



CAMBRIDGE CITY COUNCIL

The Guildhall, Cambridge, CB2 3QJ

TOWN AND COUNTRY PLANNING ACT 1990

REFUSAL OF PLANNING PERMISSION

Ref:09/0622/FUL

Mr Kevin King
K & K Professional Building Services
10 Providence Way
Waterbeach
CB25 9QJ

DECISION	SIG +
NOTED IN	DATE
STATUTORY REGISTER	/
COUNTY	/
RENEWAL DATE ON COMPUTER	

The Council hereby refuse permission for

Two storey side extension and single storey rear extension.

at

22 Leys Road Cambridge Cambridgeshire CB4 2AT

in accordance with your application received 31st July 2009 and the plans, drawings and documents which form part of the application, for the following reasons:

1. The proposed side extension would, by reason of its height, width and location abutting the common boundary with the unattached neighbouring dwelling to the south west at No. 20 Leys Road, be visually intrusive and give rise to the potential creation of a harmful terracing effect, to the detriment of the open and spacious character of the locality. The development is therefore contrary to policy 3/14 of the Cambridge Local Plan 2006. For these reasons the proposals also fail to respond to their context or to relate satisfactorily to their surroundings contrary to policy ENV7 of the East of England Plan 2008, to policy 3/4 of the Cambridge Local Plan 2006 and to advice provided by PPS1 Delivering Sustainable Development.

Simon Payne
Director of Environment & Planning
Cambridge City Council The Guildhall Cambridge CB2 3QJ
Telephone 01223 457000 Minicom (non-speaking phone) 01223 457050



INVESTOR IN PEOPLE

2. The proposed rear extension would, by reason of a combination of its height, depth and location abutting the common boundary with and south west of the attached neighbouring property at No. 24 Leys Road, give rise to a loss of light and outlook to this property and have an overbearing and dominating impact, leading to the creation of an undue sense of enclosure to this property, to the detriment of the level of amenity that occupiers of that dwelling would expect to enjoy. The development is therefore contrary to policy 3/14 of the Cambridge Local Plan 2006. For these reasons the proposals also fail to respond to their context or to relate satisfactorily to their surroundings contrary to policy ENV7 of the East of England Plan 2008, to policy 3/4 of the Cambridge Local Plan 2006 and to advice provided by PPS1 Delivering Sustainable Development.

This decision notice relates to the following drawings: **KK/0910/3, KK/0910/6, KK/0910/7, LOCATION PLAN**

A copy of the refused plan(s) is/are kept in the planning application file.

For further information please go to www.cambridge.gov.uk/planning to view the 'Your Decision Notice' leaflet. If you require a hard copy please contact Development Control on (01223) 457200.

Dated: 25 September 2009

Guildhall, Cambridge, CB2 3QJ



Director of Environment & Planning *JK*

SEE NOTES ATTACHED