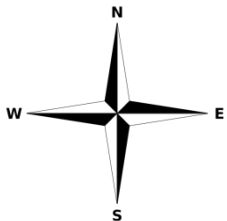
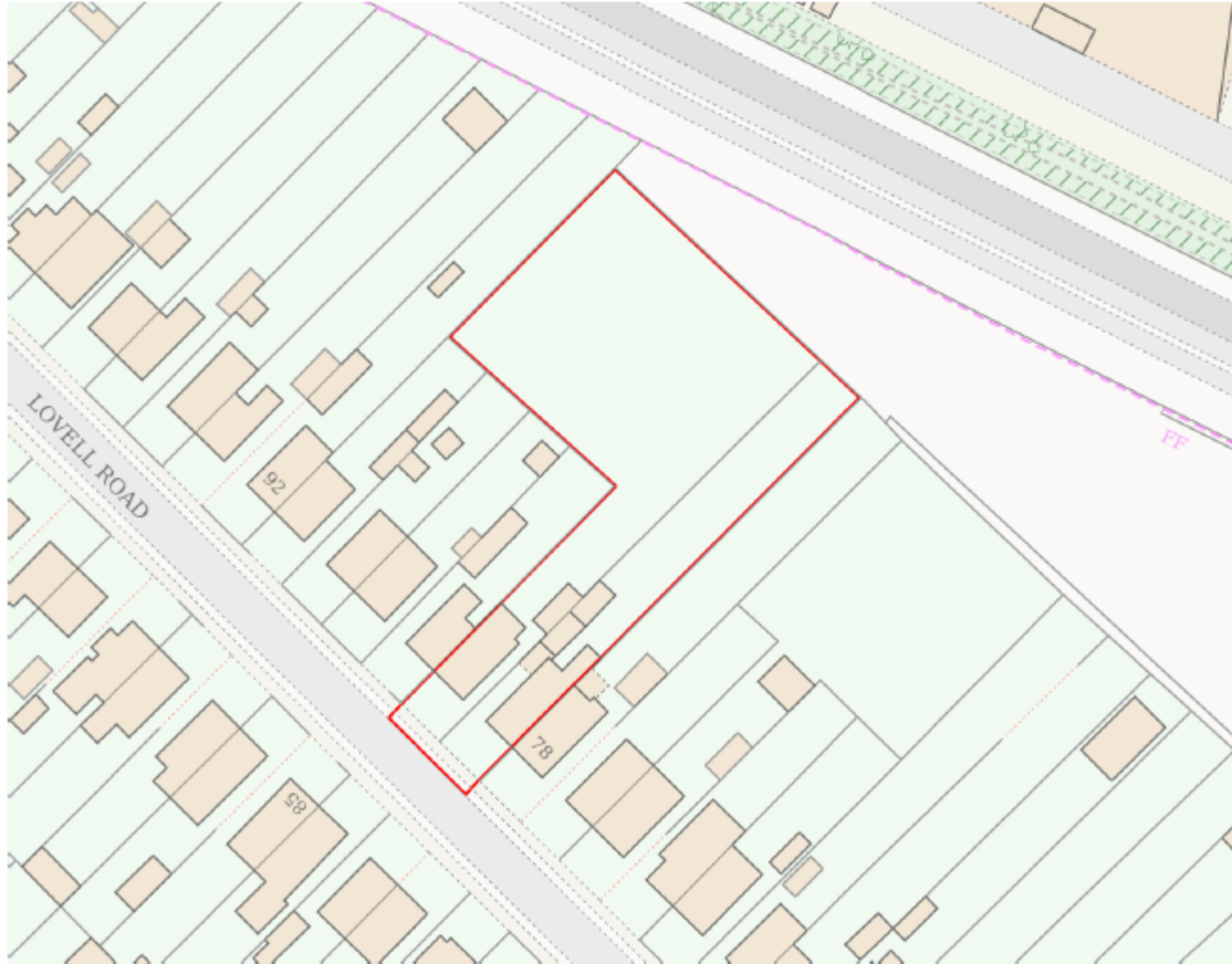
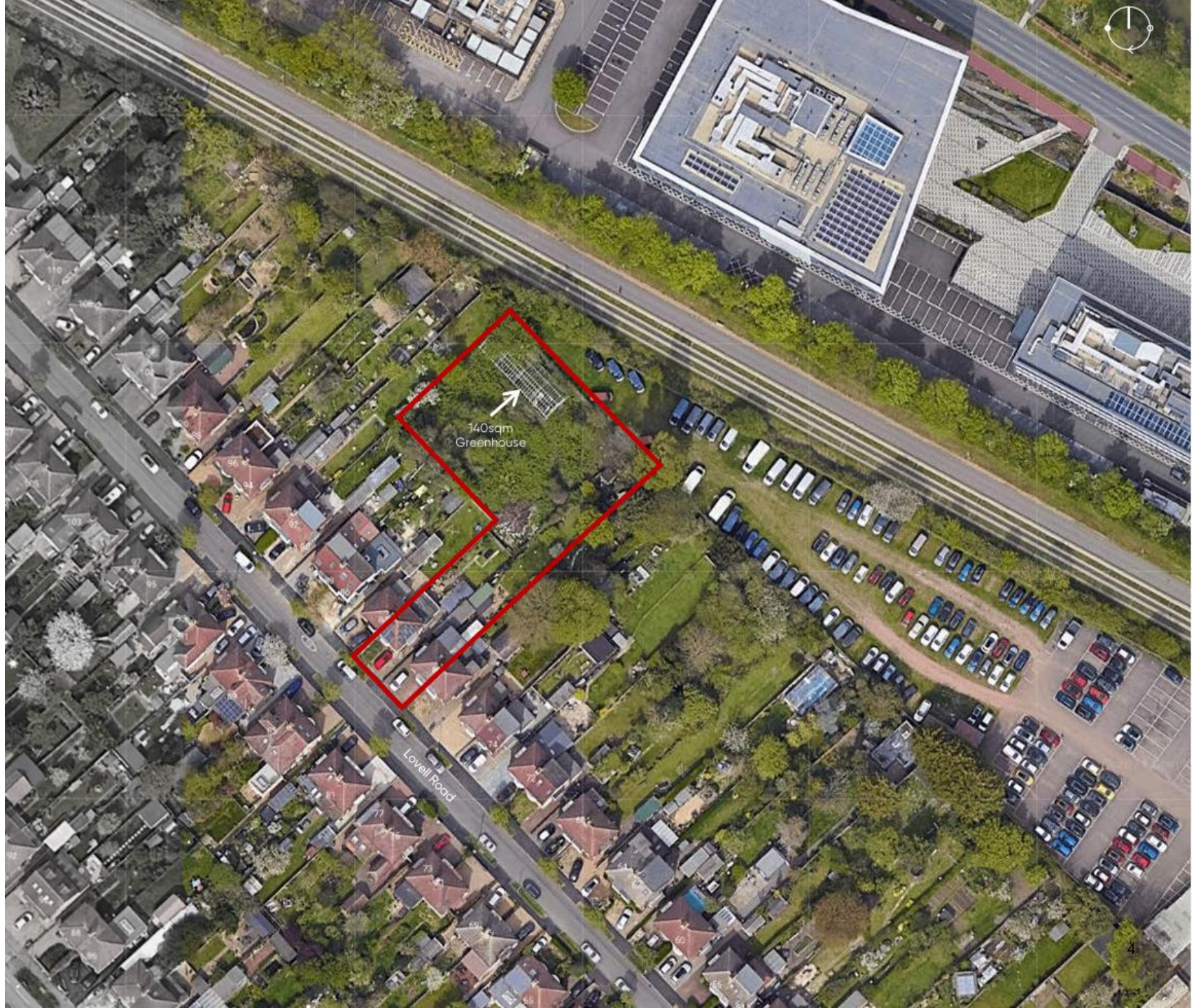


