

## **SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

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**REPORT TO:** Development and Conservation Control Committee

10<sup>th</sup> May 2006

**AUTHOR/S:** Director of Development Services

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### **S/0450/06/F - Meldreth**

### **4 New Garages Rear Of Communal Room (Retrospective), Adj 23 Elin Way, For South Cambridgeshire District Council**

**Recommendation: Approval**

**Date for Determination: 1<sup>st</sup> May 2006**

#### **Site and Proposal**

1. This full application, registered on 6<sup>th</sup> March 2006, seeks retrospective consent for the erection of a block of four garages as part of the development of an area of land off Elin Way, Meldreth for a communal facilities building.
2. The garage building measures 10.5m x 5.2m with a ridge height of 3.5m. It is constructed of yellow/buff facing bricks with brown roofing tiles both of which are to match the communal room.
3. To the north west the building faces the rear of a pair of bungalows in Elin Way and to the north east and south east it adjoins the boundary of a semi-detached house in The Grange.

#### **Planning History**

4. Planning consent for the erection of a new communal facilities building was approved in December 2003 (**Ref: S/2289/03/F**). Whilst the submitted drawing showed the position of the block of flat roofed garages that existed on the site at the time no work to those buildings was indicated.

#### **Planning Policy**

5. **Policy P1/3** of the Cambridgeshire and Peterborough Structure Plan 2003 ("The County Structure Plan") requires a high standard of design and sustainability for all new development which, amongst other criteria, responds to the local character of the built environment.

#### **Consultation**

**Meldreth Parish Council** recommends approval

#### **Representations**

6. The occupier of 7 The Grange, to the south east of the site, questions how a planning application can be made after the event. It is considered that the four garages are an unnecessarily huge eyesore and a waste of resources. They cause a loss of a private view and look like a 'prison block' by the side of the fence of No 7 and are likely to result in a loss of value. These structures were not shown on the original drawings and it was thought that the area was going to be used as a car park

therefore no objection was made. An objection is made to the current building and it is felt that a screen or evergreen plants should be provided as camouflage at the very least.

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

7. The key issue to be considered with this application is the visual impact of the garage block on the character of the area and the amenity of adjacent residents.
8. The garage building is set behind the pair of existing bungalows to the north west and is screened to the west by the new communal facilities building. As a result the building has limited visual impact on the wider character of the area. The building replaces a line of flat roofed garages (16 in total) and introduces a shallow pitch roof.
9. The garage building is to the south east of the rear gardens of the pair of bungalows in Elin Way. These bungalows have shallow gardens that are 5m deep and the building is located 7.5m from the boundary with these properties. Given that the ridge height of the building is only 3.5m I do not consider that it results in a material loss of amenity to the occupiers of the bungalows.
10. The garage building is located 1m and 0.2m from boundaries of the rear garden of No 7 The Grange. The boundary is formed by a 1.8m high close-boarded fence. Some planting has been removed from this boundary during the development of the site to allow for access to the rear of the new communal facilities building. The garage building is located within 10m of the north west corner of the house itself, however I am of the view that given its orientation to the north west and low ridge height, it will not have an unreasonable adverse effect on the amenity of the occupiers of No 7 The Grange.
11. There is limited opportunity to provide any planting between the garage block and boundary as requested by the occupiers of No 7 The Grange but I will explore this possibility further with the applicant's agent.

### **Recommendation**

12. That retrospective consent is granted subject to the following condition.
  1. SC60 – Boundary Treatment – north east and south east – RC60

### **Informatives**

### **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)
2. The development is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
  - Residential amenity
  - Visual impact on the locality

**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 Ref: S/0450/06/F & S/2289/03/F

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