

Application Number	11/0916/FUL	Agenda Item	
Date Received	1st August 2011	Officer	Mr Amit Patel
Target Date	26th September 2011		
Ward	Trumpington		
Site	85 Bishops Road Cambridge Cambridgeshire CB2 9NQ		
Proposal	New two storey, two bedroom detached house in garden of existing house.		
Applicant	Dr Stephen Brown 85 Bishops Road Cambridge Cambridgeshire CB2 9NQ		

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site lies on the south side of Bishops Road, which is a relatively quiet residential street of mixed character. The dwellings are predominately detached and semi-detached with substantially sized long rear gardens. The subject property is unusual in that its private garden area, whilst of similar length, is wider than others along the street.
- 1.2 85 Bishops Road comprises a detached house finished in white painted brick set beneath a plain clay tiled roof. At the rear the property benefits from a small, fully glazed conservatory which projects approximately 3m from the rear main wall. To the western flank and slightly to the rear there is a detached garage.
- 1.3 The site is not in or near to a conservation area but is adjacent to the Glebe Farm development to the south.

2.0 THE PROPOSAL

- 2.1 The proposal is for the erection of a bungalow in the rear garden of the existing dwelling and measures 12m in depth and 2.3m to the eaves (north elevation) rising to 6.6m to the ridge at the depth of 7m and then lowers to 6m to the ridge and 4.2 to the eaves.
- 2.2 The application is accompanied by the following supporting information:
1. Design Statement
 2. Plans

3.0 SITE HISTORY

Reference	Description	Outcome
C/00/0642	Extension to house (single storey rear extension).	A/C
C/86/0533	Erection of first floor extension to side of existing dwelling house.	A/C

4.0 PUBLICITY

4.1 Advertisement:	No
Adjoining Owners:	Yes
Site Notice Displayed:	No

5.0 POLICY

5.1 Central Government Advice

Planning Policy Statement 1: Delivering Sustainable Development (2005)

Planning Policy Statement 3: Housing (2006):

Planning Policy Statement 3 (PPS3): Housing has been reissued with the following changes: the definition of previously developed land now excludes private residential gardens to prevent developers putting new houses on the brownfield sites and the specified minimum density of 30 dwellings per hectare on new housing developments has been removed. The changes are to reduce overcrowding, retain residential green areas and put planning permission powers back into the hands of local authorities. (June 2010)

Planning Policy Guidance 13: Transport (2001)
Planning Policy Guidance 24: Noise (1994)
Circular 11/95 – The Use of Conditions in Planning Permissions
Circular 05/2005 - Planning Obligations:

Community Infrastructure Levy Regulations 2010 – places a statutory requirement on the local authority that where planning permission is dependent upon a planning obligation the obligation must pass the following tests:

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

5.2 East of England Plan 2008

SS1: Achieving Sustainable Development
T9: Walking, Cycling and other Non-Motorised Transport
T14 Parking
ENV7: Quality in the Built Environment

5.3 Cambridgeshire and Peterborough Structure Plan 2003

Planning Obligation Related Policies

P6/1 Development-related Provision
P9/8 Infrastructure Provision

5.4 Cambridge Local Plan 2006

3/1 Sustainable development
3/4 Responding to context
3/7 Creating successful places
3/10 Subdivision of existing plots
3/11 The design of external spaces
3/12 The design of new buildings
4/4 Trees
5/1 Housing provision
8/2 Mitigating Impact
8/6 Cycle parking
8/10 Off-street car parking

Planning Obligation Related Policies

3/7 Creating successful places

3/8 Open space and recreation provision through new development

3/12 The Design of New Buildings (*waste and recycling*)

8/3 Mitigating measures (*transport*)

8/5 Pedestrian and cycle network

8/7 Public transport accessibility

5.5 **Supplementary Planning Documents**

Cambridge City Council (May 2007) – Sustainable Design and Construction:

Cambridge City Council (March 2010) – Planning Obligation Strategy

5.6 **Material Considerations**

Central Government Guidance

Draft National Planning Policy Framework (July 2011)

The National Planning Policy Framework (Draft NPPF) sets out the Government's economic, environmental and social planning policies for England. These policies articulate the Government's vision of sustainable development, which should be interpreted and applied locally to meet local aspirations.

Letter from Secretary of State for Communities and Local Government (27 May 2010)

The coalition government is committed to rapidly abolish Regional Strategies and return decision making powers on housing and planning to local councils. Decisions on housing supply (including the provision of travellers sites) will rest with Local Planning Authorities without the framework of regional numbers and plans.