**GREATER CAMBRIDGE**  
SHARED PLANNING

# MINOR APPLICATIONS

# 25/05050/FUL – 80 and 82 Lovell Road Site Location Plan





# The Site



# 80 and 82



# DAS Character

## Context

### Pattern of Development

#### Present Day – Lovell Road

In addition to the backland developments to the rear of Garden Lodge and 2 Lovell Road the existing pattern of development on the road also includes substantial built form within rear plots, most notably the large commercial greenhouse on the application site, with a footprint exceeding that of the proposed dwelling. This structure, alongside other large ancillary outbuildings present to the rear of neighbouring properties (60, 66 & 96 Lovell Road), demonstrates that backland built form is an established element of the local context.

Whilst the backland developments behind Garden Lodge & 2 Lovell Road set a meaningful precedent, they are located at only 8m separation from the rear elevation of the original dwellings. As such they would not form an appropriate pattern of development for the new dwelling to copy.

Instead, by taking a build line commensurate with that of predominant infill/backland development to the rear of 2-38 Lovell Road (EMG Site) the proposal builds on the main existing pattern of built form behind Lovell Road properties on this northern side.



# DAS Context

## Context

### Pattern of Development

#### Present Day – Local Area

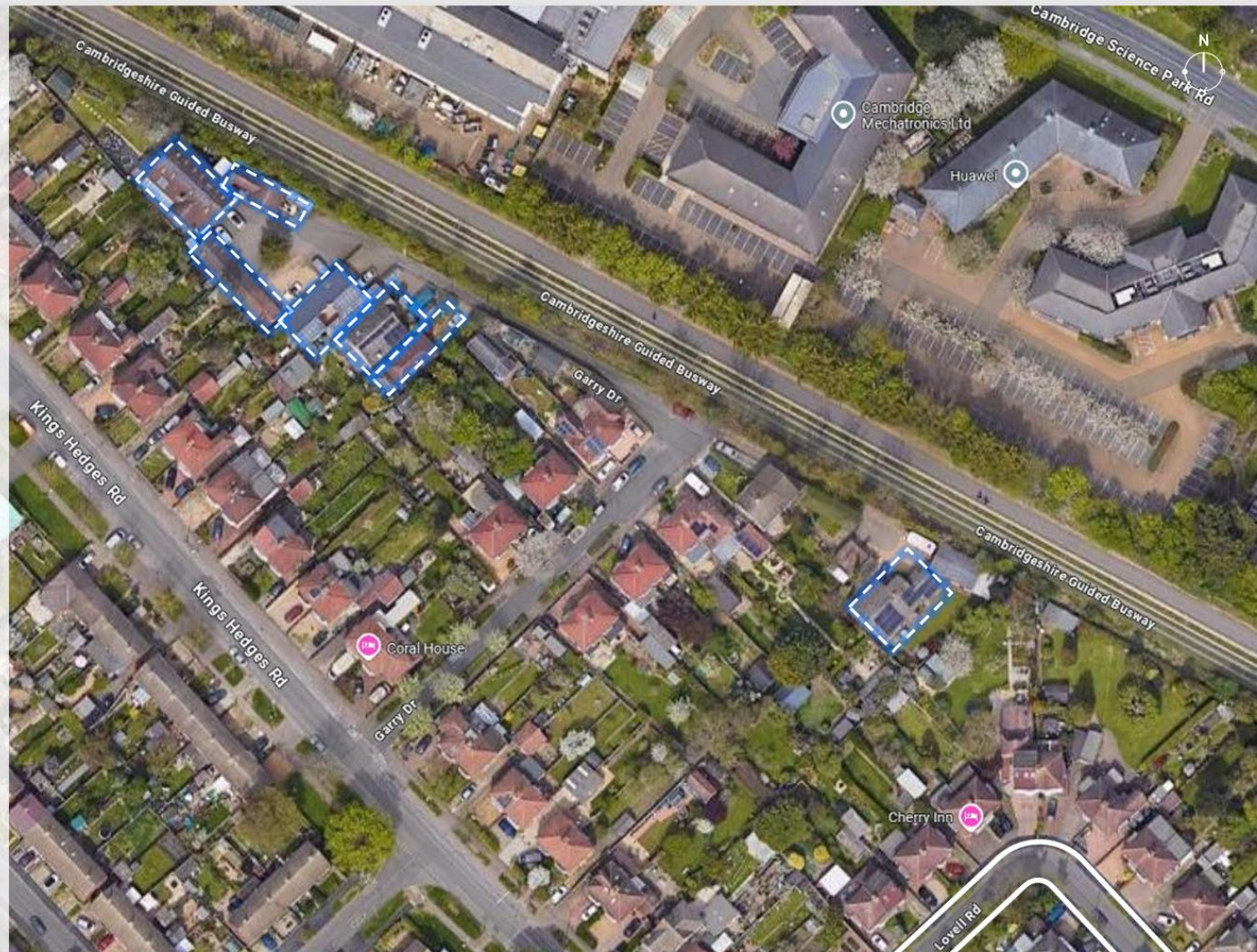
In addition to the intensification along Lovell Road there is also precedent of backland developments within the surrounding area, off Garry Drive.

