

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation Control
Committee

2nd June 2004

AUTHOR/S: Director of Development Services

S/0162/04/F – Great Shelford

**Erection of additional dwelling and garage at Westfield House, 11 Westfield Road for
Mr and Mrs Longhurst-Goldspink**

Recommendation: Approval

Members will visit the site on Tuesday 1st June 2004.

1. This application was deferred at the 12th May meeting to enable a site visit to take place.
2. A copy of the report to the May meeting is attached as an Appendix.

Consultation Update

3. The **Trees & Landscape Officer** has visited No.3 Walnut Drive and has no objections to the proposal in terms of its affect on the walnut tree in the rear garden of No.3 Walnut Drive.

Representations Update

4. The occupier of 135 Cambridge Road objects to the proposal on the grounds that: the building is far too large and tall to maintain the character of the location; the roof is high enough to allow transformation into a two storey dwelling which would overlook her garden; and the building is too close to its boundaries to allow for soakaways on the property itself/no indication is given as to how to deal with run-off problems.

Planning Comments Update

5. The comments made by the occupier of 135 are not reason to change my recommendation of approval. The footprint of the building is similar to the footprint of the existing greenhouse and outbuildings on the site. Having discussed the scheme with my colleagues in Building Control, I have no reason to believe that an adequate surface water drainage scheme could not be designed to serve the development.

Recommendations

6. Approval subject to the conditions, reasons for approval and informatives set out in the report to the May meeting.

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/0162/04/F

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