Written Ministerial Statement: Planning for Growth (23 March 2011)

Includes the following statement:

When deciding whether to grant planning permission, local planning authorities should support enterprise and facilitate housing, economic and other forms of sustainable development. Where relevant and consistent with their statutory obligations they should therefore:

(i) consider fully the importance of national planning policies aimed at fostering economic growth and employment, given the need to ensure a return to robust growth after the recent recession;

(ii) take into account the need to maintain a flexible and responsive supply of land for key sectors, including housing;

(iii) consider the range of likely economic, environmental and social benefits of proposals; including long term or indirect benefits such as increased consumer choice, more viable communities and more robust local economies (which may, where relevant, include matters such as job creation and business productivity);

(iv) be sensitive to the fact that local economies are subject to change and so take a positive approach to development where new economic data suggest that prior assessments of needs are no longer up-to-date;

(v) ensure that they do not impose unnecessary burdens on development.

In determining planning applications, local planning authorities are obliged to have regard to all relevant considerations. They should ensure that they give appropriate weight to the need to support economic recovery, that applications that secure sustainable growth are treated favourably (consistent with policy in PPS4), and that they can give clear reasons for their decisions.

City Wide Guidance

Cambridgeshire Design Guide For Streets and Public Realm
(2007)

Cycle Parking Guide for New Residential Developments (2010)

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

- 6.1 No objection: The local highway authority has commented that conditions relating to visibility splays and material for the driveway together with a number of informatives regarding works to the highway are appended to any permission.

Head of Environmental Services

- 6.2 No objection: The proposal will be adjacent to a large development of new homes at Glebe Farm. The plans show no waste storage area but this is mentioned in the Design and Access statement. Subject to conditions to seek details of waste the proposal is acceptable.

Tree

- 6.3 No objection: Tree constraint details are required prior to determination, which the applicant has supplied. The Tree Officer has commented on the additional tree constraint report that there are concerns to tree T5 and the drive should go around this tree for its retention. There are also concerns over services going through the tree protection zone but this can be conditioned with a method statement.

Nature Conservation

- 6.4 No objection: The hedge line is outside the site and therefore the proposal would not damage this feature.
- 6.5 The above responses are a summary of the comments that have been received. Full details of the consultation responses can be inspected on the application file.

7.0 REPRESENTATIONS

7.1 Councillor Stuart has asked about the application being heard at committee.

7.2 The owners/occupiers of the following addresses have made representations:

Objection

- 81 Bishops Road
- 89 Bishops Road

Support

- 88 Bishop Road

7.3 The representations can be summarised as follows:

Objection

- Change the context of the area, by additional density
- The garden area acts as a buffer to the Glebe Farm development;
- The size and scale will overshadow and overlook the neighbouring properties;
- There will be an increase in traffic;
- The felling of the horse chestnut tree, as this can potentially allow inter-looking between the proposal and other properties;
- Disturbance to the wildlife in the hedgerows.

Support

- Good design, the size of the site is unusually different to others along the road and therefore can accommodate a separate dwelling;
- Due to the size and height the impact this will have on the neighbouring properties will be minimal;
- The increase in traffic will not be so severe as this will be a single dwelling house in comparison to other developments along Bishops Road;
- The developers of Glebe Farm have been involved in the planning process and therefore had the opportunity to comment.

7.4 The above representations are a summary of the comments that have been received. Full details of the representations can be inspected on the application file.

8.0 ASSESSMENT

8.1 From the consultation responses and representations received and from my inspection of the site and the surroundings, I consider that the main issues are:

1. Principle of development
2. Context of site, design and external spaces
3. Residential amenity
4. Refuse arrangements
5. Highway Safety
6. Car and cycle parking
7. Trees and Nature Conservation
8. Third party representations
9. Planning Obligation Strategy

Principle of Development

8.2 The proposal is to sub-divide an existing plot for a two storey house. Planning Policy Statement 1, Planning Policy Statement 3 and Cambridge Local Plan Policy 3/10 are all relevant.

8.3 Planning Policy Statement 1 seeks to create the better use of the land, subject to good design appropriate to its context to help integrate with the existing built environment. The proposal is to put a two storey building within a relatively open area to the rear of the existing plot and will be close to the growth site of Glebe Farm. There are outbuildings in the area but not to the size and scale of what is being promoted here.

8.4 Planning Policy Statement 3 has been amended to now make garden land a low priority for development. Garden land is no longer classified as brownfield land. The guidance still requires the Local Planning Authority to make a judgment on these types of developments but does go on to state that developments should fit in to the context of the site and surroundings.