These residential and commercial developments are also located to the rear of the original post-war semi-detached properties, adjacent to the guided busway (and at a distance far closer than that which is proposed).

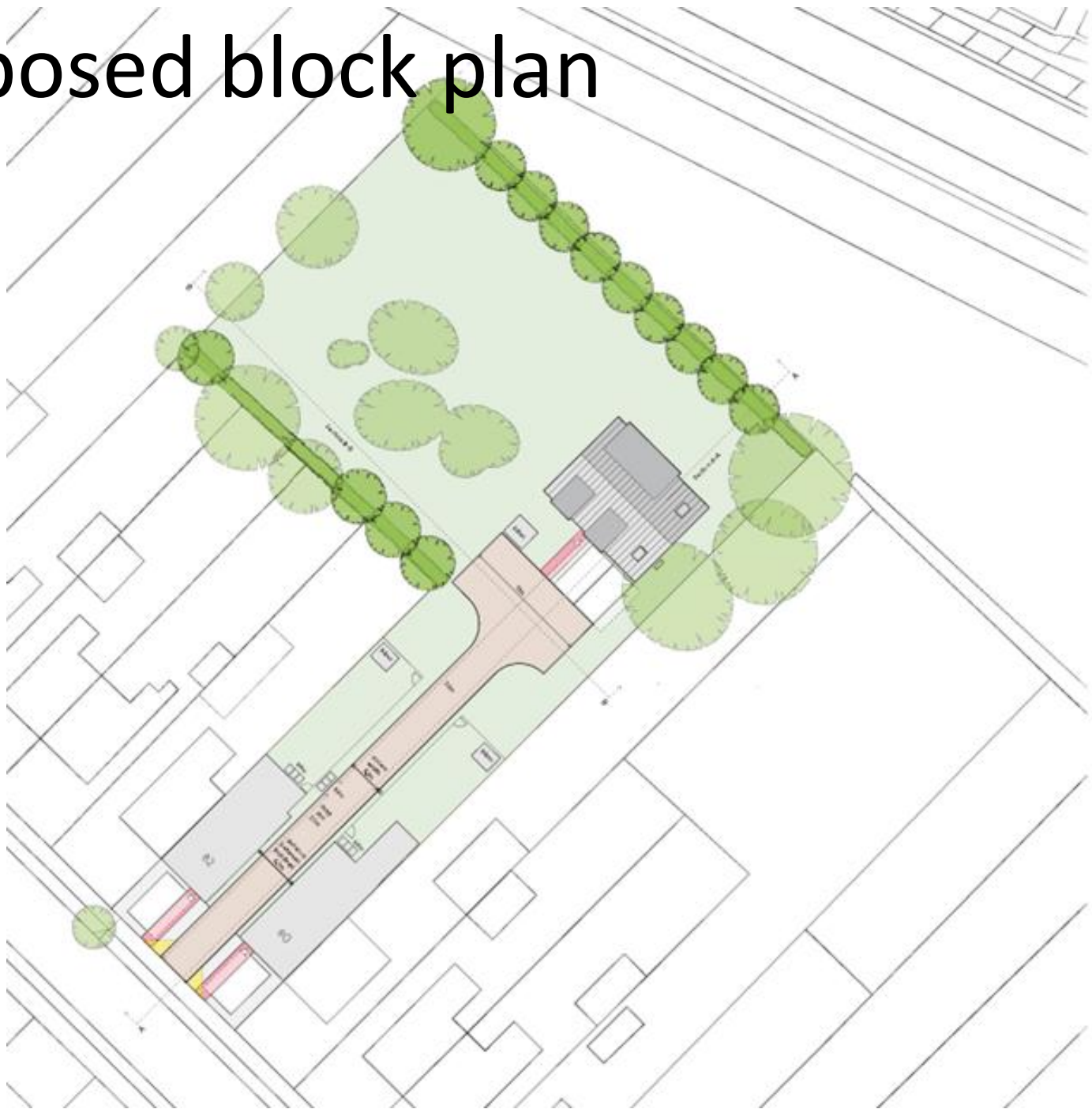
Numerous additional examples of backland development are present within the surrounding local area, including sites along the adjacent Kings Hedges Road and Milton Road.

These examples demonstrate that modest backland infill is a recognised and accepted urban pattern in this part of north Cambridge.

**The proposed backland development therefore aligns with the emerging urban morphology of the area rather than conflicting with it.**



# Proposed block plan



# Ecology



A rainproof hedgehog "igloo" habitat made from natural materials



wildlife corridor

RPA

log pile

POPLAR CAT B

LEYLAN DII CAT C





HORNBEAM CAT C

82

80

2No. Manthorpe Swift Nesting Brick Box integrated into the gable elevations of the new dwelling.

