

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Planning Committee

6 August 2014

**AUTHOR/S:** Planning and New Communities Director

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**Application Number:** S/1023/14/RM

**Parish(es):** Great Shelford

**Proposal:** Erection of 10 dwellings – reserved matters scheme (layout, scale, appearance and landscaping) pursuant to outline planning permission S/1728/12/OL

**Site address:** 32 London Road, Great Shelford

**Applicant(s):** Croudace Homes Ltd

**Recommendation:** Approval

**Key material considerations:** Visual impact, residential amenity

**Committee Site Visit:** None

**Departure Application:** No

**Presenting Officer:** Julie Ayre

**Application brought to Committee because:** The Officer recommendation is contrary to the recommendation of Stapleford Parish Council (neighbouring Parish)

**Date by which decision due:** 29 July 2014

### Update to the report

1. Amended drawings have been submitted incorporating the following revisions:
  - Amendment to landscaping scheme.
  - Obscure glazed high level window added above bathroom sink to plots 7 and 8.
  - Dimensions added to carport plan.
2. The above amendments respond to concerns raised by Great Shelford Parish Council, and by the Landscape Design Officer.
3. In response to concerns raised by residents in Granta Terrace, the applicant has expressed concern that altering the rear low-level railings to a 1.8m high close-boarded fence would appear sterile. To address these concerns, the applicant

suggests that this boundary could consist of a low screen wall with 1.8m brick piers with railings between. This would prevent people parking in Granta Terrace and being able to climb over the railings to access the dwellings towards the rear of the site. Officers consider this represents an acceptable treatment to the rear boundary.

4. The recommendation remains one of approval subject to condition 1 being altered to include the amended drawing numbers.

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