8.5 Cambridge Local Plan (2006) policy 3/10 is relevant to this application. The proposal seeks to sub-divide a garden to create a residential plot. The policy states:

‘Residential development within the garden area or curtilage of existing properties will not be permitted if it will:

- a. have a significant adverse impact on the amenities of neighbouring properties through loss of privacy, loss of light, an overbearing sense of enclosure and the generation of unreasonable levels of traffic or noise nuisance;
- b. provide inadequate amenity space, or vehicular access arrangements and parking spaces for the proposed and existing properties;
- c. detract from the prevailing character and appearance of the area;
- d. adversely affect the setting of Listed Buildings, or buildings or gardens of local interest within or close to the site;
- e. adversely affect trees, wildlife features or architectural features of local importance located within or close to the site; and
- f. prejudice the comprehensive development of the wider area of which the site forms part.’

8.6 The application site is the rear garden area of 85 Bishops Road. The area is characterised by long rear gardens. The proposal is to sub-divide the plot to create a new residential plot. The proposed dwelling will sit on a much smaller, compressed plot compared to those along Bishop’s Road and will not be in keeping with this context. The existing house will also have its rear garden area significantly reduced and by sub-dividing the garden so significantly, the proposal will create a anomaly in terms of a much smaller house to garden ratio for both no 85 and the new house.

8.7 I note from the planning history that the bungalow on the side of 84 Bishops Road was approved in 1973. Planning policies have materially changed since that time. The bungalow is also site to the side and rear of no. 84. I am not aware of the planning context surrounding the granting of this proposal. I do not consider that the presence of the bungalow should carry significant material weight in the determination of this application.

- 8.8 The two storey height, together with the scale and massing of the proposed house in this location is not in keeping with the general character of the area. I note that there are outbuildings to the rear of a number of properties along this side of Bishop's Road, but these are single storey and are typically smaller in footprint. The area has a very strong characteristic of individual dwellings with relatively long and regular plots which front Bishop's Road. The proposal will clearly create a precedent and be contrary to this. Comments have been received that this is an unusual plot, in that it is larger than others. I accept that whilst it is wider, the length is typical and the insertion of a house into the rear garden is contrary to the general characteristics of the area.
- 8.9 The bottom end of the garden will be close to the new development of Glebe Farm that will be 8m from the common boundary with the development. I consider that the rear garden areas of Bishop's Road properties are vital in providing a buffer. I am of the opinion that if the proposal was allowed it will set a precedent for other properties and will further erode this buffer and green space between Bishop's Road and Glebe Farm Development.
- 8.10 In terms of the other parts of the policy, parts a, b and e will be assessed later. Parts d and f are not relevant to this application.
- 8.11 For the reasons above, in my opinion, the principle of the development is contrary to guidance in Planning Policy Statement 1 and 3, East of England Plan (2008) policy ENV6 and Cambridge Local Plan (2006) policy 3/10 part c.

Context of site, design and external spaces

- 8.12 The properties in Bishop's Road have a typical hipped roof design and fenestration that is coherent and consistent. The proposed new dwelling will be gable ended with the roof having a long "cat slide" design on the north elevation and a typical roof slope on the south. The majority of the windows will be in the south elevation, single aspect, facing the new development at Glebe Farm. This is not a typical design that is found along Bishop's Road as the properties are more of a hipped roof design and have fenestration on both front and rear elevations. Clearly the design of the property is an outcome of the constraints of the site and as a result is at odds with the

prevailing residential character. The property will be visible from the street and adjacent pathway and will add an intrusive design that is not typical to the area or the setting within the rear garden area of Bishop's Road.

- 8.13 In my opinion, the proposal is contrary with East of England Plan (2008) policy ENV7 and Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11, 3/12.

Residential Amenity

Overlooking and Privacy

- 8.14 The proposed two-storey height house will be located towards the end of the existing garden. There is a window proposed in the east elevation at first floor that has the potential to overlook the garden at number 83 but this is a secondary window and a condition could be imposed to ensure it is fixed and obscure glazed. The same is true of first floor west facing windows, which also benefit from a degree of screening from mature planting.
- 8.15 The only north facing window to the existing house (no. 85) is at ground floor and the distance of 19m from the window to the rear elevation of no. 85 is appropriate.
- 8.16 The proposal will not have a significant impact in terms of overlooking and privacy on either of its north, east or west facing sides.

