



GREATER CAMBRIDGE
SHARED PLANNING

MAJOR APPLICATIONS

[illegible]

Existing and Proposed Site Plan



Existing site plan



Proposed site plan

Blocks B Proposed Elevations



BLOCK C PROPOSED EAST ELEVATION
BLOCK B WEST = HANDED



BLOCK B PROPOSED NORTH ELEVATION



BLOCK C PROPOSED SOUTH ELEVATION
BLOCK B SOUTH = HANDED



BLOCK B PROPOSED EAST ELEVATION

Blocks C Proposed Elevations



BLOCK C PROPOSED EAST ELEVATION
BLOCK B WEST = HANDED



BLOCK C PROPOSED NORTH ELEVATION



BLOCK C PROPOSED SOUTH ELEVATION
BLOCK B SOUTH = HANDED



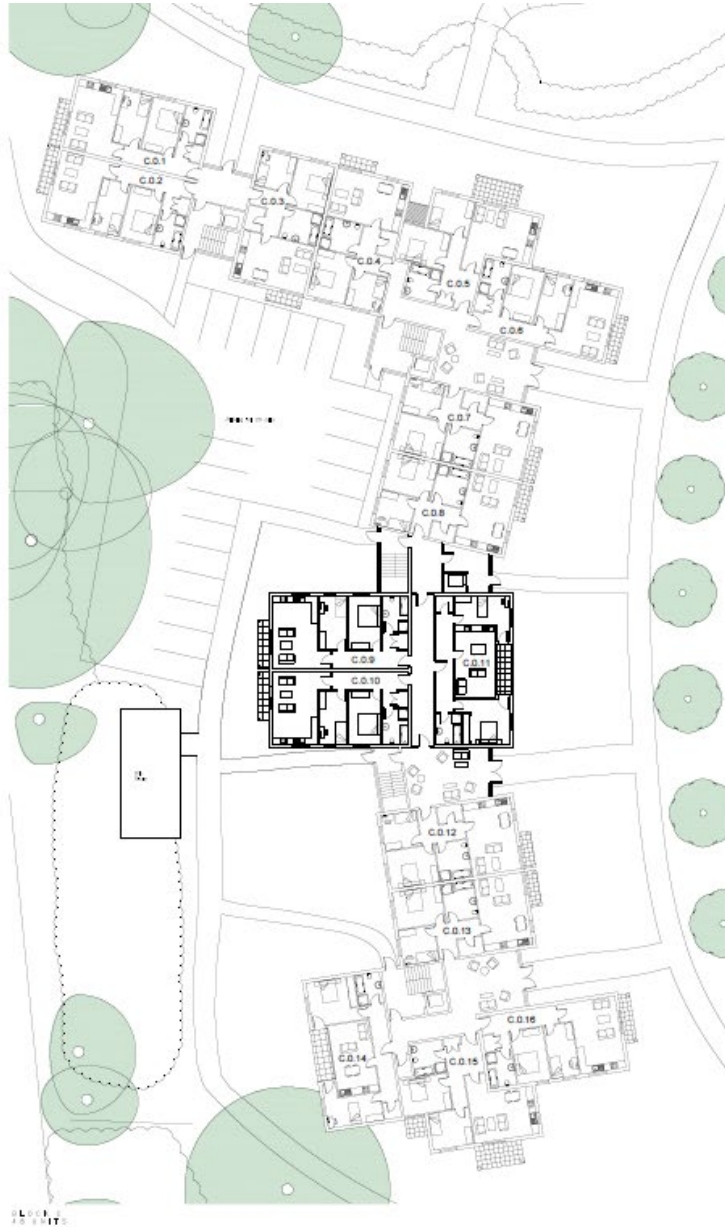
BLOCK C PROPOSED WEST ELEVATION

Block B/C typical section

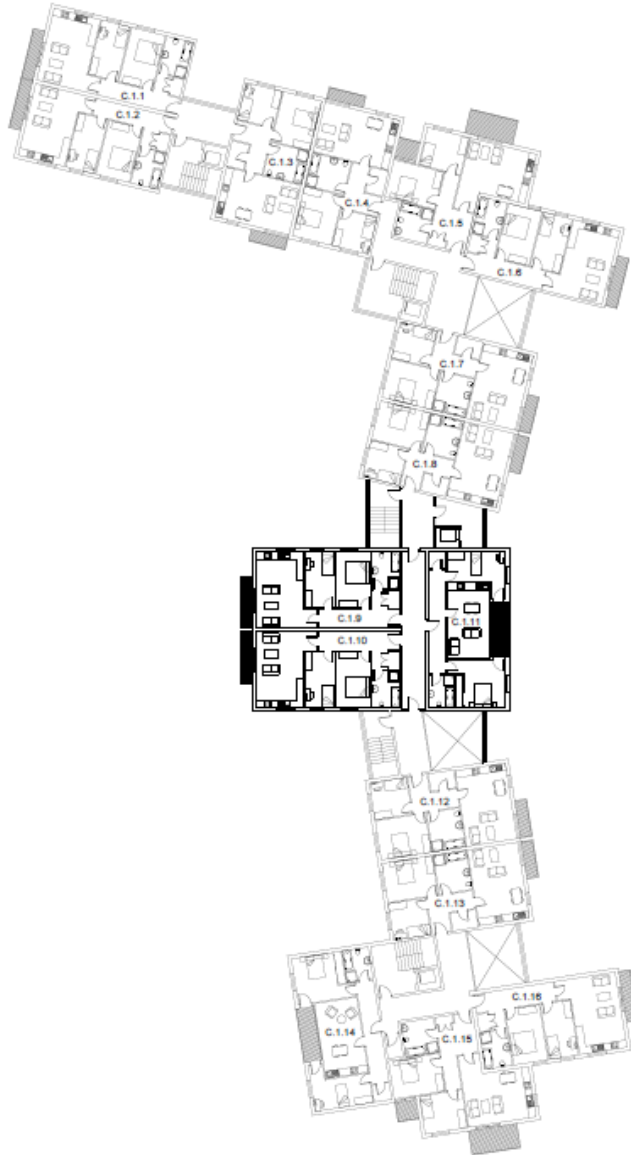


BLOCK B/C TYPICAL SECTION

Block B/C Proposed Ground Floor Plans



Block B/C Proposed First Floor Plans

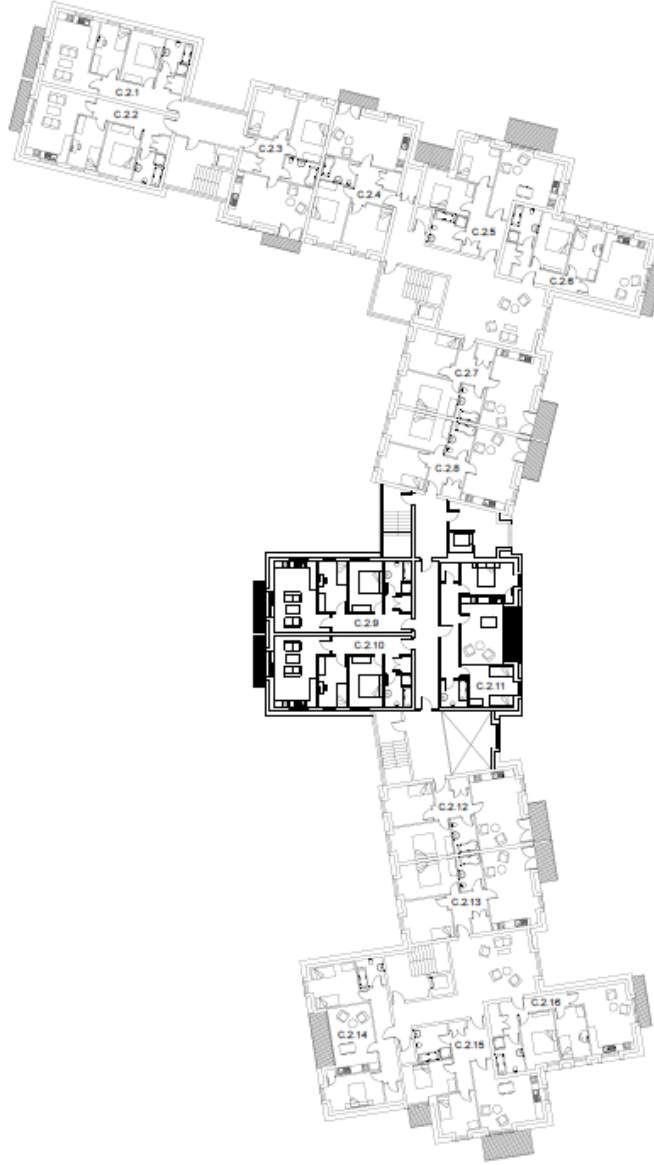


BLOCK C FIRST FLOOR



BLOCK B FIRST FLOOR

Block B/C Proposed Second Floor Plans

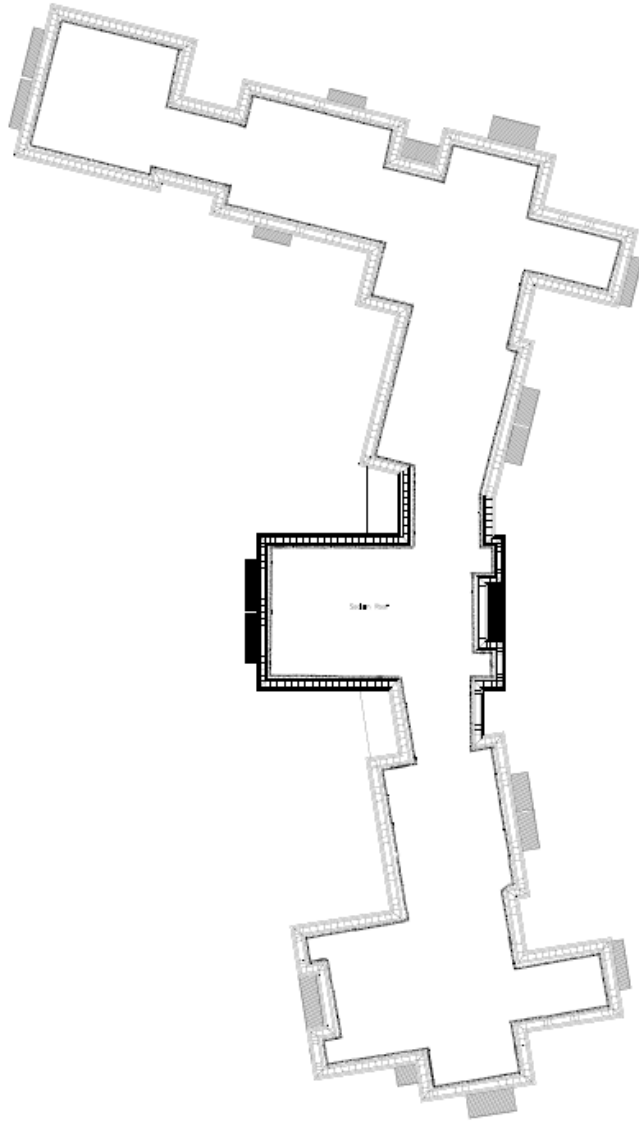


Block C Second Floor

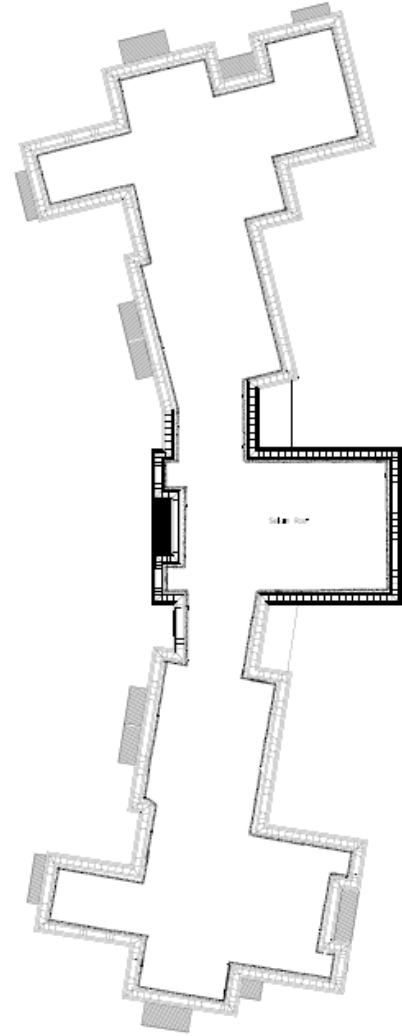


Block B Second Floor

Block B/C Proposed Roof Plans

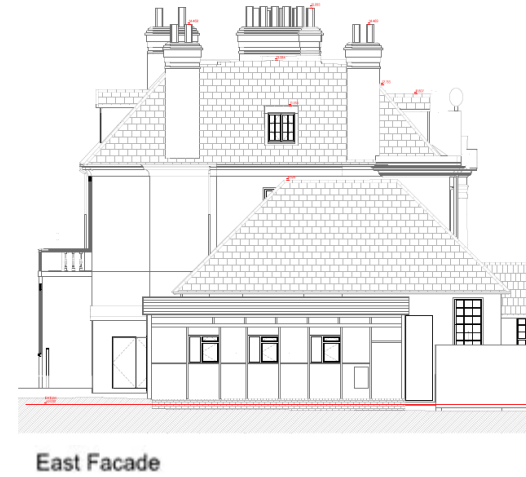


FLOOR 1 ROOF

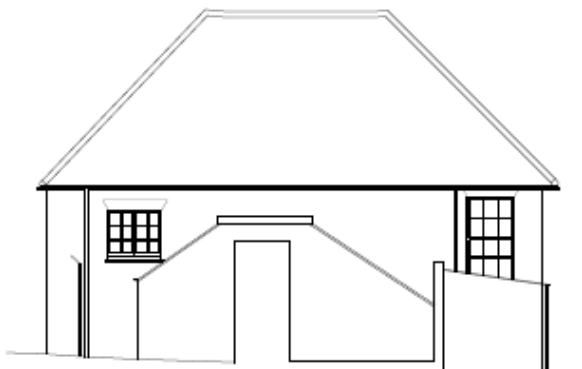


FLOOR 2 ROOF

Anstey Hall Existing Flat-roofed Building Elevations



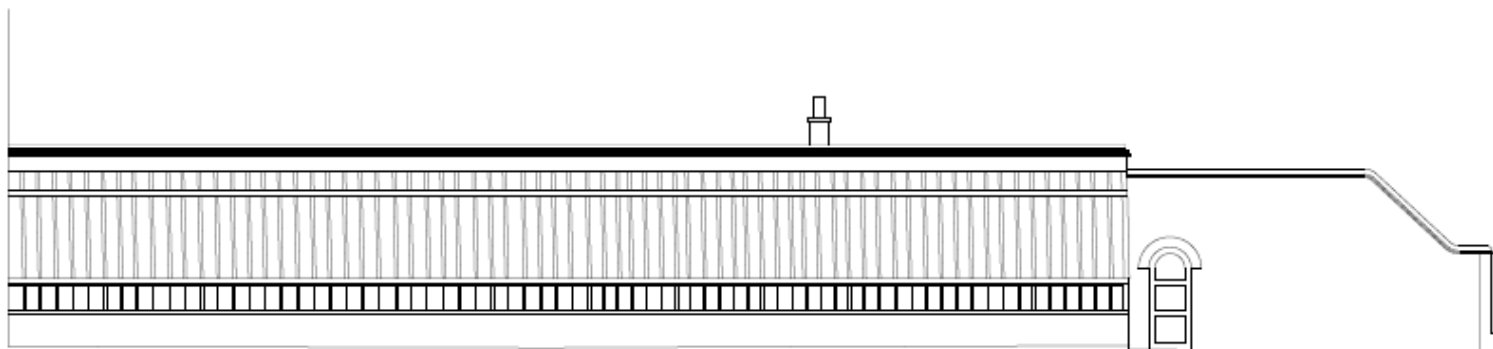
Anstey Hall's Existing Greenhouse Elevations



