



**CAMBRIDGE CITY COUNCIL**

**The Guildhall, Cambridge, CB2 3QJ**

TOWN AND COUNTRY PLANNING ACTS 1990

**REFUSAL OF PLANNING PERMISSION**

Ref:05/0675/FUL

**Historic**

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David Page Associates  
The Gallery  
96 King Street  
Cambridge  
CB1 1LN

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The Council hereby refuse permission for

**Erection of 1no. 2 bed house.**

at

1A Field Way Cambridge Cambridgeshire CB1 8RW

in accordance with your application received 17th June 2005 and the plans, drawings and documents which form part of the application, for the following reasons:

1. The size of the proposal site, its spatial relationship with the adjacent property and its position within the streetscene is such the new dwelling will introduce a form which would appear cramped and contrived within its context detracting from the local townscape and changing the character of the area. The proposal therefore fails to recognise the constraints of the site or to relate well to its surroundings and is therefore contrary to policies BE2 and BE4 of the Cambridge Local Plan (1996) and policy P1/3 of the Cambridgeshire and Peterborough Structure Plan 2003 and guidance contained in Planning Policy Guidance Note 3 Housing (2000) in relation to the good design and layout of new development.



2. The limited size of the development site, and the proposed siting of the new dwelling due south of and only 3 metres from no. 1A Field Way is such that the introduction of a two storey dwelling would have an overbearing and overpowering impact upon the dwelling causing the occupants to feel unreasonably enclosed and suffering a loss of outlook and natural light and, thereby creating an adverse impact upon the residential amenity of the occupiers of that property. The proposal is therefore contrary to policy BE2 of the Cambridge Local Plan (1996) and guidance contained in Planning Policy Guidance Note 3 Housing(2000) and the Cambridge Housing Development and Design Guide 2001.
3. The proposed development does not make appropriate provision for public open space, and community development facilities in accordance with the following policies, standards and proposals CS3 and RL3 of the Cambridge Local Plan 1996; and policies P6/1 and P9/8 of the Cambridgeshire and Peterborough Structure Plan 2003; and as detailed in the Planning Obligation Strategy 2004, Guidance for Interpretation and Implementation of Open Space Standards 2004 adopted as supplementary planning guidance by Cambridge City Council.

This decision notice relates to the following drawings

**Site location plan and FW01.**

A copy of the refused plan(s) is/are kept in the planning application file.

Dated: 11 August 2005

Guildhall, Cambridge, CB2 3QJ



Director of Environment & Planning

P.P.

SEE NOTES OVERLEAF

#### IMPORTANT ADVICE ON CHANGE TO TIME LIMITS FOR LODGING PLANNING APPEALS

Please note that recent changes to planning legislation mean that the time limit for the submission of planning appeals and listed building and conservation area appeals **has been increased from three months to six months** after the planning authority has made its decision on an application or failed to determine the application.

These changes came into effect on 14 January 2005 and **apply to all planning listed building and conservation area decisions made on and after 14**