

CAMBRIDGE CITY COUNCIL

The Guildhall, Cambridge, CB2 3QJ

TOWN AND COUNTRY PLANNING ACT 1990

REFUSAL OF PLANNING PERMISSION

Ref:09/0474/FUL

Mr O Ugar
Structural & Building Consultants
22A Perowne Street
Cambridge
Cambridgeshire
CB1 2AY

The Council hereby refuse permission for

Erection of 2 storey residential unit (following demolition of existing garages).
at
Rear Of 190 Green End Road Cambridge Cambridgeshire CB4 1RN

in accordance with your application received 27th May 2009 and the plans, drawings and documents which form part of the application, for the following reasons:

1. Because of the limited full-height space provided in the proposed flat, its lack of windows, its unsatisfactory relationship with the communal parking and manoeuvring space to the north, and the inappropriate configuration of its garden, the proposed flat would not provide an attractive, high quality, stimulating or socially inclusive living space, contrary to policies 3/7 and 3/12 of the Cambridge Local Plan 2006 and is therefore poor design, contrary to government guidance in PPS1 Delivering Sustainable Development (2005).
2. By introducing a significant building of two storeys into the area behind the street frontages in this location, which is characterised largely by domestic gardens and small single-storey outbuildings, the application responds insufficiently to the existing local character, and would be poorly integrated with the immediate locality, contrary to policy 3/4 of the Cambridge Local Plan 2006. For this reason it would also be contrary to government guidance in PPS1 Delivering Sustainable Development (2005).

Simon Payne
Director of Environment & Planning
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