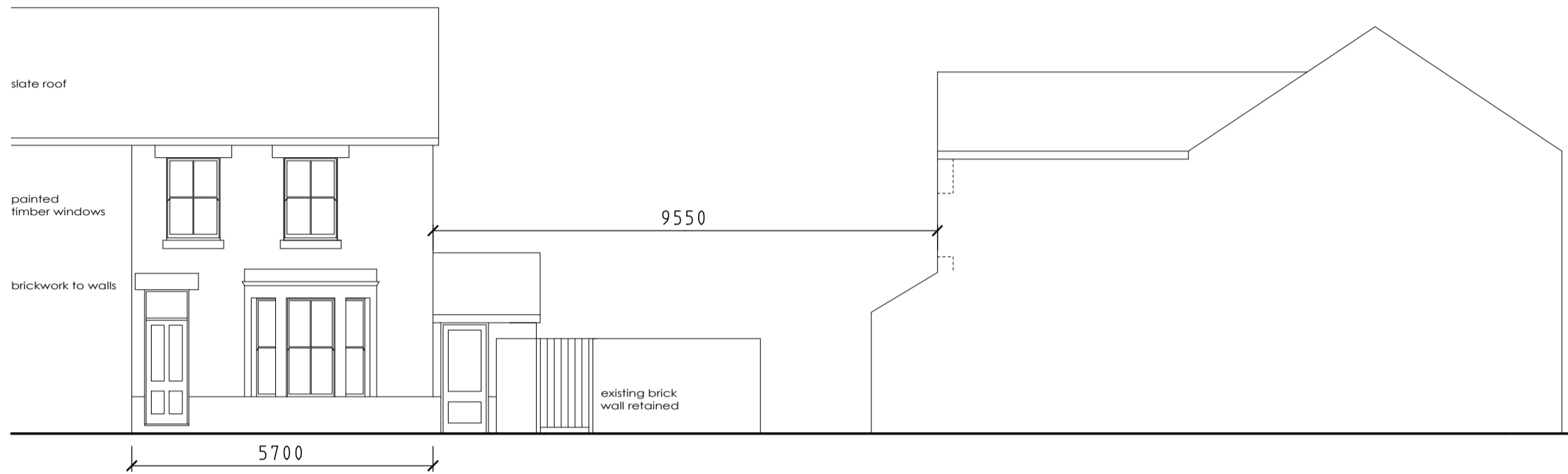
or by visiting the Customer Service Centre at Mandela House.



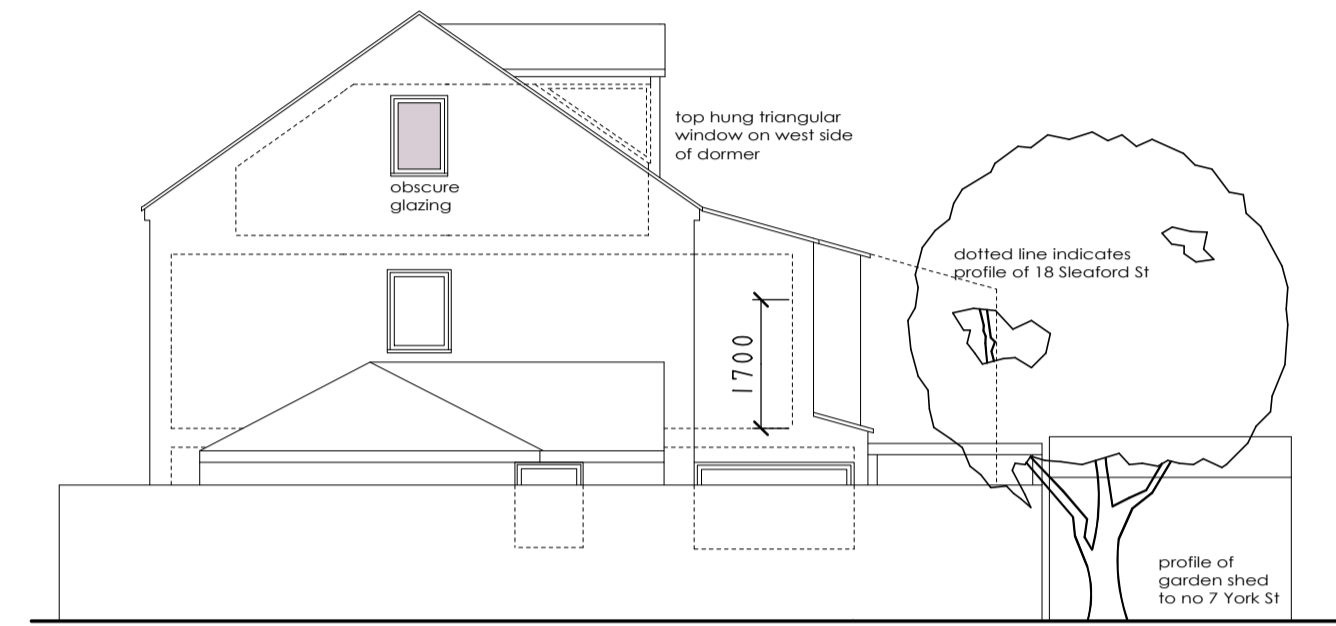
12/0169/FUL
Site Adjacent 19 Sleaford Street Cambridge



