

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

2 November 2011

AUTHOR/S: Executive Director (Operational Services) / Corporate Manager – Planning and Sustainable Communities

S/1516/11 - COTTENHAM

Erection of dwelling following demolition of outbuilding at 315, High Street, Cottenham, Cambridge, CB24 6TX for Mr James Armstrong

Recommendation: Delegated Approval

Date for Determination: 30th November 2011

A. Update to the report

Agenda report paragraph number 19 – Local Highways Authority

The Local Highways Authority has advised that a condition requiring 2m x 2m visibility splays should specifically refer to the details shown within drawing number 3. The wording of condition 11 should therefore be amended accordingly.

Agenda report paragraph number 32 - Recommendation

Amended drawings have been submitted, which show the following revisions to the design of the proposed dwelling:

- Reduction in length of the principal north-south element of the house from 11.4m to 10.625m.
- Increase in depth of south gable of principal north-south element of house from 5m to 6m.
- Reduction in width of wing projecting towards the footpath from 7m to 6m and reduction in height of this element from 8.5m to 7.7m.
- Rear section of north elevation altered to a gable end.
- Additional rooflight to stairs in rear elevation.

The submitted amendments are considered to address and overcome Officers' concerns regarding the design of the dwelling, as set out within paragraph 25 of the report.

The 14-day consultation period on these revisions expires on 3rd November, the day after the Committee meeting. Officers are therefore seeking delegated powers to approve the application (as amended by drawings date stamped 19th October 2011) providing no new material objections are raised in respect of the amended plans that cannot be addressed through a condition of any planning permission. Any responses received prior to the Committee meeting will be reported to Members on the day.

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