

1. THE APPLICATION

1.1 Proposed outline planning application for the erection of dwelling, garage and parking areas, land adjacent 39 East Fen Common, SOHAM. All matters are to be reserved, apart from access.

2. THE SITE AND ITS ENVIRONMENT

2.1 Side garden to existing dwelling, which is set within a group of 4 dwellings. Mixture of two and single storey dwellings within the vicinity of the application site, which lies outside the development envelope as defined within the Local Plan 2000. Existing wall to the front of the common, open boundaries and hedging to the other boundaries of the site. Existing dwellings and the common within the vicinity of the site.

2.2 Proposed outline planning application for the erection of a dwelling and detached garage. The indicative plan shows a 1 1/2 storey chalet type design with dormer windows to the front elevation of the front elevation of the property. Detached garage indicated to the side of the property.

3. PLANNING HISTORY

3.1 Extensive planning history of approvals and refusals for dwellings within the application site; most recently full planning approval granted for the erection of a dwelling in 2000

4. REPLIES TO CONSULTATIONS

4.1 Parish Council

Object to the proposals but are content for the final determination to rest with the Planning Service

4.2 Local Residents

None received

5. THE PLANNING POLICY CONTEXT

5.1 Policy P1/3 of the Cambridgeshire and Peterborough Structure Plan 2003

5.2 Policy 1, 2, 9, 10, 34, 58, 59, and 62 of the East Cambridgeshire District Local Plan 2000

6. CENTRAL GOVERNMENT POLICY

6.1 PPS1, PPS3 and PPS7

6.2

7. PLANNING COMMENTS

7.1 The main issue is in respect of the introduction of a further dwelling within this group of housing in the open countryside.

7.2 Full planning permission was granted as recently as 2000, as therefore within the same Local Plan period. The proposal would fit within the gap in the street scene of houses and bungalows without causing appreciable harm to the character of the surrounding landscape or rural area. Although the dwellings are situated without a group of 5 dwellings, and therefore not totally consistent with the provisions of Policy 10. of the Local Plan, the proposal would not extend the group beyond the last dwelling, and therefore protects the character and appearance of the countryside.

7.3 In terms of the residential amenities of the existing residential occupiers, the proposal would not significantly impact upon the amenities of the adjoining occupiers. The indicative plan does show the kind of built form and relationship that would be acceptable, whilst the LPA are not relying on the plan as part of the submission

8. RECOMMENDATION

8.1 APPROVE

P. All
13.3.07

Alan Miles
13-3-07