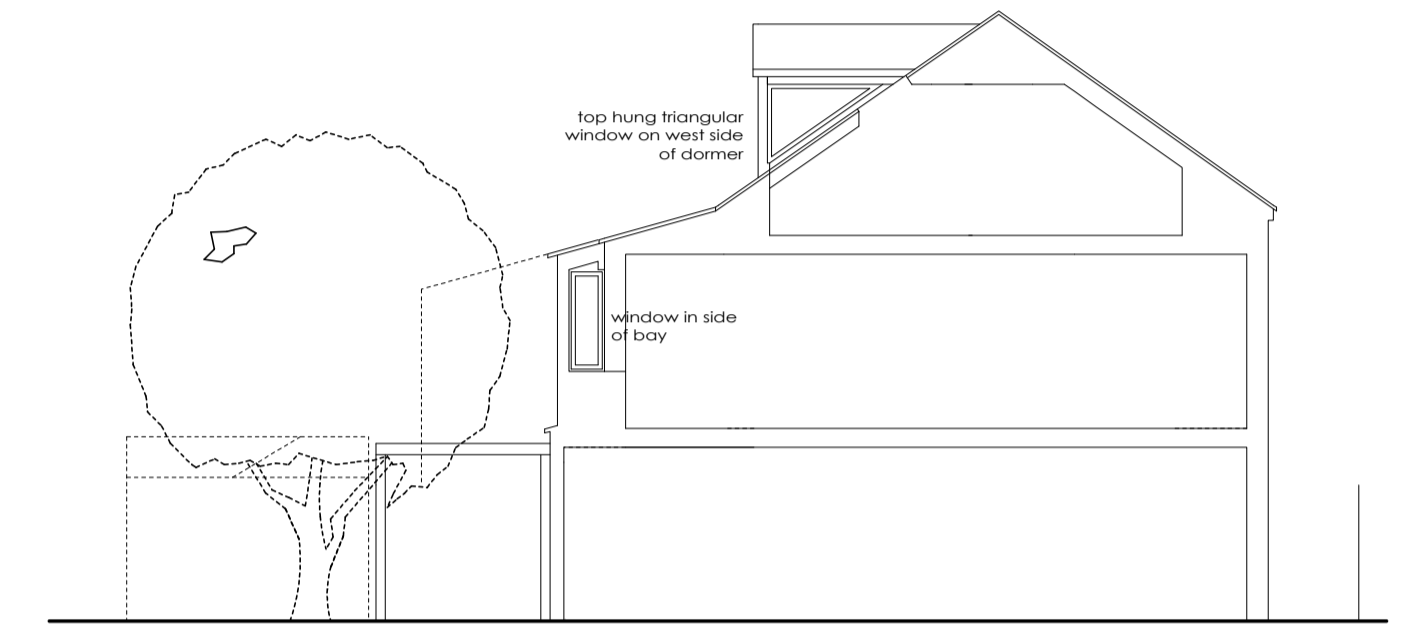
North Elevation