1No. Big Bat House BCI Certified Bat Box integrated into the gable elevation of the new dwelling.

-  Root Protection Area
-  Retained tree within and without the site
-  New Hedge
-  New Tree

# Existing and plans & elevations

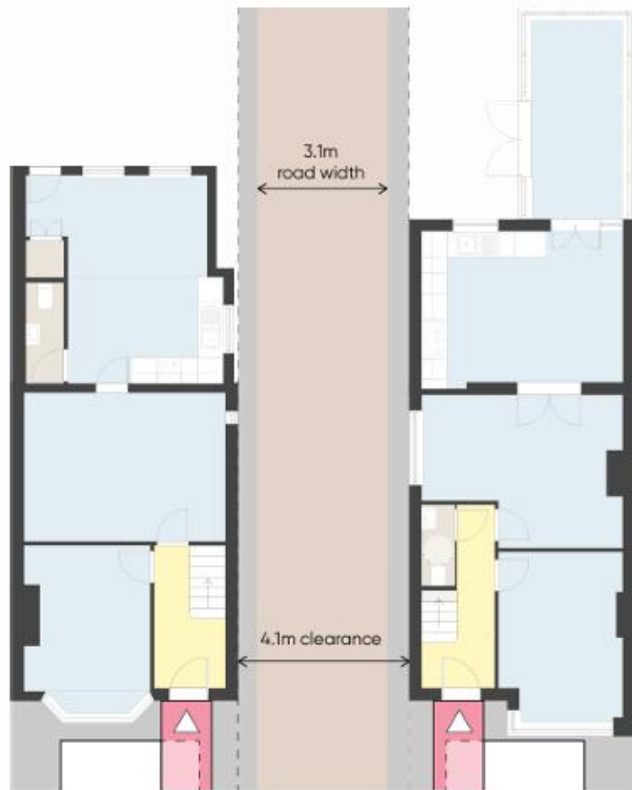


# Proposed and plans & elevations



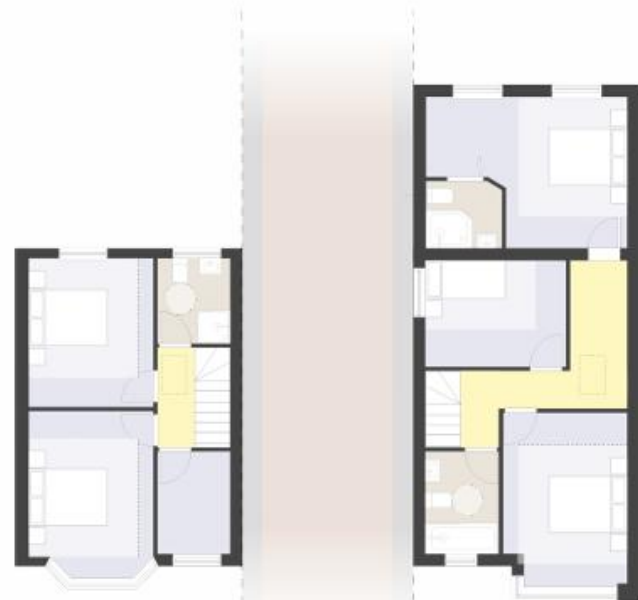


South West Elevation (Facing Lovell Road)



