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26 May 2011

To: To the Chairman, Vice-Chairman and Members of the Planning Committee
Vice-Chairman – Councillor Robert Turner
and to Councillor Peter Topping (Sustainability, Planning and Climate Change
Portfolio Holder)

Quorum: 4

Dear Councillor

You are invited to attend the next meeting of **PLANNING COMMITTEE**, which will be held in the **COUNCIL CHAMBER, FIRST FLOOR** at South Cambridgeshire Hall on **WEDNESDAY, 1 JUNE 2011 at 2.00 p.m.**

Members are respectfully reminded that when substituting on committees, subcommittees, and outside or joint bodies, Democratic Services must be advised of the substitution *in advance of* the meeting. It is not possible to accept a substitute once the meeting has started. Council Standing Order 4.3 refers.

Yours faithfully
JEAN HUNTER
Chief Executive

The Council is committed to improving, for all members of the community, access to its agendas and minutes. We try to take all circumstances into account but, if you have any specific needs, please let us know, and we will do what we can to help you.

AGENDA SUPPLEMENT

12 (a) S/0707/11 - Oakington (8 Manor Close)

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EXCLUSION OF PRESS AND PUBLIC

The law allows Councils to consider a limited range of issues in private session without members of the Press and public being present. Typically, such issues relate to personal details, financial and business affairs, legal privilege and so on. In every case, the public interest in excluding the Press and Public from the meeting room must outweigh the public interest in having the information disclosed to them. The following statement will be proposed, seconded and voted upon.

"I propose that the Press and public be excluded from the meeting during the consideration of the following item number(s) in accordance with Section 100(A) (4) of the Local Government Act 1972 on the grounds that, if present, there would be disclosure to them of exempt information as defined in paragraph(s) of Part 1 of Schedule 12A of the Act."

If exempt (confidential) information has been provided as part of the agenda, the Press and public will not be able to view it. There will be an explanation on the website however as to why the information is exempt.

Notes

- (1) Some development control matters in this Agenda where the periods of consultation and representation may not have quite expired are reported to Committee to save time in the decision making process. Decisions on these applications will only be made at the end of the consultation periods after taking into account all material representations made within the full consultation period. The final decisions may be delegated to the Corporate Manager (Planning and Sustainable Communities).
- (2) The Council considers every planning application on its merits and in the context of national, regional and local planning policy. As part of the Council's customer service standards, Councillors and officers aim to put customers first, deliver outstanding service and provide easy access to services and information. At all times, we will treat customers with respect and will be polite, patient and honest. The Council is also committed to treat everyone fairly and justly, and to promote equality. This applies to all residents and customers, planning applicants and those people against whom the Council is taking, or proposing to take, planning enforcement action. More details can be found on the Council's website under 'Council and Democracy'.

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

1 June 2011

AUTHOR/S: Executive Director (Operational Services)/
Corporate Manager (Planning and New Communities)

**S/0707/11 - Oakington
Part two-storey, part single storey front extensions
for Mr & Mrs Simon Edwards****Recommendation: Approve Conditionally****Date for Determination: 31 May 2011**

This application has been referred to the Planning Committee for determination because the applicant is a member of the Council.

PROPOSED DEVELOPMENT

1. Proposals comprise the erection of a part two-storey part single storey front extension.

SITE AND SURROUNDINGS

2. No.8 Manor Farm Close is a linked semi-detached two-storey dwelling located within a residential cul-de-sac within the village development framework. The property is finished facing brickwork and concrete roof tiles with a detached single flat roof garage. The properties within Manor Farm Close are staggered following the linear form of the adopted public highway.

POLICIES

3. **South Cambridgeshire LDF Development Control Policies DPD, 2007:**

DP/1 Sustainable Development
DP/2 Design of New Development
DP/3 Development Criteria
DP/4 Infrastructure and New Developments
DP/7 Development Frameworks

Planning History

4. None

CONSULTATIONS

5. Oakington & Westwick Parish Council – Recommend approval.

REPRESENTATIONS

6. None have been received.

PLANNING COMMENTS

7. The key issues to consider in this instance are the impact that proposals would have upon residential amenity and the public realm.

Residential Amenity

8. The proposed two-storey extension would be the most sensitive element of the proposal and would most affect the adjacent dwelling at no.6 Manor Farm Close. This property is located due south of the application site and is separated from no.8 by a driveway and garage. Given the stagger within the building line between the two properties, the two-storey front extension would not project past the front building line of no.6 Manor Farm Close. There are no windows within the side elevation of no.6, which fronts the application site. In light of the above the proposals are not considered to result in an adverse impact upon residential amenity.

Public Realm

9. The proposed extensions would be subservient to the main dwelling by virtue of a lower ridge height to the two-storey element. Due to the stagger in the building lines within the cul-de-sac the proposal would not be unduly prominent or incongruous within the street scene and would be built using materials to match existing. The proposals are considered to be proportionate in scale and mass and sympathetic in form and design to the existing dwelling. As a consequence of the above the extensions would preserve the character and appearance of the public realm.

