

26/00952/FP - Full Planning Permission : Erection of one detached self build single storey dwelling with solar panels, glazed balustrading, terraced area and access steps, following demolition of existing dwelling. 5 Cambridge Road, Barley, Royston, Hertfordshire, SG8 8HN

Barley Parish Council (BPC) at its Council meeting on 1st June 2026, resolved to object to this planning application.

The site, 5 Cambridge Road, is within the village envelope and outside the designated conservation area.

BPC considers **Policy D2; House Extensions, Replacement Dwellings and Outbuildings**, of the approved Local Plan to be key in the consideration of this application. The policy recognises the need to maintain high a quality environment in residential areas. More specifically it requires that consideration is given to the effect a proposal may have on:-

- The living conditions of neighbouring occupiers; and
- The character and appearance of the locality in which the proposal is located.

These matters can so often be overlooked with the desire to increase living space.

Key consideration under this policy are:-

- The development should not dominate adjoining properties
- Be well related the floor levels of adjoining properties
- Does not harm the character and appearance of the site; and
- Location does not have an adverse impact on the character and appearance of the street scene or area.

It is the opinion of BPC, and indeed the occupiers of the neighbouring dwellings, that the proposed replacement dwelling is contrary to all of the principles in Policy D2;-

- The positioning of the proposed development on the plot – moving it substantially back from the existing defined building line of the current property and the neighbouring ones. This is out of character with the other dwellings on Cambridge Road and would result in an adverse impact on the character and appearance of the established street scene.
- The size of the new unit – referencing the applicants' figures, represents an increase of 100% from 158.2msq to 316.5msq
- The mass and location of the proposed unit, particularly the height differential and the rear terrace which are exacerbated by the topography of the site, will undoubtedly have an adverse impact and cause unacceptable harm to the two adjoining dwellings at 4 and 6 Cambridge Road.
- Whilst the proposed replacement dwelling is single storey, the slope of the ground appears to have been totally ignored. The level of overlooking is unacceptable, together with the potential for light and noise disturbance.

- The substantial increase in hard standing to the front of the property, is unnecessary and unsightly. There is currently adequate parking and room to maneuver on the site; it is unclear why more space at the front of the property is required.

In addition, 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; in its proposed location the replacement dwelling would be built directly over this main sewage run.

The 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. Any development must also give full consideration to the living conditions of the neighbouring properties.

Barley Parish Council request that the application be refused.