Overshadowing and overbearing

- 8.17 Issues of overshadowing and impact of the development leading to a sense of enclosure to the adjoining property 83 Bishop's Road require careful consideration. The proposal is sited to the immediate west of the rear garden of number 83. Without any evidence to the contrary in the form of sunlight or shadow studies, I consider that there will be likely to be a significant impact of overshadowing on number 83 due to the height and length of the proposed house close to that boundary. This is likely to impact on late afternoon and early evening sunlight. Furthermore, I am equally concerned that the introduction of a two storey house into what is otherwise a green and open aspect rear garden area will create a sense of

enclosure, will be highly visible within the garden environment of number 83, and be detrimental to the general enjoyment of the garden that the occupants of no. 83 should expect to enjoy.

- 8.18 The impact in relation to number 85 is also a consideration as the proposed house sits immediately south of it. Part of the garden area of no. 85 is likely to be overshadowed but in consideration of the long cat slide roof design which slopes away from the garden area and the low eaves height the impact will not be significant and is acceptable.

Relationship and impact of the proposed dwelling on Glebe Farm development

- 8.19 The interlooking and relationship between the Glebe Farm development and application site is a concern as most of the windows in the proposed house will take their light from the south elevation to serve the bedrooms and living areas. The distance between the proposed new dwelling and the common boundary with the Glebe Farm site is 8.5m. The new dwellings on the Glebe Farm site have a 5m length garden. The relationship between the houses will be a distance of 13.5m.
- 8.20 I note that there are blinds proposed on the top half of the first floor south facing windows in the proposed house that will stop the direct overlooking to the Glebe Farm dwelling(s). Whilst this overcomes an overlooking issue from the proposed house, it raises concerns in relation to the living standards and outlook from it. If these blinds were to be removed then there would be a subsequent and unacceptable loss of privacy for the Glebe Farm occupier.
- 8.21 The application site will be overlooked from the new dwelling(s) on the Glebe Farm site. There are habitable rooms on the first floor and exposed ground floor living spaces together with a limited garden area. The common boundary distance between the Glebe Farm dwelling and application site is 5m and the application proposes an 8.5m garden. The garden will be directly overlooked and will not have any private amenity space that a future occupier could reasonably expect. I note that there is some planting along this boundary but it is low level and therefore increasing this will cause concerns of over-shadowing.

Living Conditions to the proposed new dwelling on the application site

- 8.21 The proposed dwelling proposes external blinds to the top half of the windows at first floor level serving the bedrooms. Although there are secondary windows to these bedrooms, these are small and will let in a limited amount of light. The majority of the light and outlook to the bedrooms will come from the south facing windows but given that the blinds appear fixed and cover half of the window pane, I consider that the outlook from these windows and the limited light to be poor and will not create a high quality habitable space.
- 8.22 For the reasons above, in my opinion the proposal does not adequately respect the residential amenity of its neighbours or future occupiers of the proposed dwelling and is not compliant with East of England Plan (2008) policy ENV7 and Cambridge Local Plan (2006) policies 3/4, 3/7, 3/10 part a and b and 3/12.

Environmental Impacts

- 8.23 The construction of the dwelling will create noise and disturbance to the adjoining occupiers. Environmental Health has requested that the proposal be conditioned to ensure a construction management plan is submitted.

Refuse Arrangements

- 8.25 The plans do not show a location for bin storage. I am of the opinion that there is sufficient room on site to accommodate bins, which could be conditioned as part of any approval.
- 8.26 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

Highway Safety

- 8.27 The local highway engineer has commented that the proposal will be acceptable subject to conditions relating to visibility splays, materials for the driveway and informatives for works to the highway. Subject to these details being conditioned the proposal is acceptable.

8.28 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/2.

Car and Cycle Parking

8.29 The plans show an integral garage for the proposed house. The car parking standards state that for a two bedroom house outside the controlled parking zone the maximum car parking should be one space. There is sufficient room on site to accommodate this and it is therefore acceptable.

8.30 The plans show no cycle parking area. The adopted Cycle Parking Guide for new residential development requires 1 space per bedroom, which means the proposal should have two spaces. There is sufficient room on site to accommodate secure, covered cycle storage and subject to further information which could be secured via condition the proposal is acceptable.

8.31 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

Trees and Nature Conservation

8.32 Third party comments were received in relation to the loss of trees. The Tree Officer originally commented that a tree report was required which the applicant has now provided. The Tree Officer has commented that there are concerns over the loss of tree T5 and the service installation. The Tree Officer comments that this can be mitigated by a no-dig construction for the driveway and the services not to be installed within the root protection zone, which can be controlled by condition.

8.33 Third party comments were received in relation to the loss of hedgerow leading to an impact upon wildlife in the area. The Nature Conservation Officer has commented that the hedgerow is outside the site and will not have an impact upon the wildlife.