Ground Floor Plan

Ground Floor Plan

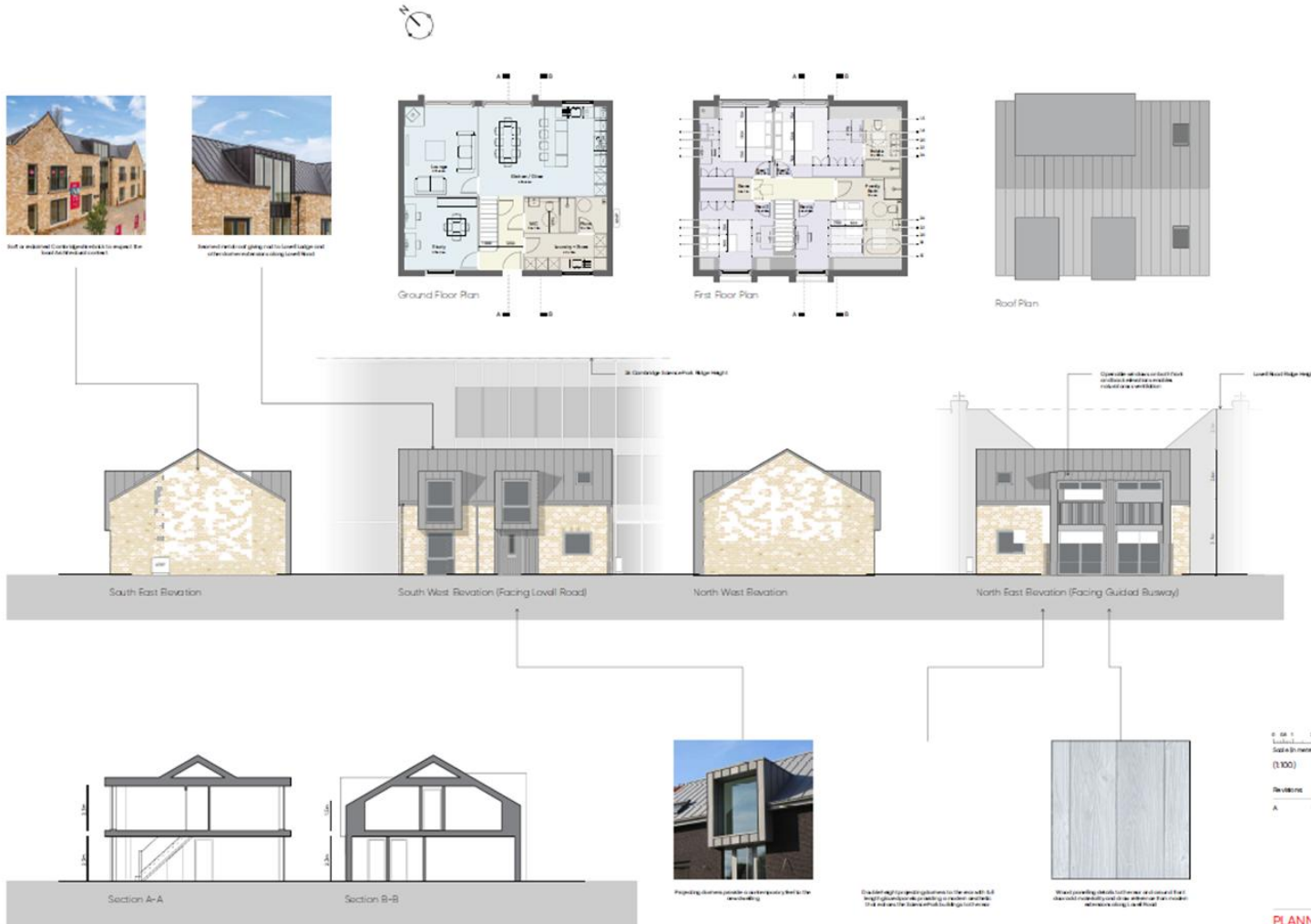


First Floor Plan

First Floor Plan

# Proposed plans and elevations

Maximum height of an extension that meets the Building Regulations in terms of width, height and surface area, other than a flat roof and built over the ground level, is limited to the height of the existing building plus one storey (see Diagram 1.2)



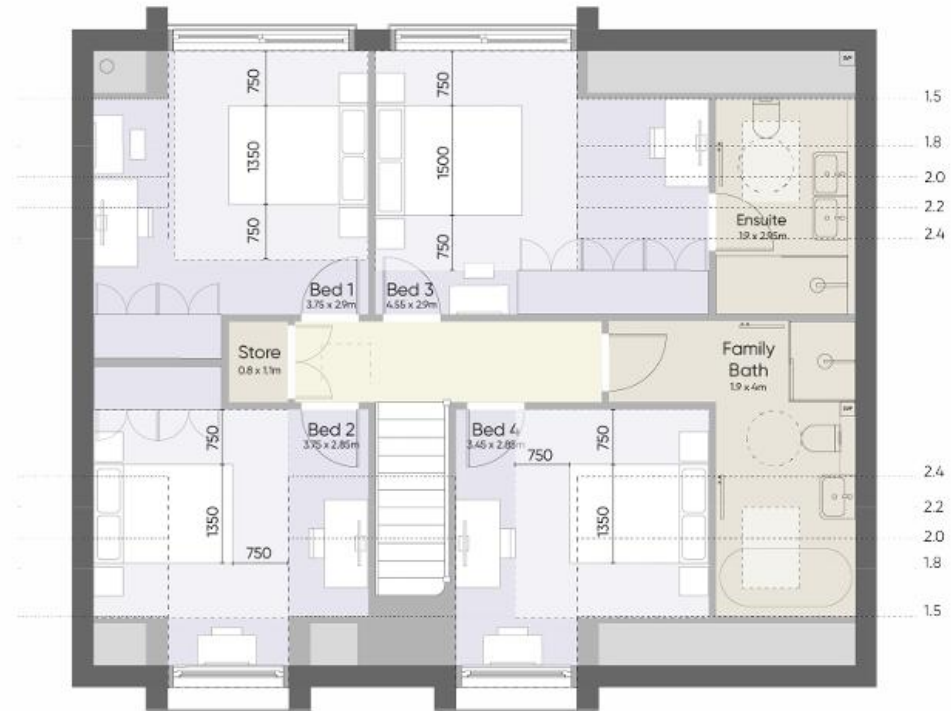
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 Scale in metres  
 (1:100)

Revisions

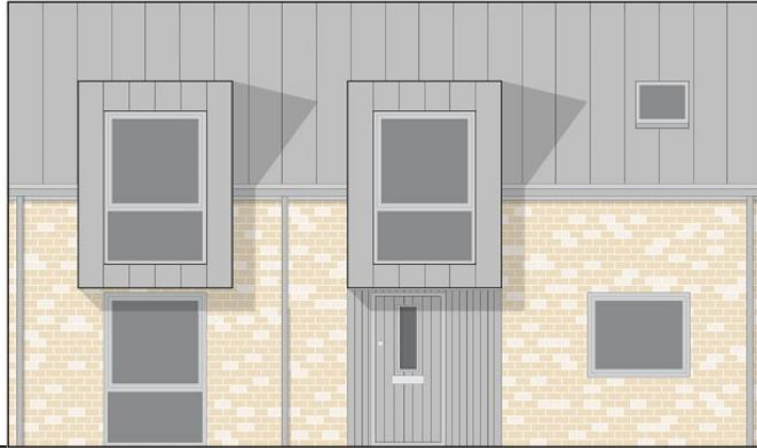
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Ground Floor Plan



First Floor Plan



South West Elevation (Facing Lovell Road)



North East Elevation (Facing Guided Busway)

1.



2.



3.



