

APP 1 - 510509 / 09 / F - STEEPLE MORDEN /

LITLINGTON

South Cambridgeshire Hall
Cambourne Business Park
Cambourne
Cambridge
CB3 6EA

t: 08450 450 500
f: 01954 713152
dx: 729500 Cambridge 15
minicom: 01480 376743
www.scambs.gov.uk

Our ref: D/086/08/SG
Your ref:
Date: 30th December 2008

Keith Hutchinson
Taylor Vinters Solicitors
Merlin Place
Milton Road
Cambridge
CB4 0DP

Dear Sir

RE: Proposed Development at the Horse and Groom, A505, Steeple Morden/Litlington, Nr Royston

Following our meeting 18th December 2008 I have discussed the site further with Gareth Jones and David Rush to better establish what a 'modest extension' would consist of on this particular site.

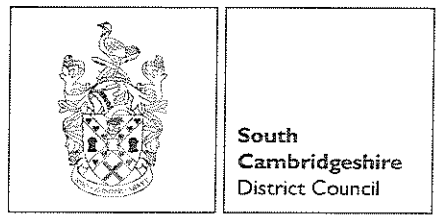
The current building currently comprises 254m² and a modest increase would typically amount to a 35-40% increase. This site, assessed individually on its merits could warrant a slightly larger increase. Using national and local policy guidance, past planning applications as example and specifically the merits of the site as guidance, officers were of the view that an increase of up to 75% of the original floor area would be acceptable here. The site could benefit from Highway improvements and these have been submitted before albeit for much larger schemes that were contrary to policy requirements (S/1922/07/F and S/2115/06/F). Officers are of the view that should a highway improvement be made and is a requirement by the County Council we may consider a 100% increase in floor space. The Local Authority is aware of the costs involved in making changes to the highway though I would like to discuss this further with officers at Hertfordshire County Council before making any suggestions that could affect Highway Safety or would suggest that we would accept a 100% increase in any other circumstance.

The above informal advice is subject to other policy criteria regarding design, neighbour amenity, impact on the countryside and sustainability and all areas should be taken into consideration when devising your new scheme. Should your requirement be over and above the guidance provided there is no commitment from officers that we would be able to support the scheme.

The comments expressed in this letter represent my informal opinion based upon the information available at the time. They should not be interpreted as the views or formal decision of the Local Planning Authority.

Yours faithfully

On behalf of Gareth Jones
Corporate Manager/Planning and Sustainable Communities



South
Cambridgeshire
District Council

Development Services Department

Contact: Saffron Garner
Direct dial: 01954 713256
E-Mail: saffron.garner@scambs.gov.uk