ANSTHEY HALL EAST WING
SOUTH EAST ELEVATION



GLASS HOUSE SOUTH
EAST ELEVATION

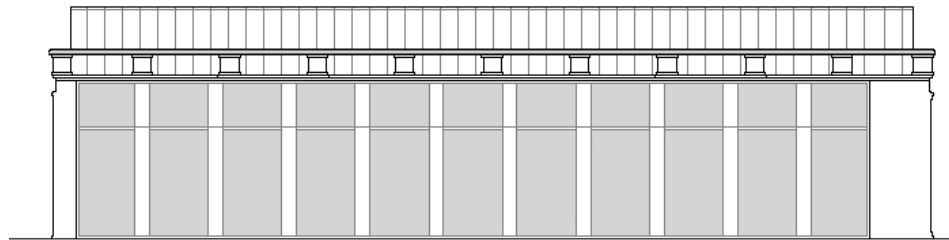


GLASS HOUSE SOUTH WEST ELEVATION

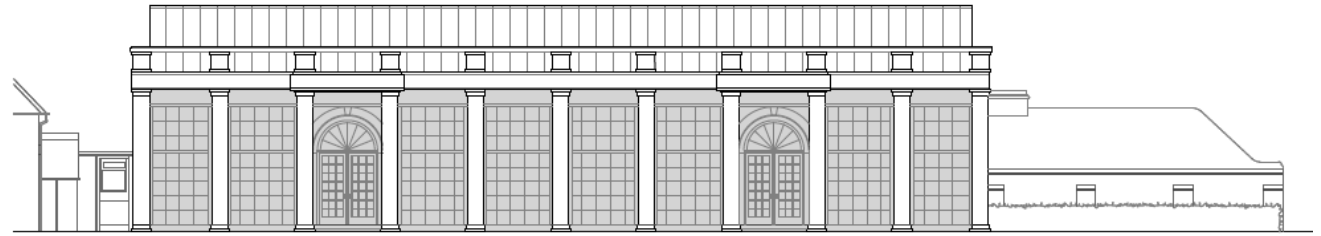
Proposed Orangery Elevations



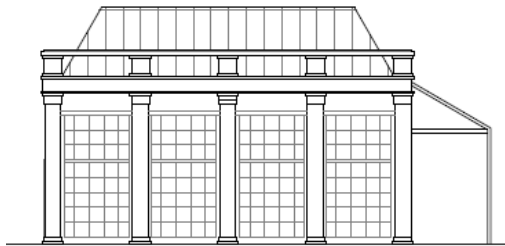
ANSTHEY HALL PROPOSED SOUTH ELEVATION



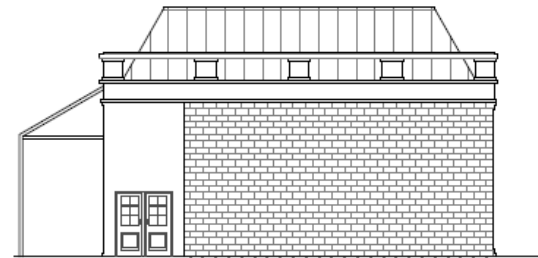
North Facade



South Facade

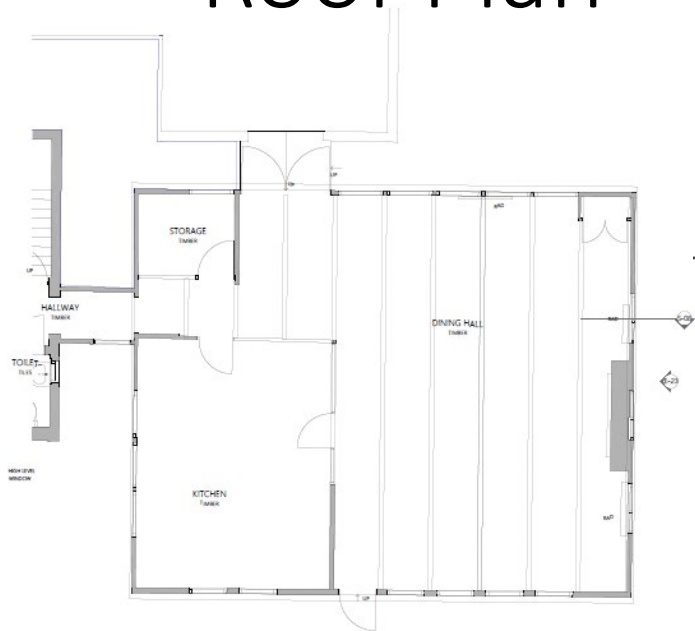


East Facade

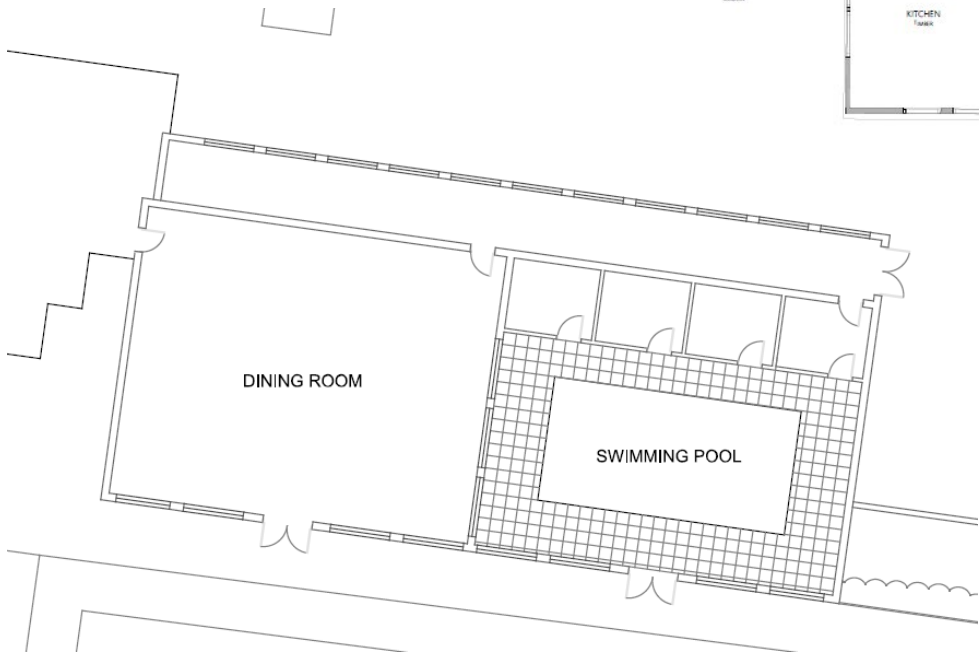


West Facade

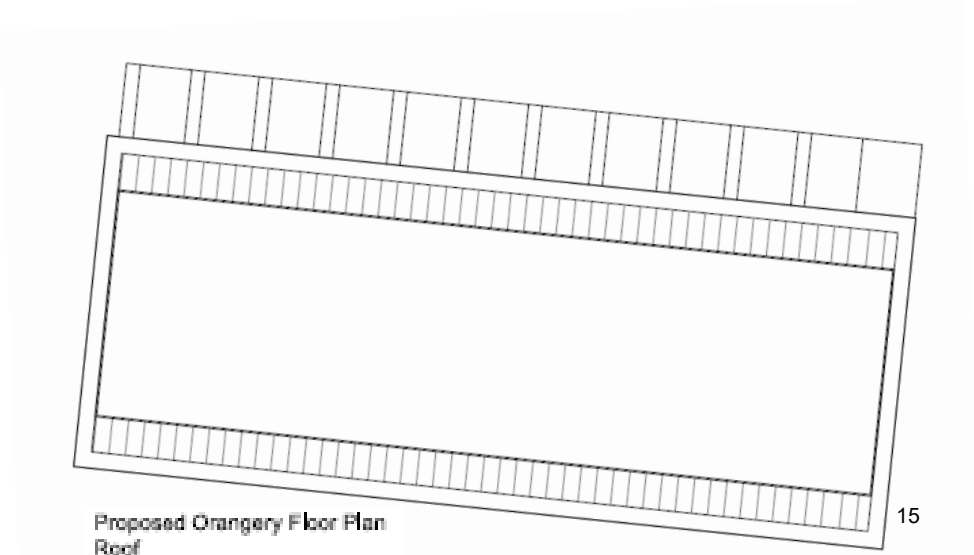
Existing Floor Plans and Proposed Orangery Floor Plan and Roof Plan



EXISTING PLANS
BUILDINGS 1 - GF 4/4



Proposed Orangery Floor Plan
Ground Floor



Proposed Orangery Floor Plan
Roof

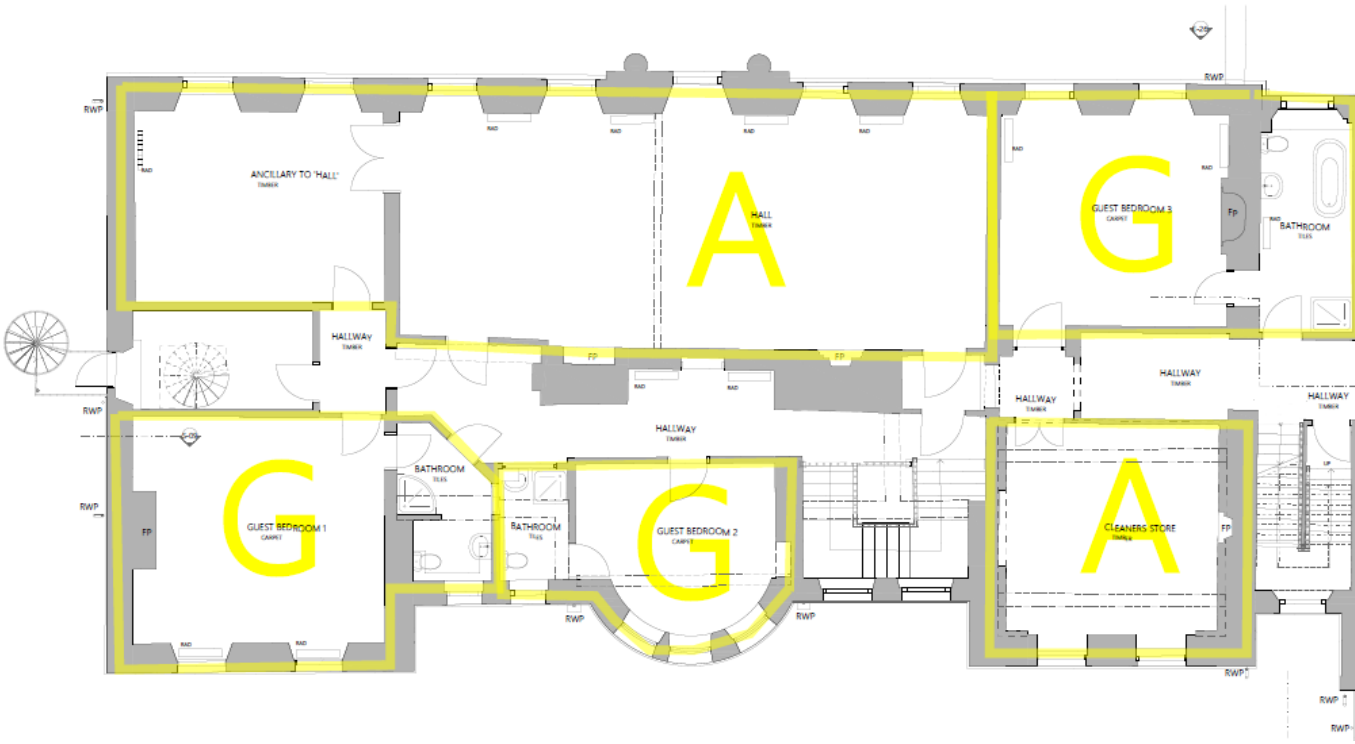
Anstey Hall's Proposed Lower Ground Floor Plans



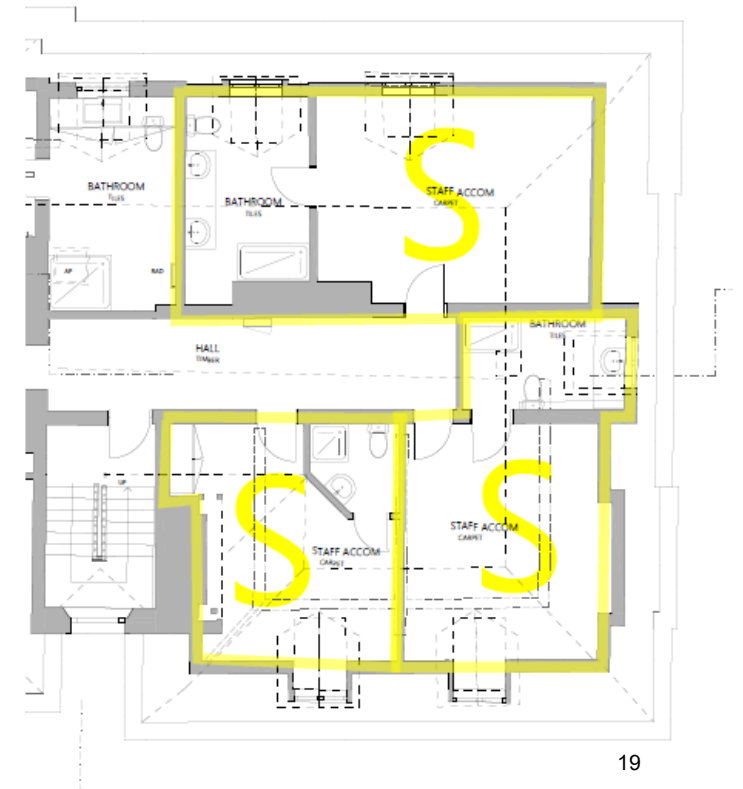
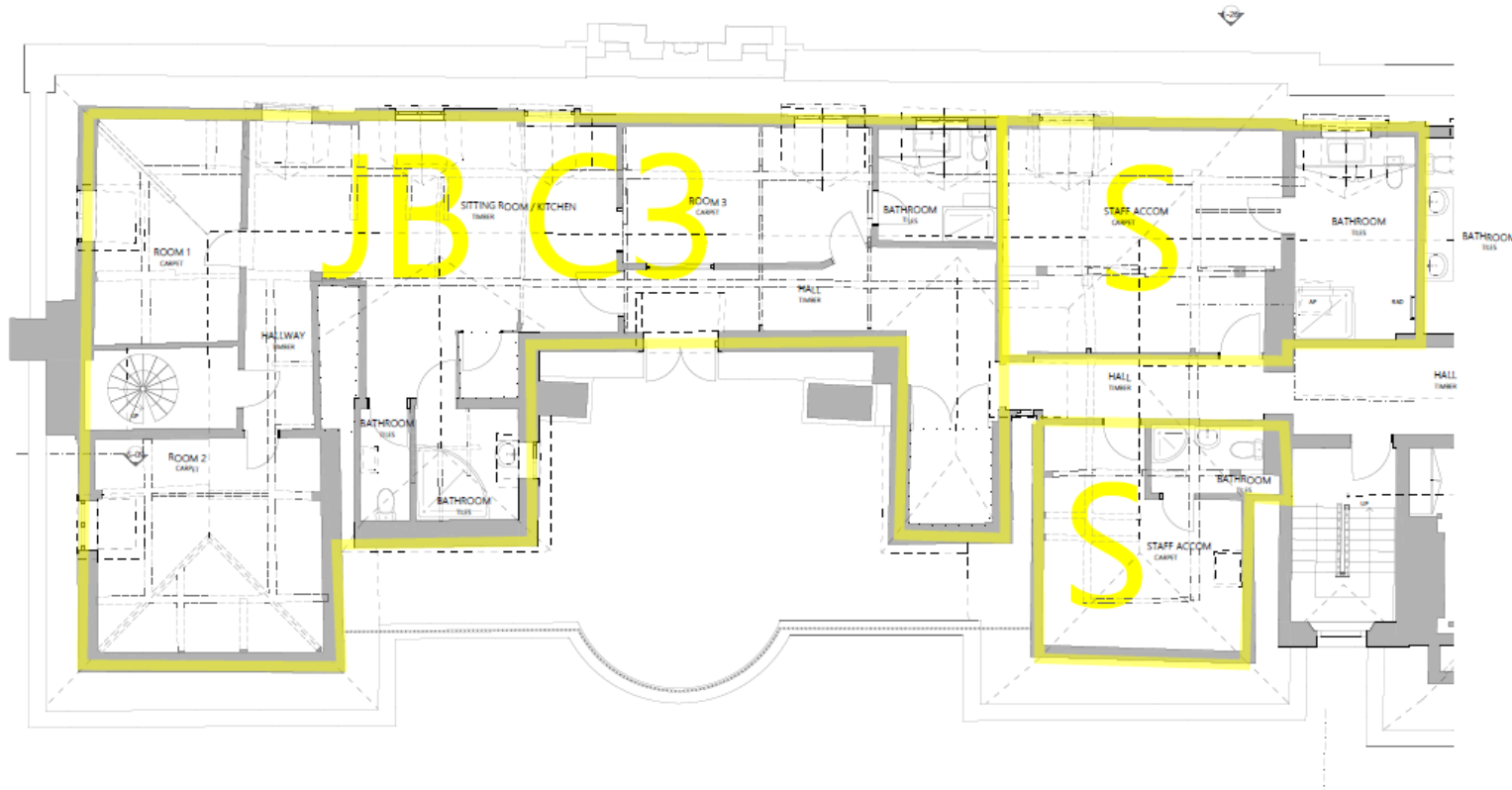
Anstey Hall's Proposed Ground Floor Plans



Anstey Hall's Proposed First Floor Plans



Anstey Hall's Proposed Second Floor Plans



Planning Balance (20/01426/FUL)

Approval

Key material considerations:

- Meeting specialist retirement housing need
- Economic benefits through the construction of new buildings and through servicing the retirement complex
- Some heritage and public benefits
- Conversion of private protected open space into publicly accessible land
- Biodiversity net gain



Refusal

Key material considerations:

- High-level of 'less than substantial' harm which would not be outweighed by the public benefits
- Protected open space lost through development
- Adverse lighting impacts upon protected species including bats
- Loss of trees
- No sequential test in terms of flood risk
- Insufficient renewable energy strategy, cycle/mobility vehicle storage, archaeology and refuse information

Officer Recommendation: Refuse

Heritage Balance (20/01427/LBC)

Approval

Key material considerations:

- Removal of negative flat-roofed building
- Restoring views from Maris Lane
- Heritage benefits and provision of facilities for the retirement community



Refusal

Key material considerations:

- Orangery's unacceptable siting, excessive scale and incongruous design would result in a moderate-level of 'less than substantial' harm which would not be outweighed by the public benefits

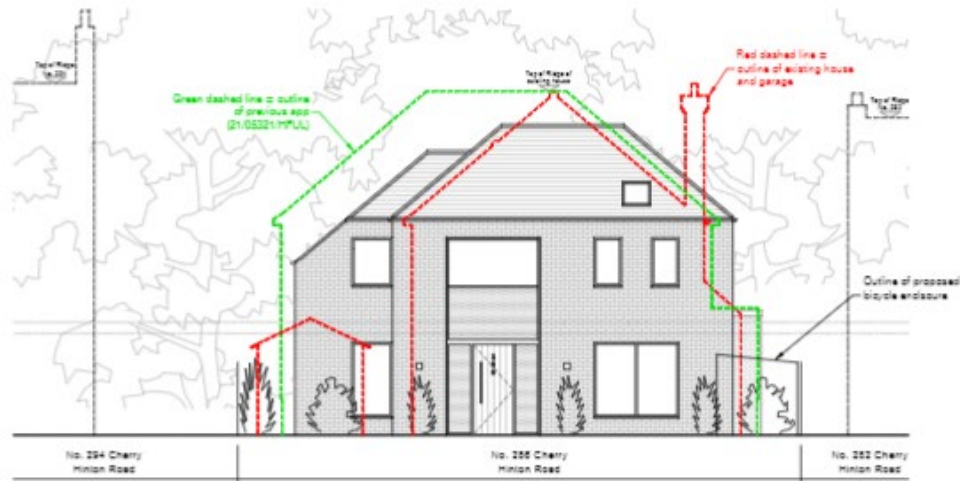
Officer Recommendation: Refuse

MINOR APPLICATIONS

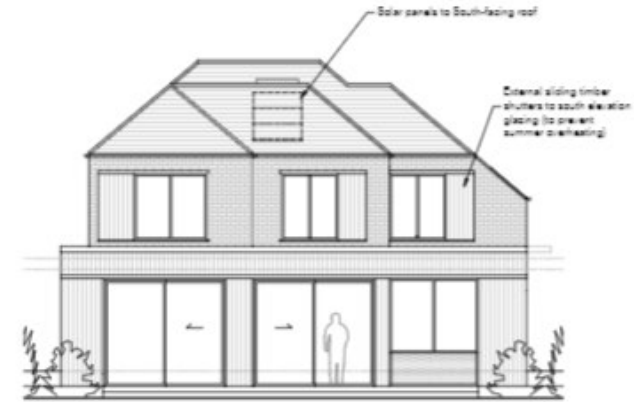
The map shows a residential area with several streets. The main horizontal street is Cherry Hinton Road. To the west of this road is Hinton Avenue, and to the east is Lilac Court. A red rectangular area is highlighted on Cherry Hinton Road, bounded by Hinton Avenue to the west and Lilac Court to the east. The map includes numerous house numbers, street names, and symbols for bus stops, pedestrian crossings, and other landmarks. A scale bar indicates a distance of 3.2m.