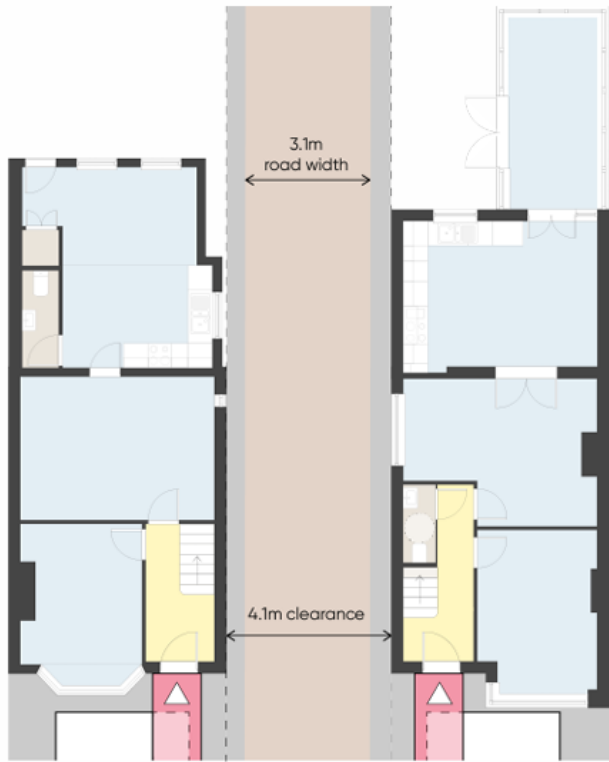
4.





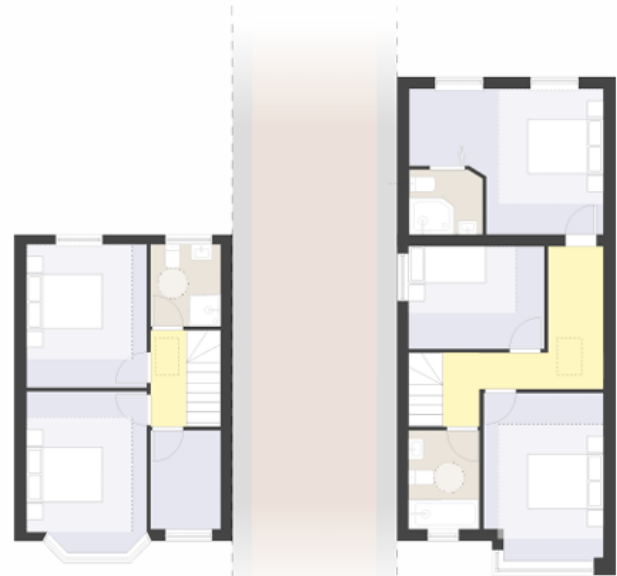


South West Elevation (Facing Lovell Road)