8.34 Subject to condition, in my opinion the proposal is acceptable and compliant with Cambridge Local Plan (2006) policies 4/4 and 4/6.

Third Party Representations

- 8.35 Objections have been received in support and opposition for the proposal, which have been addressed in the main body of the report.

Planning Obligation Strategy

Planning Obligations

- 8.36 The Community Infrastructure Levy Regulations 2010 have introduced the requirement for all local authorities to make an assessment of any planning obligation in relation to three tests. If the planning obligation does not pass the tests then it is unlawful. The tests are that the planning obligation must be:

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

In bringing forward my recommendations in relation to the Planning Obligation for this development I have considered these requirements. The Planning Obligation Strategy (2010) provides a framework for expenditure of financial contributions collected through planning obligations. The Affordable Housing Supplementary Planning Document 2008 provides guidance in terms of the provision of affordable housing and the Public Art Supplementary Planning Document 2010 addresses requirements in relation to public art (amend/delete as applicable). The applicants have indicated their willingness to enter into a S106 planning obligation in accordance with the requirements of the Strategy and relevant Supplementary Planning Documents. The proposed development triggers the requirement for the following community infrastructure:

Open Space

- 8.37 The Planning Obligation Strategy requires that all new residential developments contribute to the provision or improvement of public open space, either through provision on site as part of the development or through a financial contribution for use across the city. The proposed development requires a contribution to be made towards open space, comprising outdoor sports facilities, indoor sports facilities, informal open space and provision for children and teenagers. The total contribution sought has been calculated as follows.
- 8.38 The application proposes the erection of 1 two-bedroom house, so the net total of additional residential units is 1. A house or flat is assumed to accommodate one person for each bedroom, but one-bedroom flats are assumed to accommodate 1.5 people. Contributions towards provision for children and teenagers are not required from one-bedroom units. The totals required for the new buildings are calculated as follows:

Outdoor sports facilities					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
studio	1	238	238		
1 bed	1.5	238	357		
2-bed	2	238	476	1	476
3-bed	3	238	714		
4-bed	4	238	952		
Total					476

Indoor sports facilities					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
studio	1	269	269		
1 bed	1.5	269	403.50		
2-bed	2	269	538	1	538
3-bed	3	269	807		
4-bed	4	269	1076		
Total					538

Informal open space					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
studio	1	242	242		
1 bed	1.5	242	363		
2-bed	2	242	484	1	484
3-bed	3	242	726		
4-bed	4	242	968		
Total					484

Provision for children and teenagers					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
studio	1	0	0		0
1 bed	1.5	0	0		0
2-bed	2	316	632	1	632
3-bed	3	316	948		
4-bed	4	316	1264		
Total					632

8.39 The Unilateral Undertaking has been completed dated 15th September 2011. I am satisfied that the proposal accords with Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1 and P9/8, Cambridge Local Plan (2006) policy 3/8 and the Planning Obligation Strategy 2010 and the Cambridge City Council Open Space Standards Guidance for Interpretation and Implementation (2010)

Community Development

8.40 The Planning Obligation Strategy (2010) requires that all new residential developments contribute to community development facilities, programmes and projects. This contribution is £1256 for each unit of one or two bedrooms and £1882 for each larger unit. The total contribution sought has been calculated as follows:

Community facilities			
Type of unit	£per unit	Number of such units	Total £
1 bed	1256		
2-bed	1256	1	1256
3-bed	1882		
4-bed	1882		
Total			1256

8.41 The Unilateral Undertaking has been completed dated 15th September 2011, I am satisfied that the proposal accords with Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1 and P9/8, Cambridge Local Plan (2006) policy 5/14 and the Planning Obligation Strategy 2010.

Waste

8.42 The Planning Obligation Strategy (2010) requires that all new residential developments contribute to the provision of household waste and recycling receptacles on a per dwelling basis. As the type of waste and recycling containers provided by the City Council for houses are different from those for flats, this contribution is £75 for each house and £150 for each flat. The total contribution sought has been calculated as follows:

Waste and recycling containers			
Type of unit	£per unit	Number of such units	Total £
House	75	1	75
Flat	150		
Total			

8.43 The Unilateral Undertaking has been completed dated 15th September 2011, I am satisfied that the proposal accords with Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1 and P9/8, Cambridge Local Plan (2006) policies 3/7 and 3/12 and the Planning Obligation Strategy 2010.

Monitoring

8.44 The Planning Obligation Strategy (2010) requires that all new residential developments contribute to the costs of monitoring the implementation of planning obligations. The costs are calculated according to the heads of terms in the agreement. The contribution sought will be calculated as £150 per financial head of term, £300 per non-financial head of term. Contributions are therefore required on that basis.

