

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee 5th November 2008
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APPEALS AGAINST PLANNING DECISIONS AND ENFORCEMENT ACTION: SUMMARIES OF DECISIONS OF INTEREST – FOR INFORMATION

Purpose

1. To highlight recent Appeal decisions of interest forming part of the more extensive Appeals report, now only available on the Council's website and in the Weekly Bulletin.

Summaries

Selective Developments – (appeal 1) House and detached garage; (appeal 2) House and garage – 2 Pepys Way Girton – Both appeals allowed.

2. Both applications were refused by the Planning Committee on the basis of harm to the character and appearance of the area. In addition, the second appeal for a backland plot was also refused on having an inadequate access.
3. The inspector's impression of the immediate area was one of harmonious variety by virtue of building designs and spacing relative to the road. He found that in respect of the appeal for a frontage dwelling, there was no objection in principle to a house that occupied the whole width of the plot. In refusing the application, the Council had failed to indicate which elements of the design it found unacceptable. The bungalow to be removed was undistinguished and the new design was not so radical as to be out of place with its surroundings. The proposal would preserve the character of the local area.
4. So far as the second appeal was concerned, the Council was concerned that the relationship of the two dwellings would appear cramped compared to their neighbours. However, the appeal plot was larger than its neighbours and would therefore not appear cramped. There would still be sufficient space between the two plots and regard should be paid to government advice, which requires more efficient use of land. While this would be a new element of backland development, it would not cause harm through overlooking, loss of outlook or visual intrusion in the street scene. Satisfactory access can be achieved into the site.
5. The appeals were therefore both allowed subject to conditions. These include approval of materials; restriction on further windows to prevent future overlooking; provision of visibility splays and vehicle turning areas; landscaping; and tree retention/ protection details. In addition, the house on the backland plot cannot be started until the new house at the front has proceeded so far as the completion of the roof is concerned. This is to ensure the house on the backland plot is not visible in the street scene and the character of the area is protected.