

**CHRIS ANDERSON**  
*Residential Development Land Agent Ltd*

**FULL PLANNING APPLICATION**

**ERECTION OF A DWELLING FOLLOWING  
DEMOLITION OF EXISTING TRIPLE GARAGE BLOCK.  
NEW VEHICULAR ACCESS FROM HIGHWAY TO  
SERVE EXISTING DWELLING.**



**4 CAVENDISH AVENUE  
CAMBRIDGE**

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**1.0 THE PROPOSAL**

This planning application proposes the erection of a 4-bedroom dwelling within the rear garden of the host dwelling and following the demolition of a 3-bay garage block.

The proposed dwelling is of a contemporary design with a single storey plus basement accommodation/storage and will use the existing vehicular access.

A separate vehicular access with enhanced parking/turning area will be provided for the host dwelling.

**2.0 ASSESSMENT**

**2.1 Physical**

The site area comprises of two elements being:

- (i) The existing vehicular access which passes along the eastern side of the property and leads to a 3-bay single-storey garage block sited adjacent to the rear/south boundary.
- (ii) The frontage area of the property which comprises of the front garden and part of the existing constrained parking area.

Ground levels throughout the site are generally level with just a slight fall from front/north to rear/south.

The retained gardens include various mature trees including a protected lime tree to the highway frontage with elements of hedgerow to various boundaries.

