



**Report to:** South Cambridgeshire District Council Planning Committee 14 June 2023

**Lead Officer:** Joint Director of Planning and Economic Development

**23/00375/HFUL – 24 West Street, Comberton**

**Proposal:** Replacement of existing outbuilding with 3 bay single storey garage with mono pitch low profile roof.

**Applicant:** Mr Alistair Funge

**Key material considerations:**

1. Character and appearance and impact on heritage assets
2. Neighbour amenity

**Reason Reported to Committee:** Applicant is a member of staff

**Presenting officer:** Charlotte Spencer

**Update/ Amendments Report**

It is requested that reason for refusal no.2 is amended as follows:

[~~Strikethrough~~ = deletion]

[Underline = insertion]

*2. The proposed garage, by reason of its scale and proximity to the neighbouring properties, would have a detrimental impact on the outlook of the ground floor windows of No.14 ~~and 18~~ West Street causing an unreasonable sense of enclosure and therefore, unneighbourly form of development. The proposal is therefore, contrary to the National Planning Policy Framework and Policy HQ/1 of the South Cambridgeshire Local Plan (2018).*

**Reason for the change**

The refusal reason incorrectly referred to a detrimental impact on No.18 West Street.

**Report Author:**

Charlotte Spencer