



**CAMBRIDGE CITY COUNCIL**

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

TOWN AND COUNTRY PLANNING ACTS 1990

**REFUSAL OF OUTLINE PLANNING PERMISSION**

Ref: C/99/0562/OP

To: Keymer Cavendish & Quinlan  
8 Station Court  
Great Shelford  
Cambridge  
CB2 5LR



The Council hereby refuse permission for

**Erection of single dwellinghouse and improvement to existing access road (Class C3) (outline planning).**

at

**Land to the rear of 23 Sedley Taylor Road, Cambridge, CB2 2PW**

in accordance with your application received 18th June 1999 and the plans, drawings and documents which form part of the application, for the following reasons:

- 1 The proposed widening of the existing access to serve the proposed dwelling and the existing Cantabrigian Clubhouse is unacceptable as it does not facilitate safe access to and from the site. The access is contrary to part (b) of Policy NE8 of The Cambridge Local Plan (1996).
- 2 The proposed widening of the access to serve the existing clubhouse and the proposed dwelling is unacceptable by reason of its position between, and proximity to 23a and 23 Shelford Road. The access would have a detrimental impact upon the adjacent dwellings, particularly No.23 Sedley Taylor Road and would detract from their residential amenity, contrary to Policy NE8 of The Cambridge Local Plan (1996) and the advice contained within paragraph 26 of PPG3 'Housing'.

- 3 This site and the adjoining sites are characterised by long plots and the piecemeal introduction of residential development within the rear garden of 23 Sedley Taylor Road would be out of character with the existing pattern of development which is contrary to parts (a) and (b) of Policy NE8 of The Cambridge Local Plan (1996) and Policy SP12/10 of the Cambridgeshire Structure Plan 1995.
- 4 The proposal would lead to the loss of existing trees and scrub woodland which are likely to make a long term contribution to the character of the area and the adjoining playing fields. The loss of existing trees and vegetation would therefore be contrary to Policies NE8 (a), NE16 and NE17 of The Cambridge Local Plan (1996).

Dated: 18th August 1999

Guildhall, Cambridge, CB2 3QJ

  
Director of Planning

SEE NOTES OVERLEAF





# Appeal Decision

The Planning Inspectorate  
Tollgate House,  
Houlton Street  
Bristol BS2 9DJ  
☎ 0117 987 8927

hearing held on 11 January 2000

by Andrew S Freeman BSc(Hons) DipTP DipEM  
FRTPI FIHT MIEEnvSc

PS | HH | MA | BH | SE | JS

an Inspector appointed by the Secretary of State for the  
Environment, Transport and the Regions

19 JAN 2000

## Appeal: T/APP/Q0505/A/99/1030111/P4

- The appeal is made under Section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is brought by Mr Robinson against Cambridge City Council.
- The site is located at land rear of 23 Sedley Taylor Road, Cambridge.
- The application (ref: C/99/0562/OP), dated 15 June 1999, was refused on 18 August 1999.
- The development proposed is erection of a single dwelling and improvement of access.

**Decision:** The appeal is allowed and planning permission granted subject to conditions set out in the attached schedule.

## Procedural matters

1. The appeal relates to an outline application. However, the means of access is to be determined at this stage. Approval of the siting, design, external appearance and landscaping of the site would be sought at a later date.
2. It was agreed at the hearing that the description of the development should be amended to "erection of a single dwelling". The appellant's agent indicated that a bungalow is proposed.

## The main issues

3. The main issues are the effect of the proposal on:
  - (a) the character and appearance of the area;
  - (b) safe access to the development by fire appliances; and
  - (c) the living conditions of the occupiers of nearby residential premises in terms of noise, disturbance, loss of privacy and overshadowing.

## The development plan

4. The development plan includes the Cambridgeshire Structure Plan and the Cambridge Local Plan.
5. Structure Plan Policy SP3/6 places emphasis on reusing previously developed land within existing settlements. Policy SP3/7 seeks to protect important green spaces. Policy SP12/10 states that all new developments will be expected to incorporate high standards of layout and design and to relate well to their surroundings.
6. Local Plan Policy NE5 is directed at protecting structurally important open spaces. Policy NE8 states that the City Council will exercise strict control over the nature and extent of