

<b>Application Number</b>	10/0050/FUL	<b>Agenda Item</b>	
<b>Date Received</b>	21st January 2010	<b>Officer</b>	Miss Sophie Pain
<b>Target Date</b>	18th March 2010		
<b>Ward</b>	West Chesterton		
<b>Site</b>	56 Hawthorn Way Cambridge Cambridgeshire CB4 1AX		
<b>Proposal</b>	Erection of a new three-bed dwelling on land to the rear of 56 Hawthorn Way.		
<b>Applicant</b>	Mr Yousif Khalifa 74 Elizabeth Way Cambridge CB4 1AY		

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## **1.0 SITE DESCRIPTION/AREA CONTEXT**

- 1.1 56 Hawthorn Way is located at the eastern end of the cul-de-sac adjacent to Elizabeth Way. At this end of Hawthorn Way there is no vehicular access onto Elizabeth Way with a turning area, which is currently utilised as additional residents parking. There are pedestrian and cycle routes though onto Elizabeth Way.
- 1.2 The site is currently part of the garden of what was a semi-detached property, which has been significantly extended and converted to provide 4 studio units by permission C/02/1199/FP. The site, part of the former garden, is south east of the dwelling. It tapers so that although a maximum 9 metres wide at the north-west end, it is only 4m wide at the south east end; it is about 18m in length. Inside the site is an incomplete structure, which is currently used for some storage.
- 1.3 Hawthorn Way is predominantly semi-detached residential properties which have long narrow gardens which contain domestic sheds and garages for ancillary uses. Elizabeth Way has terraced inter-war housing which sits back from the pavement behind front gardens which are short but do provide some buffer between the highway and the houses.

- 1.4 Elizabeth Way is a busy vehicular route which creates a physical barrier between the east and west sides of the road. To the south-east of the site is the Hester Adrian Centre (which is part of the Papworth Trust) and is a modern single storey building set back a little from the frontage behind railings and some planting and then a two-storey form built hard on the back of the pavement.
- 1.5 The site does not fall within a Conservation Area and there are no tree preservation orders on the site.

## **2.0 THE PROPOSAL**

- 2.1 The applicant seeks planning permission for the erection of a three bedroom dwelling on land to the rear of 56 Hawthorn Way. The proposed dwelling will be orientated so that the frontage addresses Elizabeth Way.
- 2.2 The proposed design is for a 2½ storey dwelling which will be 6.5 metres to the eaves and 9.2 metres to the ridge. The building will be hipped on the northern elevation with a projecting gable incorporating a double bay on the Elizabeth Way frontage. There are no car parking spaces provided for the proposed dwelling. Three car parking spaces will be retained to the front of No. 56, for use by the occupants of that building.
- 2.3 The application is accompanied by the following supporting information:
1. Design and Access Statement
  2. Plans

## **3.0 SITE HISTORY**

<b>Reference</b>	<b>Description</b>	<b>Outcome</b>
C/02/1199	Erection of two storey side extension and two storey rear extension to convert existing dwelling house into 4No studio units.	APC
C/02/0662	Erection of two storey side extension and 2 storey rear	Refused

	extension to convert existing dwellinghouse into 6no studio units.	
C/91/1130	Extension to house (erection of single side extension and erection of covered play area) and change of use from single family residence to day nursery.	Refused
C/87/0903	Erection of two storey side extension to existing dwelling house	APC
C/79/1037	Erection of single-storey garage and first floor extension	APC

#### 4.0 PUBLICITY

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

#### 5.0 POLICY

##### 5.1 Central Government Advice

5.2 **Planning Policy Statement 1: Delivering Sustainable Development (2005):** Paragraphs 7 and 8 state that national policies and regional and local development plans (regional spatial strategies and local development frameworks) provide the framework for planning for sustainable development and for development to be managed effectively. This plan-led system, and the certainty and predictability it aims to provide, is central to planning and plays the key role in integrating sustainable development objectives. Where the development plan contains relevant policies, applications for planning permission should be determined in line with the plan, unless material considerations indicate otherwise.

