

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation
Control Committee

7 July 2004

AUTHOR/S: Director of Development Services

**S/1066/04/F – Longstanton
Erection of Fence and Gate and Change of Use of Land to Domestic Garden at 4
Magdalene Close, Longstanton for R Hinde**

Recommendation: Approval

Site and Proposal

1. No. 4 Magdalene Close, Longstanton is a two-storey semi-detached dwelling situated on a corner plot, approximately 35m to the south-west of the intersection of Magdalene Close and Rampton Road, near the eastern edge of the village framework of Longstanton. The site is within a former Ministry of Defence estate. To the front of dwellings 1-4 Magdalene Close is a landscaped section of amenity land, which faces the vehicular entrance to the estate from Rampton Road. On the south eastern side of the dwelling and existing boundary fence is an irregular shaped area of amenity land measuring up to 12m in width and 23m in length. Part of this land has been tarmaced and is suitable for the parking of vehicles. Not within the ownership of the applicant, are another two hard surfaced car parking spaces to the side of the dwelling. There are also two trees and some low level shrubs on a grassed section of land, to the south east of the existing closed-board fence. To the east of the property is a public footpath.
2. The Thornhill/Magdalene Close estate is characterised by several open grassed areas separating the built development from the road.
3. The full application, registered on 21 May 2004, seeks planning permission for a change of use of land to the south east of the original fence-line on the property and the enclosure of part of this land measuring up to 4m in width and 11m in length with a 1.8m high closed-board timber fence and gate. No change of use or enclosure is proposed for the other sections of amenity land to the side and front of the dwelling.

Planning History

4. No relevant planning history on site. However, other planning applications for similar development in the estate are considered relevant to the consideration of this application. On 10 June 2004, planning permission was given for the erection of a closed-board fence and change of use of land to garden at No. 13 Magdalene Close, Longstanton (Ref: S/0827/04/F).

Planning Policy

5. **P1/3 – Sustainable Design in Built Development** in the Cambridgeshire and Peterborough Structure Plan 2003 (“The County Structure Plan”) requires a high standard of design and sustainability for all new development, that responds to the local character of the built environment.

Consultation

6. **Longstanton Parish Council** – Recommendation of refusal
7. “The Parish Council is opposed to any enclosure of the ‘amenity land’...The Parish Council wishes to see the ‘amenity land’ unenclosed.”
8. The Parish Council refers to a letter written by Planning Assistant, Miss Allison Tindale to the Parish Council regarding planning application S/0827/04/F dated 14 May 2004.

Representations

None received

Planning Comments – Key Issues

9. The key issue in relation to this proposal is the impact of the change of use and fence and gate on the visual amenities of the area.
10. The proposal is similar to the planning application recently approved for a change of use and erection of a fence at 13 Magdalene Close, Longstanton. Both proposals involve the enclosure of a portion of the amenity land on a corner plot and retain a strip of unenclosed land between the proposed fence and public road/footpath. In this case the proposal envisages the enclosure of approximately 27% of the land to the side of the house and garden. A frontage of between 7m and 8m in depth would remain open.
11. The proposed fence will not project beyond the front elevation of the adjacent dwelling (No. 5 Magdalene Close), with this fence setback from the public footpath/road by distance varying from 5.5m to 8m.
12. The proposed fence and change of use is considered to have an acceptable impact on the visual amenities of the streetscene, given its setback from the road and its proposed identical appearance and height to the existing fence which encloses the garden. The proposal will not require the removal of any trees or shrubs on the property.

Recommendations

Approve

Conditions

1. Standard Condition A – Time limited permission (Reason A);
2. Sc21-Withdrawal of Permitted Development.
Part 1 – All Classes.
Part 2 – Classes A and B.
(Reason – To protect the character all the open frontage layout of the estate).

Informatives

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).
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:
 - Visual impact on the locality
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.

Other

Planning permission would be required for the erection of any extension to the dwelling, or outbuilding on land the subject of this application and for the erection of any fence/wall or gate of any height (other than that explicitly approved as part of this application).

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

- County Structure Plan 2003
- South Cambridgeshire Local Plan 2004
- Planning Application File S/1066/04/F
- Planning Application File S/0827/04/F

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