

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

24 April 2018

AUTHOR/S: Joint Director for Planning and Economic Development

Application Number: S/0312/18/OL

Parish(es): Ickleton

Proposal: Outline planning permission with all matters reserved for detached bungalow

Site address: Land to the rear of 11 Coploe Road, Ickleton

Applicant(s): South Cambridgeshire District Council (SCDC)

Recommendation: Approval

Key material considerations: Principle of development
Housing Density
Impact on the character of the area
Residential amenity impact and noise
Highway safety and parking
Flood Risk and Drainage
Developer Contributions
Other Matters

Committee Site Visit: 23 April 2018

Departure Application: No

Presenting Officer: Michael Sexton, Senior Planning Officer

Application brought to Committee because: The proposal is a 'Minor' application relating to the Council's own land or development where representations have been received against the proposal

Date by which decision due: 05 April 2018 (Extension of time agreed until 02 May 2018)

Executive Summary

1. The application is reported to Planning Committee because the applicant is South Cambridgeshire District Council and objections have been received against the proposal. The application is submitted in outline with all matters reserved for subsequent approval.
2. The development proposes one dwelling as part of the South Cambridgeshire District Council self-build programme submitted as an outline application with all matters reserved. The site is located within the village framework and the provision of one

self-build plot in a sustainable location will benefit the local self-build register.

3. The principle of a single dwelling on the site is acceptable, having regard to the location of the site and the presumption in favour of sustainable development. Although relatively constrained, the site is of sufficient size to accommodate one single storey dwelling of modest proportions taking into account the various objections received.
4. There are no objections from technical consultees.
5. The recommendation is one of approval, subject to conditions.

Planning History

6. PRE/0252/17 – one detached self-build dwelling – likely to be supported in principle.

National Guidance

7. National Planning Policy Framework (NPPF) 2012
Planning Practice Guidance (PPG)

Development Plan Policies

8. **South Cambridgeshire LDF Core Strategy DPD, 2007**
ST/2 Housing Provision
ST/7 Infill Villages
9. **South Cambridgeshire LDF Development Control Policies DPD, 2007:**
DP/1 Sustainable Development
DP/2 Design of New Development
DP/3 Development Criteria
DP/7 Development Frameworks
HG/1 Housing Density
NE/6 Biodiversity
NE/9 Water and Drainage Infrastructure
NE/11 Flood Risk
TR/1 Planning for More Sustainable Travel
TR/2 Car and Cycle Parking Standards
10. **South Cambridgeshire LDF Supplementary Planning Documents (SPD):**
District Design Guide SPD - Adopted March 2010
Biodiversity SPD – adopted March 2010
Landscape in New Developments SPD - Adopted March 2010
Trees & Development Sites SPD - Adopted January 2009
11. **South Cambridgeshire Local Plan Submission - March 2014**
S/1 Vision
S/2 Objectives of the Local Plan
S/3 Presumption in Favour of Sustainable Development
S/5 Provision of New Jobs and Homes
S/6 The Development Strategy to 2031
S/7 Development Frameworks
S/11 Infill Villages
HQ/1 Design Principles
H/7 Housing Density

H/15	Development of Residential Gardens
CC/8	Sustainable Drainage Systems
CC/9	Managing Flood Risk
NH/4	Biodiversity
TI/2	Planning for Sustainable Travel
TI/3	Parking Provision

Consultation

12. **Ickleton Parish Council** – Objection.

The Parish Council accepts that the plot in question could be a suitable site for a single storey dwelling of modest proportions, but – given that the land is already in the ownership of the District Council – felt the opportunity was being missed to increase the stock of social housing in the locality. Councillors felt the provision of a genuinely affordable new dwelling on the site, whether owned by the local authority or a housing association, which would offer a home to a person or family on the waiting list, to be preferable to what appears to be contemplated by this application.

13. **Local Highway Authority** – No objection, subject to conditions in relation to pedestrian visibility splays, driveway falls and levels and driveway material and an informative relating to works to or within the public highway.

14. **Environmental Health Officer** – No objection, recommends conditions in relation to hours of work, burning of waste, driven pile foundations and an informative for minimising the potential disturbance to neighbours..

Representations

15. Six representations have been received from no.20 Birds Close, 9 and 11 Coploe Road and 51 Ross Close, raising concerns of highway safety, overbearing impact, loss of light, loss of privacy (including to future occupants), noise and fumes from driveway, design and siting inconsistent with local context, cramped form of development and ecology (hedgerow).

Site and Surroundings

16. The application site is located within the village of Ickleton, bound to the south-east by Back Lane. The south-west, north-west and north-east boundaries of the site adjoin the private garden areas of nos. 9 and 11 Coploe Road and nos.17 and 19 Birds Close. The site would originally have been part of the garden area to 11 Coploe Road, but is now separate and currently unused, containing several overgrown hedgerows and some trees.

17. The site is located within Ickleton Village Development Framework. The site is not located within a Conservation Area and does not form the setting to any Listed Buildings or other heritage assets. There are no Tree Preservation Orders on or adjacent the site. The site is not affected by flood risk and does not comprise a sensitive habitat for protected species and is unlikely to be affected by contamination.