5.3 **Planning Policy Statement 3: Housing (2006):** Sets out to deliver housing which is: of high quality and is well designed; that provides a mix of housing, both market and affordable, particularly in terms of tenure and price; supports a wide variety of households in all areas; sufficient in quantity taking into account need and demand and which improves choice; sustainable in terms of location and which offers a good range

of community facilities with good access to jobs, services and infrastructure; efficient and effective in the use of land, including the re-use of previously developed land, where appropriate. The statement promotes housing policies that are based on Strategic Housing Market Assessments that should inform the affordable housing % target, including the size and type of affordable housing required, and the likely profile of household types requiring market housing, including families with children, single persons and couples. The guidance states that LPA's may wish to set out a range of densities across the plan area rather than one broad density range. 30 dwellings per hectare is set out as an indicative minimum. Paragraph 50 states that the density of existing development should not dictate that of new housing by stifling change or requiring replication of existing style or form. Applicants are encouraged to demonstrate a positive approach to renewable energy and sustainable development.

5.4 **Planning Policy Guidance 13: Transport (2001):** This guidance seeks three main objectives: to promote more sustainable transport choices, to promote accessibility to jobs, shopping, leisure facilities and services, by public transport, walking and cycling, and to reduce the need to travel, especially by car. Paragraph 28 advises that new development should help to create places that connect with each other in a sustainable manner and provide the right conditions to encourage walking, cycling and the use of public transport.

5.5 **Circular 11/95 – The Use of Conditions in Planning Permissions:** Advises that conditions should be necessary, relevant to planning, relevant to the development permitted, enforceable, precise and reasonable in all other respects.

5.6 **Circular 05/2005 - Planning Obligations:** Advises that planning obligations must be relevant to planning, necessary, directly related to the proposed development, fairly and reasonably related in scale and kind and reasonable in all other respect.

5.7 **East of England Plan 2008**

SS1 Achieving sustainable development

T4 Urban transport

T9 Walking, cycling and other non-motorised transport

T14 Parking  
ENV7 Quality in the built environment  
WM8 Waste management in development

## 5.8 **Cambridgeshire and Peterborough Structure Plan 2003**

Planning Obligation Related Policies

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

## 5.9 **Cambridge Local Plan 2006**

3/1 Sustainable development  
3/4 Responding to context  
3/7 Creating successful places  
3/12 The design of new buildings  
4/13 Pollution and amenity  
5/1 Housing provision  
8/2 Transport impact  
8/6 Cycle parking  
8/10 Off-street car parking

Planning Obligation Related Policies

3/7 Creating successful places (*public art/public realm*)  
3/8 Open space and recreation provision through new development  
5/14 Provision of community facilities through new development  
10/1 Infrastructure improvements (*transport, public open space, recreational and community facilities, waste recycling, public realm, public art, environmental aspects*)

## 5.10 **Supplementary Planning Documents**

**Cambridge City Council (May 2007) – Sustainable Design and Construction:** Sets out essential and recommended design considerations of relevance to sustainable design and construction. Applicants for major developments are required to submit a sustainability checklist along with a corresponding sustainability statement that should set out information indicated in the checklist. Essential design considerations relate directly to specific policies in the Cambridge Local Plan 2006. Recommended considerations are ones that the council would

like to see in major developments. Essential design considerations are urban design, transport, movement and accessibility, sustainable drainage (urban extensions), energy, recycling and waste facilities, biodiversity and pollution. Recommended design considerations are climate change adaptation, water, materials and construction waste and historic environment.

## 5.11 Material Considerations

**Cambridge City Council (2004) – Planning Obligation Strategy:** Sets out the Council's requirements in respect of issues such as public open space, transport, public art, community facility provision, affordable housing, public realm improvements and educational needs for new developments.

## 6.0 CONSULTATIONS

### **Cambridgeshire County Council (Engineering)**

- 6.1 Objection: The area identified as being available for public parking in the design and access statement appears to be the turning head at the end of Hawthorn Way. This is a turning facility and should not be obstructed. The area experiences high levels of competition for available on street parking and, as the proposed dwelling does not provide off-street dedicated parking, the proposal is likely to increase competition for available space between residents.

### **Head of Environmental Services**

- 6.2 No objection: The property is to incorporate habitable rooms facing onto Elizabeth Way, a major thoroughfare, which is known to be extremely busy. It is therefore recommended that an appropriate condition for noise insulation is attached requiring submission of information prior to commencement of development.

