

WEST/CENTRAL AREA COMMITTEE MEETING – 9th January 2014
Pre-Committee Amendment Sheet

PLANNING APPLICATIONS

CIRCULATION: First

ITEM: APPLICATION REF: 13/1517/FUL

Location: 33 Woodlark Road

Target Date: 19.12.2013

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 13/1493/FUL

Location: 9 Oxford Road

Target Date: 06.12.2013

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

GENERAL ITEM

Enforcement Item

Location: 10 Millington Road

To Note: Please find attached comments and plans from the occupier of 10 Millington Road. The comments made support the recommendation and I have no further comment to make.

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

Comments from occupiers of 10 Millington Road

**RE: Planning enforcement control,
Cambridge City Council, West/Central Area Committee
9th January 2014**

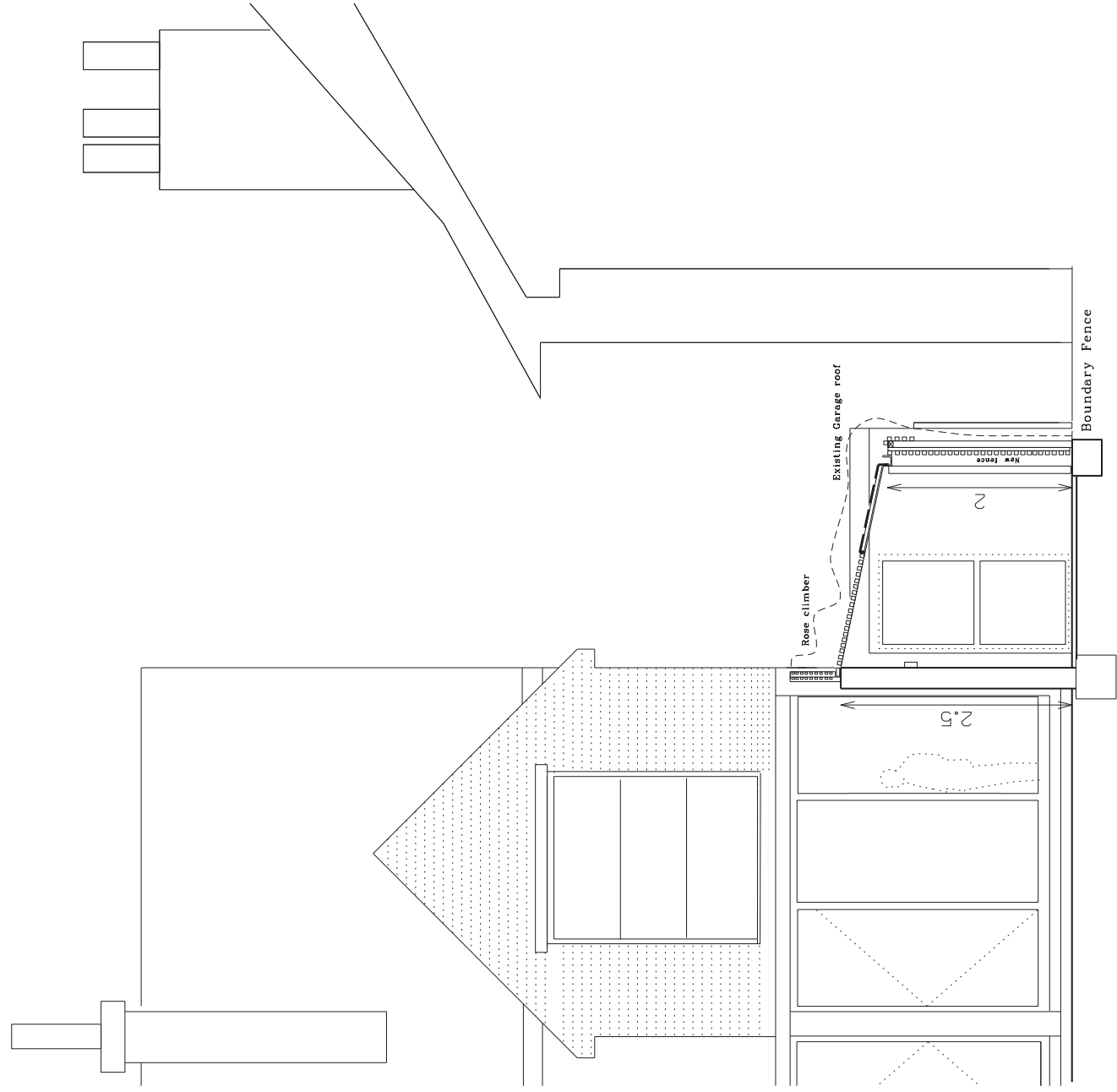
Thank you for the opportunity to present further information concerning the Committee's review of building works at 10 Millington Road in 2011.

