

**PLANNING COMMITTEE DATE:** 15 October 2025

**Agenda No: 10**

**REFERENCE NO:** F/YR24/0237/F

**SITE ADDRESS:** Land South West Of 16 London Road, Chatteris, Cambridgeshire

**PROPOSAL:** Erect 5 x dwellings (single storey 4-bed) with detached garages, and repositioning and widening of existing vehicular access

### **UPDATE**

Two further letters have been received from previous objectors to the application. One letter raised concerns regarding the Local Residents/Interested Parties table at paragraph 5.9 of the Committee Report and how the letters received from Swadlincote and Harpenden are situated outside of the district. The letter notes that these address points are for individuals who own a share of a bungalow adjacent to the application site. The other letter raised concerns as to why previous comments regarding overlooking and a suggested alternative layout have been disregarded in the Committee Report.

#### **Officer response**

The comments regarding the letters of objection received from outside of the district are acknowledged. Whilst the Committee Report highlights that these letters are outside of the district, the concerns raised within these letters have been addressed within the Committee Report.

Paragraph 5.9 of the Committee Report sets out the objection comments received, which includes overlooking/privacy impacts. The comments table clearly identifies that these comments are addressed within the 'Residential amenity' section of the report.

Furthermore, paragraph 10.36 of the Committee Report specifically addresses overlooking, with reference to No. 25-27 Linden Drive. This paragraph concludes that whilst there would be some intervisibility between the gardens and windows of No's 25-27 Linden Drive and Plots 1-3 of the proposed development due to the difference in ground level, this would not result in any significant overlooking or other residential amenity impacts between these properties due to the single-storey heights, generous separation distances and partial screening between plots.

The LPA are therefore satisfied that the previous comments received regarding overlooking have been adequately addressed.

With regard to the suggested alternative layout, each application is considered on its own merits and there is no obligation for the LPA to suggest alternative layouts to the applicant.

**Recommendation: No change to the recommendation which is to refuse this application as per Section 12 of Agenda item 10 on page 163.**