## 7.0 REPRESENTATIONS

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

- 40 Hawthorn Way

- 44 Hawthorn Way
- 48 Hawthorn Way
- 50 Hawthorn Way
- 71 Hawthorn Way
- 64 Elizabeth Way
- 75 Elizabeth Way
- 79 Elizabeth Way
- Hester Adrian Centre

7.2 The representations can be summarised as follows:

- The proposal will enhance the area and provide some security to properties by the introduction of security lighting;
- The property will not create a detrimental impact and will improve the space, which has been at times attracting intruders into neighbouring gardens;
- The extension to 56 Hawthorn Way which was permitted improved the look and surroundings of the area, and it is felt that this proposal will also do the same;
- Due to the location of the proposed building, access would not be a problem, nor would the privacy of near-by homes; and
- The house will act as a barrier to considerable road noise from Elizabeth Way.

7.3 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. Car and cycle parking
6. Third party representations
7. Planning Obligation Strategy

## **Principle of Development**

- 8.2 Policy 5/1 of the Cambridge Local Plan (2006) explains that provision is to be made for an increase of 12,500 dwellings over the period 1999-2016, and while it is recognised that most of these will be from larger sites within the urban area and urban extensions, development of additional residential units on sites such as this will be permitted subject to the existing land use and compatibility with adjoining uses.
- 8.3 Policy 3/10 of the Local Plan is of direct relevance to the development as it relates to development which involves the subdivision of an existing curtilage and retention of the original dwelling, in this case 56 Hawthorn Way. Policy 3/10 does not permit development in the following circumstances (precised form):
- Where it would have an adverse impact on residential amenities.
  - Where it would provide inadequate amenity space or access.
  - Where it would detract from the prevailing character of the area.
  - Where it would adversely affect the setting of a listed building or BLI.
  - Where it would adversely affect trees and wildlife features.
  - Where it would prejudice comprehensive development of a wider area.
- 8.4 The development is not near a listed building or BLI, will not affect protected trees or wildlife features and does not prejudice comprehensive development. I have addressed the issues of residential amenity impacts, amenity space and access and impact on the character of the area below.

## **Context of site, design and external spaces**

- 8.5 The site is the garden of a semi-detached property that is situated at the eastern end of Hawthorn Way and has frontages on both Hawthorn Way and Elizabeth Way. The overall frontage onto Elizabeth Way is approximately 30 metres and is enclosed by a red brick wall, which stands at 2 metres. The site tapers towards the southern end and contains a brick structure which has long been disused.



- 8.6 It is proposed that the property will address the frontage with Elizabeth Way and will take its pedestrian access from this highway. The design of the property has been influenced by the recent extensions to No.56 (under permission C/02/1199/FP), which has informed the height of the building and the character for the projecting gable end. Other features such as the double bay window and dormers have been included to reflect architectural styles evident in dwellings on the far side of the Chesterton Road roundabout.
- 8.7 Due to the fragmented nature of Elizabeth Way, which is divided by the presence of the roundabout, each section is seen to have its own distinctive features and characteristics. I accept that features such as double bays and dormers on the front elevation can be seen on properties situated on or south of the Chesterton Road roundabout on Elizabeth Way, but in my view that area has an entirely different context and character to this section of Elizabeth Way. The character of the locality here is one of relatively open frontages on both sides of the road from the roundabout until one gets to Laburnum Close and Hawthorn Way after which there are the terraced and semi-detached properties which are much smaller scale forms set back from the public footpath with small front gardens.
- 8.8 To the south of the site is the Hester Adrian Centre which is built in a buff brick, is set back from the frontage at an angle, behind railings and planting and only single storey in height. Opposite is the open frontage of Elizabeth House and then gardens of the first house in Laburnum Close, which is set quite well back from the road. The open space on the two sides of the road is an important visual break from the roundabout and before the housing of Hawthorn Way and then that fronting Elizabeth Way to the north. The extended 56 Hawthorn Way is slightly incongruous in its bulk and the presence it has to the road, but it does work as a 'full-stop', and elevates the importance of the space in which it is now suggested a new dwelling is introduced. What is proposed, because of its position so hard against the road edge, and its height and mass, would be intrusive and bulky and have a dominating presence in the street that would inevitably erode the sense of space experienced as one travels from the Chesterton Road roundabout towards Milton Road. I believe that the appearance of the proposed dwelling is at odds with the overall appearance of the surrounding area and that it would not have a positive

impact on its setting given the scale and form of the building and the restrictive nature of the site.

