

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee 3rd March 2010
AUTHOR/S: Executive Director (Operational Services) / Corporate Manager
Planning and Sustainable Communities

S/1760/09/F – CASTLE CAMPS
Dwelling (Revised Design) (Retrospective Application) at Land to the South of
Fiede House, Haverhill Road for Mr C O'Malley
Recommendation: Approval

Date for Determination: 26th January 2010

This application was deferred at the Planning Committee on 3rd February 2010 for a site visit.

Members will visit the site on 3rd March 2010

UPDATE

REPRESENTATIONS

1. One further letter has been received from a resident of Castle Camps in addition to those originally received as reported in paragraph 18 of the report to the February Committee. He has concerns regarding the visual dominance of the dwelling due to its scale, height, and positioning close to the road. Considers that the design is rather general architecturally and that recent large detached developments have damaged the appearance of the village and there is a greater need for smaller dwellings. Comments that the application uses misleading drawings and fears that the decision has been made too quickly and the drawings have not had adequate time to be viewed by the public.

PLANNING CONSIDERATIONS

2. Paragraphs 22 and 23 of the original report address the points of concern raised by the villager in relation to the scale, height and design of the dwelling, and its impact upon the character and appearance of the area.
3. Paragraph 21 of the original report discusses the issue raised with regards to the density of the proposed development on the site.
4. The plans submitted with the application are not considered to be misleading in relation to the proposed development. It is, however, acknowledged, that the street scene elevation shows the adjacent property incorrectly and different to its existing appearance. This would not be part of the approval.
5. The application has gone through the normal consultation procedure and the general public have had above the statutory 21-day time period to view and comment on the application.

S/1760/09/F - Castle Camps



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Scale 1/1250 Date 15/2/2010

Centre = 563375 E 243680 N

March Planning Committee

RECOMMENDATION

6. Approval subject to conditions as stated in paragraph 35 of the original report.

Additional Background Papers: the following background papers (additional to those referred to in the agenda report) were used in the preparation of this update:

None.

Contact Officer: Karen Pell-Coggins – Senior Planning Officer
Telephone: (01954) 713230