

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Development and Conservation Control Committee 2<sup>nd</sup> June 2004  
**AUTHOR/S:** Director of Development Services

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### **S/0562/04/F – TEVERSHAM**

#### **Extensions at 11 Fennec Close for Mrs. Abbas**

#### **Recommendation: Approval**

Members of Committee will visit the site on Tuesday 1<sup>st</sup> June 2004.

#### **Background**

1. This application was deferred at the Planning Committee held 12<sup>th</sup> May 2004 (item no. 21) to enable members to visit the site prior to making a decision.
2. This is in response to concerns raised by Teversham Parish Council in its letter dated 6<sup>th</sup> May 2004, in which it reiterated its earlier concerns that the proposal will cause a loss of amenity to the neighbouring dwellings, and that the proposal will result in overdevelopment of the site. A discussion of the Parish's comment regarding overdevelopment of the site follows in this report.
3. The previous committee report is attached as an appendix.

#### **Additional Planning Comments**

4. The proposal will result in the site being fully developed across its plot width, however a path on the north side of the house will not be built on, ensuring that separation between the neighbouring house is maintained. On the opposite side of the house, the extension will abut a driveway serving houses to the south, such that visual separation within the street scene will not be reduced. In my opinion the proposal will not result in overdevelopment across the plot width.
5. The private amenity space to the rear of the dwelling will be reduced as a result of the extension to a minimum depth of four metres increasing to a maximum of six metres. The garden is currently on average approximately eight metres deep. The reduced garden area will be relatively small in comparison to other dwellings in the road however, it will be adequate for its purpose as a private amenity space for the occupants. In a high-density development, such as the one in which the site is located, a relatively small garden area does not harm the amenities of the occupants and will cause no harm to the amenities of the surrounding area.

#### **Recommendation**

6. Whilst noting the Parish Council's concerns, on balance the harm caused as a result of this proposal is not sufficient to warrant a refusal and as such the recommendation remains one of approval subject to the following suggested conditions:
  1. Standard Condition A – Time limited permission (Reason A);

2. SC5a – Details of materials for external walls and roofs (RC5aii);
3. SC22 – No further windows in the north and south elevations (RC22)

### **Reasons for Approval**

1. The approved 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: HG12** (Extensions and Alterations to Dwellings within Frameworks)
2. The proposal conditionally approved is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
  - Residential amenity
  - Overdevelopment
3. All other material planning considerations have been taken into account. None is of such significance as to outweigh the reason for the decision to approve the planning application.

### **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/0562/04/F, S/0045/04/F and S/1957/03/F

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