- Our neighbours' property has a number of unobscured side elevation windows that directly overlook our property at close proximity. The effect is that we suffer from lack of privacy, from noise and from light pollution
- In 2010 after extensive consultation with CCC and our neighbours we submitted a planning application to increase privacy and to improve the aesthetic of our back garden. Please see attached plans submitted 2010
- A delay in the planning process obliged us to withdraw our planning application. At this time we reduced our scheme significantly to comply with permitted development and the wishes of our neighbours. Please see attached plans 2010
- Throughout this process we employed a Chartered Architect who worked with CCC to the development's completion mid-2011
- At 2.65m from our boundary, the screen wall and trellis built under GPDO Class E does not impede light to our neighbours' property. See attached plans 2011
- Please note measurements provided in Appendix B are not accurate. The wall, specified at 2.5m, is 2.55-2.58m with builders' tolerance. The trellis is 80cm
- In 2011 CCC undertook an investigation of planning control concerning our wall and concluded at that time it was GPDO compliant
- In 2011 CCC sought legal advice in respect of our wall
- In 2012 CCC's Independent Complaints Investigation concluded: *"Email correspondence in Feb 2011 between CCC and the complainants (ie 12 Millington Road and 10 Latham Road), and between you and CCC shows that all parties were aware that the wall being built in your garden was intended to be permitted development (Class E). There is no correspondence to suggest that the wall would be exempt from Class E if attached to the house and certainly (CCC Planning Officer) was fully aware at that stage of the height of the wall and the likely increase in height once the trellis was attached"*
- We have attempted to follow CCC's advice throughout this development but accept that GPDO guidance can be complex. We have so far not submitted a planning application since advice from CCC is that any breach of GPDO is minor and does not significantly exceed GPDO thresholds

Conclusion

CCC has investigated our development thoroughly and extensively since April 2011 and has taken legal advice in reaching its current recommendations. We therefore support the recommendation of the Head of Planning Services that the investigation into 'unauthorised operational development' at 10 Millington Road should be closed on the grounds that it is not expedient to pursue the matter further.

