

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

12 January 2011

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

S/1642/10 – GREAT SHELFORD

Erection of house, brick wall and gated entrance following demolition of existing bungalow – 28 Hinton Way for Mr P Cook

Recommendation: Approval

Date for Determination: 18th November 2010

**Further Information received after publication of the agenda report:
Appeal decision dated 4 January 2011 reference APP/W0530/A/10/2137146.**

The planning appeal referred to at paragraph 4 of the report has been decided. The appeal against refusal of planning permission S/0680/10/F has been DISMISSED. The development was for the demolition of an existing bungalow with integral garage and its replacement with a house with 2 storeys and an attic, an integral garage and a gated entrance.

In dismissing the appeal, the Inspector noted that the proposed single large gable in the front elevation would cover much of the width of the site. This would give a far taller wall on the front elevation than the neighbouring dwelling at No.30, and would be at odds with the pattern of 2-storey houses nearby. Also, the mass and scale of this front elevation would dominate and overwhelm No.1 next door.

On the positive side, the Inspector noted that proposed side boundary wall would not adversely affect the living conditions of the neighbours at No.1, nor would the development as a whole have an unreasonable effect on light to or outlook from the windows on the side of No.1 or No.30.

Officer comment

This decision upholds the reasons for refusal of S/0680/10/F. The current scheme differs substantially in the design and scale of the front elevation compared to this refused proposal, as indicated at paragraph 2 of the Committee report, as the height of the front wall has been reduced to 2-storey level, and a hipped roof included on this elevation.

The proposed development will be accommodated more successfully into the existing street scene, and has addressed the issues set out by the Inspector in this decision.

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

- Appeal decision dated 4 January 2011 reference APP/W0530/A/10/2137146.

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