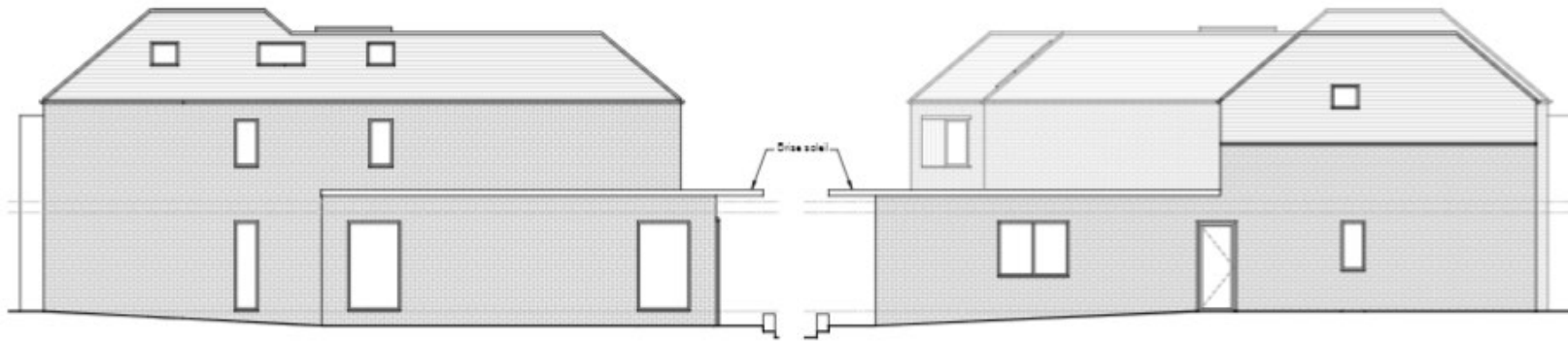
Proposed Elevations



Front (N) Elevation



Rear (S) Elevation

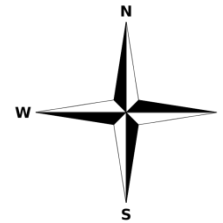


Side (W) Elevation

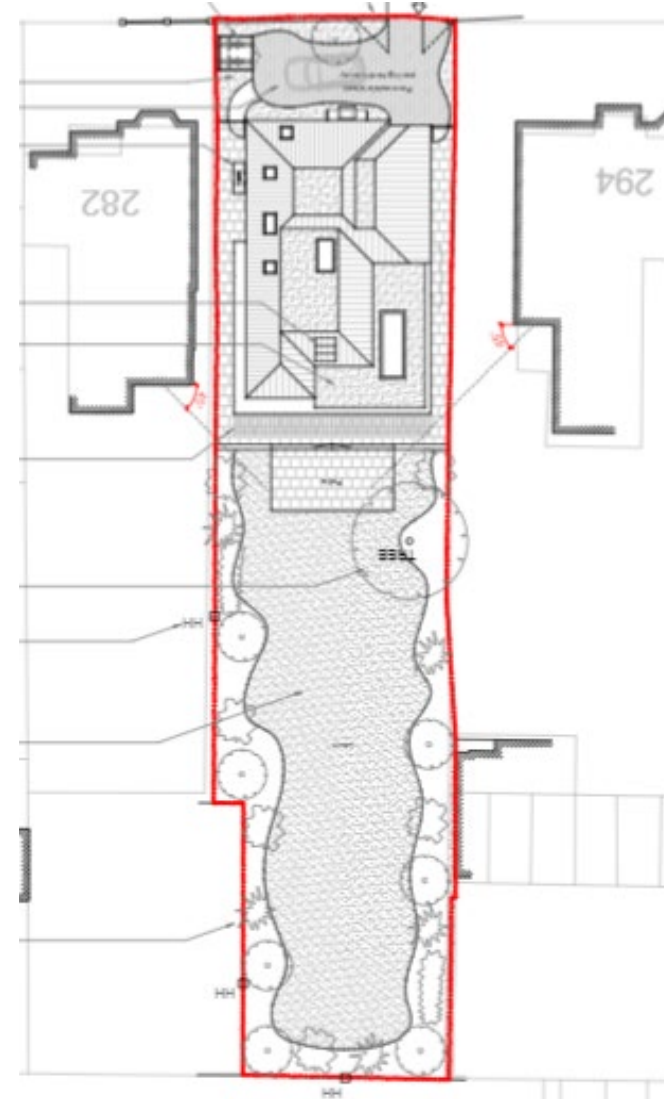
Side (E) Elevation

Site Plans

Existing



Proposed



Planning Balance

Approval

Key material considerations

- The proposed development is considered to reflect the rest of the street, it would be of a scale that is acceptable in the street scene.
- Greater levels of internal space, greater provisions for biodiversity and renewable technologies.
- The proposal adequately respects the residential amenity of its neighbours and the constraints of the site.



Refusal

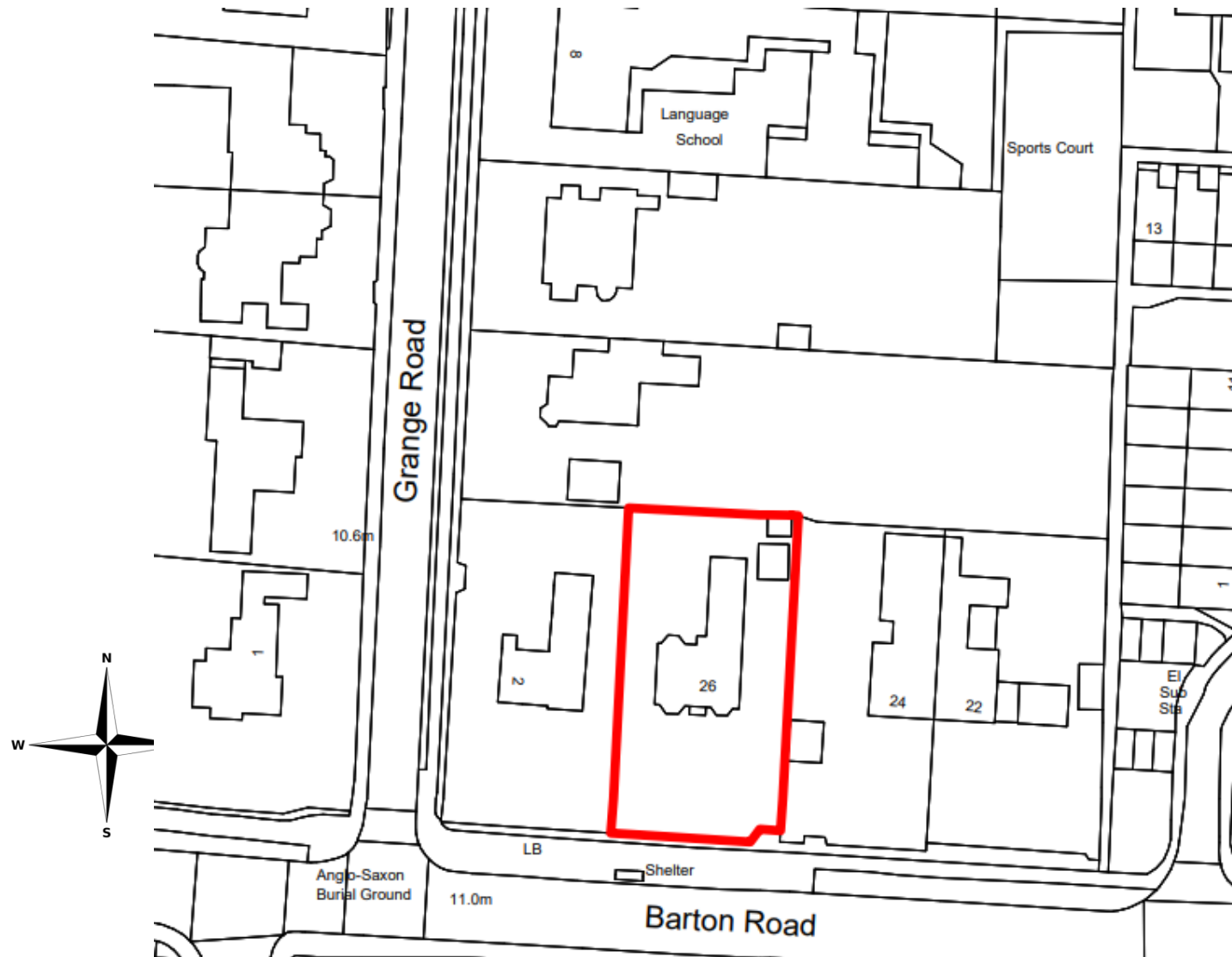
Key material considerations

- None

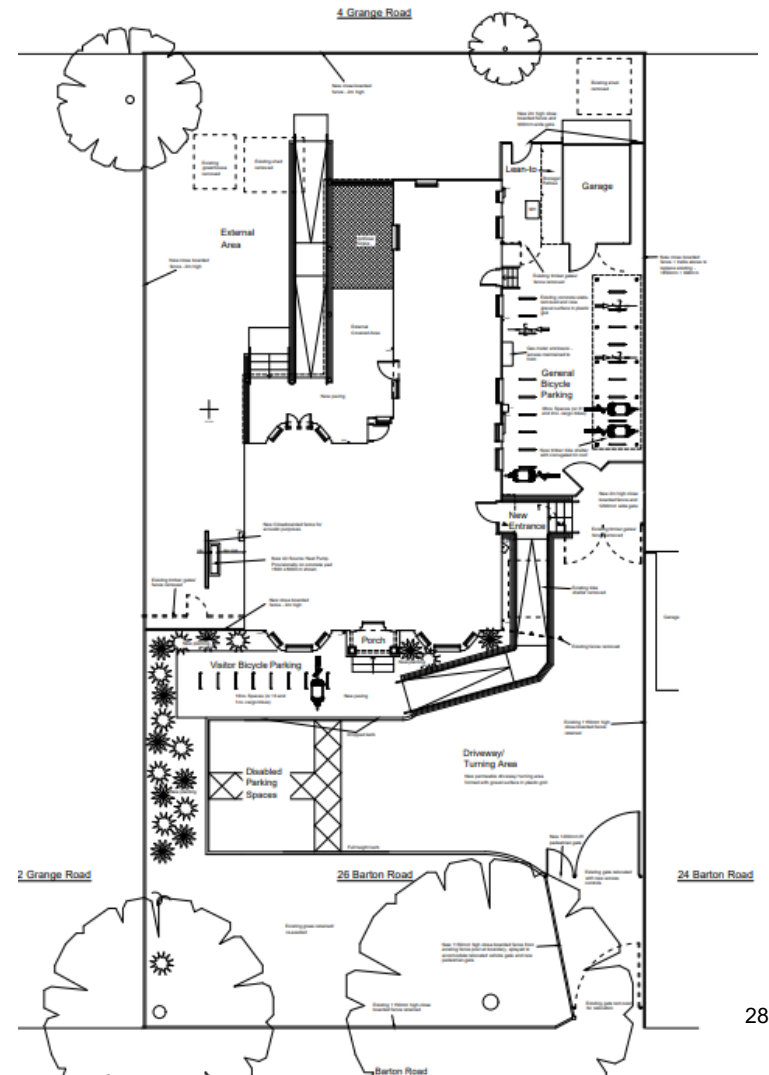
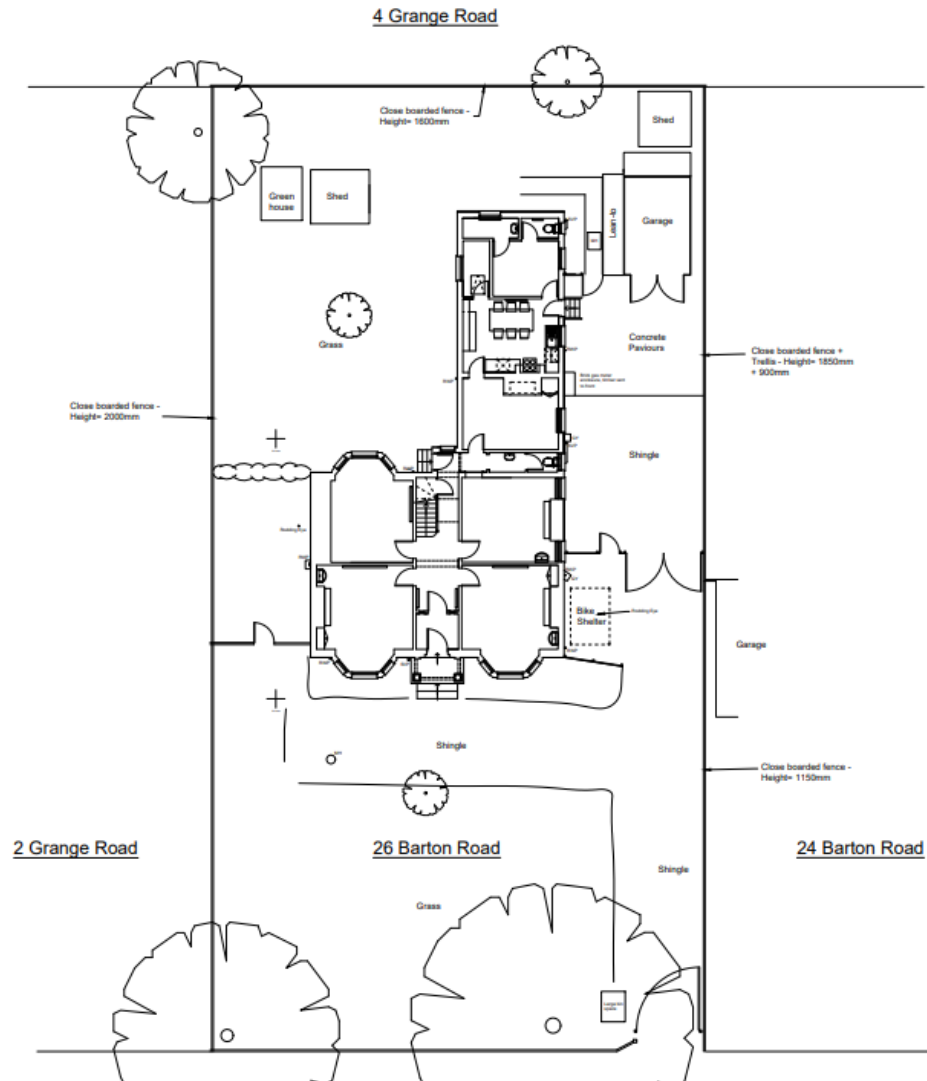
Officer Recommendation: Approve

22/04976/FUL 26 Barton Road

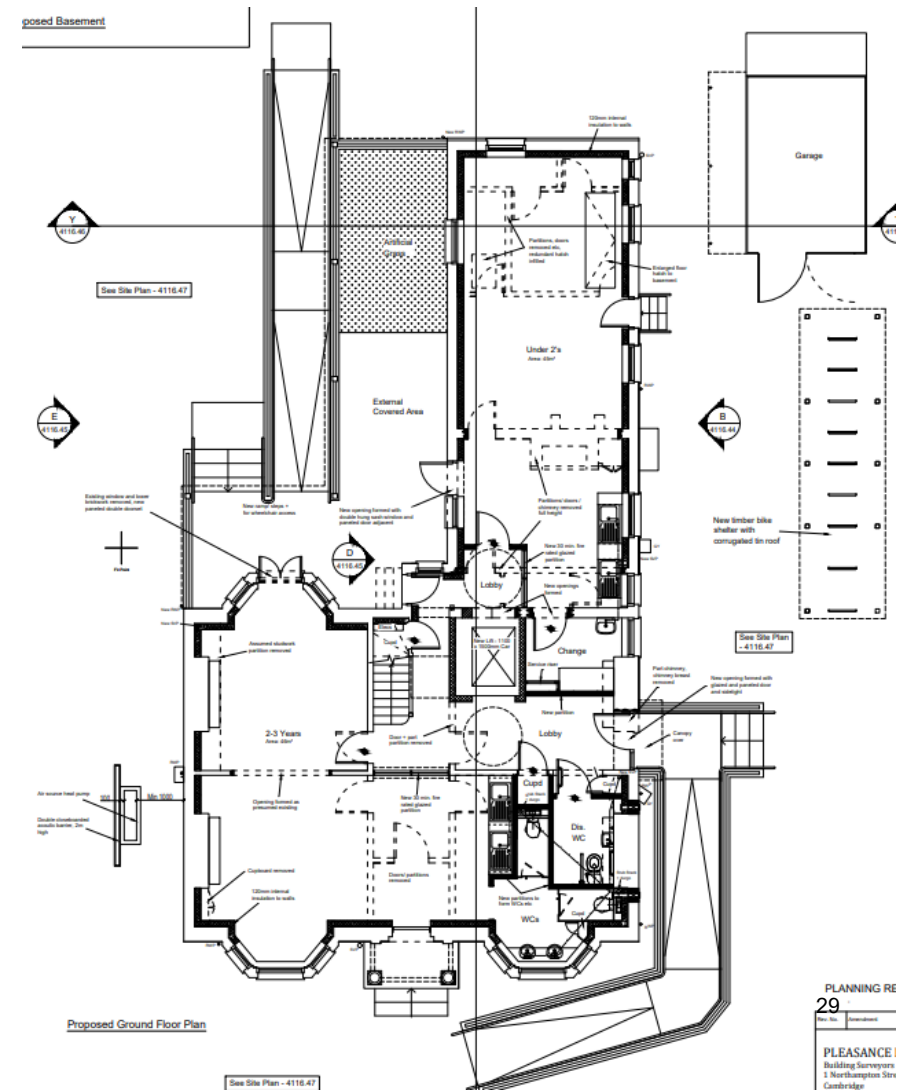
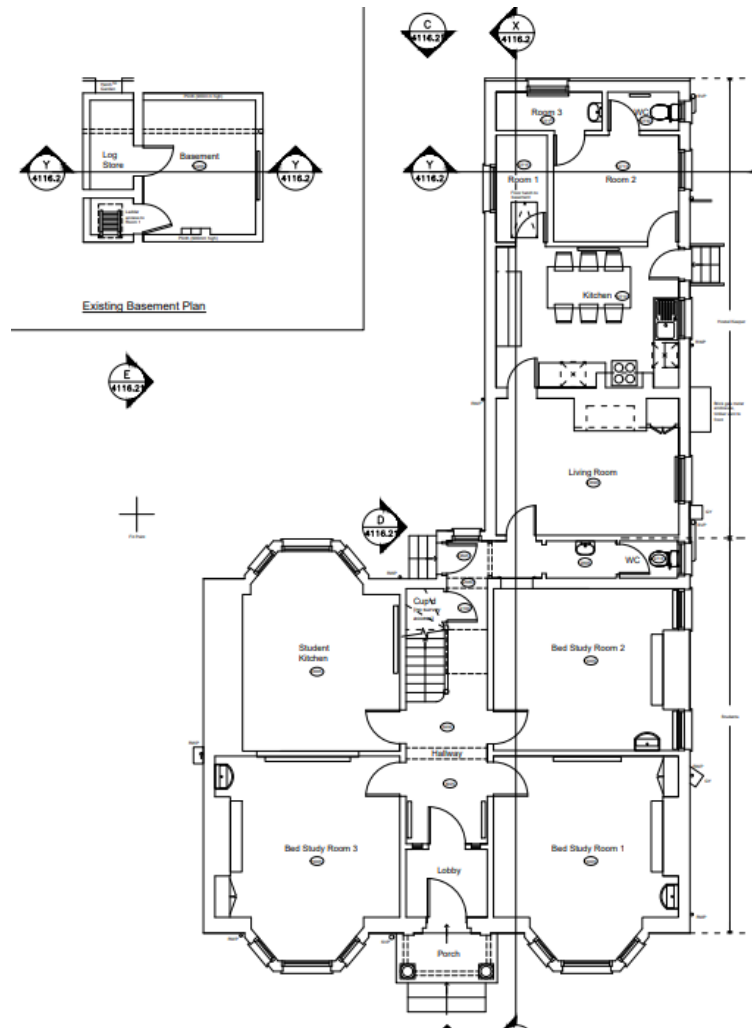
Site Location Plan



