

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

7 December 2011

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

S/0194/11 - COMBERTON

**New Dwelling – Land to Rear of, 25 Green End, Comberton, Cambridgeshire,
CB3 7DY**

Recommendation: Delegated Approval

Date for Determination: 30 March 2011

A. Update to the report

**Agenda report paragraph number 6 – Parish Comments on Amendments dated
15 November 2011**

The Parish Council has made no recommendation on the proposed amendments to the proposed new dwelling which included amended roof plan, inclusion of timber fence recently erected by neighbours, reduction in ridge height, materials changed from brickwork to horizontal timber board and the omission of the porch /lobby area.

Agenda report paragraph number 17 - Landscaping

The Landscape Officer considered that the open aspect of the rear garden of 29 Green End is somewhat compromised, changing the character of these visually linked back lands and small enclosures. It is considered that soft boundaries between them are required although ground floor overlooking of existing properties from the new dwelling must be minimised. The turning for cars at the house end of the drive appears somewhat tortuous.

If the application is approved landscaping and boundary conditions should be applied.

Contact Officer: Laura Clarke-Jones – Planning Officer
Telephone: (01954) 713092