Planning Obligations Conclusion

8.45 It is my view that the planning obligation is necessary, directly related to the development and fairly and reasonably in scale and kind to the development and therefore the Planning Obligation passes the tests set by the Community Infrastructure Levy Regulations 2010.

9.0 CONCLUSION

9.1 The proposal is to erect a detached house within the rear garden area of 85 Bishops Road. The development requires the garden area to be sub-divided which is not in keeping with the prevailing character of the area and the design of the two-storey house is out of context. There are concerns over the relationship between the proposed dwelling and the dwellings on the Glebe Farm development and the neighbour at number 83, over the impact in terms of residential amenity through loss of privacy, loss of sunlight and massing/bulk. The fixed blinds as part of the design of the south facing bedroom windows would result in a poor level of amenity and outlook for future occupiers. I recommend REFUSAL.

10.0 RECOMMENDATION

REFUSE for the following reasons:

Determined under delegated powers by:

Designation - Development Control Manager

Date:

(Include Below For Area Committees Only)

Under Section 100D of the Local Government Act 1972, the following are background papers for each report on a planning application:

1. The planning application and plans;
2. Any explanatory or accompanying letter or document from the applicant;
3. Comments of Council departments on the application;
4. Comments or representations by third parties on the application as referred to in the report plus any additional comments received before the meeting at which the application is considered; unless (in each case) the document discloses exempt or confidential information
5. Any Structure Plan, Local Plan or Council Policy Document referred to in individual reports.

These papers may be inspected by contacting John Summers (Ext.7103) in the Planning Department.

1. The proposed dwelling, by sub-dividing the plot and reducing the length of the garden which compresses this space into smaller lengths is out of character and context and therefore not positively responding to the constraints of the site and contrary to ENV7 of the East of England Plan 2008, Cambridge Local Plan (2006) policies 3/4, 3/7, 3/10 and 3/14, and government guidance in Planning Policy Statement 1 (2005), and in the absence of any justification for the development of residential garden land, which is a low-priority for development, is also in conflict with government advice in Planning Policy Statement 3 (2010).
2. The proposed dwelling, by virtue of its height and massing would be out of scale and context with the site and its surroundings. In so doing the development fails to respond positively to the characteristics of the locality or the opportunities and constraints of the site context and would not have a positive impact on its setting. The development is therefore, contrary to East of England Plan policy ENV7, Cambridge Local Plan 2006 policies 3/4, 3/7, 3/12 and to advice contained in PPS1 Delivering Sustainable Development.

3. The relationship between the proposed dwelling and the dwellings on the Glebe Farm site, due to the distance of 13.5m from building to building, will have a negative impact in terms of interlocking and privacy to both dwellings due to the limited size of the outdoor amenity space serving the proposed dwellings. The scheme therefore fails to provide an adequate level of private amenity space by virtue of the fact that the amenity space will be fully overlooked by adjacent dwellings. which will erode the privacy and amenity space that either dwelling should reasonably enjoy and is contrary to ENV7 of the East of England Plan 2008, Cambridge Local Plan (2006) policies 3/4, 3/7, 3/10 and 3/14, and government guidance in Planning Policy Statement 1 (2005) and Planning Policy Statement 3 (2010).
4. The proposed development by virtue of the relationship to 83 Bishops Road and its private amenity space, would have an enclosing effect on that dwelling and its associated garden on the east side and would lead to a reduction in light to and outlook from the house and garden. In so doing the development fails to respond positively to the site context and constraints and would have an adverse impact on the level of amenity which the occupiers of 83 Bishops Road could reasonably expect to enjoy. The development is contrary to policy ENV7 of East of England Plan (2008) and Cambridge Local Plan (2006) policies 3/4 and 3/14 advice provided by PPS1 Sustainable Development.
5. The proposed blinds to the first floor dwelling on the application site which cover the top half of the pane will lead to a loss of outlook from these windows and light which will then create a poor quality living environment to the future occupiers. If these blinds were to be removed then the interlocking between the application site and Glebe Farm would be such, that it would lead to a loss of privacy contrary to policy ENV7 of the East of England Plan (2008) and Cambridge Local Plan (2006) policies 3/4, 3/10 and 3/12 advice provided by PPS1 Sustainable Development.

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

Under Section 100D of the Local Government Act 1972, the following are “background papers” for each report on a planning application:

1. The planning application and plans;
2. Any explanatory or accompanying letter or document from the applicant;
3. Comments of Council departments on the application;
4. Comments or representations by third parties on the application as referred to in the report plus any additional comments received before the meeting at which the application is considered; unless (in each case) the document discloses “exempt or confidential information”
5. Any Structure Plan, Local Plan or Council Policy Document referred to in individual reports.