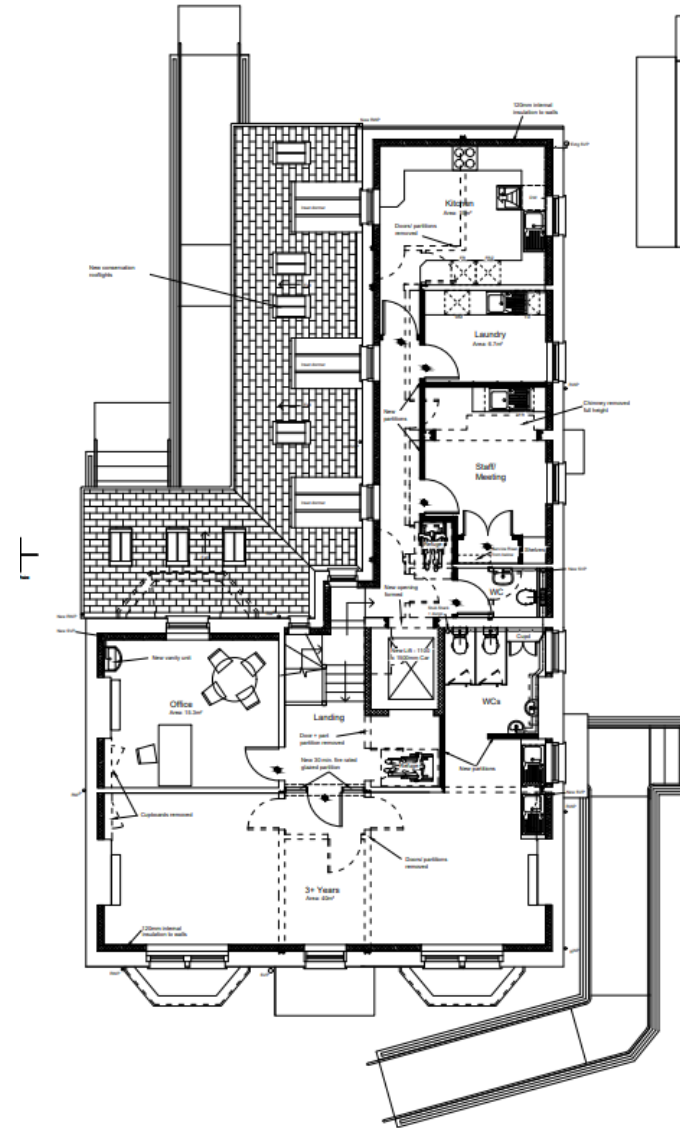
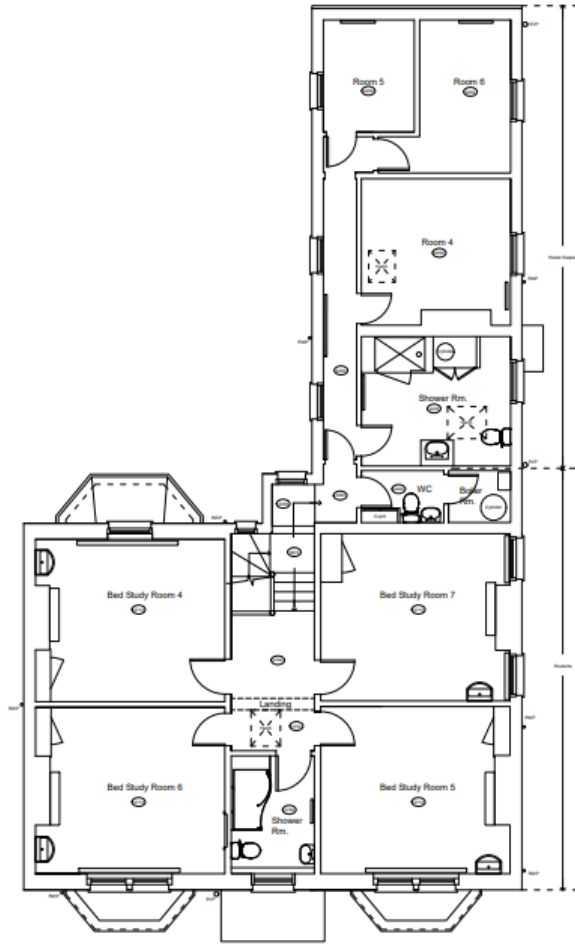
Site plan Existing and Proposed



Ground floor plans – existing and proposed



First floor plans – existing and proposed





Front elevation - existing and proposed



Existing side (east) elevation facing
24 Barton Road

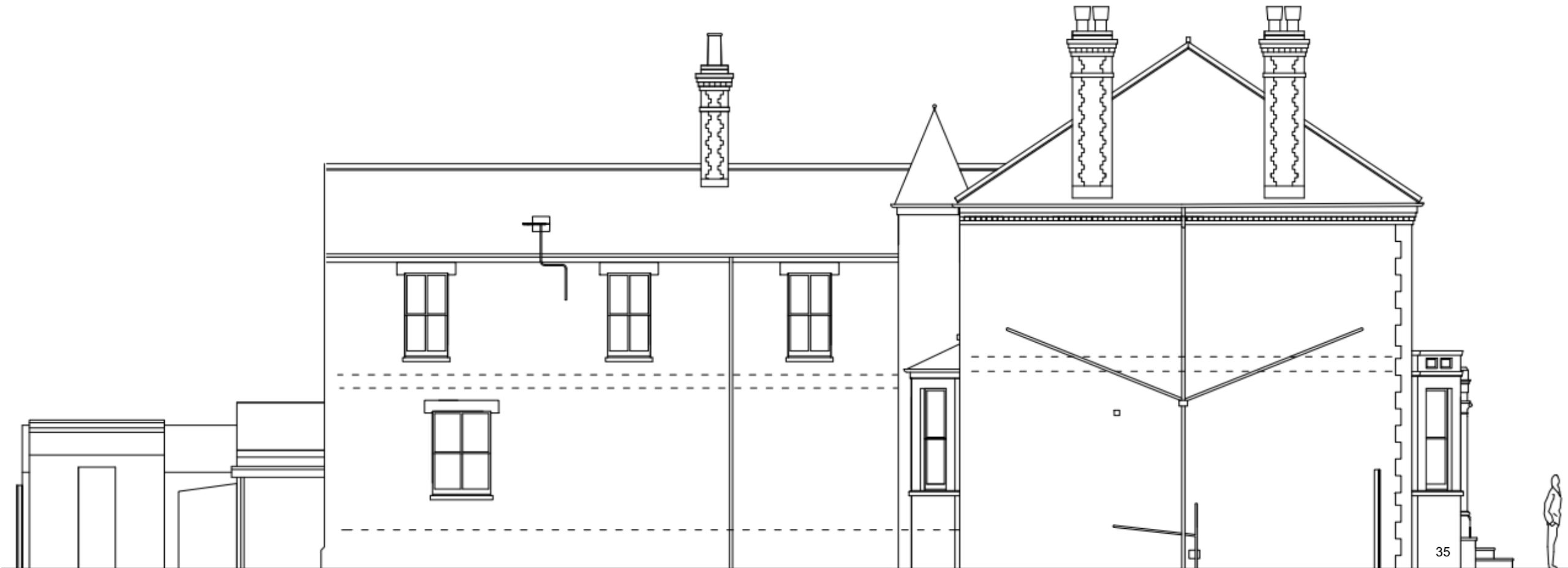


Proposed side (east) elevation facing 24 Barton Road

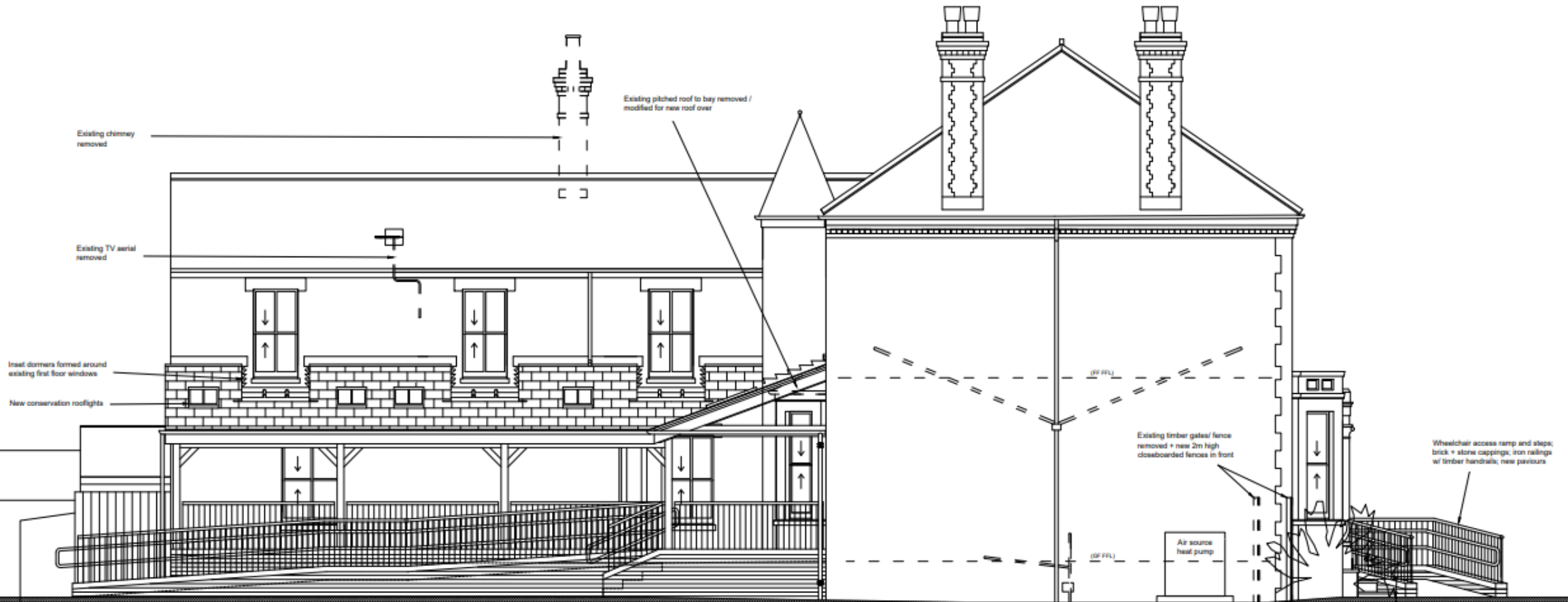


Proposed Elevation B

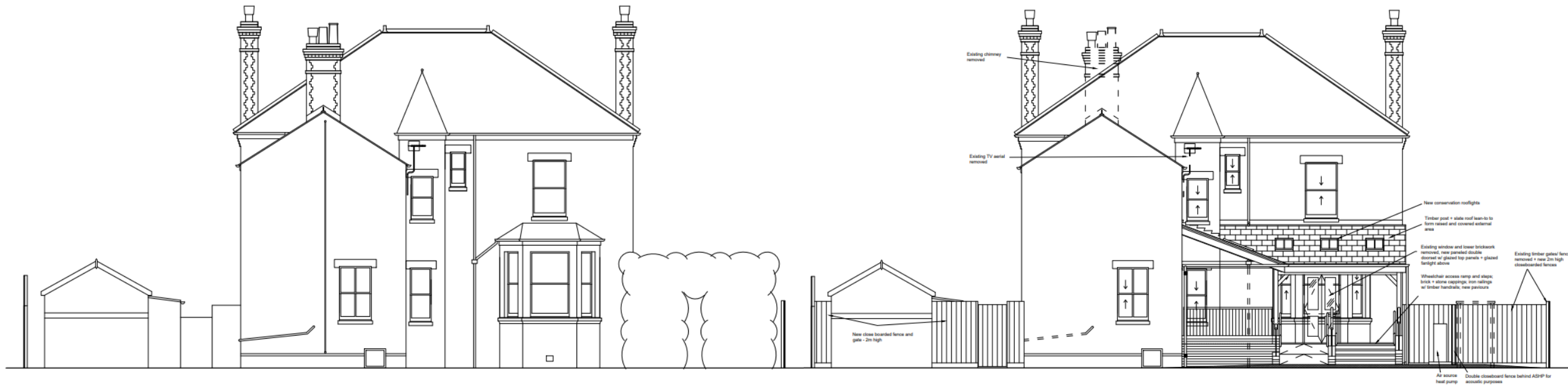
Existing side (west) elevation facing 2 Grange Road



Proposed side (west) elevation facing 2 Grange Road



Rear elevations – existing and proposed



Planning Balance

Approval

Key material considerations

- Provides much needed children's nursery places in a sustainable location.
- Community facility in accordance with Policy 73 of the Cambridge Local Plan 2018
- High-quality scheme that would preserve character/appearance of conservation area and setting of adjacent listed building.
- The harm to highway safety from the location and use of the building can be mitigated through measures outlined in the Parking Management Plan and the Travel Plan.
- Noise disturbance from ASHP and use of building and the impact on neighbours can be mitigated.



Refusal

Key material considerations

- Noise impact to first floor windows of adjacent residential properties from use of outdoor play/learning area

Officer Recommendation: Approve

23/04891/HFUL 25 Devonshire Road

Site Location Plan



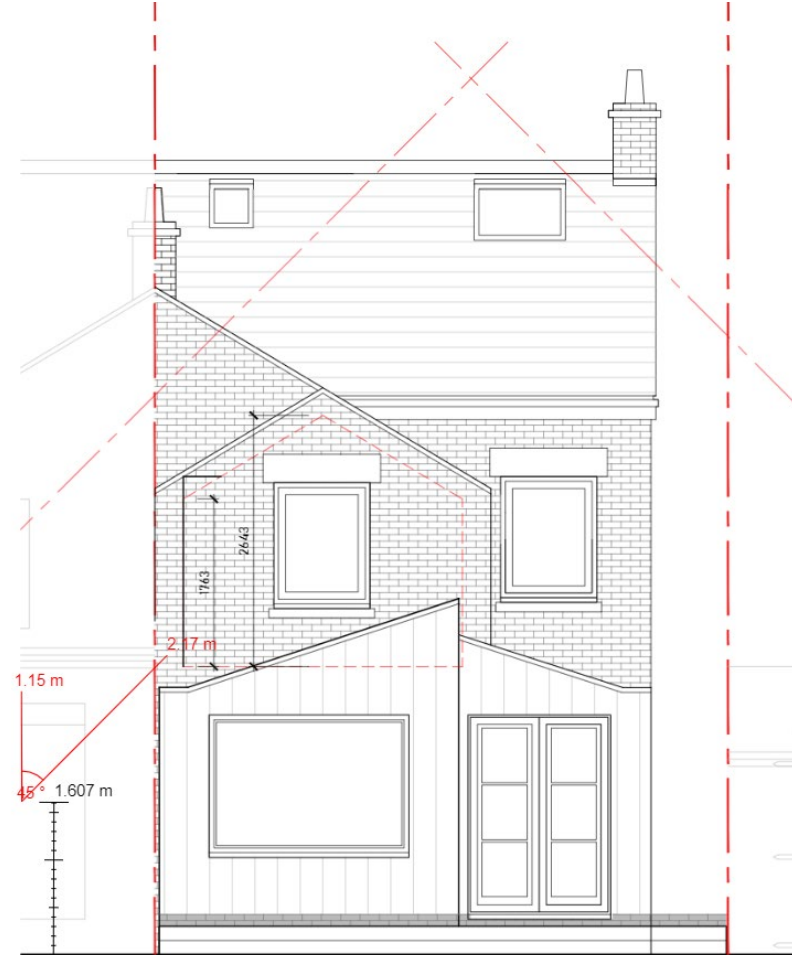
Block Plan



Existing and Proposed Rear Elevation with 45 Degree Lines



Rear (West) Elevation
Scale 1:50 @ A3

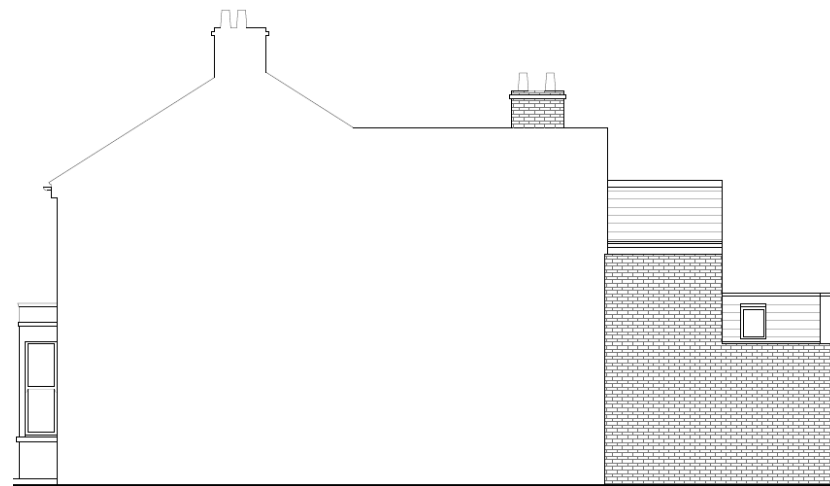


Rear (West) Elevation
Scale 1:50 @ A3

Existing Side Elevations



Proposed Side Elevations



Planning Balance

Approval

Key material considerations

- No harmful impact upon character and appearance of the area
- No harmful impact on designated heritage assets
- No unacceptable harmful impacts on neighbouring amenity