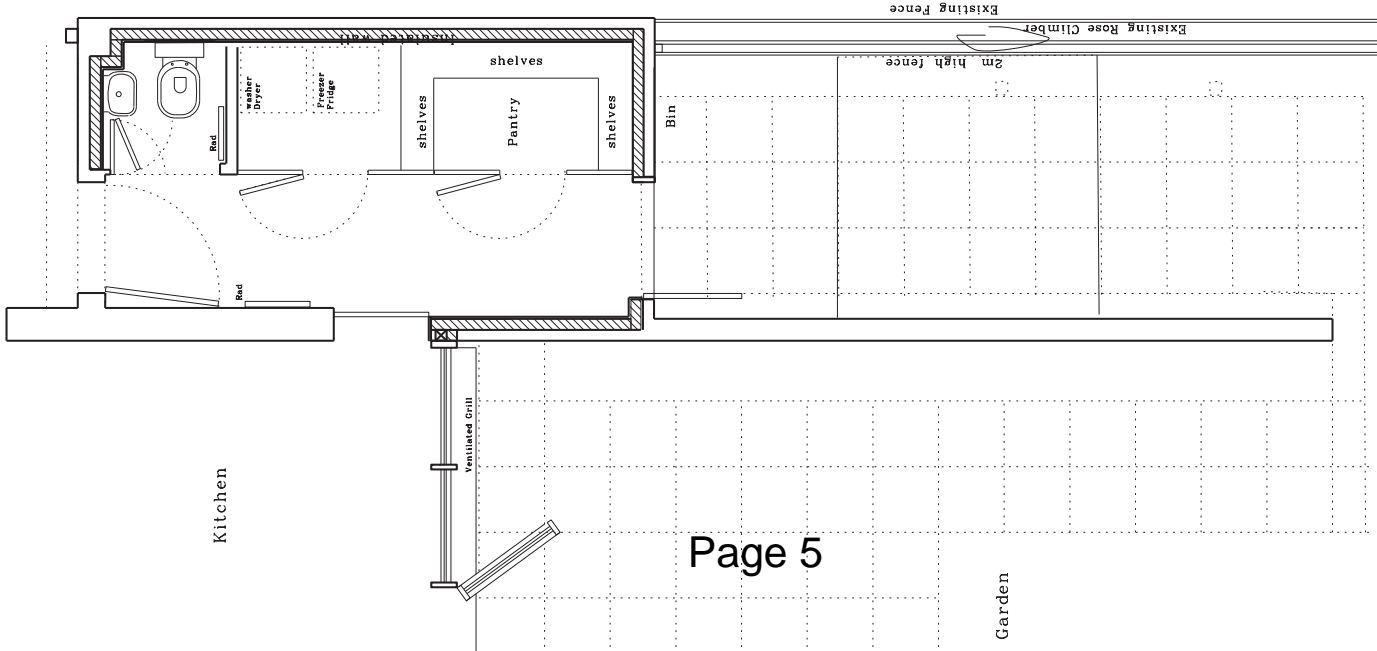
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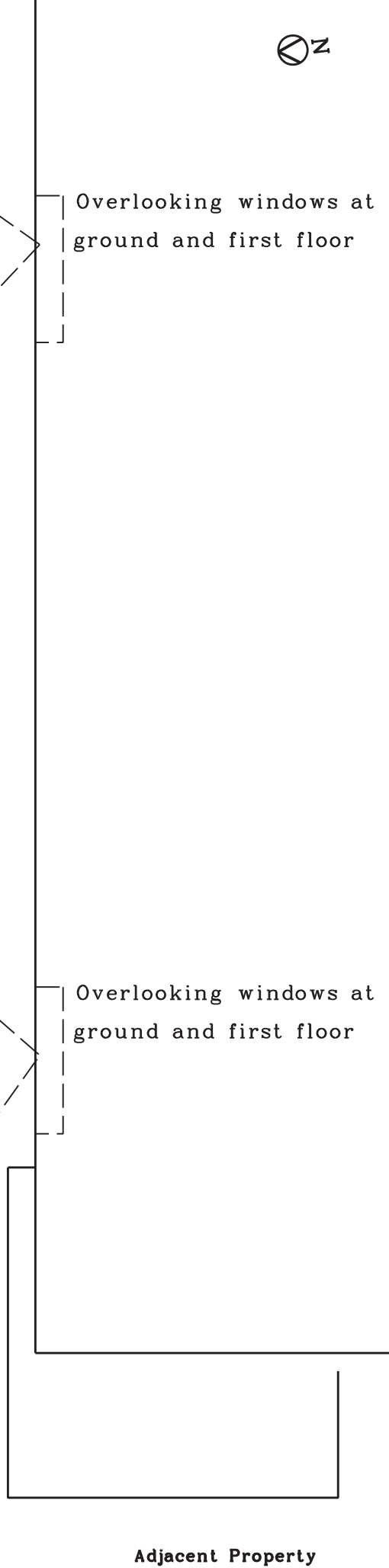