Ground Floor Plan

Ground Floor Plan



First Floor Plan

First Floor Plan

# Planning Balance

## Approval

- Provides a self-build dwelling – noting current shortfall

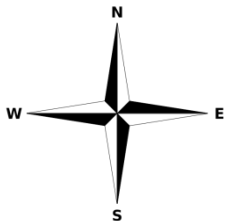


## Refusal

- Backland development is contrary to the prevailing pattern of development

Officer Recommendation: Approve

# 25/05057/HFUL - 2 Elder Close Site Location Plan



# Street Scene



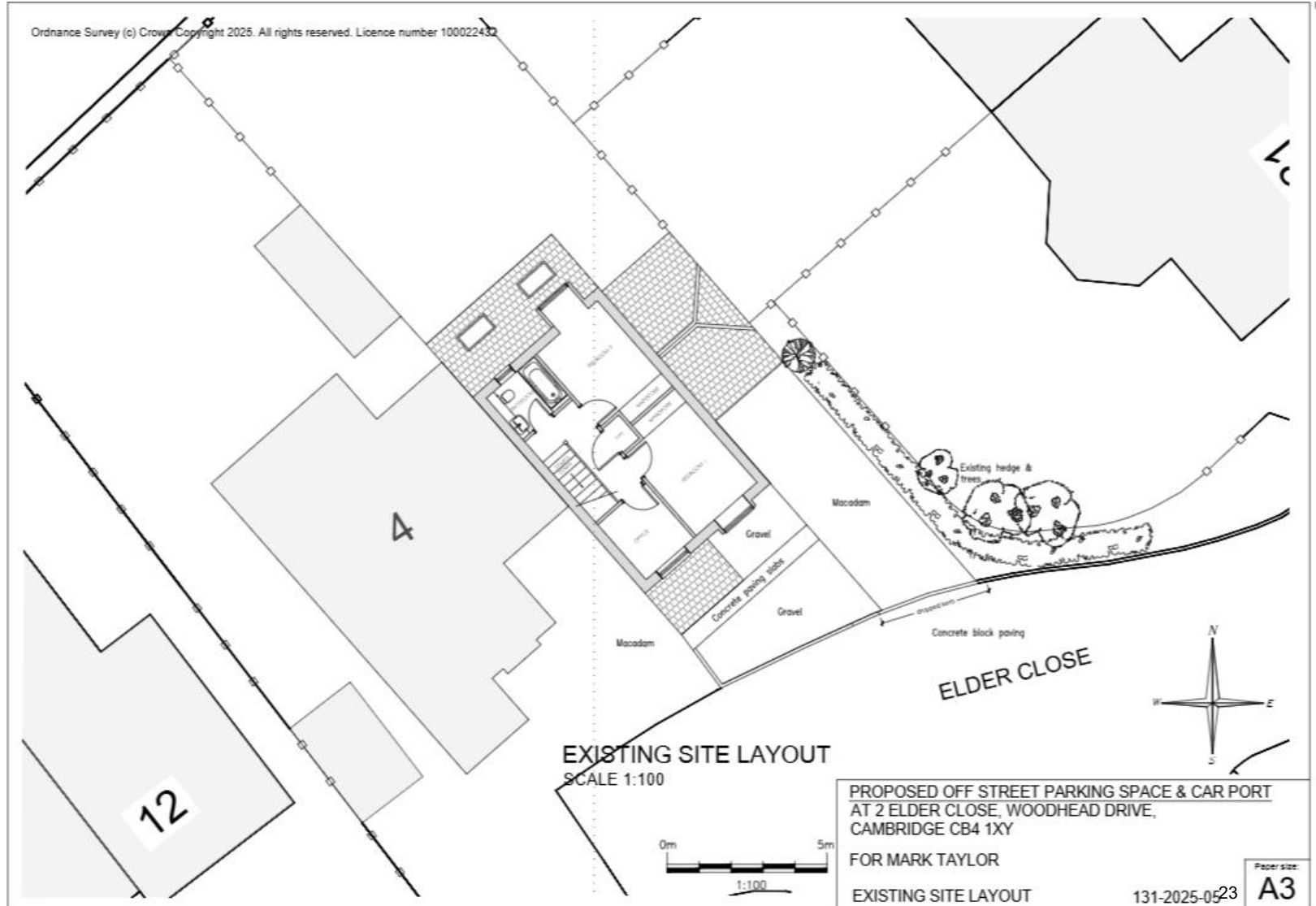
© 2021 Google

Google Maps

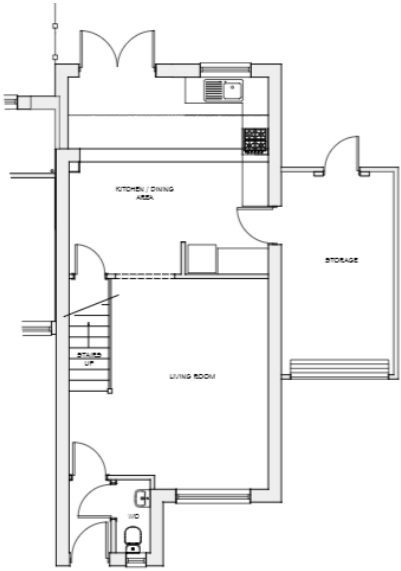
# Proposed Site Plan



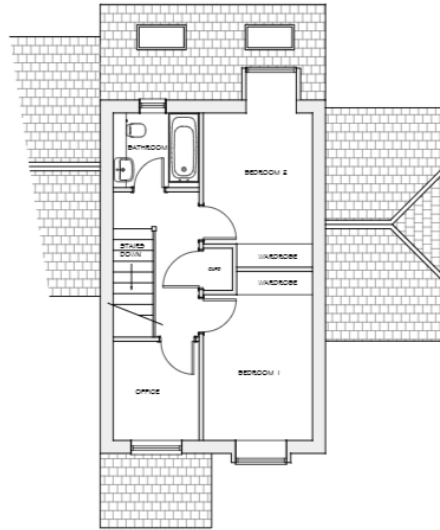
# Existing Site Plan



# Existing Plans and Elevations



EXISTING GROUND FLOOR PLAN  
SCALE 1:100

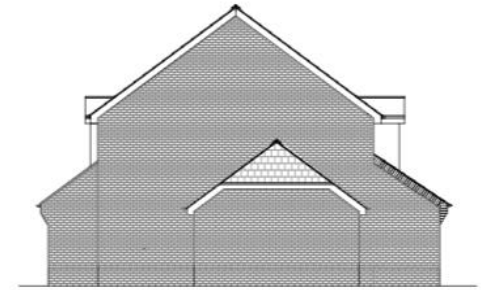


EXISTING FIRST FLOOR PLAN  
SCALE 1:100

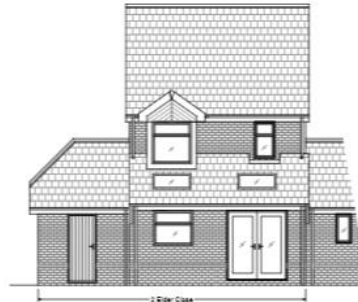
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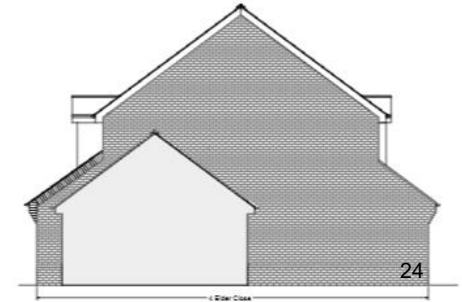
EXISTING FRONT ELEVATION  
SCALE 1:100