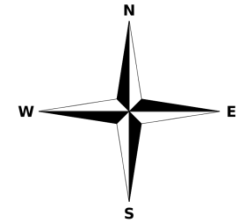
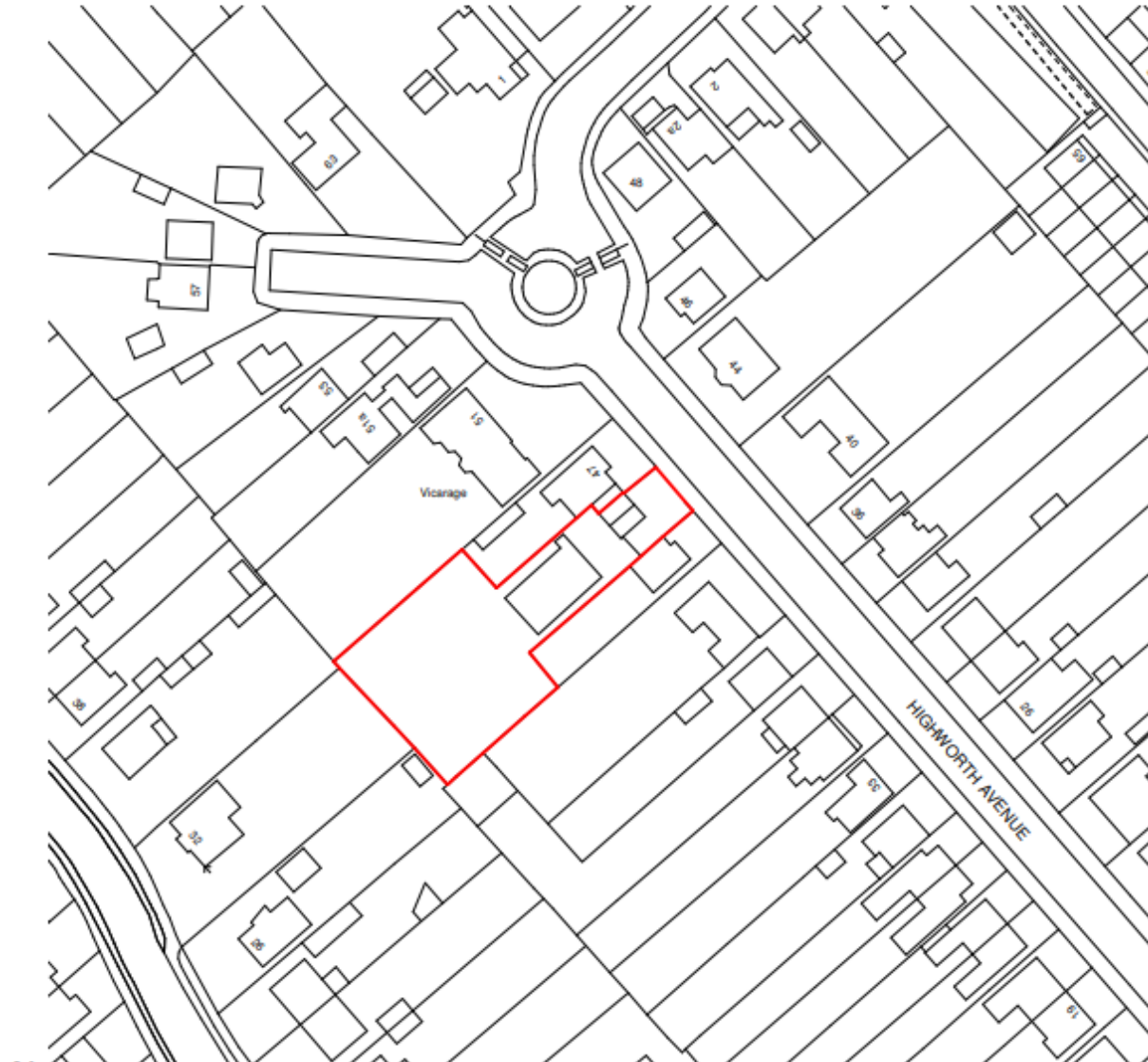


Refusal

Key material considerations

Officer Recommendation: Approve

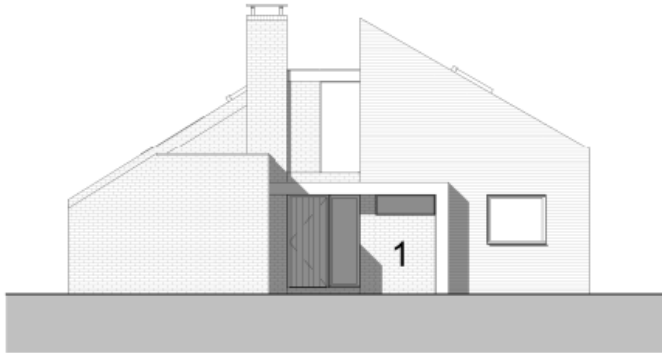
23/01039/FUL - 45 Highworth Avenue
Site Location Plan



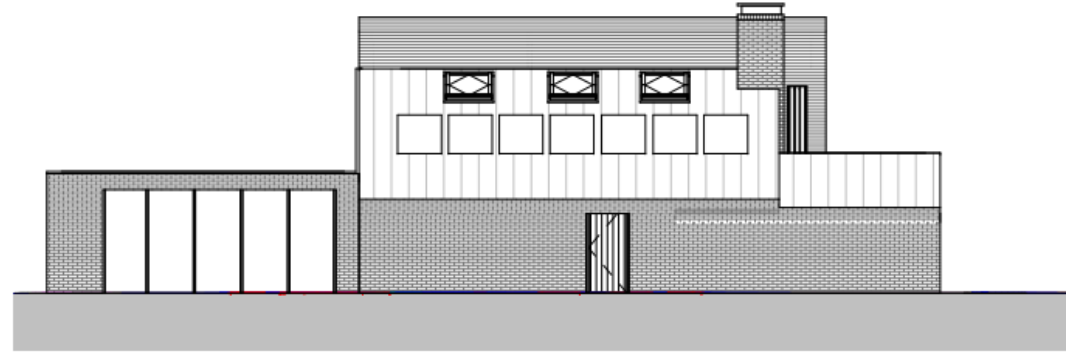
Proposed Site Plan



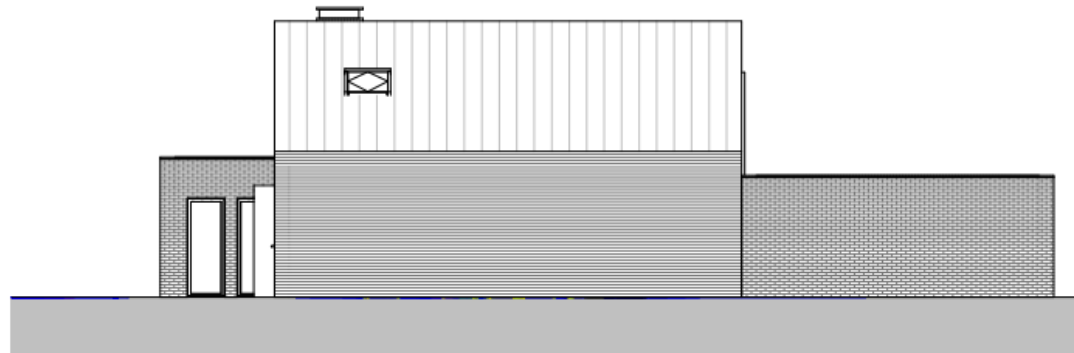
Proposed Elevations – Plot 1



Front Elevation
1 : 100



Left Elevation
1 : 100

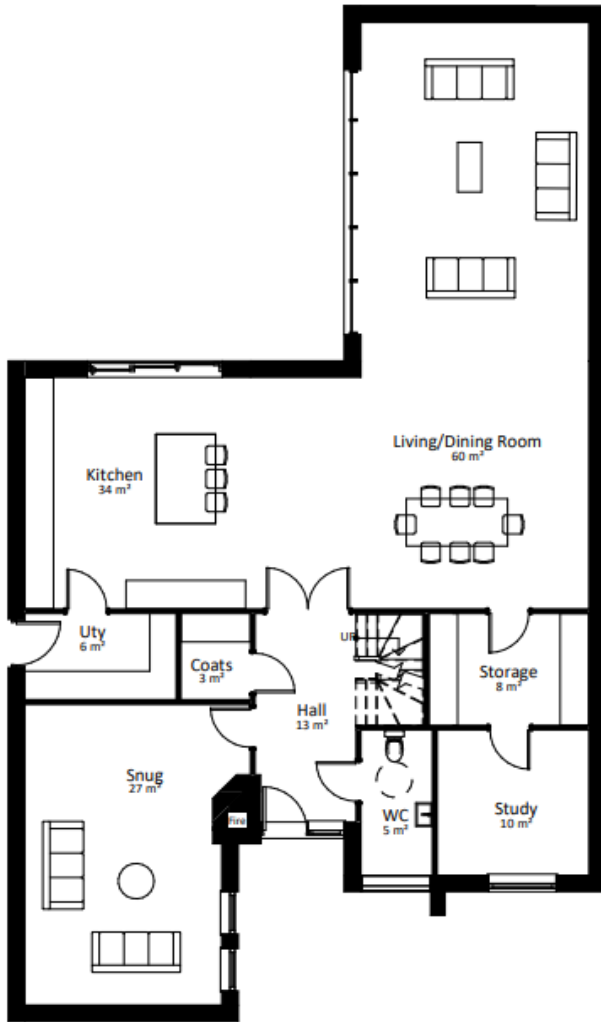


Right Elevation



Rear Elevation
1 : 100

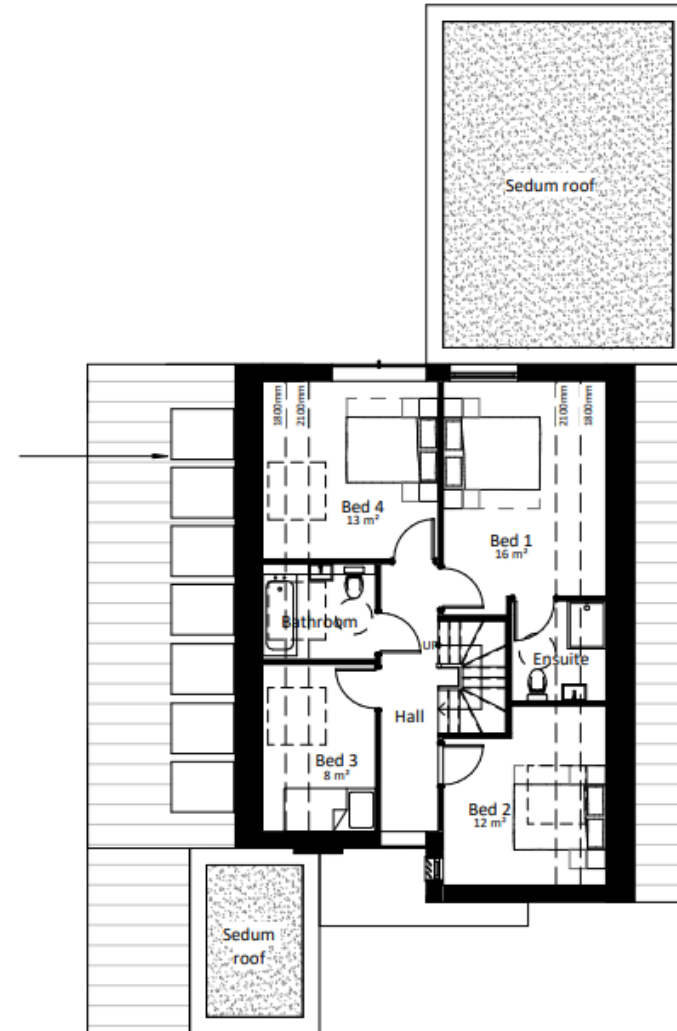
Proposed Floor Plans – Plot 1



Ground Floor Plan

1 : 100

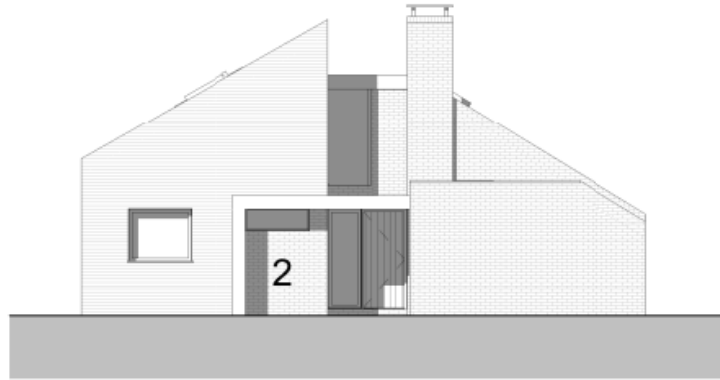
Proposed PV panels.
Size, number and
location are indicative



