

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

10 May 2017

AUTHOR/S: Head of Development Management

Application Number: S/1017/17/FL

Parish(es): Cambourne

Proposal: Garage Door

Site address: 13 Woodpecker Way, Cambourne, Cambridge,
Cambridgeshire, CB23 6GZ

Applicant(s): Miss Rebecca Ward

Recommendation: Approval

Key material considerations: Local Character, Residential Amenity and Parking
Standards

Committee Site Visit: None

Departure Application: No

Presenting Officer: Will Tysterman, Planning Project Officer

**Application brought to
Committee because:** The applicant is employed by South Cambridgeshire
District Council.

Date by which decision due: 18 May 2017

Executive Summary

1. The proposal seeks to add a garage door to an open car port. Officers consider the proposal would not have an adverse impact on the character of the area, would preserve the residential amenity of neighbouring properties and would not adversely affect parking provision.

Relevant Planning History

2. S/6240/04/RM – 69 Dwellings - Approved

Planning Policies

3. *National Planning Policy Framework (NPPF) 2012*
Planning Practice Guidance
4. *South Cambridgeshire LDF Development Control Policies, adopted July 2007*
DP/1 Sustainable Development
DP/2 Design of New Development
DP/3 Development Criteria

DP/7 Development Framework

5. *South Cambridgeshire LDF Supplementary Planning Documents (SPD):*
District Design Guide SPD – Adopted March 2010.
6. **Local Plan Proposed Submission – July 2013**
S/7 – Development Frameworks
HQ/1 – Design Principles
TI/3 - Parking Provision

Consultation

7. Cambourne Parish Council - Recommends Approval

Representations

8. No representations were received in relation to this application.

Site and Proposal

9. Number 13 Woodpecker Way, Cambourne is a two storey semi detached property. The site is located within the village framework of Cambourne and the proposal seeks to add a garage door to the open car carport to the rear of the property.
10. This requires planning permission because of condition 17 of planning consent S/6240/04/RM. The condition restricted any form of enclosure to the open elevations of the car ports without prior written approval of the Local Planning Authority. The reason for the condition was to ensure the continued provision of off-street parking space in the interests of highway safety and to safeguard the amenities of adjoining occupiers.

Planning Appraisal

11. The main issues to consider in this instance are impact on the character and appearance of the area, neighbour amenity impact and parking standards.

Impact on character of the area

12. There are similar examples of neighbouring properties which have added garage doors to car ports such as No. 7 and No 15 Woodpecker Way. The proposed door will be finished with white metal cladding which is similar to the car port door owned by No 15. Officers consider the proposal would not have an adverse impact on the character of the area and would be in keeping with the existing development. The proposal would therefore comply with Policy DP/2 (criterion f) of the Local Development Framework which requires that all new development be compatible with its location and appropriate in terms of scale, mass, form, siting, design, proportions, materials texture and colour in relation to the surrounding area.

Residential Amenity

13. The proposal has been assessed with regards to overshadowing, overlooking and overbearing and it is considered the proposed scheme will not have a significant adverse impact on the amenity of neighbouring properties and will therefore be in accordance with Policy DP/3 of the South Cambridgeshire District Council Local Development Framework 2007.

Parking Provision

14. Officers have assessed the impact of the proposal on parking provision. The site location plan (Drawing No RW03) shows there are 3 parking spaces under ownership of the property. The garage door would not alter these parking arrangements. The scheme would provide sufficient space for at least 2 off road parking spaces and therefore would be in accordance with policy TR/2 of the Local Development Framework and TI/3 of the South Cambridgeshire emerging Local Plan 2013.

Recommendation

15. Officers recommend that the Committee approve the application, subject to:

Conditions

16. **a) 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.)
- b) The development hereby permitted shall be carried out in accordance with the following approved plans: RW01, RW02, RW03**
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)

Background Papers:

- The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.
- South Cambridgeshire Local Development Framework Development Control Policies DPD (adopted July 2007)
 - Planning File Ref: S/1017/17/FL

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