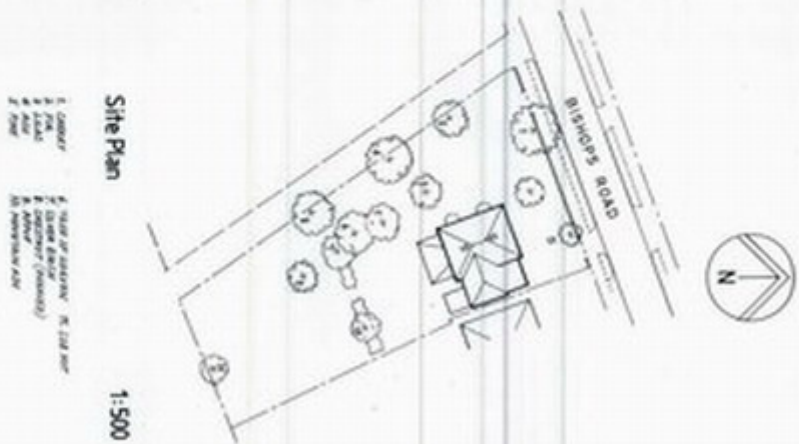
These papers may be inspected by contacting John Summers (Ext.7103) in the Planning Department.





Location Plan — *SHOWING PROPOSED ADJACENT DEVELOPMENT*

1:1250



- 1. CONCRETE
- 2. FINE GRADE
- 3. ASPHALT
- 4. DRIVE
- 5. DRIVE
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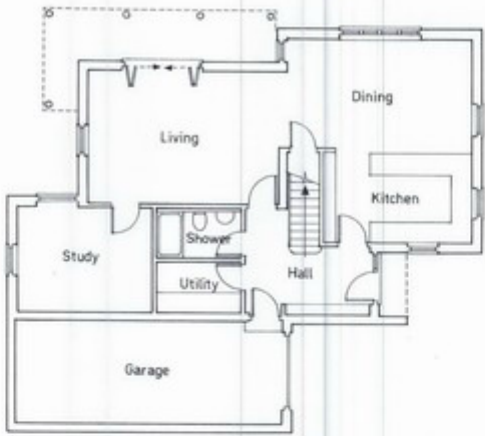
Bishop's Church Architects
 11 Church Street
 Thrapston
 Nr. Kesteven
 Here, SC24 7BE
 Tel: 01753 707133
 Email: info@bishopscba.co.uk
 Website: www.bishopscba.co.uk

JOB
 44 BISHOP'S ROAD
 THRAPSTON
 CAMBRIDGESHIRE

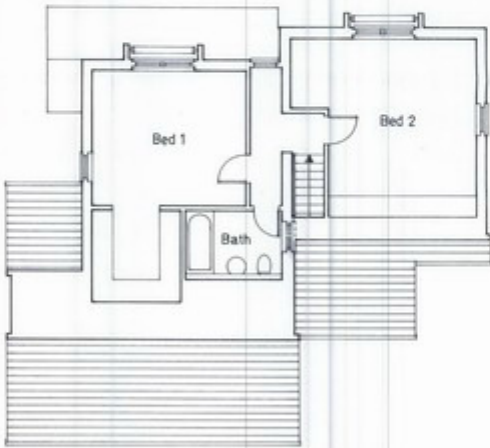
DRAWING
 EXISTING PLANS

DATE: 28/7/11
 SCALE: As Shown
 Dwg. No: 233/01

Ground Floor



First Floor



Wilson MacGarry Architects
11 Church Street
Thelwell
Nr. Bournemouth
Hants RG8 3RE
Tel & Fax: 01753 208002
e-mail: info@wilsonmacgarry.com
website: www.wilsonmacgarry.com

JOB

55 BISHOPS ROAD
TRIUMPHANTON
CAMBRIDGE

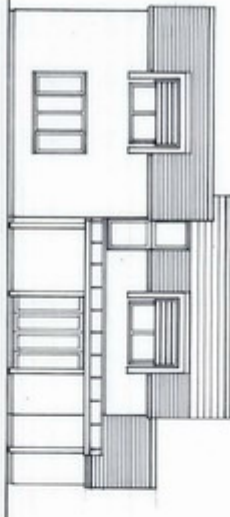
DRAWING

PROPOSED HOUSE
FLOOR PLANS

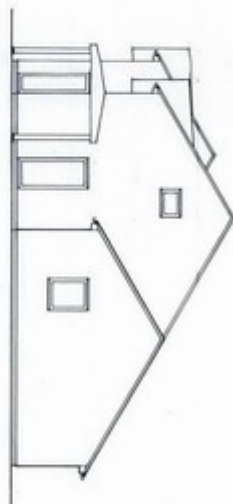
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26/7/11	1:300

DRG. NO.