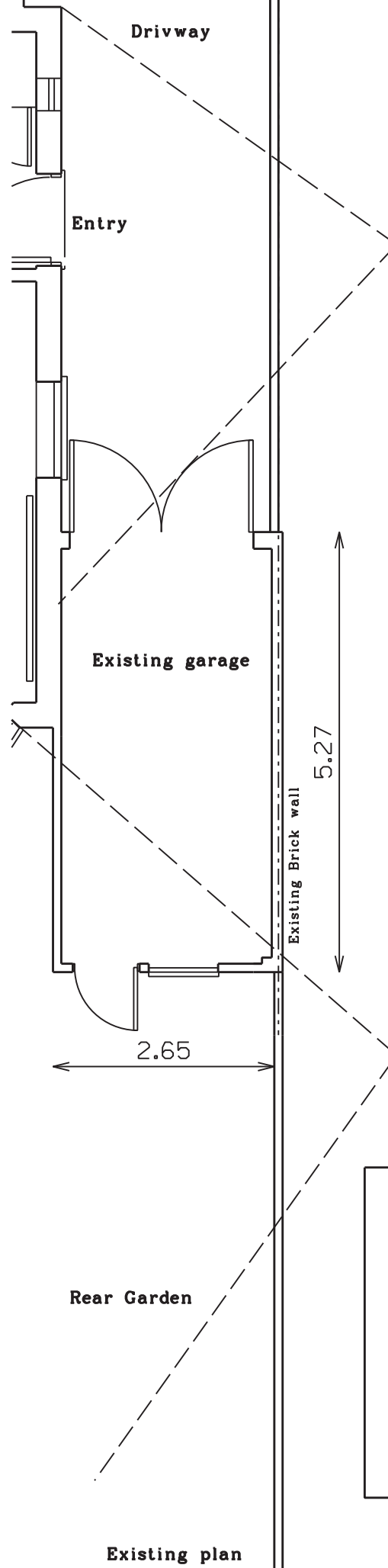
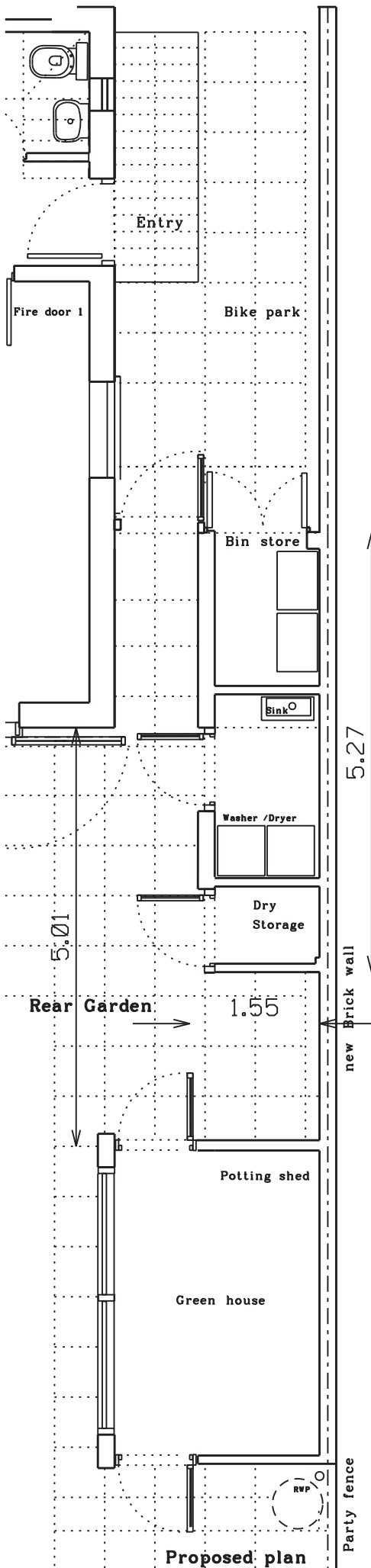
Proposed Garden Wall

