

3/0518/FUL

Erection of one 3-bedroom one and a half storey house with car lodge and new access from Field Way on land to the rear of 19 Worts Causeway.

**“House for ‘Disabled’ in Field Way”
Applicants response to proposed refusal for
planning consent
08/07/2013**

For South Area Committee 15th July 2013

13/0518/FUL House for 'Disabled' in Field Way Monday, 08 July 2013
Response from Applicants to the proposed refusal for planning consent.

Paragraph 3 of the Planning report draws **unfair parallels with this application 13/0518/FUL and 05/0675/FUL of 8 years ago**. The '2005' proposal had only a 10 metre frontage and was sponsored by developers who 'improved' 1A by turning its garage into a downstairs bedroom for an upstairs flat. The neighbourhood did not support the very small house from such a developer believing it would be completely out of character. The Planning Department concurred. ***This new proposal is different in every way as set out below.***

There is 55% more land, gained from no 19, (§1.1) giving a 15.5 m frontage in Field Way, (*See attachment A*). This frontage is larger or similar to 1A, 1B, 10, 19, 20 & 21 in Field Way. The house would be designed by a respected local architect specifically with downstairs living for residents with disabilities including amenities for wheelchairs: the covered car port doubling as mobility scooter(s) store and charging point. It will have a stair lift. This is to accommodate the future for one of the applicants with Parkinson and her elderly husband.

The amenity space (§8.5) is around 70m² (underestimated in §2.2) but perhaps not in an approved shape. This area is larger than 1A, as large as 1B, comparable to no 19 (FW) and about 75% of the available rear garden area of no 10 Field Way. The house would not be out of character with smaller houses in Field Way (*attachment B*). This is not a Worts Causeway house.

The Case Officer correctly consulted **38** neighbours who had objected to the '2005' proposal and reports that 10 responded (§7.1-7.3). The report fails to say that **only 1 (distant) neighbour objected** and **9 supported the new proposal**. Nearest neighbours (No 17 Worts Causeway) made no written comment but have verbally been most supportive to the applicants. They have a very high hedge greatly limiting their view of any proposed 'new build'. 24 Field Way, 1A and 1B made no written comment. 21 Worts Causeway wrote a note of support.

13/0518/FUL Response from Applicants to the proposed refusal for planning consent (continued)

The Report states (§8.9 and §8.10) that there is no significant detrimental effect on 19 Worts Causeway or on 1A Field Way. The Case Officer recognises that appropriate steps have been taken not to overlook the neighbours. **The design received no adverse comments.**

Concerns are expressed about **character** (§8.5-6) and **sustainability** (§8.12). As already indicated the character of the new build is *not out of line* with 5 or 6 smaller houses in Field Way (**Attachment B**). Only one distant neighbour supported this ‘out of character’ statement.

‘Sustainability’ requires (§8.12) assessment of the continued use of the property. The report assesses that the garden fails this test because families would find it too small. Regrettably the **numbers of elderly and disabled continue to grow** so that there will be no difficulty in sustaining the future use of a well built property for disabled residents who wish to maintain some independence. *Houses (with small gardens) specially designed for the disabled clientele are rare with a thoroughly sustainable use.*

It is recognized (§8.21) that the applicants have agreed to enter into a 106 agreement.

The applicants believe that all objections outlined in the agenda papers are fully rebutted and hopes that Councillors will agree and accept the proposal.

John and Vera Carroll, 19 Worts Causeway, Cambridge, CB1 8RJ.

Documents Attached.

- A.** How the plot size will be enhanced by 55% (computer generate photo).
- B.** Map and photo/sketch evidence that the proposed house is not out of character with houses in Field Way

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Field Way

“5 metre Boards”

“2005” 10 metre plot

13/0518/FUL
Proposed Plot enlargement for “New Build” using land from 19 Worts Causeway.

Top: present plot
Bottom: ‘Future’ plot available



Field Way

19 Worts Causeway

18.5 metres

Proposed 2013 “15.5 metre” plot
Computer generated view

Attachment A

19 Worts Causeway

New Build

1A (2 Flats)

1B Field Way



Architects frontage sketch in Field Way



Present (Saturday morning) wide angle photo views from Field Way



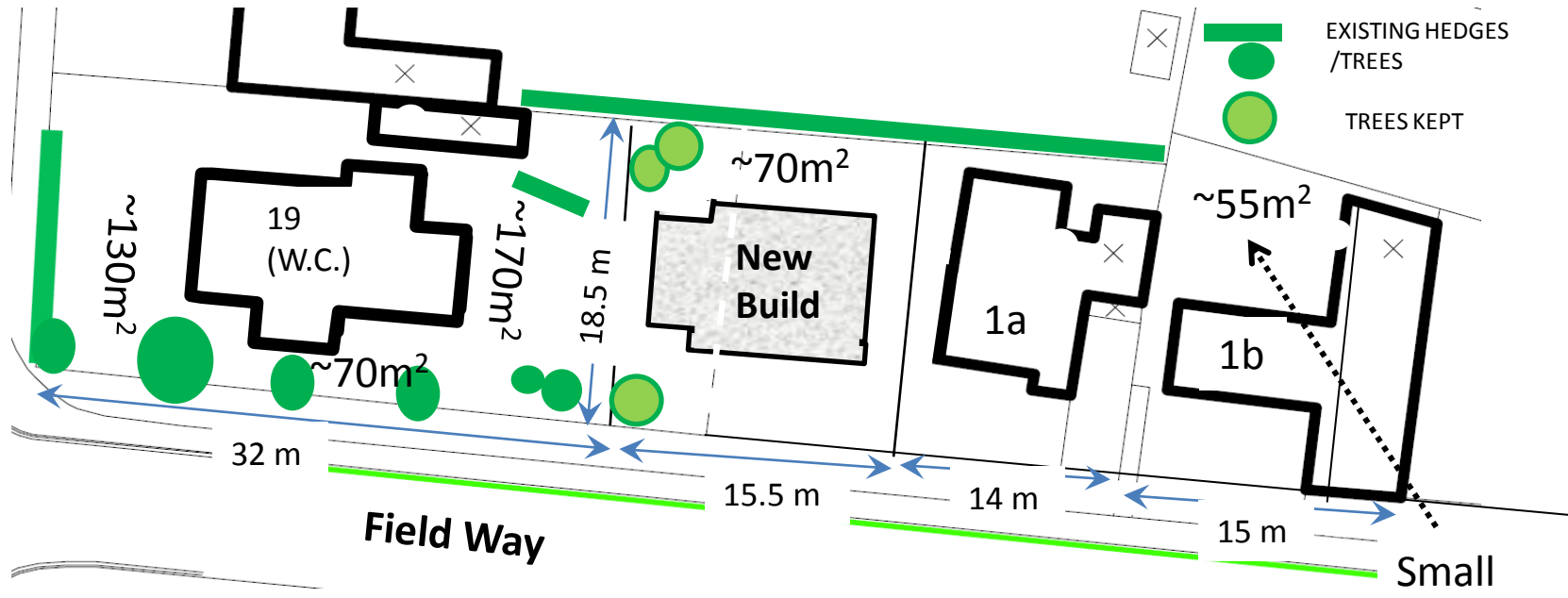
Photo View of 19, 20, 21 Field Way (houses close together and around 15 m frontage)

Foot/
Cycle
Path ↑

13/0518/FUL
Evidence that proposed
“New Build” is not
out of character in
Field Way.
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Attachment B p1

Worts Causeway



13/0518/FUL
Evidence that proposed "New Build" is not out of character in Field Way.

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Attachment B p2

