

**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

---

<b>REPORT TO:</b>	Development and Conservation Control Committee	3 <sup>rd</sup> August 2005
<b>AUTHOR/S:</b>	Director of Development Services	

---

**S/6297/05/F - Cambourne  
Extension Over Garage and Dining Room to Form Annexe at  
11 Shearling Drive for Mr and Mrs Goundry**

**Recommendation: Approval  
Date for Determination: 4<sup>th</sup> July 2005**

1. Members will visit this site on 1<sup>st</sup> August 2005.
2. This item was previously discussed at the 6<sup>th</sup> July 2005 Development and Conservation Control Committee, whereby members decided to defer the determination of the planning application, pending a site visit by Committee members.
3. There is no further update to the July agenda report (see agenda item 32.)

**Recommendation**

4. Approve

**Recommended Conditions of Consent**

1. Standard Condition A - Time limited permission (Reason A).
2. SC5a - details of materials for external walls and roof (Reason ai and aii).
3. SC5 – details of storage area for equipment and materials during the construction of the proposed works.  
(Reason - To ensure that the storage of equipment and materials during construction does not obstruct the local highway, in the interests of highway safety).
4. SC21 - No further windows at first floor level in the north-east, north-west and south-east elevations of the development.  
(Reason - To protect the privacy of adjoining residents).
5. The extension hereby permitted shall not be used at any time other for purposes ancillary to the residential use of the dwelling known as 11 Shearling Drive.  
(Reason - To ensure that the use of the annexe remains linked to the main dwelling in the interests of protecting the residential amenity of adjacent dwellings and preventing a loss of highway safety).
6. SC26: Restriction of Use of Power Operated Machinery during construction.  
(Reason - RC26).

## Reasons for Approval

1. The development is considered generally to accord with the Development Plan and particularly the following policies:
  - **Cambridgeshire and Peterborough Structure Plan 2003:**  
**P1/3** (Sustainable design in built development)
  - **South Cambridgeshire Local Plan 2004:**  
**HG12** (Extensions and Alterations to Dwellings within Village Frameworks)  
**TPI** (Planning More Sustainable Travel)
2. The development is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
  - Residential amenity including noise disturbance and overlooking issues
  - Highway safety
  - Visual impact on the locality

## Other

It is noted that Condition 2 of planning application S/6102/00/RM requires the permanent space to be reserved for parking and turning on each dwelling to be provided before the occupation of each dwelling and thereafter maintained. As a result, planning permission would be required for the conversion of the garage to an alternative use.

**Background Papers:** the following background papers were used in the preparation of this report:

- South Cambridgeshire Local Plan 2004
- Cambridgeshire and Peterborough Structure Plan 2003
- Planning Applications Ref: S/6297/05/F, S/6102/00/RM, S/6284/05/F and S/6293/05/LDC

**Contact Officer:** Allison Tindale - Planning Assistant  
Telephone: (01954) 713159