

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Development and Conservation  
Control Committee

1<sup>st</sup> December 2004

**AUTHOR/S:** Director of Development Services

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### **S/2074/04/F - Melbourn Extension to Existing Garden Wall at 2 The Lawns, for A Harry**

#### **Recommendation: Delegated Approval**

#### **Site and Proposal**

1. This full application, received 11<sup>th</sup> October 2004, proposes the extension to an existing garden wall.
2. The site currently comprises an area of land that is owned by the occupiers of No.2 The Lawns. It lies outside of the existing garden wall and would create approximately 125m<sup>2</sup> of additional enclosed garden space. The site is laid to grass and has several mature trees on the site, which fall within a Tree Preservation Order Area. The site is situated on a corner plot and is part of the entrance into The Lawns. The height of the new wall is to be the same as that of the existing, approximately 1.8 metres.

#### **Planning History**

3. **S/0836/04/F** – Garage and Garden Wall. Appeal Allowed.  
The above application was allowed at appeal in 1987, the application was for a similar proposal, however the wall was located closer to the highway of Greenbanks. The inspector was site specific when referring to an alternative location and suggested this in the appeal statement.  
The proposed wall extension in the new application has been drawn to the exact requirements made by the inspector in the 1987 Appeal Statement.

#### **Planning Policy**

4. **EN5** of the South Cambridgeshire Local Plan 2004, “The Landscaping of New Development”, which aims to retain natural features in new development where it is appropriate to the character of the development, its landscape setting and the biodiversity of the locality.

#### **Consultation**

5. **Melbourn Parish Council** recommends approval.
6. **Tree and Landscape Officer's** comments are awaited.

#### **Representations**

7. None received

#### **Planning Comments**

8. The key issue to be considered in this application is whether the trees located on this plot of land are adversely affected by the proposal.
9. The trees on this plot are large mature trees, in particular the two sycamores and an Ash tree. The site in which they are located is a visually important area within the estate and adjoining the Conservation Area and loss of any of these trees on this site would have a detrimental affect on the street scene.
10. I have concern over the erection of a wall so close to the highway and the overall visual impact the wall will have on the street scene, although a case against the proposal is weakened by the 1987 Inspector's Decision letter.

### **Recommendation**

11. Delegated powers of approval subject to comments from the Trees and Landscape Officer.

### **Reason for Approval**

1. The 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. 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:

Planning Application File S2074/04/F  
Cambridgeshire and Peterborough Structure Plan 2003  
South Cambridgeshire Local Plan 2004

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