

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Development and Conservation Control Committee 6<sup>th</sup> October 2004  
**AUTHOR/S:** Director of Development Services

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### **S/1742/04/F - Little Shelford Shed at 69 Hauxton Road for Mr & Mrs Lines**

#### **Recommendation: Approval**

#### **Site and Proposal**

1. The application site comprises a two-storey semi-detached property on the south west side of Hauxton Road and its garden. The dwelling has a brick base and is rendered in a cream/yellow colour.
2. This full application, submitted on the 18<sup>th</sup> August 2004, seeks to erect a shed in the rear garden of No.69 Hauxton Road. It would be set 25.4 metres from the rear gable of the property, and just 1.6 metres from the rear boundary of the plot. The storage shed would be 7.3 metres in width, 3.65 metres in depth and 2.5 metres in height, and would consist of rendered block work on a brick plinth to match the existing property, and would have a monopitch corrugated roof. There is currently a smaller sized corrugated shed at the rear of the garden without any doors or windows.

#### **Planning History**

3. **S/2281/01/F** – This application for an extension to the dwelling to create a two storey rear and side extension was approved on the 21<sup>st</sup> January 2002. An amended scheme was then submitted in April 2002 and approved. However, a discrepancy occurred in the scale of the amended scheme, meaning the proposal was actually larger than the original application. The amended plans were then given approval by the Development and Conservation Control Committee at the meeting on the 8<sup>th</sup> January 2003, following a site visit.

#### **Planning Policy**

3. The site lies within the Little Shelford village framework.
4. **Policy P1/3** of the County Structure Plan 2003 stresses the need for a high standard of design for all new development.

#### **Consultation**

5. Little Shelford Parish Council objects to the proposal stating:

“We refuse the application on the grounds that the building is not a shed but a permanently erected building and can be used as a workshop which will have an environmental impact on the local residents. We also feel that the new building, with the large extension already exceeds the original footprint of the house considerably”.

(The latter sentence refers to application S/2281/01/F as mentioned above.)

### **Representations**

6. A letter of objection has been received from the neighbour at No. 67 Hauxton Road. The main points of this letter include objections to:
  - a. The size of the shed and its position close to the boundary.
  - b. The windows and glazed door regarding loss of privacy to the rear terrace and kitchen/ need for a 1.8 metre fence to be erected.
  - c. The usage of a shed this size/ the need to ensure that the building is indeed used for domestic storage as proposed.

### **Planning Comments – Key Issues**

7. The key issue in relation to this application is the relationship between the proposal and the neighbouring properties at Nos. 67 and 71 Hauxton Road. The boundaries along the majority of the gardens are 2 metre tall hedging. However, the rear ends of the gardens are very open with no fencing or hedging. For example, the rear 8-10 metres of the boundaries are open, with only sparse vegetation approximately 0.5 metres in height. This will mean the proposed shed will be visible from the garden land of the neighbouring properties, in particular from No. 67. However, given the distance between the proposed building and the neighbouring dwellings, I do not consider that the building would seriously affect the amenity of the occupiers of the neighbouring dwellings. Given this distance, I also do not consider that additional fencing or other boundary treatment is necessary as a condition of any approval.
8. In order to ensure that the shed is used for domestic purposes only, a condition is recommended stating that no business or trade shall be carried out from the premises.

### **Recommendation**

9. Approval
  1. Standard Condition A – Time limited permission (Reason A);
  2. Standard Condition 43 – Domestic Use Only (RC 43)

### **Informatives**

#### **Reasons for Approval**

1. The approved development is considered generally to accord with the Development Plan and particularly the following policies:
  - **Cambridgeshire and Peterborough Structure Plan 2003: P1/3**  
(Sustainable design in built development)

2. The proposal conditionally approved is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
  - Size and use of shed
  - Neighbour amenity
3. All other material planning considerations have been taken into account. None is of such significance as to outweigh the reason for the decision to approve the planning application.

**Background Papers:** the following background papers were used in the preparation of this report: **County Structure Plan 2003**, File Refs: **S/1742/04/F** and **S/2281/01/F**

**Contact Officer:** Paul Derry – Development Control Technician  
Telephone: (01954) 713169