EXISTING END ELEVATION  
SCALE 1:100

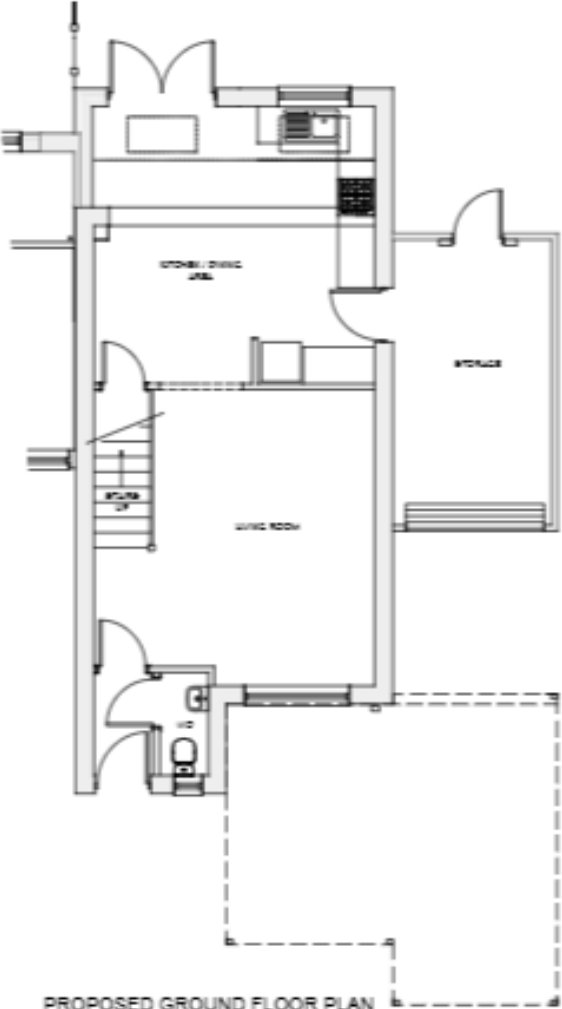


EXISTING REAR ELEVATION  
SCALE 1:100

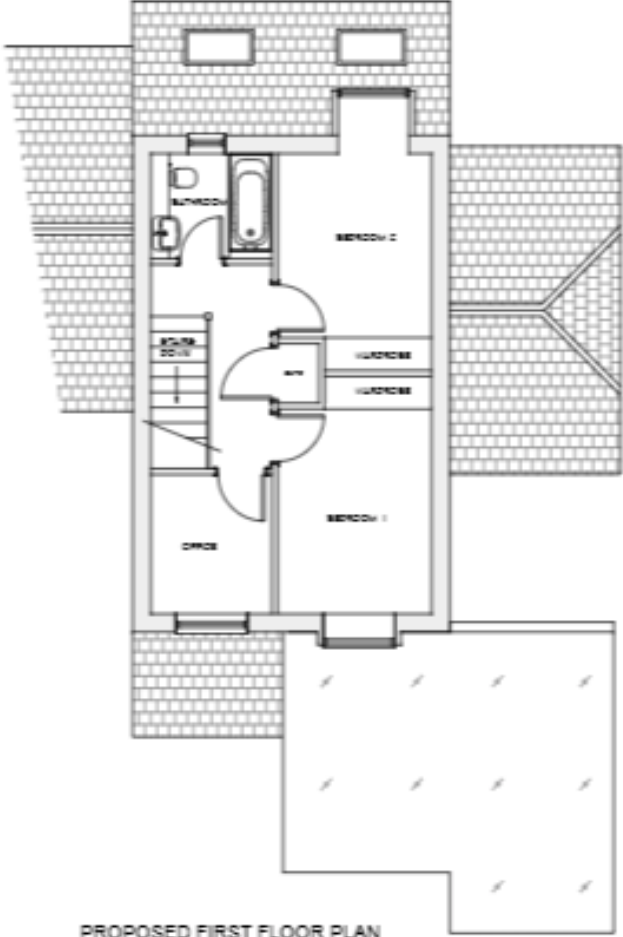


EXISTING END ELEVATION  
SCALE 1:100

# Proposed Plans and Elevations



PROPOSED GROUND FLOOR PLAN  
SCALE 1:100

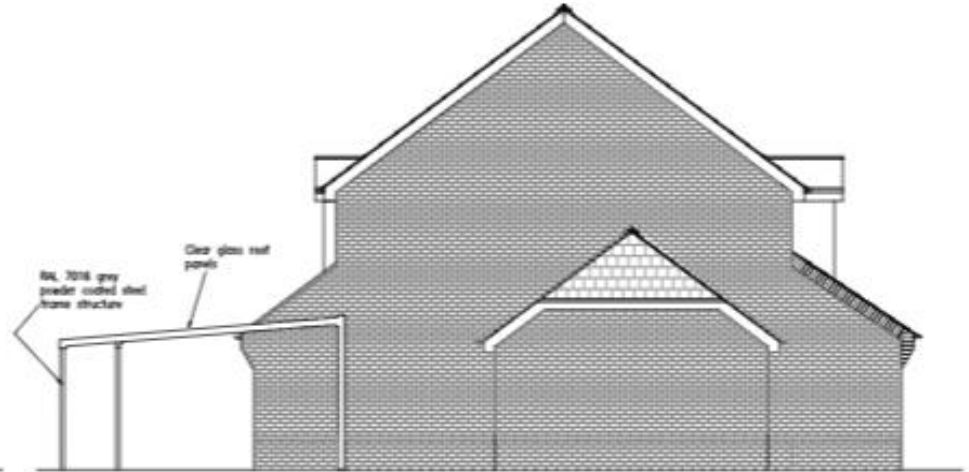


PROPOSED FIRST FLOOR PLAN  
SCALE 1:100

# Proposed Plans and Elevations



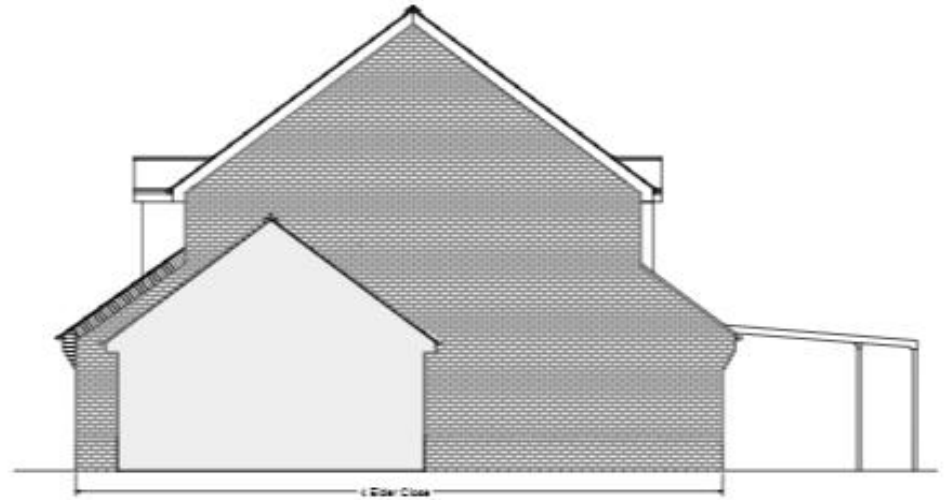
PROPOSED FRONT ELEVATION  
SCALE 1/100



PROPOSED END ELEVATION  
SCALE 1/100



PROPOSED REAR ELEVATION  
SCALE 1/100



PROPOSED END ELEVATION  
SCALE 1/100

# Planning Balance

## Approval

Material considerations

- The proposal is modest in scale and subordinate to the host dwelling
- The proposal would not materially harm the surrounding area
- The proposal would not result in harm to the amenity of neighbouring properties



## Refusal

Material considerations

Officer Recommendation: Approve



# Previously approved site plan



# Proposed site plan



# Vehicle tracking