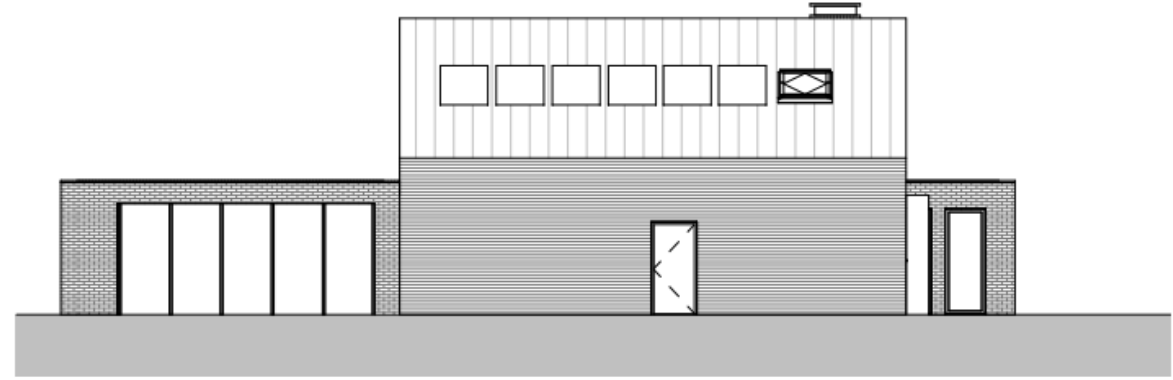
First Floor Plan

1 : 100

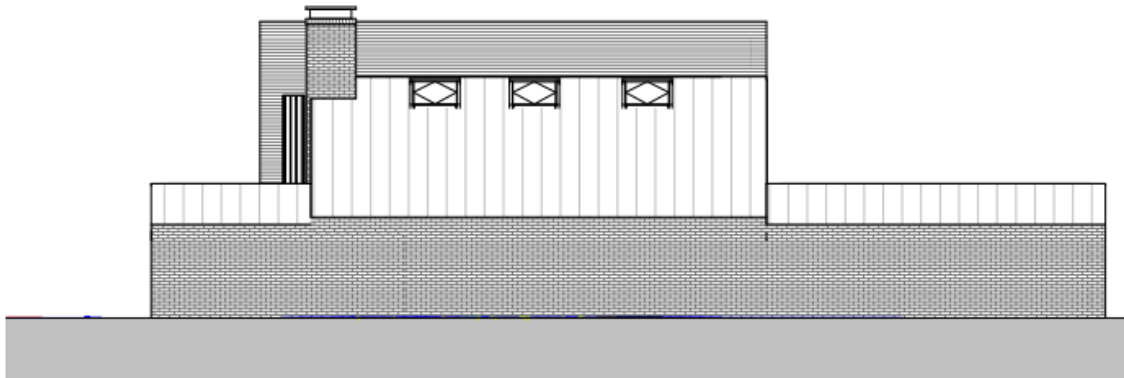
Proposed Elevations – Plot 2



Front Elevation
1 : 100

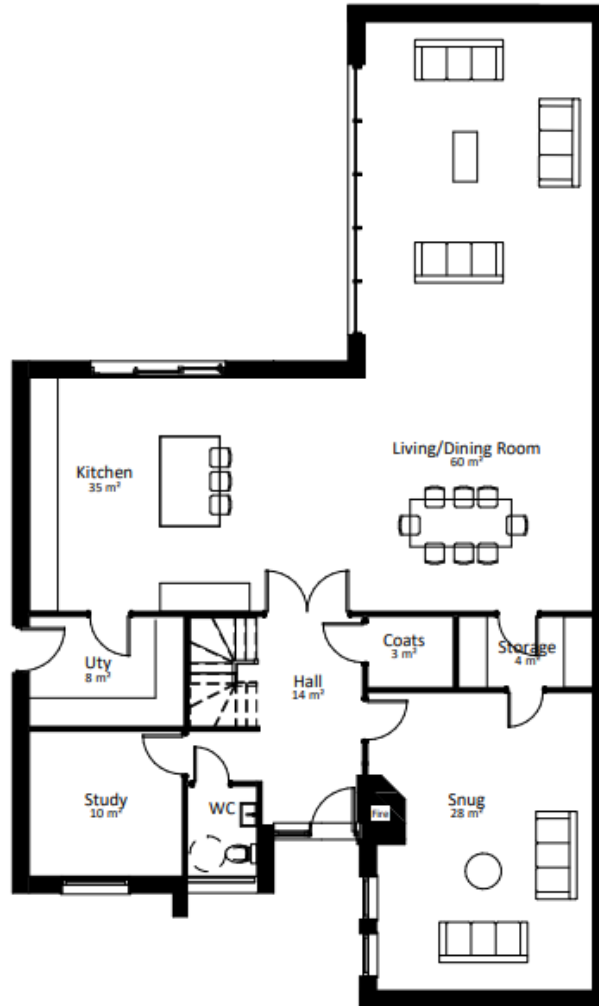


Left Elevation
1 : 100



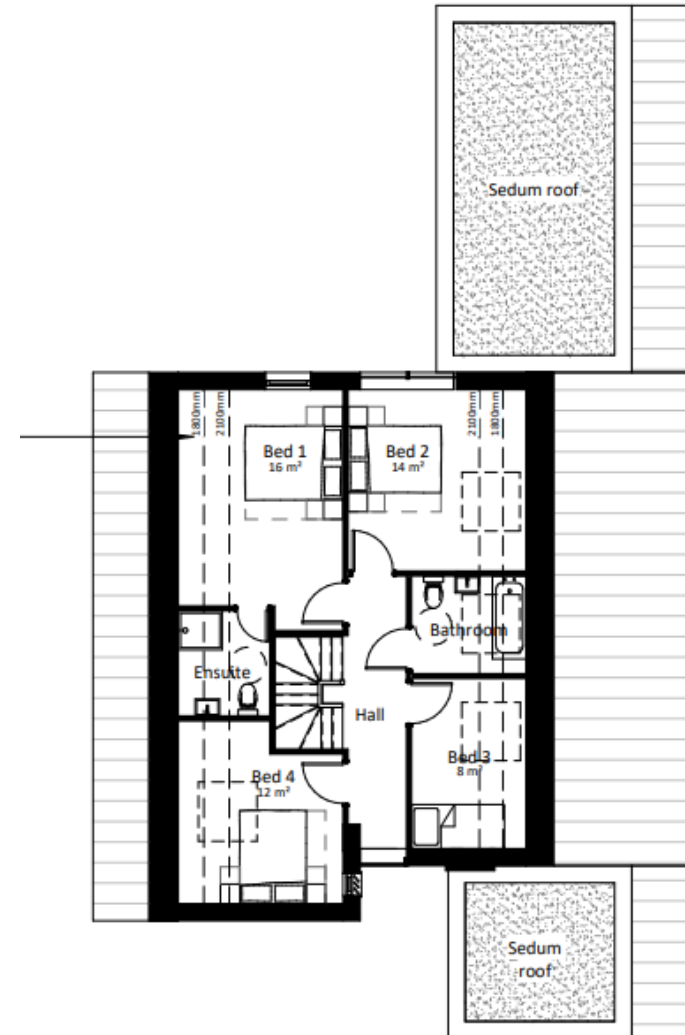
Rear Elevation
1 : 100

Proposed Floor Plans – Plot 2



Ground Floor Plan

1 : 100



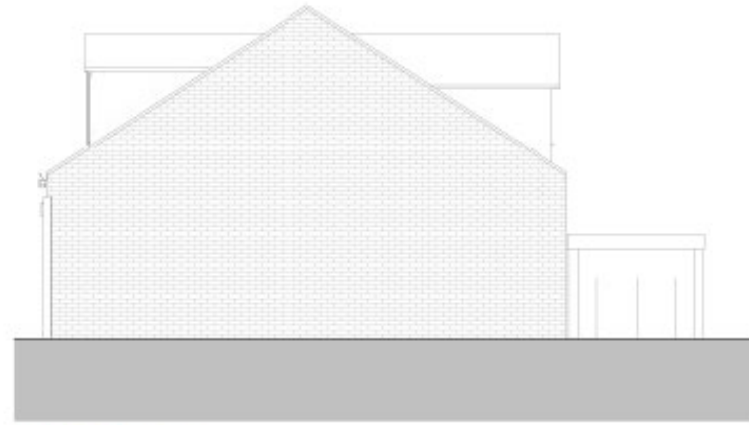
First Floor Plan

1 : 100

Proposed Garages Elevations



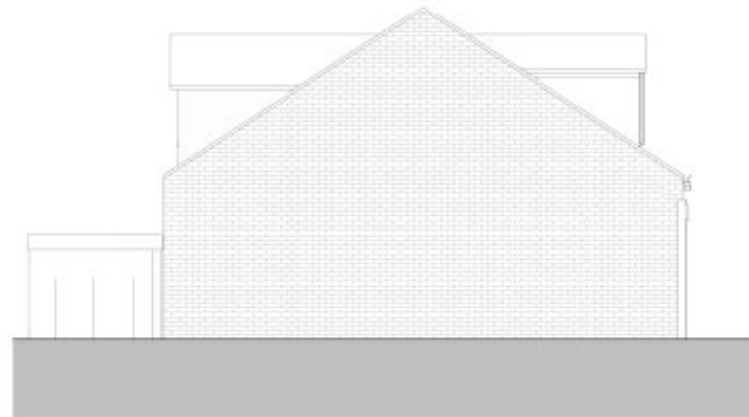
Front Elevation
1 : 50



Right Elevation
1 : 50

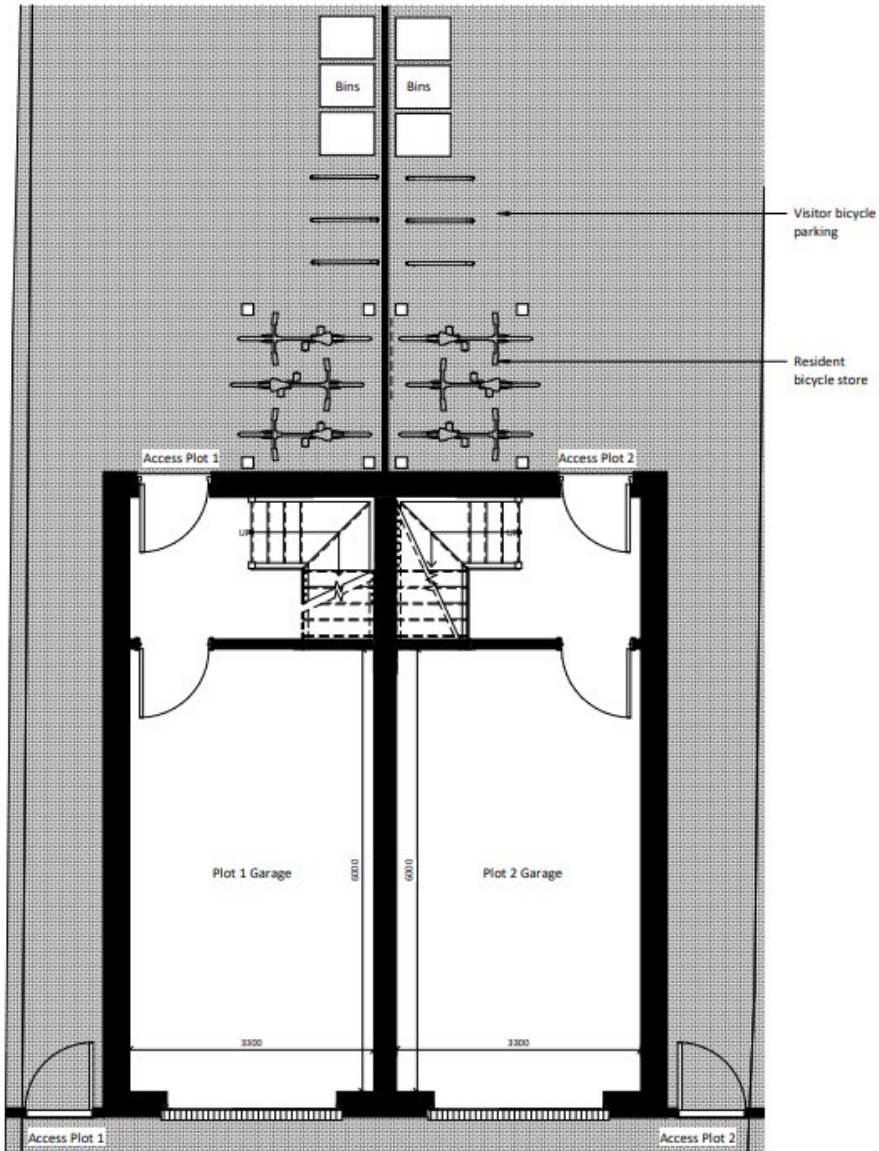


Rear Elevation
1 : 50

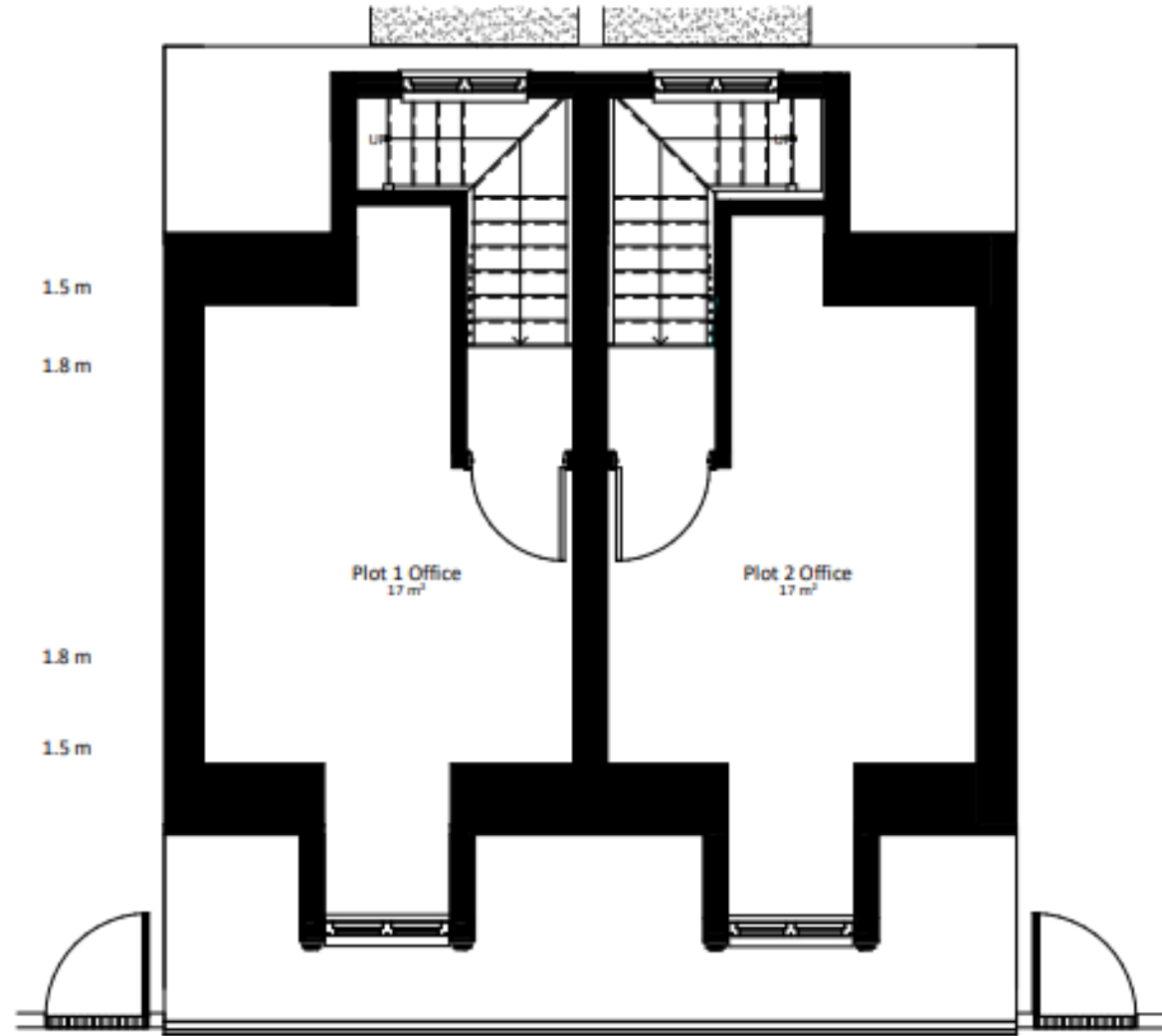


Left Elevation
1 : 50

Proposed Garages – Floor Plans



Ground Floor
1 : 50



First Floor
1 : 50

Existing and Proposed Street Scenes



Existing Street Elevation - Highworth Avenue



Proposed Street Elevation - Highworth Avenue

1 : 100

Planning Balance

Approval

Key material considerations:

- Delivering two residential homes within Cambridge
- The proposal would not result in visual impact upon character of the local area, by virtue of its back land location and minor scale
- No impact upon the amenities of neighbouring properties due to separation distances and low ridge heights
- All car parking has been relocated from within the site to the front, thus reducing noise impact upon neighbouring properties
- BNG is achievable on site, subject to conditions as recommended



Refusal

Key material considerations:

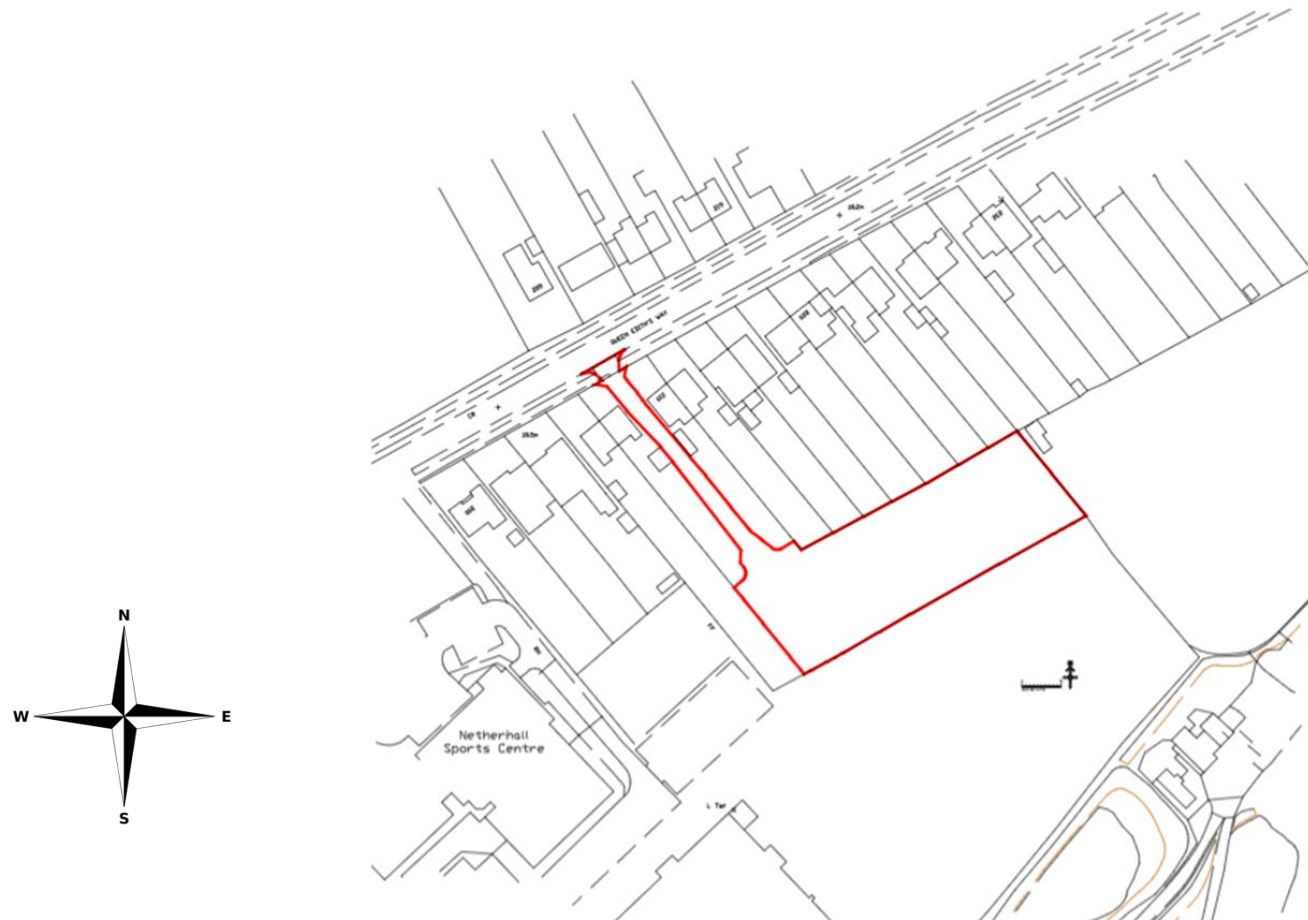
- Although cycle parking is not directly located to the front of the site, it is situated within an area which is easily accessible and more secure

Officer Recommendation: Approve

22/05070/FUL

Land r/o 208-210 Queen Ediths Way

Site Location Plan



Proposed Site Plan



Key House Type

- 3 Bed House
- 3 Bed House
- 4 Bed House
- 4 Bed House
- 5 Bed House

Housetype Drawing Ref:

- 139-PA-100-101 BS-385P-1
- 139-PA-110-111 BS-385P-2
- 139-PA-120-121 BS-485P-1
- 139-PA-130-131 BS-487P-1
- 139-PA-140-141 BS-487P-2

Key - Landscaping

- Trees Existing - Overlay of Arboculturalists Drawing
- ? Proposed New Tree
- Tree to be Removed
- Existing Tree Group Canopys
- Existing Tree Root Protection Zone
- Planting
- Hedging
- 1.8m Close Boarded Fence (with hedgehog holes)
- 1.8m Close Boarded Fence (with gravel boards behind)
- 1.2m Close Boarded Fence
- 1.8m Chain Link Fence
- 1.8m Vertical Slatted Fence
- Bollard Lighting - Indicative Subject to Detail Design
- Feeder Pillar - Indicative Subject to Detail Design
- 1200mm Wide Cycle Access Route
- Indicative PV Panels, Quantity and Size Subject to Detail Design

Proposed Elevations

Plots 1,2



Plots 3,4,5



Plot 6



Proposed Elevations

Plot 7



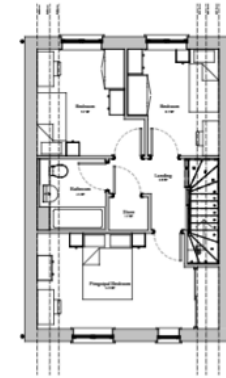
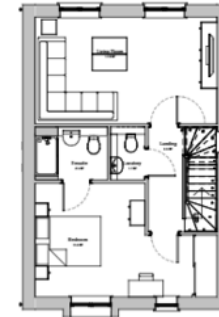
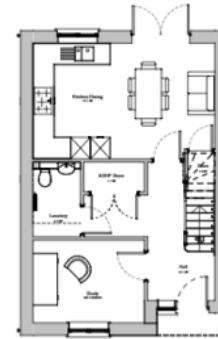
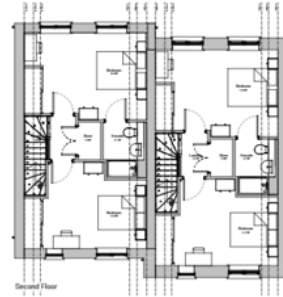
Plot 8



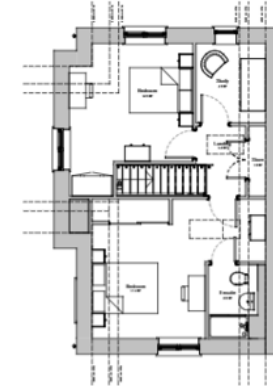
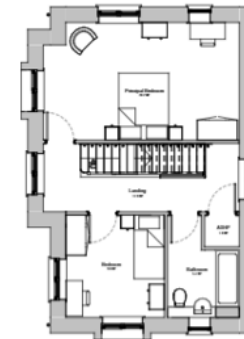
Proposed Floor Plans

Plots 3,4,5

Plots 1, 2

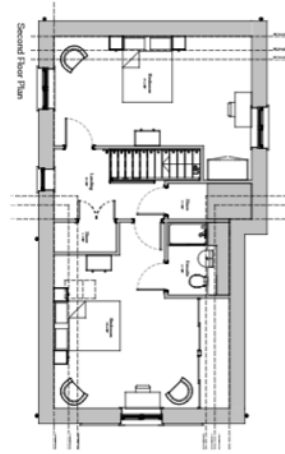
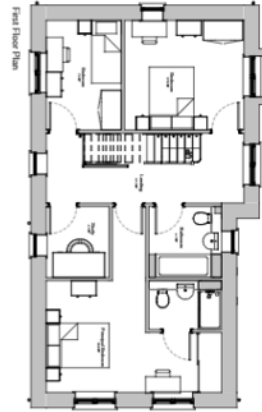


Plot 6

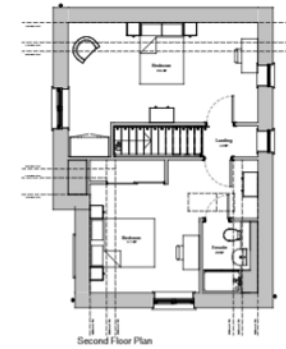
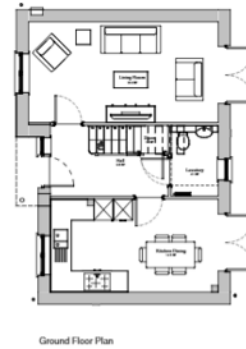


Proposed Floor Plans

Plot 7



Plot 8



Car and Cycle Parking

- The revised cycle parking arrangement is in accordance with Policy 82 and Appendix L of the Cambridge Local Plan 2018. The application proposes one cycle parking space per bedroom for plot 1 (3 cycle parking spaces within the frontage). For all other units the application proposes five cycle parking spaces in total which exceeds the standards required by policy. Two spaces are proposed within a purpose built store in the frontage and three spaces within a cycle shed to the rear.
- The proposed development includes two dedicated car parking spaces per dwelling which meets the maximum standards set out in policy 82.



