

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

4 March 2015

AUTHOR/S: Planning and New Communities Director

Application Number:	S/2216/14/FL
Parish(es):	Steeple Morden
Proposal:	Erection of two detached dwellings, detached garage and access following demolition of existing dwelling.
Site address:	48 Station Road Girton
Applicant(s):	Moatside Properties
Recommendation:	Delegated Approval
Key material considerations:	Principle of Development Visual Impact Residential Amenity Highway Safety
Committee Site Visit:	3 March 2015
Departure Application:	No
Presenting Officer:	John Koch
Application brought to Committee because:	Parish Council recommendation of refusal conflicts with Officers recommendation
Date by which decision due:	29 December 2014

Update to Report

Paragraphs 20 – 28 - Residential Amenity

1. The owner of 50 Station Road, Steeple Morden has written to complain that his objections have not been considered in the report. He has previously objected that the erection of a two storey dwelling as proposed would result in a loss of amenity for 50 Station Road. The report ignores the fact that the first floor windows at the rear of the proposed property will face directly towards our property.
2. Officers note that the distance between the proposed rear bedroom windows in the new dwelling and the front of his property is approximately 23 metres. The District Design Guide recommends a minimum back-to-back distance of 25 metres between

opposing first floor windows. As the overlooking is to the front of the existing property, officers do not consider there will be a seriously harmful loss of amenity.

3. **Paragraph 31 - Other matters**

While it is true the hedge on the southern boundary is not in the applicant's ownership, the neighbour asks if a condition could be imposed preventing the applicant or subsequent owner from complaining to the Council in the future that the hedge is too tall and affecting their enjoyment of their home or garden. If the height of the hedge is reduced as a result of such a complaint then there will be an even greater loss of amenity to them as the first floor windows at the rear of the proposed property will look directly in to the Kitchen and upstairs bedrooms.

4. Unfortunately it is not possible to condition any approval to prevent a request under the High Hedges legislation.

5. The recommendation therefore remains one of delegated approval.

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