



Appeal Decision

Site visit made on 20 August 2024

by P Eggleton BSc(Hons) MRTPI

an Inspector appointed by the Secretary of State

Decision date: 5th September 2024

Appeal Ref: APP/W0530/D/24/3346165

186 Cambridge Road, Great Shelford, Cambridgeshire CB22 5JU

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Dr & Mrs Brown against the decision of South Cambridgeshire District Council.
 - The application reference is 24/00653/HFUL.
 - The development proposed is a flat roof dormer with rear facing windows to be replaced with non-flat roof dormer with rear-facing windows, extend the side garage roof forward to create a front carport, replacing the flat roofs.
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Decision

1. The appeal is allowed and planning permission is granted for a flat roof dormer with rear facing windows to be replaced with non-flat roof dormer with rear-facing windows, extend the side garage roof forward to create a front carport, replacing the flat roofs at 186 Cambridge Road, Great Shelford, Cambridgeshire in accordance with the terms of the application, reference 24/00653/HFUL, subject to the following conditions:
 - 1) The development hereby permitted shall be begun before the expiration of three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: JPT/TB/0821/001 Rev F and 002 Rev E.
 - 3) The works hereby permitted shall be carried out in accordance with the description of materials set out in the application form.
 - 4) Any trees and shrubs along the front boundary which, within a period of five years from the completion of the development or the occupation of the buildings, whichever is the sooner, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Main Issue

2. The main issue is the effect on the character and appearance of the area.

Reasons

3. The proposal would result in a number of alterations to the house but the council acknowledge that the development would be very similar to the previously approved scheme (reference 23/00046/HFUL), with the only difference being that the carport would extend forward by an additional 1.5m. The council's concern therefore only relates to the front projecting carport.
4. The council have already accepted a substantial addition to the front of this property. The front garden area is well screened by vegetation and at a lower level than the road. Although screening of this area, currently used for parking and turning, would be reduced during the winter months, the marginal difference between this proposal and that already accepted by the council, would not be clearly discernible from the street. Although reference has been made to the wider building line along this road, it is not entirely consistent. This minor change to what the council has already accepted would not materially alter the character or appearance of this area. Although the council refers to the proposed design within the reason for refusal, it has already accepted the general form and detailing of the structure proposed.
5. The previous permission was considered against policy HQ/1 of the South Cambridgeshire Local Plan 2018 and was found, by the council, to be acceptable. The policy remains in force and the difference in the proposals is not sufficient to suggest that an alternative view could be justified. I therefore allow the appeal.
6. I have imposed conditions relating to the commencement of development and the details of the approved plans for the avoidance of doubt and in the interests of proper planning. I have also repeated the conditions of the previous permission with regard to materials and landscaping to ensure that the proposal would have a satisfactory appearance.

Peter Eggleton

INSPECTOR