Conclusion:

10. Having regard to applicable national and local planning policies, and having taken all relevant material considerations into account, it is considered that planning permission should be granted in this instance.

Recommendation

11. Approve

Conditions

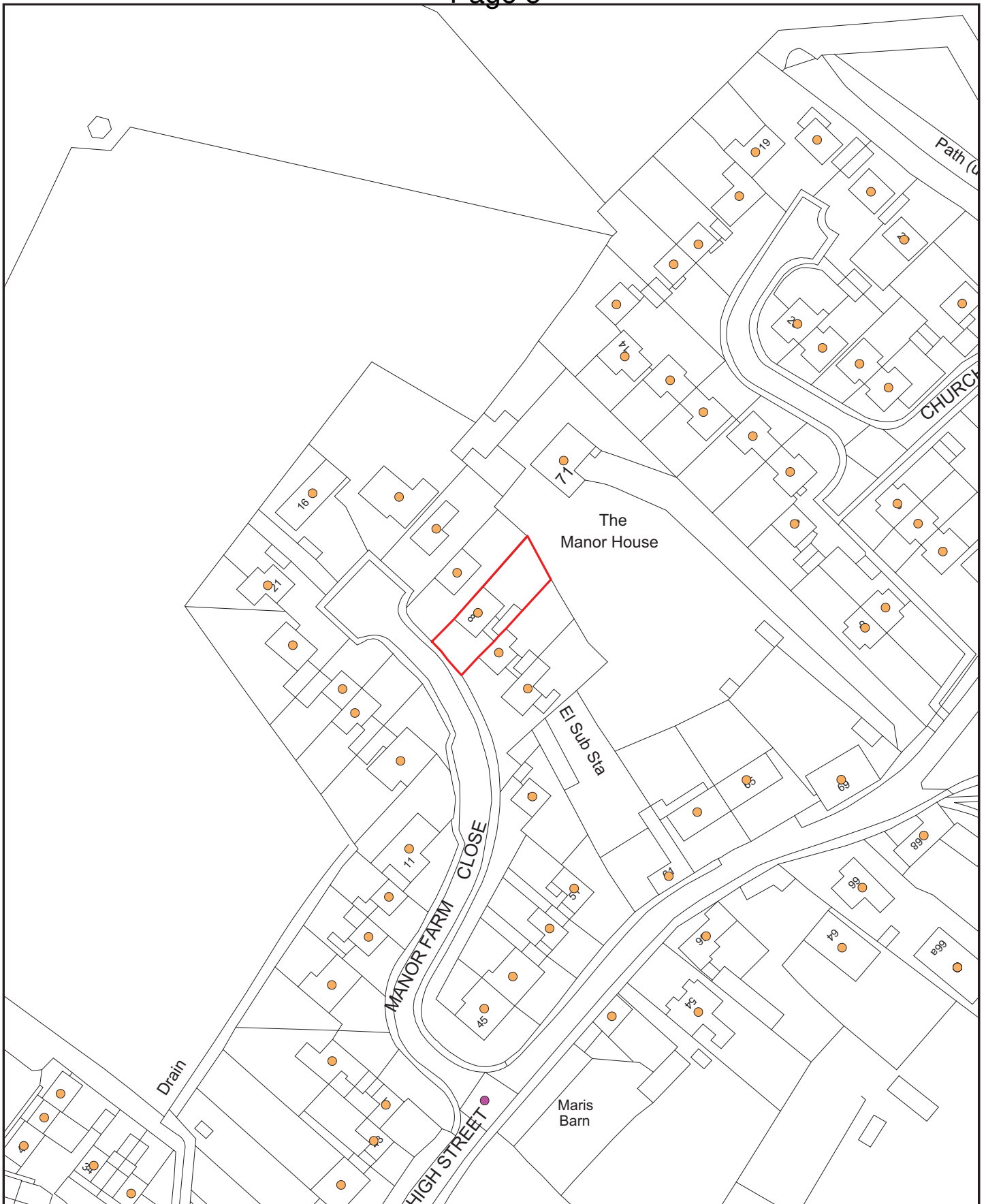
1. **The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.**
(Reason - To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development, which have not been acted upon.)
2. **The development hereby permitted shall be carried out in accordance with the following approved plans: 5640 & 5640/1.**
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
3. **The materials to be used for the development, hereby permitted, shall accord with the specification in the application form and approved plans, unless otherwise agreed in writing by the Local Planning Authority.**
(Reason – To ensure the appearance of the development is satisfactory in accordance with Policies DP/2 & DP/3 of the adopted Local Development Framework 2007.)

Background Papers: the following background papers were used in the preparation of this report:

- South Cambridgeshire Development Control Policies Development Plan Document (2007)
- South Cambridgeshire Local Development Framework Supplementary Planning Documents: District Design Guide
- Planning file reference: S/0700/11.

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Cambridgeshire
District Council

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Date of plot: 26/05/2011

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