All dimensions on these drawings are to be checked on site for verification.

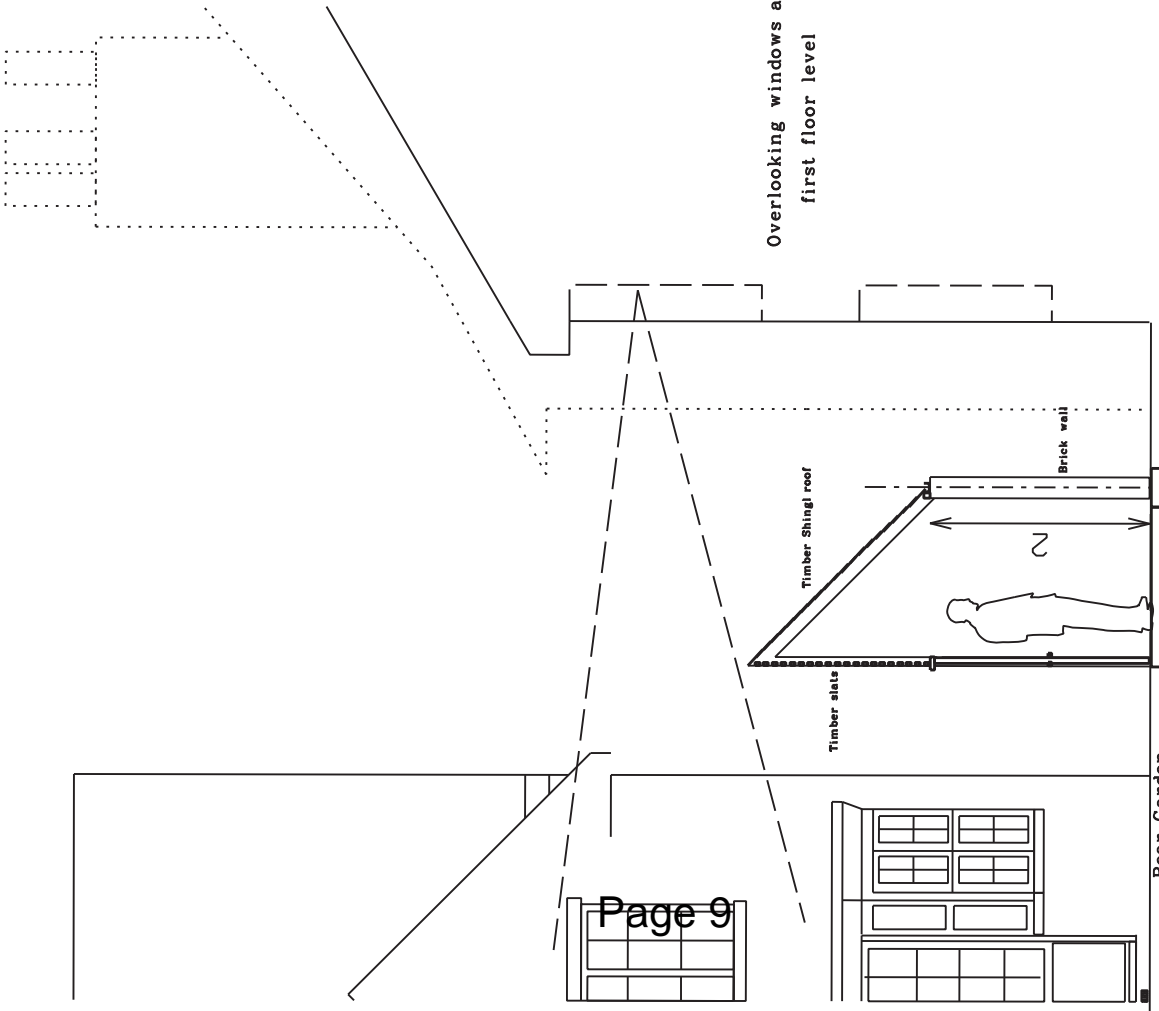
