

**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

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**REPORT TO:** Planning Committee

1 December 2010

**AUTHOR/S:** Executive Director / Corporate Manager – Planning and Sustainable Communities

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**S/1735/10 - GAMLINGAY**

**Demolition of existing dwelling and stable building, construction of new dwelling together with detached garage, replacement stable block, ménage and landscaping – Long Meadow, 2 Long Lane  
For Mr & Mrs R Cooper**

**Recommendation: Refusal**

**Date for Determination: 6<sup>th</sup> December 2010**

Comments have been received from Gamlingay Parish Council regarding the proposal. They recommend approval of the scheme. They note that issues regarding the footprint and ridge height have been addressed. Concern is expressed regarding the biodisk sewage treatment and the potential pollution of the ditch.

With regards to the foul water drainage, the applicant has stated a package treatment plant would be provided, as the existing septic tank drains into a well. Details of the new system have yet to be formalised and, if approved, a planning condition would be required to ensure the detail is appropriate.

Members will be aware of the circulation of a summary of justification sent by the applicant. The letter does state that the existing dwelling could be extended using permitted development rights. This is the case as such rights were not removed when the bungalow was granted permission. Members should be aware that the increase in height of the dwelling would mean that such an extension of this size would not be permitted development. The application has to be judged on its own merits rather compared to what could be developed.

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