Cycle Parking Visual



Planning Balance

Approval

Key material considerations

- Provision of 8 dwellings
- High quality design.
- Redevelopment of a vacant brownfield site.



Refusal

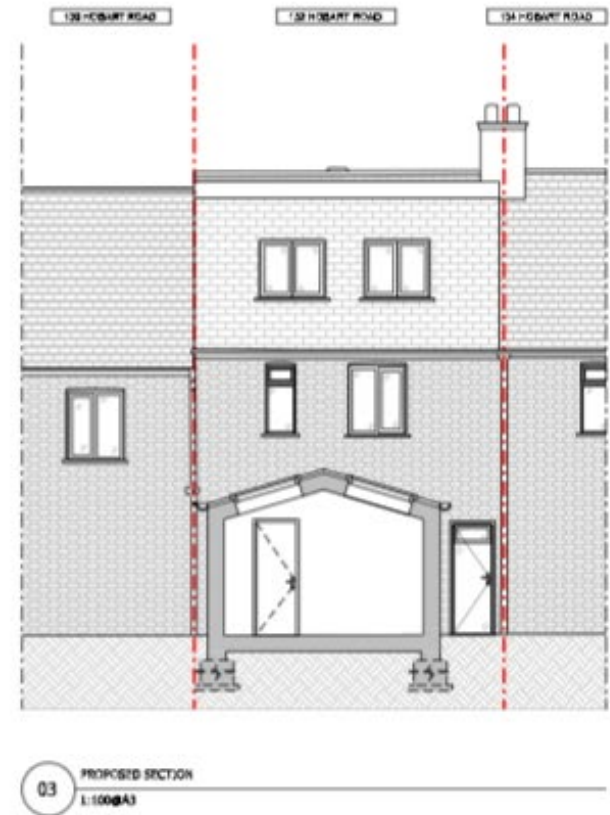
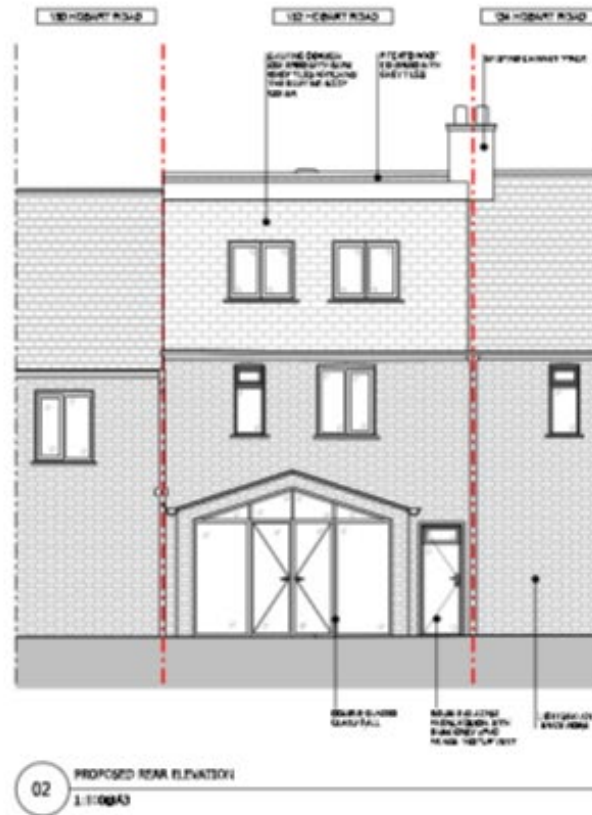
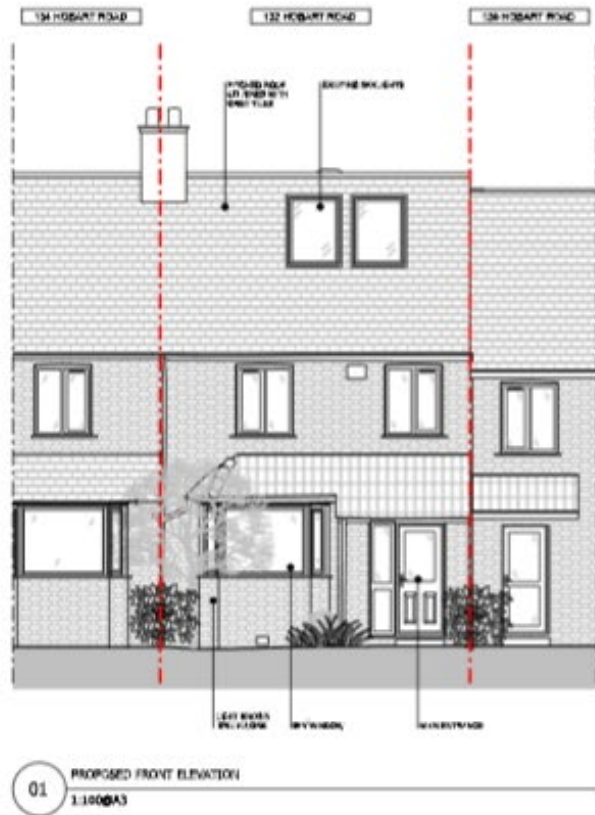
Key material considerations

Officer Recommendation: Approve, subject to conditions

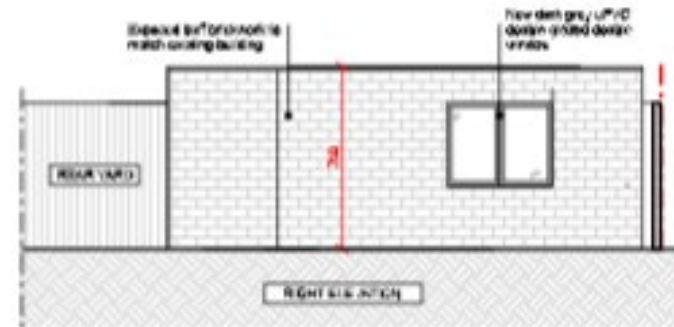
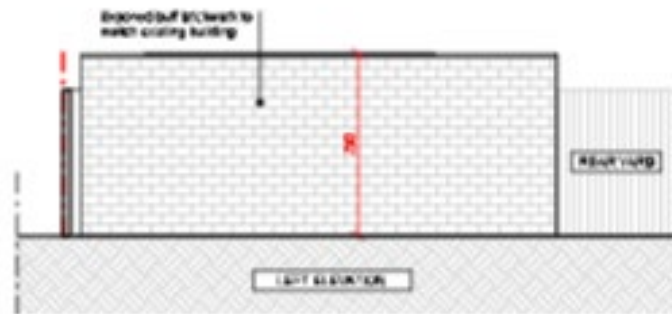
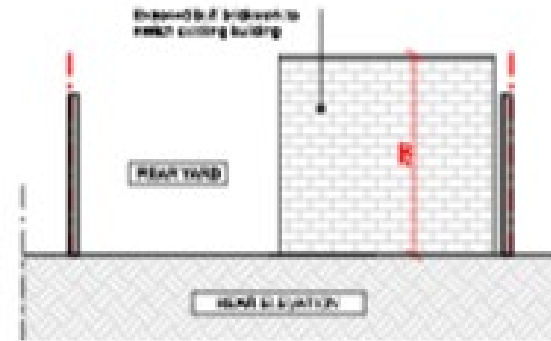
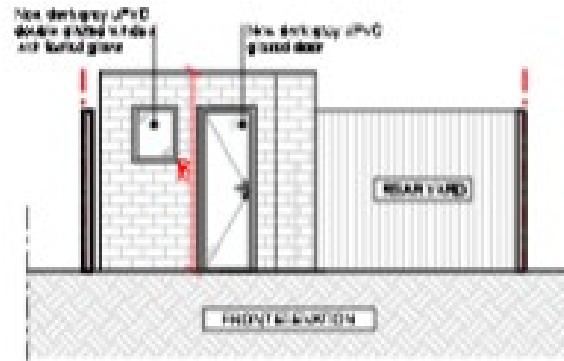
22/05599/FUL
132 Hobart Road
Site Location Plan



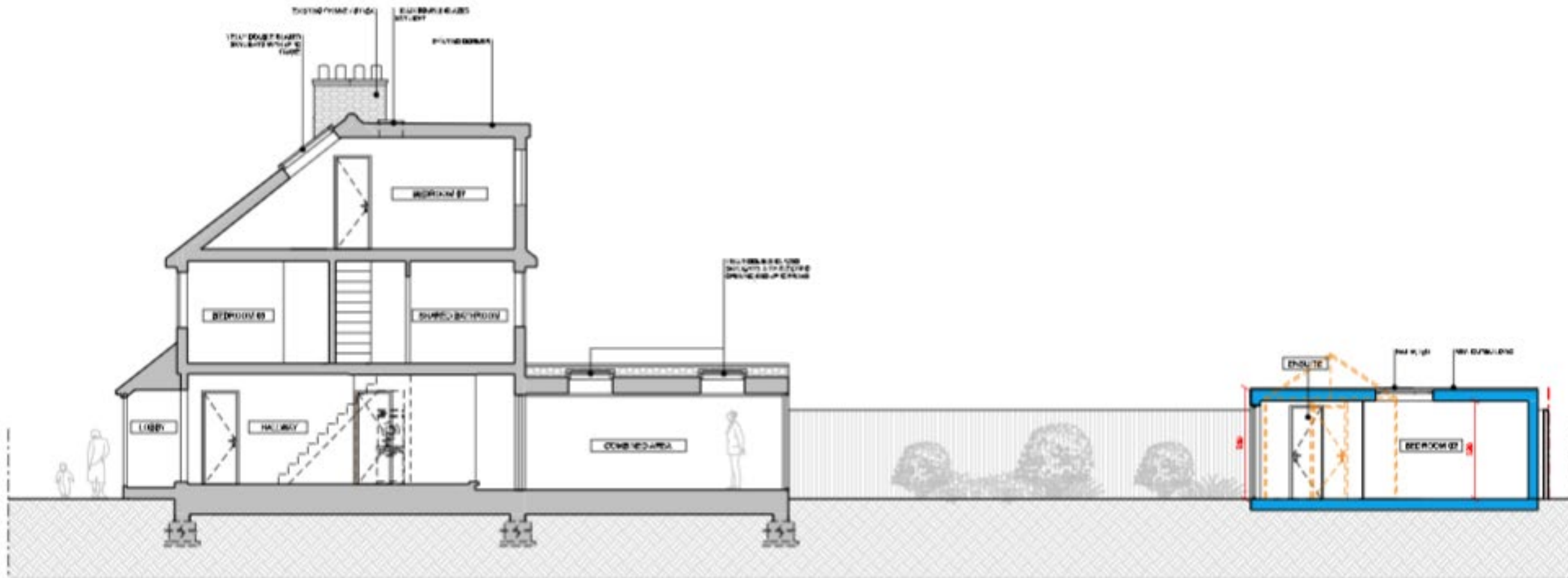
Existing and Proposed Elevations (No Change)



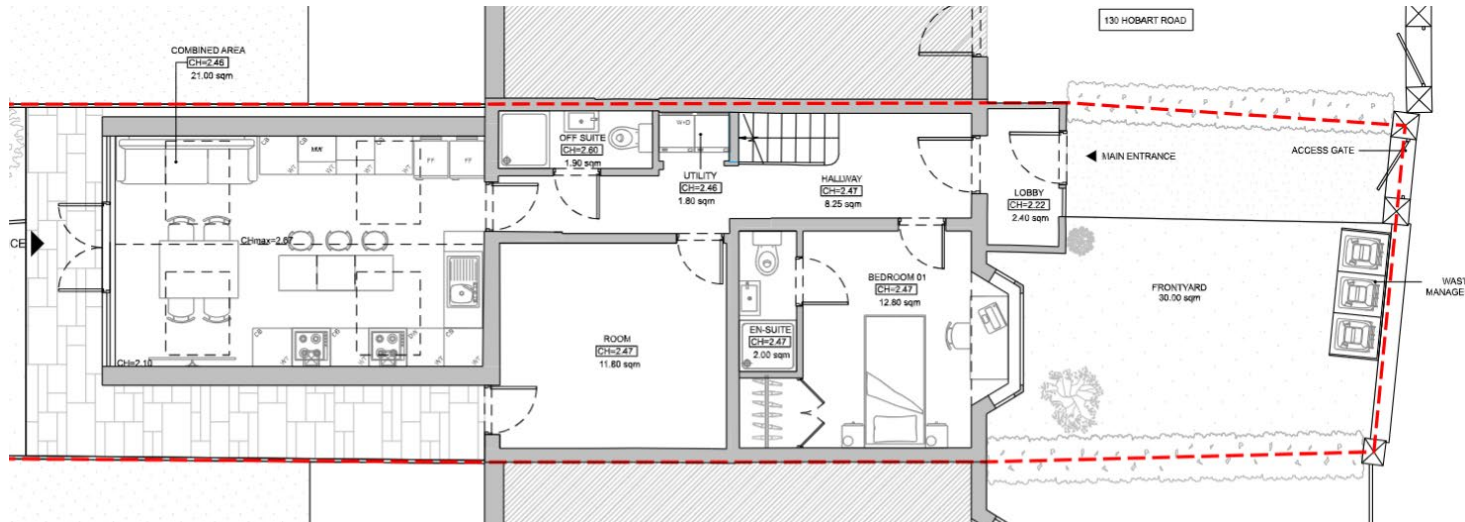
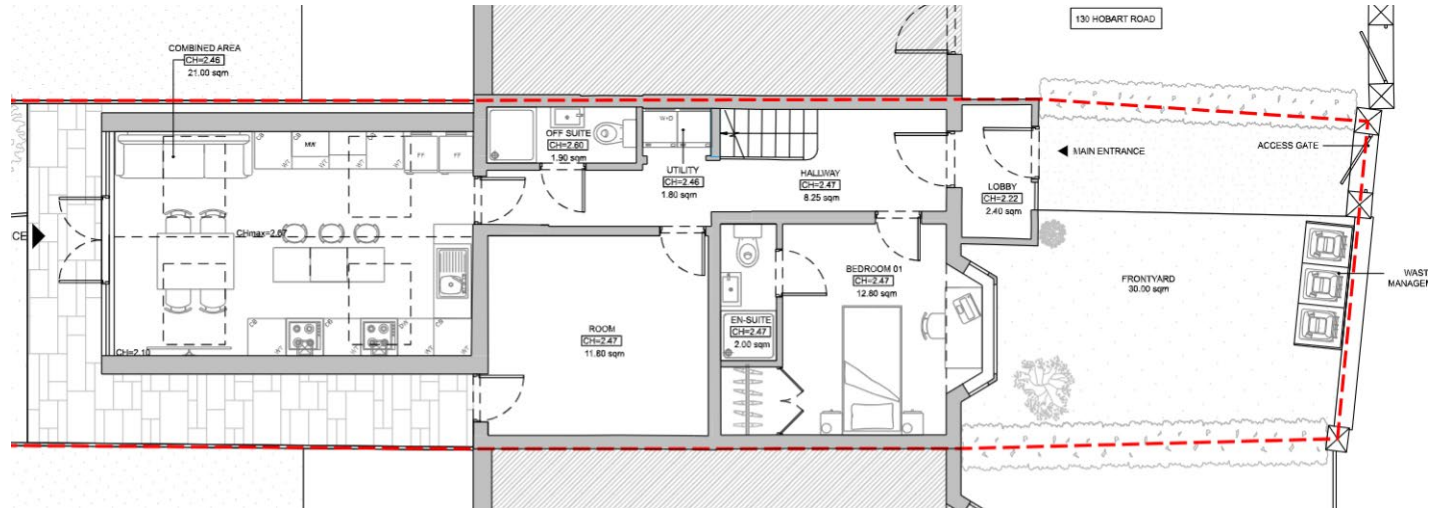
Proposed Outbuilding