8.9 The character of adjacent properties in Hawthorn Way is one of gardens that are long and narrow, with domestic outbuildings and sheds. There is no precedent for the creation of substantial buildings to the rear of properties. This site is, however, somewhat different because it does have a frontage to Elizabeth Way and while the proposal may introduce external amenity space for the dwelling which is much more limited than the norm, the retained brick wall, and dwelling itself would mask this from Elizabeth Way. The new house would however have a very considerable presence for occupiers of 54 Hawthorn Way, because of the 12m long, 6.5m to eaves, 9.1m to ridge, 'wall' that would be built hard up to the common boundary of that property. Although this is at a distance of about 24 m from the main body of the house itself, it does nevertheless impact on the amenity of neighbouring gardens.

8.10 In my opinion the appearance of the proposed dwelling is uncharacteristic of the local area due to its incursion into an 'open frontage' and its scale which will make it intrusive and dominant in the street scene. The proposal fails to address the character of the neighbouring properties within its design and takes its lead from the existing property on the site and dwellings located on the opposite side of the roundabout. In my opinion the proposal will not have a positive impact on its setting, but will detract from the local townscape; given the limited amenity space, the absence of parking and the relationship with the road (which has to be very acute because of the fact that the building occupies a very considerable proportion of the site and has limited aspect other than to the road) and other boundaries (the building effectively butting up to three of the four boundaries) the proposal would not provide the attractive, high quality stimulating environment the Local Plan requires, but an overintensive use of the land. For these reasons the proposal fails to demonstrate that it has responded to its context and drawn inspiration from the key characteristics of its surroundings. For these reasons the proposal constitutes poor design and is contrary to East of England Plan 2008 policy ENV7, Cambridge Local Plan (2006) policies 3/4, 3/7, 3/10 and 3/12 and advice on design in Planning Policy Statement 1 (2005).

## **Residential Amenity**

### Impact on amenity of neighbouring occupiers

- 8.11 The proposal is utilizing a piece of land which currently forms part of the garden for 56 Hawthorn Way and is undeveloped. This application would introduce a new built form, intensifying the use of the site and as a result, this proposal has the potential to impact upon the occupants of 56 Hawthorn Way and neighbours to the west of the site. I do not consider that the proposal will affect the occupants of the Hester Adrian Centre immediately to the south due to the mature planting and the significant distance of 35 metres between buildings.
- 8.12 There are a number of windows on the rear elevation of No. 56 which look out over the existing garden. The proposed building has been designed so that there are no windows above ground floor level on the northern elevation, looking back towards the existing property and given the distance of 18m between the properties, I do not consider that there is the potential for overlooking into either of the properties. On the rear (south-west) elevation of the building, a kitchen and cloakroom window at ground floor and a landing and bedroom window at first floor are hard on the boundary and look out across neighbouring property, which would erode the amenity of neighbours. The plans do not show how they might be glazed and while they could be obscure glazed or replaced by glass blocks to safeguard neighbours, this would diminish the quality of the environment for the occupiers. The access proposed is from Elizabeth Way, and does not seek right of way along the side of No.56 which would have had the potential to create noise and disturbance to occupiers of the ground floor apartments.
- 8.13 While the scale and massing of the building might not be wholly different from the extended 56, the relationship with the neighbours is very different. The eaves stand at a height of 6.5 metres above ground level and a height of 9.2 metres to the ridge. I recognise that the orientation of the building to neighbouring properties will mean there is little loss of light, I am of the opinion that the proposed building will dominate the rear garden environment and create a sense of enclosure especially to No. 54 and 52, which would be unacceptable.

- 8.14 This sense of enclosure would be experienced in the end third of the garden and would not effect the dwelling itself, but I still believe that it would reduce the level of enjoyment that an occupier would expect to have from their property.
- 8.15 In my opinion the proposal does not adequately respect the residential amenity of its neighbours and the constraints of the site and I consider that it is compliant with East of England Plan (2008) policy ENV7, and Cambridge Local Plan (2006) policies 3/4 and 3/7.