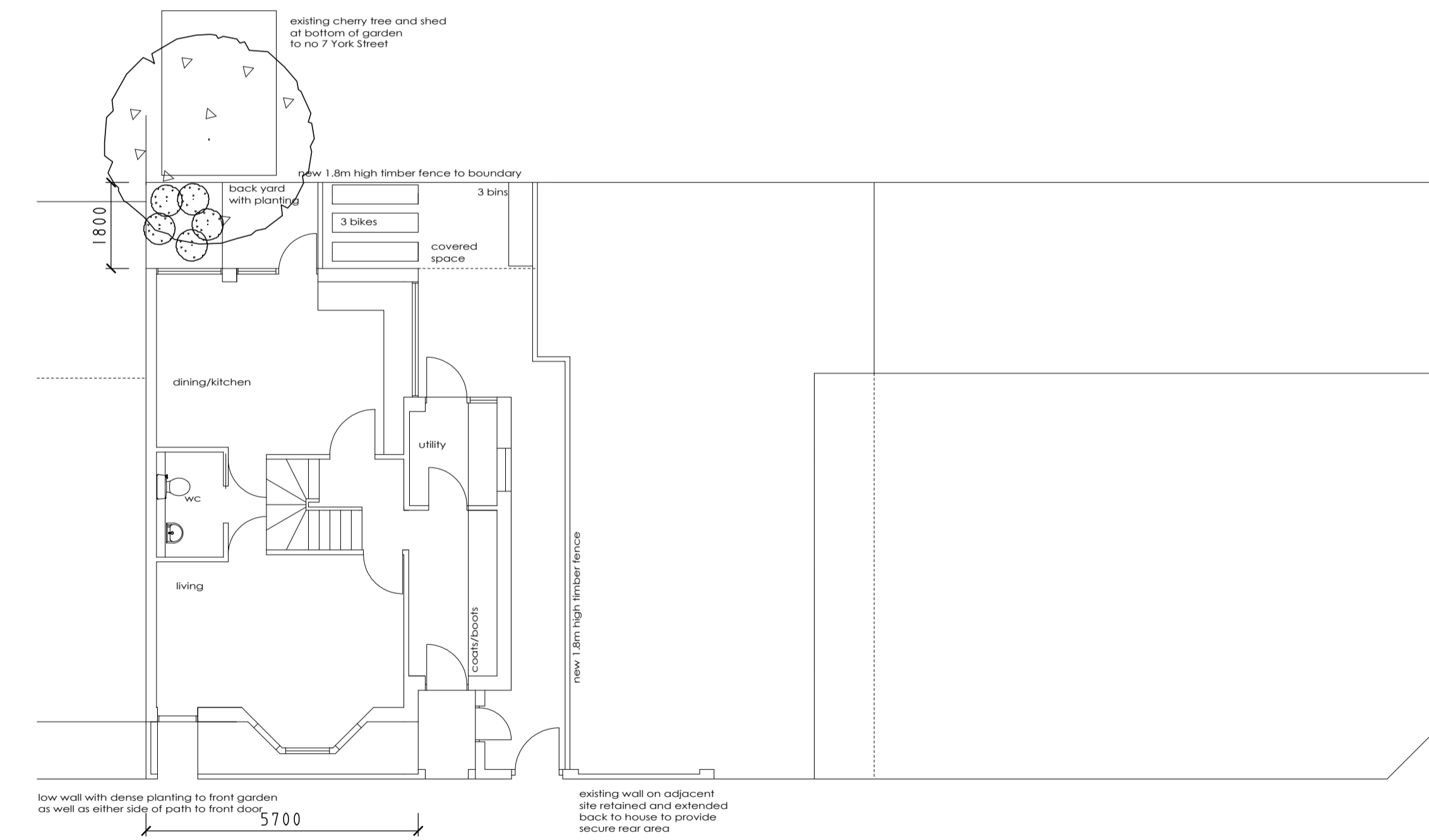
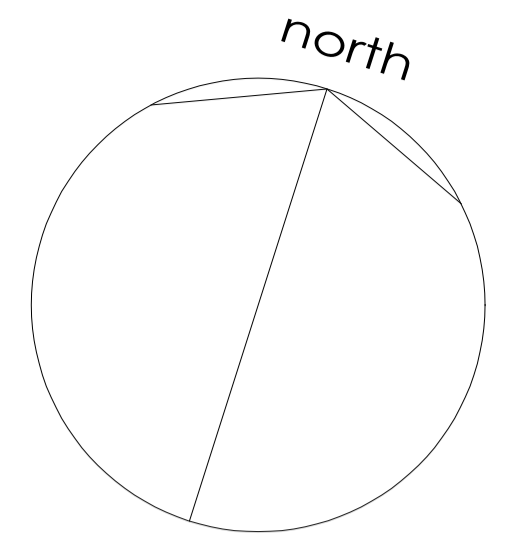
South Elevation



