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GREATER CAMBRIDGE
SHARED PLANNING

SENT BY EMAIL

The Clerk
Melbourn Parish Council

Service area: Planning
Contact: Chris Carter
Email:

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Mobile: 07851 383902

01.03.2021

Dear Parish Council

Re: Delegation meeting held 23.02.21 - 20/05197/HFUL 2 Chapmans Close, Melbourn
- New porch at the front of house. Rear single-storey infill extension. Replacement garage with new first floor extension (Re-submission of 20/03602/HFUL)

Note - Previous application 20/03602/HFUL was refused against policy HQ/1: the scheme showed a token difference between the height of the proposed side extension and host dwelling that was insufficient to provide subservience. In addition, the proposed porch design was pitch-roofed, bulky and incongruous. The scheme was amended via a free pre-app in December 2020 and the submitted design was accepted by Team delegation pre-application.

I write regarding your request for Planning Application Reference **20/05197/HFUL** to be considered by the Planning Committee. Your stated reason for requesting this course of action was:

The Parish Council objects on grounds that the first-floor extension over the garage would constitute over development. The parish Council has no objection to the rear extension and front porch.

Your request was considered at the Shared Planning Service Delegation meeting held on 23.02.21. The application was considered in accordance with the principles set out in the Council's constitution by my officer Chris Carter in consultation with the Chair of the planning committee having regard to the Notes appended to Table 5 of the Councils recently revised constitution.

On the basis of that meeting, in accordance with the authority delegated to me, it was decided that this Application should be a **delegated decision**.

The reasons for this decision are as follows:

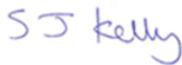
The case officer presented the application to the group and the comments of the Parish Council were noted, in particular their objection to the proposed first floor extension only. The group also noted that a similar scheme had been refused under delegated authority in the recent past.

The Parish Council did raise a material planning consideration, overdevelopment, but having regard to the domestic scale of the proposal, the previous delegated decision, and the localised effects of the proposal, this was not considered to be an issue of such significance that it should be referred to the planning committee.

The proposal does not raise any significant implications for adopted policy, was not found to be of a nature, scale or complexity, or to have a planning history, such that would warrant a committee referral.

If you have any questions about the content of this letter, please do not hesitate to contact the case officer responsible for this decision, identified above.

Yours Sincerely

A handwritten signature in blue ink that reads "SJ Kelly".

Stephen Kelly
Joint Director of Planning and Economic Development