

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation Control Committee 1st March 2006
AUTHOR/S: Director of Development Services

**S/2317/05/F – Castle Camps
Replacement Dwelling and Garage (Revised Design) (Retrospective Application) at
The Bays, Haverhill Road for C O'Malley**

**Recommendation: Approval
Date for determination: 30th January 2006**

Update

1. Consideration of the application was deferred at the 1st February 2006 meeting of this Committee to invite the submission of further plans showing the dwelling as built.
2. Plans showing the dwelling as built have now been received.
3. A copy of the plans has been sent to the Parish Council and the occupier of Broadways and any further comments received will be reported verbally.

Planning Comments – Key Issues

4. The main issue in relation to this application is the impact of the changes compared to the development approved under reference S/1661/04/F on the character and appearance of the area and the amenity of neighbours.
5. The main differences between the approved scheme and the dwelling as built are: the use of render over a brick plinth rather than brick and boarding; changes to windows; the provision of accommodation in the roofspace including the insertion of a second floor dormer window in the rear roof slope, small second floor windows in each of the two rear gables, high level windows in the side roof slopes and a raising of the eaves and ridges heights of one of the rear projecting gables; a raising of the eaves height of the north side elevation of the main part of the dwelling; and a single storey link between the double garage and the house.
6. I, and Members, can appreciate the Parish Council's concerns about retrospective applications but any application, retrospective or otherwise, must be considered on its merits. In this instance, the dwelling as built is considered to be acceptable in terms of its impact in the street scene and on the character and appearance of the area and the amenity of neighbours.

Recommendation

7. Approval (as amended by drawing nos. CM.22/2 and CM22/3. and Front, Rear and Side Elevations plan date stamped 13.2.06)
 1. The first floor window in the south/side elevation of the house, hereby permitted, shall be fitted and permanently maintained with obscured glass (RC To safeguard the privacy of the occupiers of the adjacent property, Broadways)

2. No further windows shall be inserted at first or second floor level in the south or north elevations of the house, hereby permitted, unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf (RC To safeguard the privacy of the occupiers of the adjacent properties, Broadways and Manor House).

Reasons for Approval

1. The 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)
 - South Cambridgeshire Local Plan 2004: **SE4** (Development in Group Villages) and **HG10** (Housing Mix and Design)
2. The development is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise: impact on neighbours and appearance of the village.

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

South Cambridgeshire Local Plan 2004
Cambridgeshire and Peterborough Structure Plan 2003
Planning file Refs: S/2317/05/F, S/1616/04/F and S/0999/04/F

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