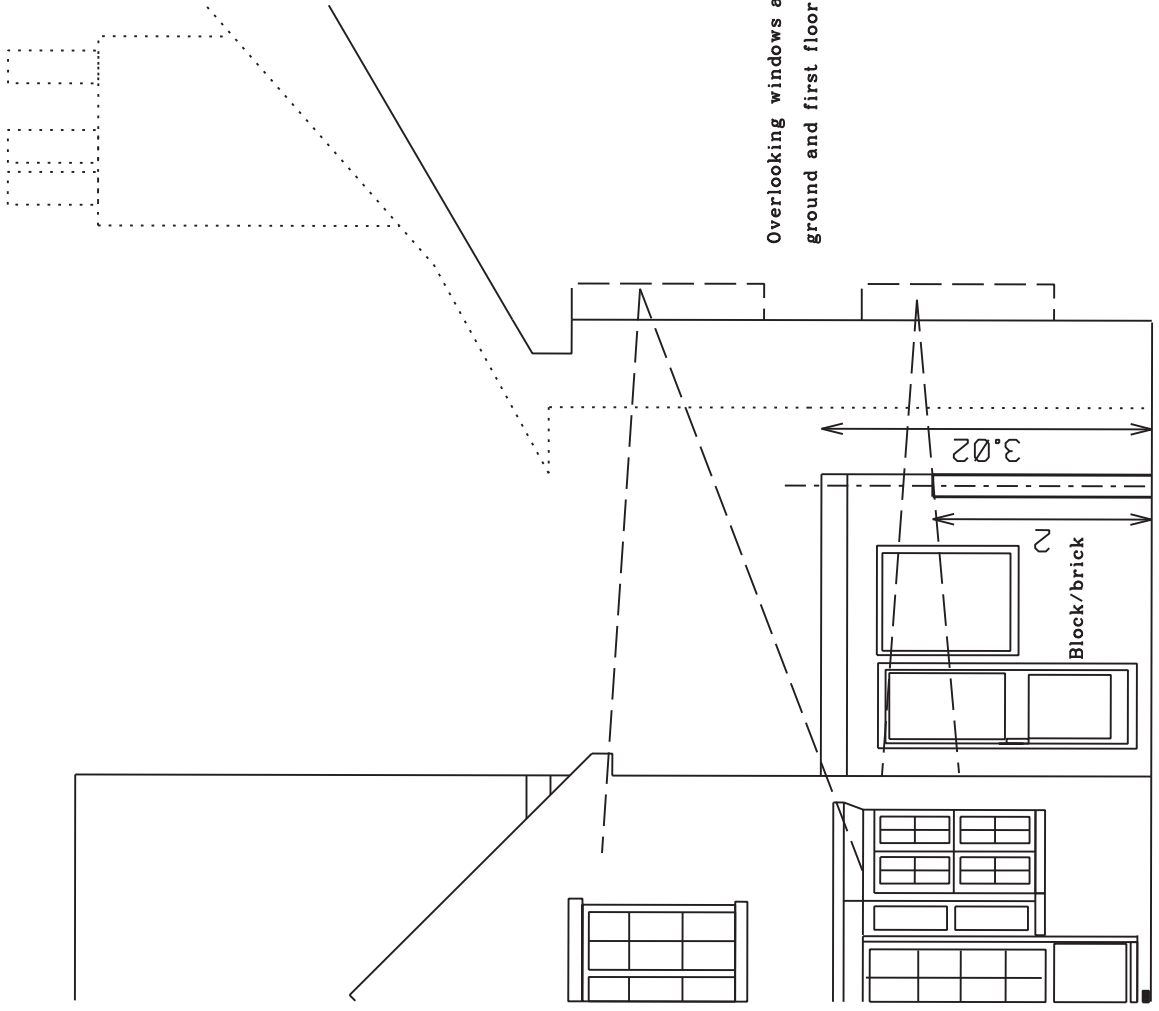
Job number 0056
 Drawing number 001/BSH
 Date 25.03.2011
 Scale 1:50