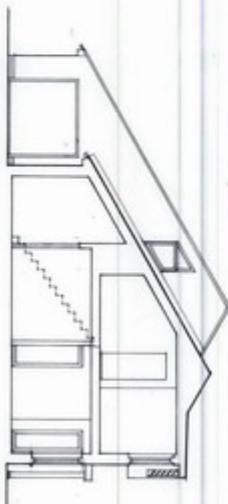
233 / 02



South Elevation



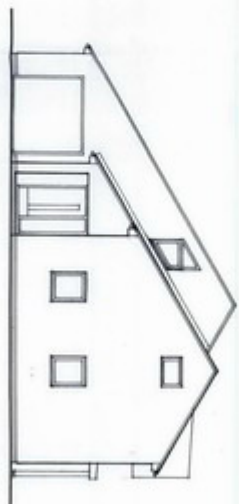
East Elevation



Section AA



North Elevation



West Elevation

Whose MacGarry Architects
 11 Church Street
 Thiploe
 N. Koyon
 Horns SC8 7BE
 Tel & Fax: 01763 206002
 e-mail: mac@macgarry.com
 website: www.macgarry.com

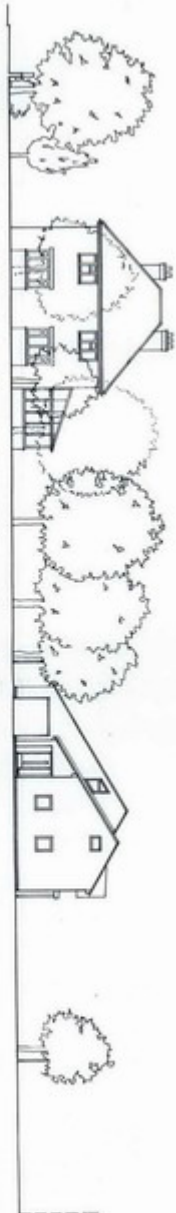
JOB
 85 BISHOPS ROAD
 TRILPHINGTON
 CAMBRIDGE

DRAWING
 PROPOSED HOUSE
 ELEVATIONS & SECTION

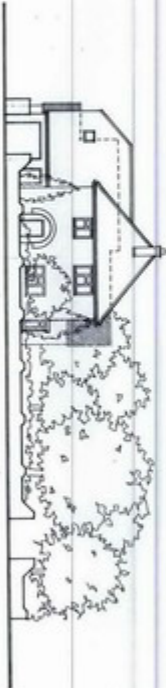
DATE | SCALE
 28/7/11 | 1:100

DRG. NO.
233/03

West Elevation

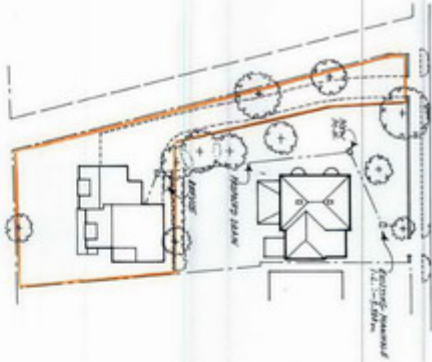


North Elevation

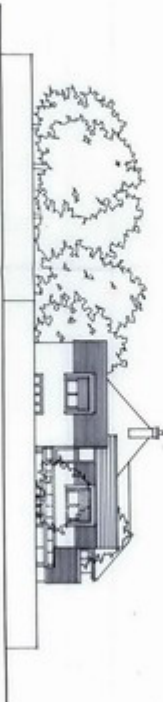


Site Plan

1:500



South Elevation



Wilson MacGregor Architects
 11 Church Street
 Tisbury
 Nr. Salisbury
 Wiltshire SP4 7BE
 Tel & Fax: 01763 298002
 e-mail: info@wilsonmacgregor.com
 website: www.wilsonmacgregor.com

JOB

44 SILVERS ROAD
 TRILIPINGTON
 CAMBRIDGE

DRAWING
 PROPOSED HOUSE
 SITE PLAN & ELEVATIONS

DATE | SCALE
 26/7/11 | 1/200, 1/500

DRG. NO.
233 / 04