Proposal

18. The proposal is for development of 1 no. dwelling (bungalow) as part of the South Cambridgeshire District Council self-build programme in the form of outline planning permission with all matters reserved.

Planning Assessment

19. The key issues to consider in the determination of this application are the principle of development, impact on the character of the area, residential amenity impact and noise, highway safety and parking, flood risk and drainage, developer contributions and other matters.

Principle of Development

20. Ickleton is defined as an Infill Village under Policy ST/7 of the Local Development Framework and Policy S/11 of the Proposed Local Plan. In Infill Villages, development and redevelopment within village frameworks will be restricted to not more than 2 dwellings comprising:
 - a) A gap in an otherwise built-up frontage to an existing road, provided that it is not sufficiently large to accommodate more than two dwellings on similar curtilages to those adjoining; or
 - b) The redevelopment or sub-division of an existing residential curtilage; or
 - c) The sub-division of an existing dwelling; or
 - d) The conversion or redevelopment of a non-residential building where this would not result in a loss of local employment.
21. Policy HG/1 of the Local Development Framework Development Control Policies and Policy H/7 of the emerging Local Plan seeks that all residential developments make the best use of the site by achieving net densities of at least 30 dwellings per hectare unless exceptional local circumstances require a different treatment, or at least 40 dwellings per hectare in more sustainable locations. The proposed site was calculated as having an area of approximately 0.03 hectares. The provision of a single dwelling on the site would equate to a density of 33 dwellings per hectare, complying with the requirements of Policy HG/1.
22. The principle of a single dwelling on the site is considered to be acceptable having regard to policies ST/7 and HG/1.

Visual Amenity

23. The site comprises a small triangular parcel of land abutting Back Lane, surrounded by residential development. The existing dwellings along Coploe Road, Birds Close and Icknield Close form relatively linear patterns of development comprising a mixture of two storey and single storey semi-detached properties. Typically the rear gardens of the properties fronting Birds Close abut Back Lane. Boundary treatments along Back Lane include low and high level fencing, open front gardens and mature hedgerows.
24. The application proposes the development of a single detached dwelling on the site. Although all matters are reserved at this stage, the application is supported by an indicative site plan and indicative 3D view plan of the proposed development. The indicative site plan shows the provision of a detached single storey residential property on the site, with both on site parking and a private garden area provided within the confines of the site.
25. A number of representations have raised concerns regarding the design and siting of the proposed dwelling being inconsistent with local context and the proposal being a cramped form of development. However, these plans are indicative only and matters of appearance, landscaping, layout and scale would be dealt with at Reserved Matters

stage, with formal consultation with neighbouring properties.

26. Officers acknowledge that the site is relatively constrained. However, it is not considered that the provision of a single storey dwelling on the site would necessarily result in substantial harm to the character and appearance of the area. Officers consider it reasonable and necessary to impose a condition restricting the development to being no more than single storey, with all accommodation contained on the ground floor, in the interest of visual amenity.
27. Subject to full details of the proposed dwelling being provided at Reserved Matters stage, to ensure appropriate design, siting and material finish, a detached single storey dwelling is considered acceptable in terms of its impact on the visual amenity of the area and to accord with policies DP/2 and DP/3 of the Local Development Framework.

Highway Safety and Access

28. The proposed development will take its access from Back Lane on the southern boundary of the site, close to the junction with Icknield Close. A number of representations have raised highway safety and access concerns. Although all matters are reserved at this stage, the County Council as Local Highways Authority have been formally consulted on the application and have raised no objections to the proposals on highway safety grounds.
29. The Local Highways Authority has requested a number of conditions relating to the vehicular access to the site. These conditions are all deemed reasonable and necessary.
30. Sufficient car parking could be provided on site to serve the proposed dwelling to accord with the requirements of policy TR/2 of the Local Development Framework.
31. On this basis, the proposed development would be acceptable in terms of its impact highway safety and would therefore accord with policy DP/3 of the Local Development Framework.

Residential Amenity

32. Several representations have raised concerns of overbearing impact, loss of light, loss of privacy (including to future occupants) and noise and fumes from the driveway. Given that the application seeks outline consent with all matters reserved, matters of appearance, landscaping, layout and scale can only be dealt with at reserved matters stage, with formal consultation on the details undertaken with neighbouring properties.
33. However, officers consider that, despite the constrained size of the site, a single storey dwelling of modest proportions could be accommodated without resulting in significant harm to the amenities of neighbouring properties. As noted above it is considered reasonable and necessary to impose a condition restricting the development to being no more than single storey, with all accommodation contained on the ground floor, in the interest of visual amenity and the amenities of neighbouring properties.
34. The concerns of noise and fumes from the proposed driveway are acknowledged. The Council's Environmental Health Officer has been consulted on the proposed development and raised no objection. Given the scale of the development and the

provision of a short single driveway, it is not considered that the proposal would result in significant harm to neighbour amenities through noise and fumes. The requested condition in respect of working hours is considered appropriate given the constraints of the site

35. With regards to loss of amenity to future occupiers, the indicative 3D view shows a ground floor window on the western elevation of the proposed dwelling which would be subject to significant overlooking from the existing rear first floor windows of 11 Coploe Road. However, consider that a well designed property could mitigate this potential impact through appropriate fenestration details and internal layout at reserved matters stage. This would obviate the need for a window in the side elevation of the proposed property. Officers also consider that the site would be able to provide a level of private amenity space sufficient to meet the guidance of the District Design Guide and to enjoy a reasonable level of privacy.
36. The proposal is therefore considered capable of compliance with policy DP/3 of the Local Development Framework.

