

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO:	Development and Conservation Control Committee	1 st September 2004
AUTHOR/S:	Director of Development Services	

**S/1159/04/F - Little Shelford
Erection of Dwelling Following Demolition of Existing Dwelling at 40 High Street
for Mr & Mrs D Munro**

Recommendation: Approval

Members of Committee will visit the site on Tuesday 31st August 2004.

Conservation Area

Background

1. Members may recall that, at last month's Committee meeting, this application was deferred for a site visit. A copy of the Committee report is attached as an appendix.

Update including responses in respect of the amended plans

2. At the time last month's report was written, amended plans had been submitted and responses were awaited in respect of those amendments. Comments received to date are:
3. **Little Shelford Parish Council** continues to recommend refusal, reiterating all its original objections to the application.
4. **The Conservation Manager** states that the revised proposals represent a significant improvement on the original although he still has some reservations about the tapering first floor walls to the central projecting bay. However, he states that this is a minor matter and the revised scheme is in keeping with the overall development along this side of the High Street and will not unduly affect the setting of the Conservation Area.
5. The comments of the **Trees and Landscape Officer** in respect of the amended plans are awaited and will be reported verbally at the Committee meeting.
6. Further letters of objection have been received from the owner/occupiers of Nos. 38, 42, 65, 67 and 71 High Street. All still object to the scale of the building and consider that setting the building back by 1 metre is of no real benefit.
7. The block plan submitted with the 15th July amendments was incorrect in that it failed to show the dwelling set 1 metre deeper into the site. A corrected amended block plan has therefore been submitted.

Recommendation

8. Subject to no objections being received from the Trees and Landscape Officer in respect of the amended plans, the recommendation remains one of approval, as

amended by plans date stamped 15th July and 3rd August 2004, subject to the conditions set out in the previous report (see appendix).

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