East Elevation



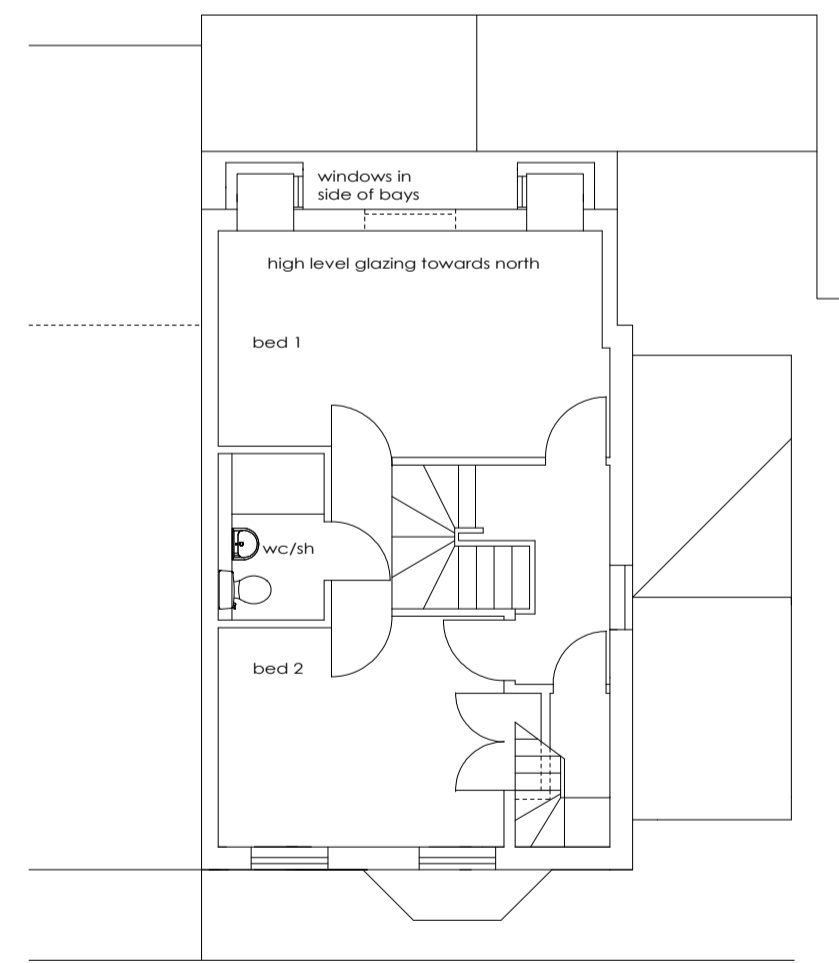
Section / West Elevation



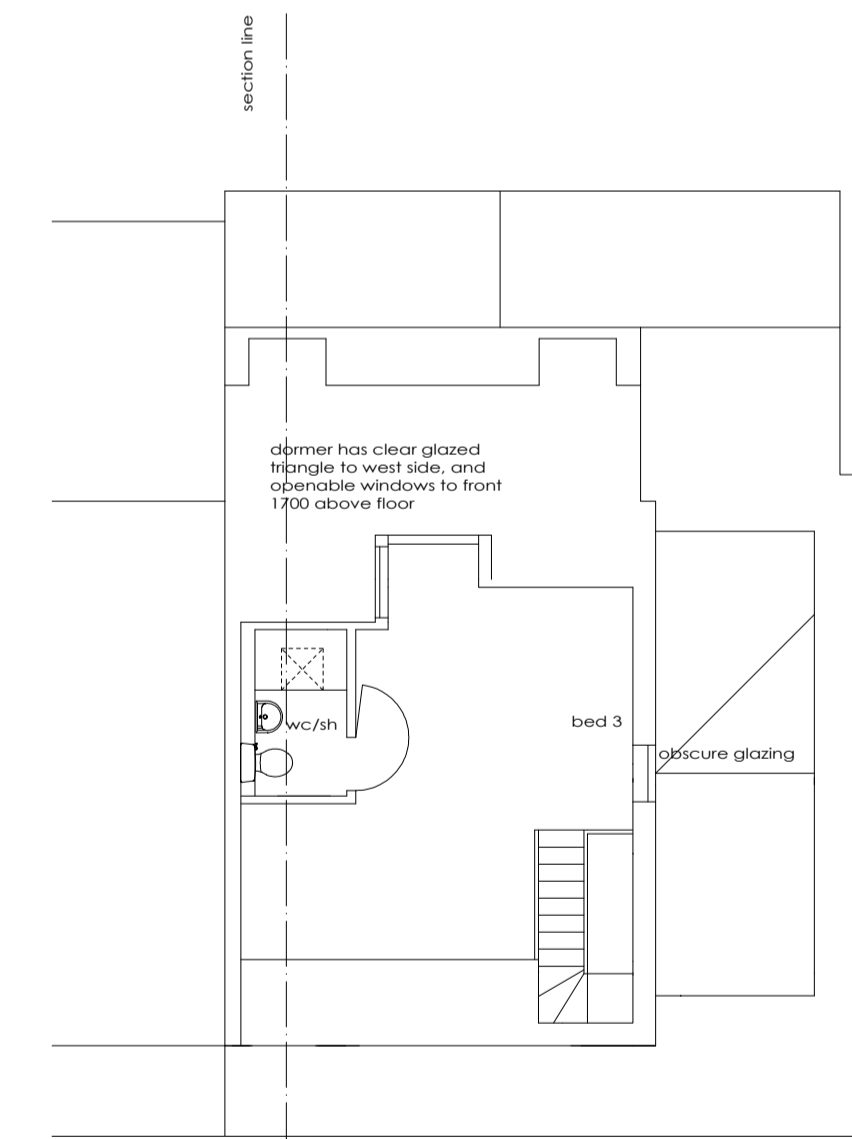
GROUND FLOOR PLAN

SLEAFORD STREET

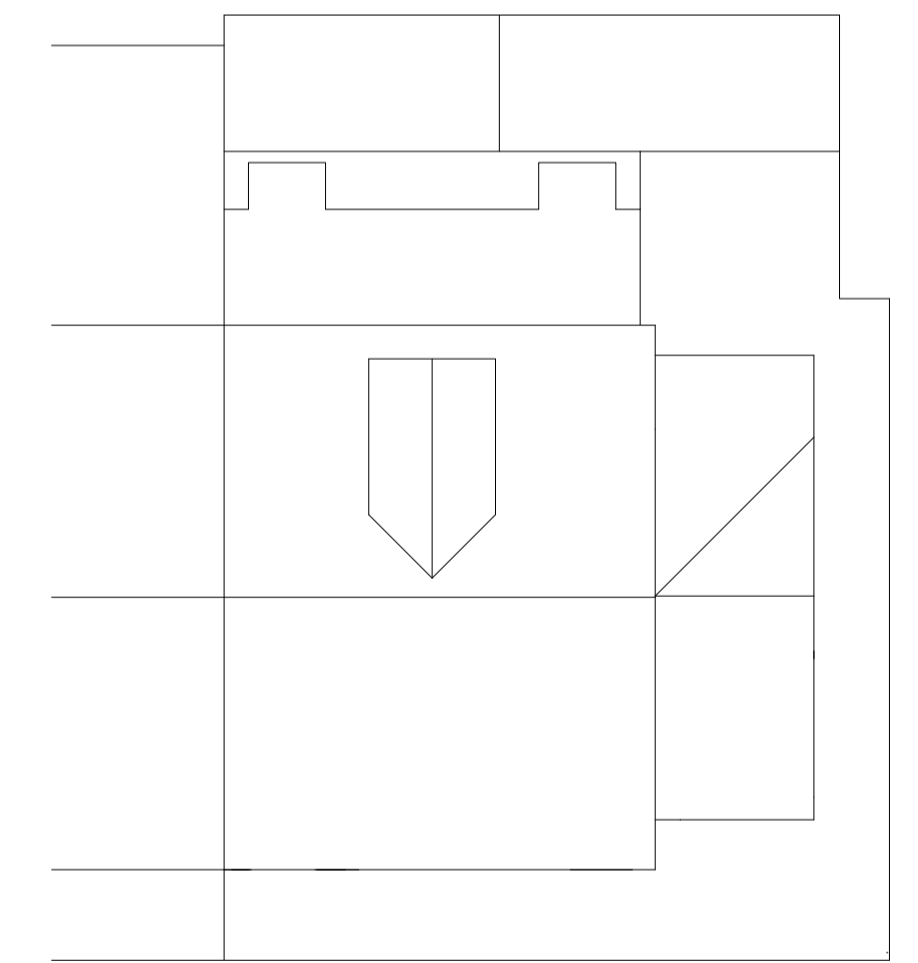
YORK STREET



FIRST FLOOR PLAN



ATTIC PLAN



ROOF PLAN

planning notes:

- two issues identified as key to the development by the planners:
- 1 Reduce plan width to no more than 5.8m
 - 2 Remove any windows which may overlook amenity spaces within gardens of houses in York Street by shielding views from upper floors using obscured glazing

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project Plot adj. to 19 Sleaford Street, CAMBRIDGE

dwg title Proposed New House

scale	drawn	date	project no	dwg no	rev
1:100	rc	may 2012	1118	07	a