#### Amenity for future occupiers of the site

- 8.16 The proposed dwelling is generous in its room sizes though that is only achieved by building to three of four boundaries. Although there are windows at first floor level on No.56, I am of the opinion that given the distance (about 18m) between the properties there will not be a loss of privacy to the future occupiers of the dwelling or the limited amenity space which will be eroded by bike and bin storage. With limits on outlook to the south west and south east and limits on openings in the north-west elevation facing 56, the focus for most of the openings is directly onto the very busy road. I do not consider that in this regard the amenity of the proposed house is satisfactory and compliant with East of England Plan (2008) policy ENV7, and Cambridge Local Plan (2006) policies 3/7 and 3/10.

#### **Refuse Arrangements**

- 8.17 Provision has been made in the application for waste storage to the right of the pedestrian gate into the site from Elizabeth Way. There is sufficient space for three bins and it is close to the highway for refuse collections.
- 8.18 In my opinion the proposal is compliant with East of England Plan (2008) policy WM6 and Cambridge Local Plan (2006) policy 3/12.

#### **Car and Cycle Parking**

- 8.19 The application does not propose any car parking provision for the proposed dwelling. There are three existing off-street car parking spaces to the front of 56 Hawthorn Way, which will be retained and used by occupants of the four flats in that building;

they will not be available for occupants of the proposed dwelling.

- 8.20 The application argues that a zero provision is appropriate here because the site is close to the city centre and benefits from alternative transport methods including a good bus service close by. Additionally, it states that if parking is required then the head of Hawthorn Way is a public parking area and that there is available space on-street in Hawthorn Way. While I agree that the site is in a relatively sustainable position in transport terms this is a very substantial house and I think it unlikely that there will not be pressure for parking provision. While it is clear that the head of Hawthorn Way is used for casual parking, it is the turning head for the cul-de-sac and the local highway authority is anxious about it being used for parking. Although the adopted standards for car parking are maximum standards I consider this a site where the lack of any provision could add to on-street problems.
- 8.21 Additionally, the Design and Access statement states that within this area there is no off-road parking. I would disagree with this as there is an example of off-road provision at 56 Hawthorn Way as well as a number of other properties along the road which have utilised front gardens in to achieve this. While the parking standards are maximum standards, I am anxious that the total absence of provision for a house of this size in what is not a central location is a demonstration of the inadequacies of the proposal and will inevitably create pressure for parking on street, and it should be refused for this basis. In my opinion the proposal is compliant with East of England Plan (2008) policy T14, and Cambridge Local Plan (2006) policy 8/10.
- 8.22 The new development is required to accommodate space for at least three cycles in accordance with the cycle parking requirements set out in the Cambridge Local Plan 2006. The application states that this will be provided by way of an enclosure in the north of the garden. I would suggest the imposition of a condition to ensure the details of this acceptable.
- 8.23 In my opinion the proposal is compliant with East of England Plan (2008) policy T9, and Cambridge Local Plan (2006) policy 8/6.

## **Third Party Representations**

- 8.24 I believe that the majority of the points raised by supporters of the application have been covered in the report. Regarding the points relating to improved security for the area. Policy 3/7 of the Cambridge Local Plan 2006 does refer to the need for buildings and spaces to be designed in a way, which improves the security of an area. While security is important in the design of buildings, I do not consider that what is proposed here, particularly if the windows in the south-west elevation need to be obscure glazed, will do anything to enhance security.