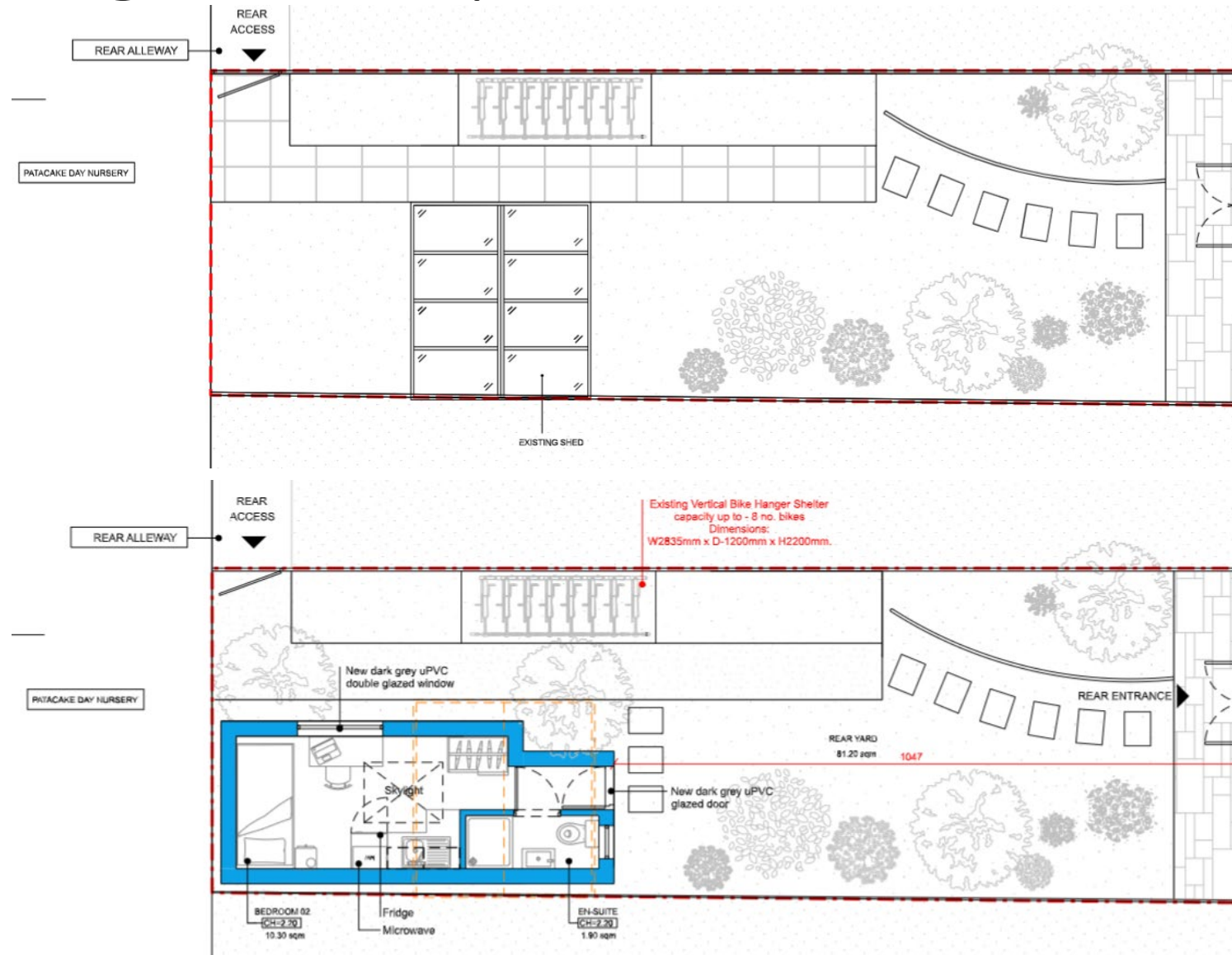
Proposed Site Section



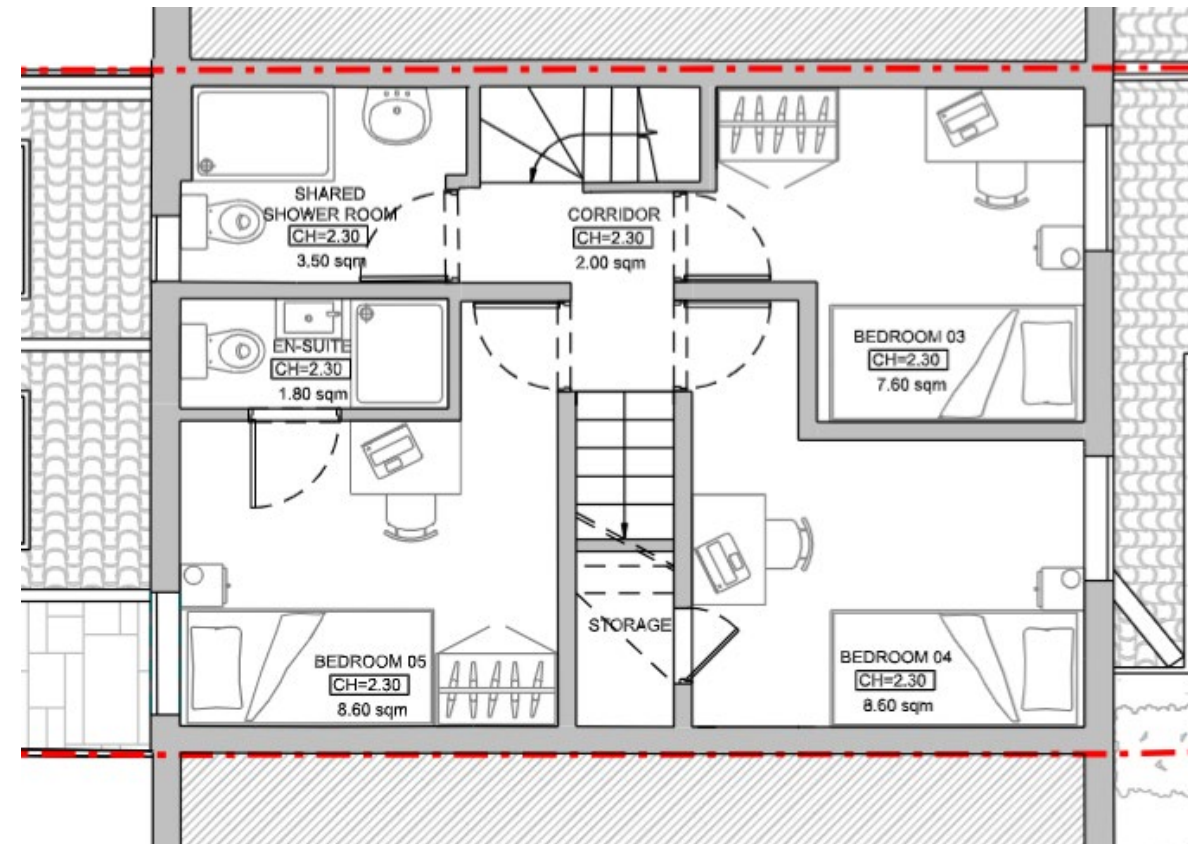
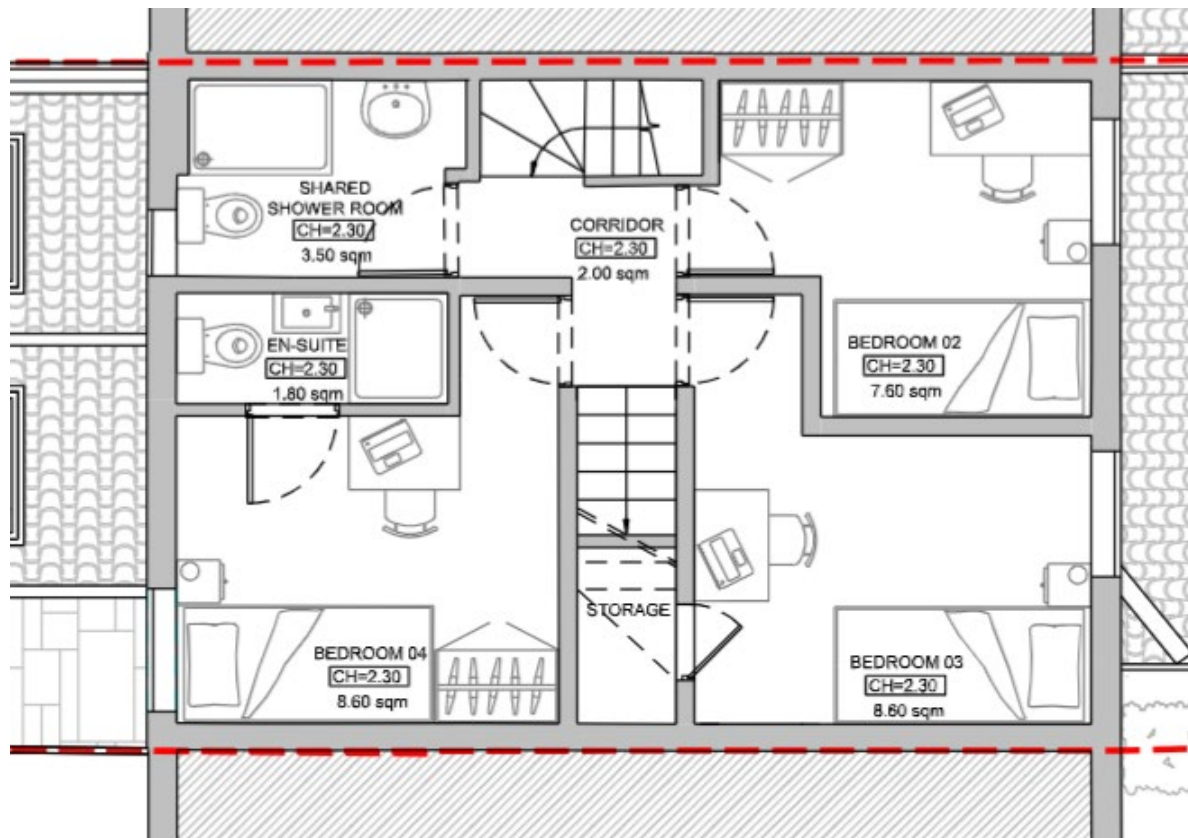
Existing and Proposed Ground Floor



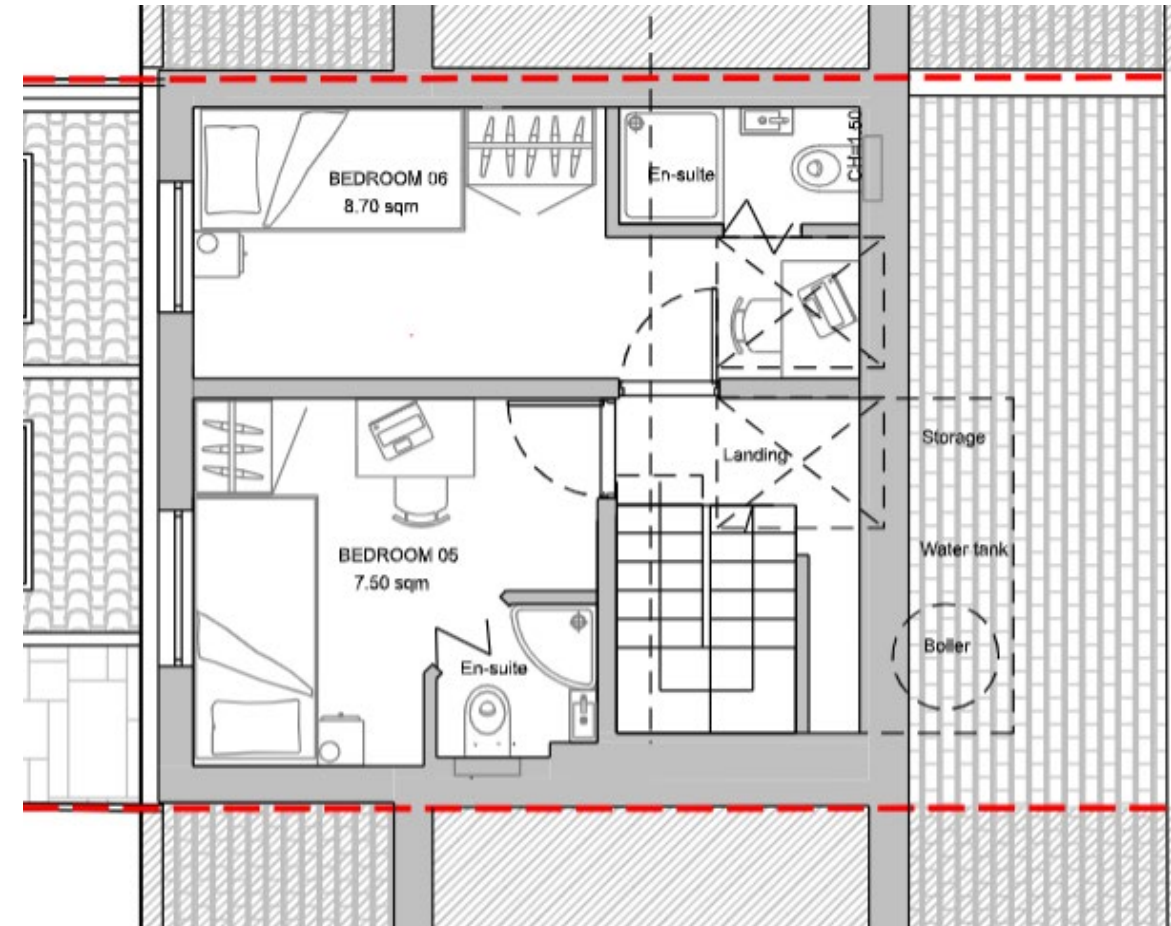
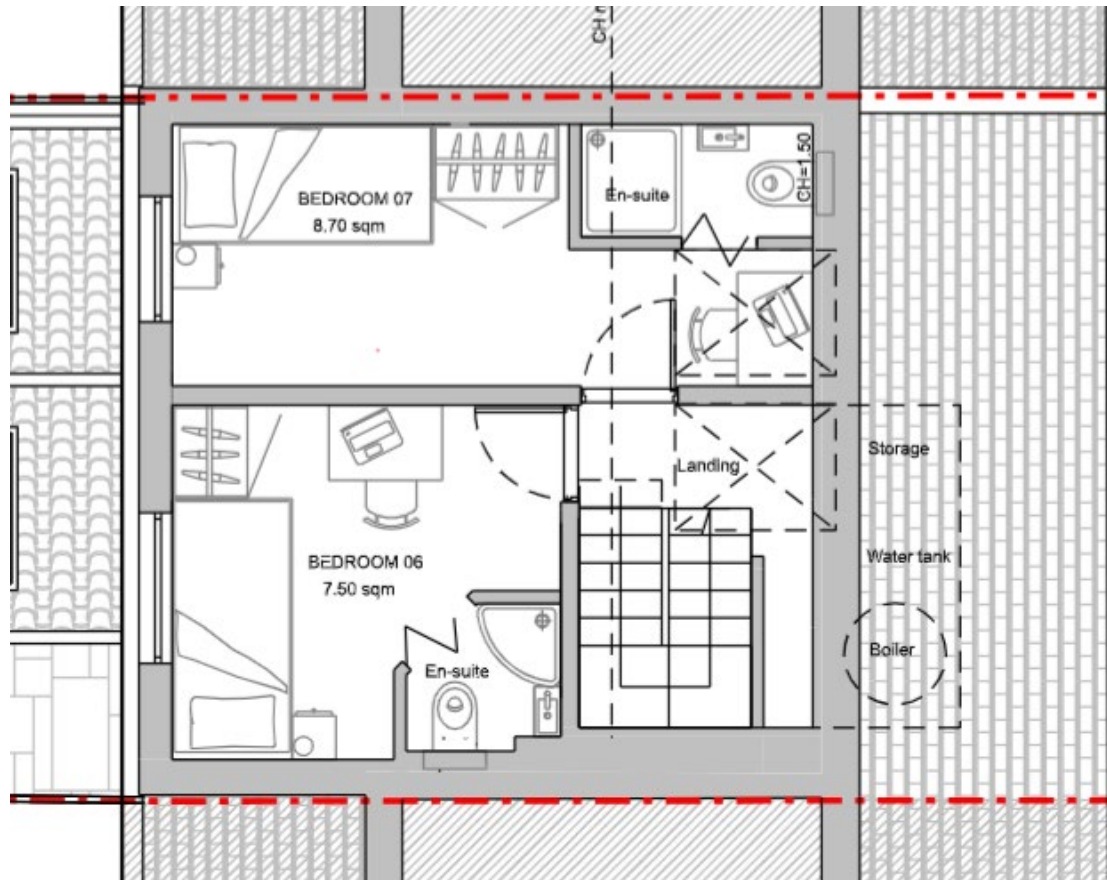
Existing and Proposed Rear Garden



Existing and Proposed First Floor



Existing and Proposed Second Floor



Planning Balance

Approval

Key material considerations

- Increase in supply of accommodation available in the area
- Increase in internal amenity space of existing HMO
- No adverse impacts on the residential amenity of neighbours
- No highway safety concerns and additional cycle parking to the front.

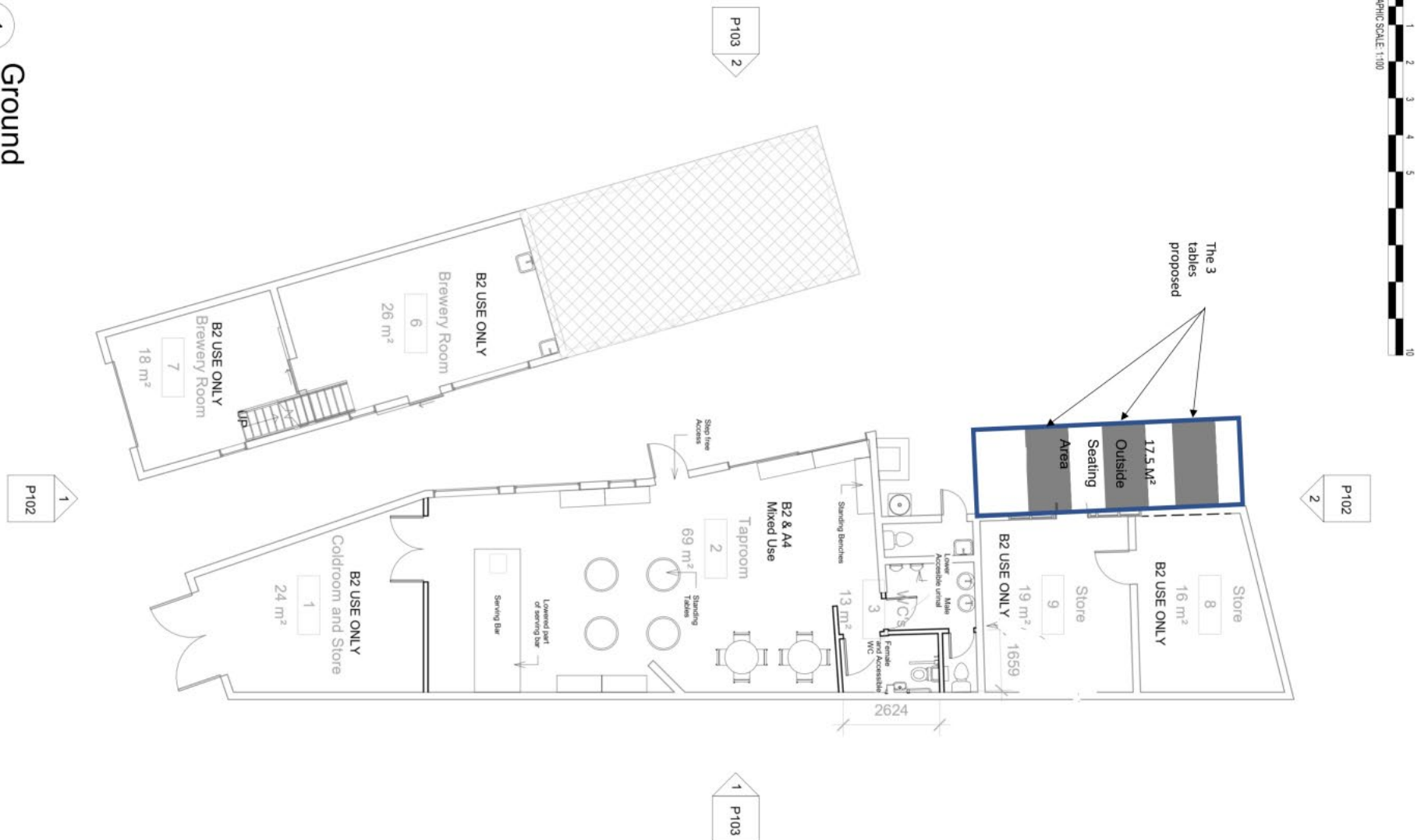


Refusal

Key material considerations

Officer Recommendation: Approve

1
Ground
1 : 100



Planning Balance

Approval

Key material considerations

- Enhances vitality/ viability of public house/ business
- Expands range of community facilities available to residents and visitors



Refusal

Key material considerations

- Degree of uncertainty regarding the effectiveness of the quantum of this space and the proposed Noise Management Plan in ensuring neighbour amenity not harmed in terms of noise and disturbance.

Officer Recommendation: Approve (Temporary One Year Permission)