

26/01727/FP Full Planning Permission: Erection of self-build dwelling with Juliet balcony, solar panels and access steps following demolition of existing dwelling and outbuildings. Hard landscaping to include creation of no.2 parking spaces to front elevation. Installation of bin storage.

Barley Parish Council (BPC) considered this application at its Council meeting on the 10th August 2026. The application is, in the opinion of the Council, an improvement on the previous application (26/00952/FP) and addresses in part some of this Council's previous objections, nonetheless there are still concerns: -

- **Plant room** – no details have been provided on noise mitigation will be put in place. Heat pumps can be very noisy and intrusive for both the occupier and neighbours. There should be a requirement for clear mitigation measures. Further, it is likely the space will require ventilation to extract the heat generated and but no details have been provided.
- **Accessibility** – the design does not provide for the needs of those who have impaired mobility. Level access for those with impaired mobility is only achievable via the front door. All other access, particularly to the garden, is by steps from the utility room at the side and or the many steps to the rear of the property. This is contrary to the statements in the Design and Access Statement. The drawings of side elevation D-D and rear elevation C -C clearly highlight the issue. BPC considers this to be unacceptable
- **Overlooking** – BPC remains concerned about the overlooking of neighbouring properties, particularly No 4 Cambridge Road. A large window and Juliet balcony directly over look this neighbouring property, exacerbated by the topography of the site; as the plans do not have dimensions annotated it is not possible to clearly determine the full extent of the overlooking but it remains a concern. Once again, the drawings of side elevation D-D and rear elevation C-C highlight this issue of overlooking. Despite the claims of the Design and Access Statement, this issue has not been satisfactorily resolved. Any development must also give full consideration to the living conditions of the neighbouring properties

There are inconsistencies between the Design and Access Statement and the details on the drawings, for example: -

- The dwelling has been brought forward on the plot but is still not in line with the building line of 4 and 6 Cambridge Road.
- Accessibility
- Overlooking
- Levels

Design is a subjective issue; the design of this dwelling is undoubtedly contemporary and BPC would question the extent to which, as a replacement dwelling, it positively contributes to the character of the area and the appearance of the streetscape as claimed in the Design and Access Statement. BPC has no objection in principle to the redevelopment of the site. However, it is a prominent site on a key approach into the village; it must be designed accordingly and be sympathetic to its surroundings in terms of both design and positioning on the plot.

BPC understands the mains waste water / sewage pipe connecting all 8 properties on Cambridge Road, runs parallel to the road at the rear of the existing properties. We raised this as a concern with the original application and would like confirmation that the location of this replacement dwelling will not compromise this main sewage run

In conclusion, until the concerns set out above are satisfactorily addressed, Barley Paris Council objects to the application.