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Existing

Proposed

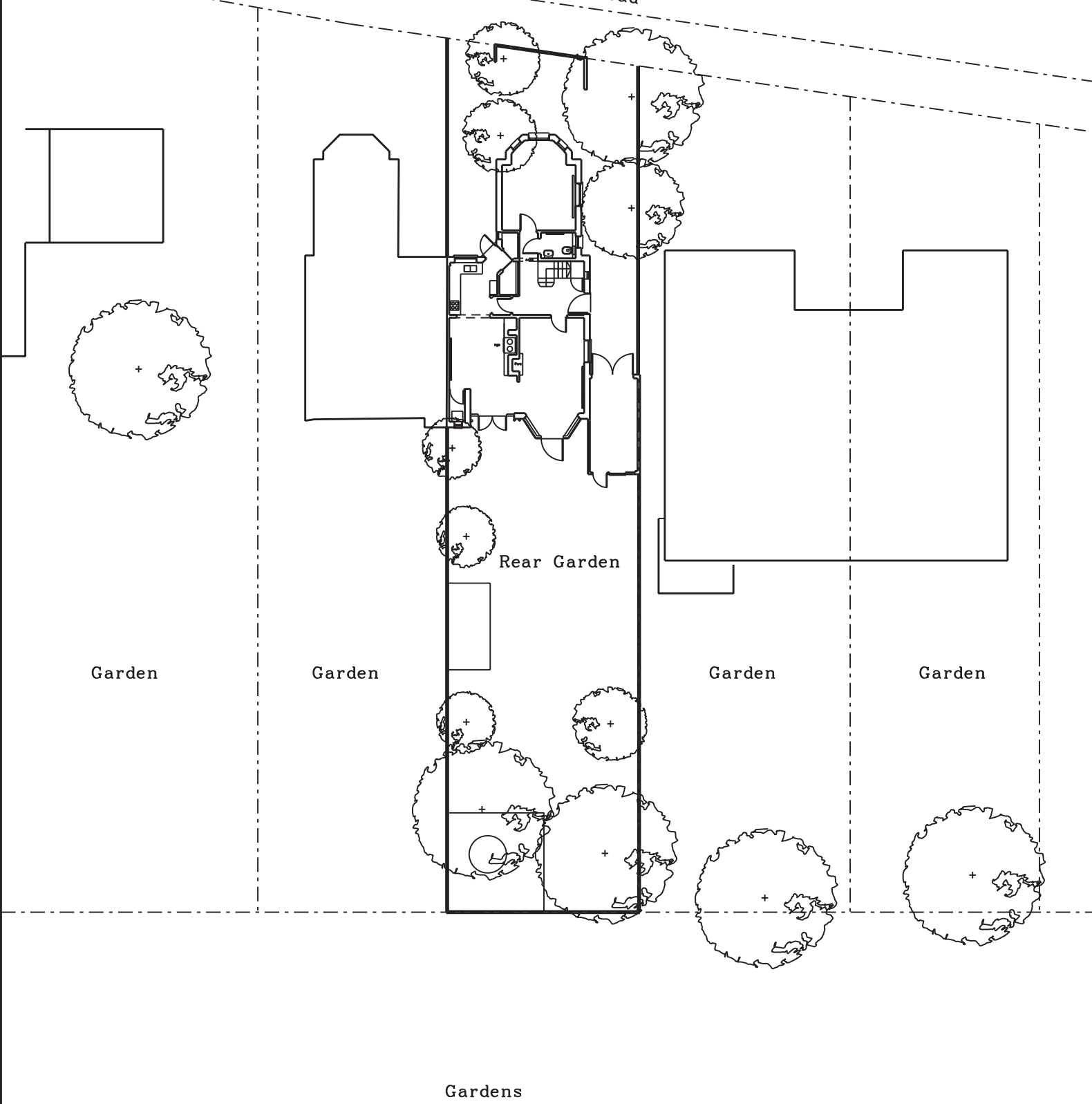
BARR ARCHITECTS 14 DERBY STREET CAMBRIDGE CB3 9JE 01223 311165 www.barrarchitects.net	10 Millington Road-CB3 9HP Project: Job number 0056	Notes	Date 18.10.2010	Scale 1:50
All dimensions on these drawings are to be checked on site for verification.				

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Millington Road

10 Millington Road



Existing site plan

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