

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

7 March 2012

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

S/2567/11 - HARSTON

Erection of two-storey dwelling, together with two-storey extension to rear of existing property – 44, High Street, Harston, Cambridge, Cambridgeshire, CB22 7PZ

for Mr T Jack

Recommendation: Delegated Approval

Date for Determination: 24th April 2012

A. Update to the report

Agenda report paragraph number 18

Amended plans have been received that include the access within the site edged red and show dimensions for the parking and turning areas. The land to the side and front of the property has also been reduced in width, with the shared access width dimension shown as being a minimum of 3.7m between the highway boundary and front elevation of the proposed dwelling and gradually reducing to 3.1m thereafter.

Agenda report paragraph number 26

The Building Inspector has raised no objections to the development from a fire safety perspective. The 45m distance is a desirable rather than fixed requirement, and it is noted that fire tenders are able to access widths below 3.1m.

Agenda report paragraph number 28

The press advert has now expired, following which Officers are awaiting the submission of revised ownership certificates. The recommendation remains one of delegated approval subject to the receipt of revised ownership certificates and to the conditions set out in the original report.

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