## **Planning Obligation Strategy**

- 8.25 The Planning Obligation Strategy (2004) provides a framework for expenditure of financial contributions collected through planning obligations. The applicants have indicated their willingness to enter into a S106 planning obligation in accordance with the requirements of the Strategy. The proposed development triggers the requirement for the following community infrastructure:

### Open Space

- 8.26 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 formal open space, informal open space and children's play areas. The total contribution sought has been calculated as follows.
- 8.27 The application proposes the erection of one three-bedroom house. No residential units would be removed, so the net total of additional residential units is one. 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 children's play space are not required from one-bedroom units. The totals required for the new buildings are calculated as follows:

<b>Formal open space</b>
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Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
1 bed	1.5	360	540		
2-bed	2	360	720		
3-bed	3	360	1080	1	1080
4-bed	4	360	1440		
<b>Total</b>					<b>1080</b>

<b>Informal open space</b>					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
1 bed	1.5	306	459		
2-bed	2	306	612		
3-bed	3	306	918	1	918
4-bed	4	306	1224		
<b>Total</b>					<b>918</b>

<b>Children's play space</b>					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
1 bed	1.5	0	0		0
2-bed	2	399	798		
3-bed	3	399	1197	1	1197
4-bed	4	399	1596		
<b>Total</b>					<b>1197</b>

8.28 In the absence of a S106 planning obligation to secure the requirements of the Planning Obligation Strategy (2004), the proposal is in conflict with Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1 and P9/8 and Cambridge Local Plan (2006) policies 3/8 and 10/1.

#### Community Development

8.29 The Planning Obligation Strategy (2004) requires that all new residential developments contribute to community development facilities, programmes and projects. This contribution is £1085 for each unit of one or two bedrooms and £1625 for each larger

unit. The total contribution sought has been calculated as follows:

<b>Community facilities</b>			
Type of unit	£per unit	Number of such units	Total £
1 bed	1085		
2-bed	1085		
3-bed	1625	1	1625
4-bed	1625		
<b>Total</b>			<b>1625</b>

8.30 In the absence of a S106 planning obligation to secure the requirements of the Planning Obligation Strategy (2004), the proposal is in conflict with Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1 and P9/8 and Cambridge Local Plan (2006) policies 5/14 and 10/1.

## **9.0 CONCLUSION**

## **10.0 RECOMMENDATION**

### **FOR RECOMMENDATIONS OF REFUSAL**

**REFUSE for the following reason/s:**



1. The introduction of this substantial dwelling into this relatively open frontage is unacceptable in that it would not have a positive impact on its setting, but instead introduce a dominant, intrusive form hard up to the back of the pavement, detracting from the local townscape. The limited amenity space, absence of car parking and the necessity, because of the proximity of the building to three of its four boundaries, to have the main aspect to the busy road, Elizabeth Way would not provide the attractive, high quality stimulating environment the Local Plan requires, but instead demonstrates an overintensive use of land that would not provide good amenity for prospective occupiers. The proposal fails, therefore, to demonstrate that it has responded to its context and drawn inspiration from the key characteristics of its surroundings. For these reasons the proposal constitutes poor design and is contrary to East of England Plan 2008 policy ENV7, Cambridge Local Plan (2006) policies 3/4, 3/7, 3/10 and 3/12 and advice in Planning Policy Statement 1 (2005).
2. The proposed development, because of its size and its siting, hard on the common boundary with No. 54 Hawthorn Way, would cause the occupiers of that property, and to a lesser extent the occupiers of 52, to suffer an unreasonable sense of enclosure and their garden to be unduly dominated, to the detriment of the level of amenity that they should reasonably expect to enjoy. The proposal is therefore contrary to policy ENV7 of the East of England Plan 2008 and policies 3/4, 3/7 and 3/10 of the Cambridge Local Plan 2006 and advice in Planning Policy Statement 1: Delivering Sustainable Development (2005),
3. The proposed development does not make any provision for off-street car parking and while it is recognised that car parking standards are maximum standards the lack of any parking provision for a house of this size in a location removed from the city centre is considered to be in conflict with policy T14 of the East of England Plan 2008 and policy 8/10 of the Cambridge Local Plan 2006 and is likely to increase the demand for on-street car parking in an area which already experiences competition for existing car parking and where increased on street parking is likely to have a detrimental impact on residential amenity.

4. The proposed development does not make appropriate provision for public open space, community development facilities and life-long learning in accordance with the following policies, 3/8, 5/14 and 10/1 of the Cambridge Local Plan 2006; and policies P6/1 and P9/8 of the Cambridgeshire and Peterborough Structure Plan 2003; and as detailed in the Planning Obligation Strategy 2004 and Guidance for Interpretation and Implementation of Open Space Standards 2006.

