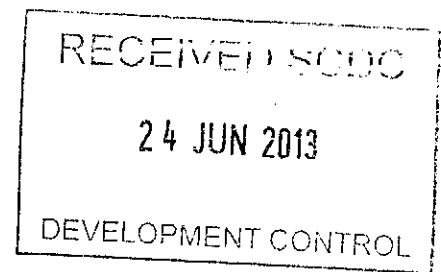




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Date: 21st June 2013

Mr Paul Sexton
Planning and New Communities
South Cambridgeshire District Council
South Cambridgeshire Hall
Cambourne
CB23 6EA

Dear Mr Sexton

Planning Application for Erection of Two Dwellings Following Demolition of Existing Property at 42 Wimpole Road, Great Eversden
Application Reference S/0902/13/FL

I write with reference to the above and further to our recent correspondence regarding the consultation responses received to date with regards to the above application proposals.

With regards to the comments that have been submitted in relation to the current proposals, we will not reiterate the application documentation but would like to point out that the proposals have been the subject of detailed discussions with you before their submission and that the principle of two dwellings on the site was deemed acceptable by the Inspector following the recent appeal, albeit that these former proposals were ultimately dismissed.

Parish Council comments

In relation to the comments made by Great and Little Eversden Parish Council subsequent information has been submitted to the Council addressing drainage matters on the site and a swale has been proposed as part of the application proposals. All surface water from the proposals will be disposed of through on-site soakaways, which will be well away from both Wimpole Road and the adjacent number 40 Wimpole Road dwelling. Hence concerns regarding potential flooding to adjacent neighbours have already been addressed in the submission.

para

With regards to number 40 Wimpole Road the Inspector stated that:

"I agree with the Council's assessment that the proposal would not materially harm the living conditions of the occupiers of the neighbouring house at no. 40 by comparison with the impact of the existing dwelling on the site, including in terms of effect on outlook, light and privacy."





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Thus any potential impacts on the adjacent number 40 have previously been addressed, particularly as the house proposed currently is the same design as before apart from now being slightly smaller.

In terms of comments regarding the height of the proposed dwellings, these are commensurate with the adjacent number 40 Wimpole Road, and the detailed design has been agreed with the Council prior to the application submission, following advice in the Inspector's decision letter.

With regards to highways issues, no concerns have been raised previously by the County Council, other than those readily dealt with by planning condition, and thus this matter has also previously been addressed.

Representations from Ashtree House, Wimpole Road

With regards to concerns relating to flooding, a drainage strategy has recently been submitted in support of the current proposals, as noted above. It is therefore considered that all drainage matters have been addressed by the current scheme and any concerns raised by residents have been addressed. If concerns remain at the Planning Committee meeting then the applicant will in any case respond appropriately to the application of standard drainage conditions.

In relation to parking provision at the site this has been provided for in accordance with policy and no concerns have previously been raised regarding the levels proposed, either by the Council or the Inspector.

I can confirm that the existing number 42 Wimpole Road has four bedrooms (two bedrooms and main bathroom are located downstairs, with a further two bedrooms and small shower room upstairs) and with regards to comments on overcrowding of the site the density proposed relates well to the local area and was considered appropriate by the Inspector.

Representations from 11 High Street, Great Eversden

These comments, from a resident in a remote location, state that the proposals are too big and not in keeping with the local area. These matters have already been addressed by the Council and Inspector; the proposals are appropriate in terms of size and scale and in keeping with development along this part of Wimpole Road.

Representations from 40 Wimpole Road

In relation to the comments on the character of developing the site with two properties, this has already been deemed to be acceptable by the Inspector.

In terms of footprint and spatial aspect to neighbouring properties, the Inspector (and indeed Council) stated that harm would not be caused to those living at number 40 Wimpole Road, hence again this issue has already been addressed. In addition, it was also noted by the Inspector that there would be no harm created through any perceived loss of light, as noted above.





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With regards to the impact on nearby listed buildings the Inspector has already confirmed that:

“The existing semi-rural aspects of the setting contribute to the significance of the listed buildings. The erosion of this setting would result in a minor degree of harm to their significance.”

Thus no major harm was considered to result by the Inspector through the redevelopment of the site. Amendments have since been made to the proposals to ensure that the nearby listed buildings are enhanced by the proposals and no harm would be caused.

As noted above, the existing dwelling at number 42 Wimpole Road has four bedrooms, two of which are located on the ground floor, as illustrated on the submitted application drawings. Thus the proposals for replacement of one four and construction of one five bed roomed dwelling are considered to be in keeping with the existing dwelling and those in the immediate locality.

In relation to the design of the proposals this has been the subject of extensive further discussions with the Council following the Inspector's decision letter. The current proposals were submitted with informal officer support and all design matters had been addressed and appropriate amendments made etc.

Other issues raised regarding the impact of the proposals on nearby listed buildings, access and drainage matters have been noted above and have also been fully addressed in the application submission documents.

During our previous conversations you noted that the application would be reported to July Committee with a recommendation for approval (although you were yet to have your officer meeting regarding the proposals) and I would therefore be grateful if you could confirm that this is still to be the case at your earliest convenience. For your information a coloured perspective drawing is being prepared and will be sent to the committee members with a photo of the existing in due course (we will of course send you a copy of this too once it has been completed).

I trust that the above is self-explanatory but if you have any queries regarding the above then please do not hesitate to contact us.

Kind regards

Yours sincerely
For RPS



Laura Fisher
Principal Planner

cc Phil Barnes, Camstead Homes



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