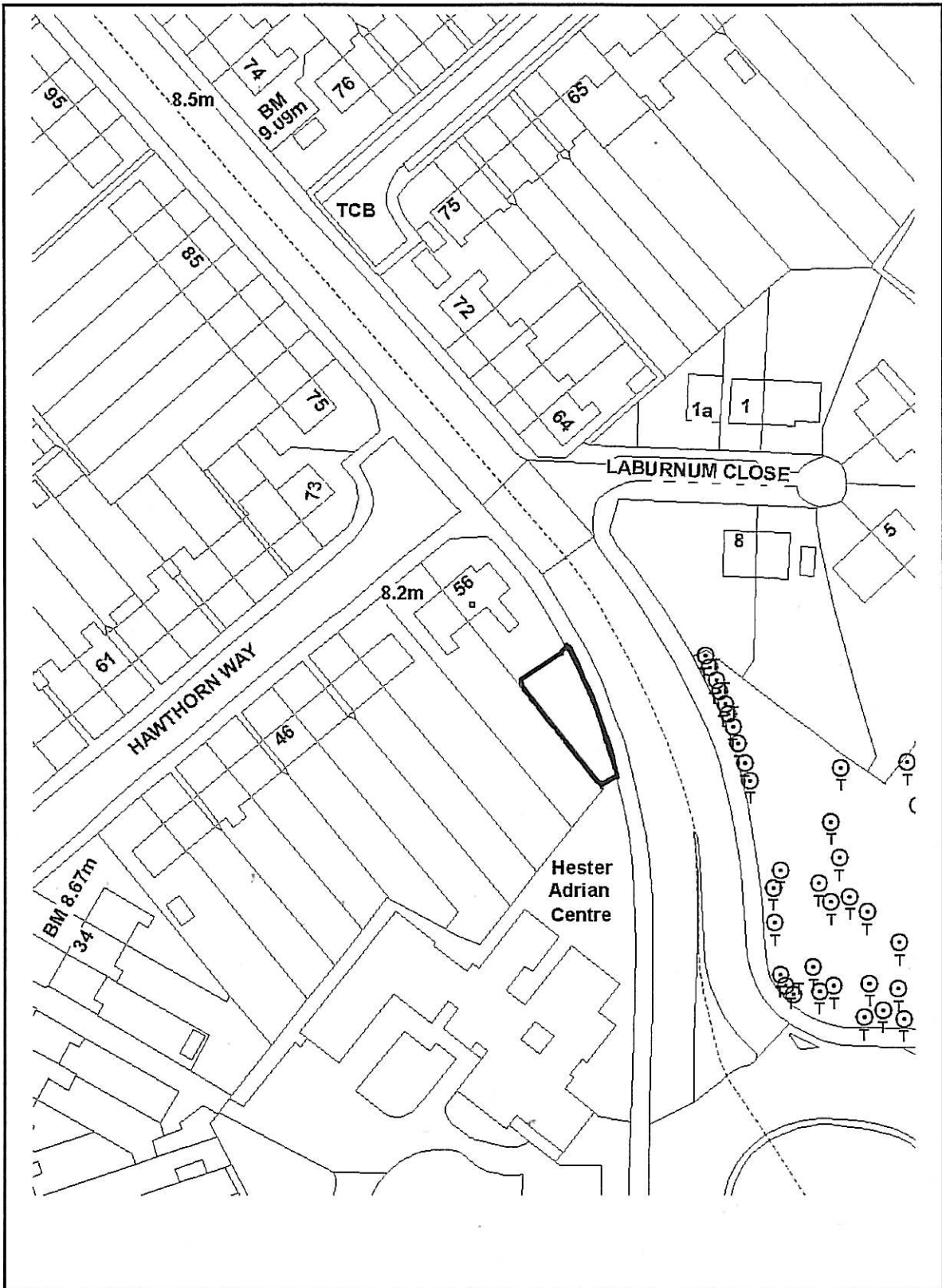
**In the event that an appeal is lodged against a decision to refuse this application, DELEGATED AUTHORITY is given to Officers to complete a section 106 agreement on behalf of the Local Planning Authority, in accordance with the requirements of the Planning Obligation Strategy.**

## **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.



10/0050/FUL  
56 Hawthorn Way Cambridge