Ecology & Trees

37. Although the site is currently vacant in terms of its use, it does contain a number of overgrown hedgerows and some trees. One representation has raised ecological concerns through the loss of hedgerow on the site. Officers do not consider that the proposed development would result in significant harm in ecological terms, or that the removal of the existing vegetation on site would result in significant harm. Matters of layout and landscaping are reserved at this stage and would be fully considered upon the submission of a reserved matters application. The proposal would therefore accord with the requirements of policy NE/4 of the Local Development Framework.

Flood Risk and Drainage

38. The site is located in Flood Zone 1 (low risk) and the surrounding area is not designated as being within Flood Zone 2 or 3. Therefore there is not considered to be any significant level of flood risk to the residential development of the site. It is considered reasonable and necessary to apply conditions requiring a surface water and foul water drainage scheme to be submitted to and approved in writing by the Local Planning Authority. On that basis, the principle of a dwelling on site is considered to be acceptable in terms of flood risk and surface water drainage and accords with policies NE/9 and NE/11 of the Local Development Framework.

Other Matters

39. The objection of Ickleton Parish Council is noted. However, the objection of the Parish Council is not based on the principle of a single dwelling on the site, but the fact that the application was not for social housing and is for the provision of a self-build property. The fact that the application is for a self-build property carries no additional weight in policy terms; the current application is assessed against the principle of a dwelling on the site which, for the reasons noted above, is considered acceptable in this instance.

Recommendation

40. Approval subject to:

Conditions and Informatives

Planning conditions and Informatives as set out below, with the final wording of any amendments to these to be agreed in consultation with the Chair and Vice Chair prior to the issuing of planning permission:

- 1) Approval of the details of the layout of the site, appearance of buildings and landscaping (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.
(Reason - The application is in outline only.)
- 2) Application for the approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
(Reason - The application is in outline only.)
- 3) The development hereby permitted shall begin not later than the expiration of two years from the date of approval of the last of the reserved matters to be approved.
(Reason - The application is in outline only.)
- 4) The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing number 1546-P-501.
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
- 5) The proposed dwelling hereby permitted shall not exceed one storey in height and all accommodation contained within it shall be on the ground floor only.
(Reason - To ensure the development is satisfactorily assimilated into the area and to minimise the impact on residential amenity of adjoining properties in accordance with Policies DP/2 and DP/3 of the adopted Local Development Framework 2007.)
- 6) All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)
- 7) Prior to the commencement of any development, a scheme for the provision and implementation of surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved plans prior to the occupation of any part of the development or in accordance with the implementation programme agreed in writing with the Local Planning Authority.
(Reason - To ensure a satisfactory method of surface water drainage and to prevent the increased risk of flooding in accordance with Policies DP/1 and NE/11 of the adopted Local Development Framework 2007.)

- 8) Prior to the commencement of any development, a scheme for the provision and implementation of foul water drainage shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved plans prior to the occupation of any part of the development or in accordance with the implementation programme agreed in writing with the Local Planning Authority.
(Reason - To reduce the risk of pollution to the water environment and to ensure a satisfactory method of foul water drainage in accordance with Policy NE/10 of the adopted Local Development Framework 2007.)
- 9) No construction site machinery or plant shall be operated and no construction related deliveries taken at or despatched from the site before 0800 hours and after 1800 hours on weekdays, before 0800 hours and after 1300 hours on Saturdays, nor at any time on Sundays and Bank Holidays, unless otherwise previously agreed in writing with the Local Planning Authority.
(Reason - To minimise noise disturbance for adjoining residents in accordance with Policy NE/15 of the adopted Local Development Framework 2007.)
- 10) Visibility splays shall be provided on both sides of the access and shall be maintained free from any obstruction over a height of 600mm within an area of 2m x 2m measured from and along respectively the highway boundary.
(Reason - In the interest of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
- 11) The proposed driveway shall be constructed so that its falls and levels are such that no private water from the site drains across or onto the adopted public water.
(Reason - In the interest of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
- 12) The proposed driveway shall be constructed using a bound material to prevent debris spreading onto the adopted public highway
Reason - In the interest of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

Informatives

1. There shall be no burning of any waste or other materials on the site, without prior consent from the environmental health department.
2. Should driven pile foundations be proposed, then before works commence, a statement of the method for construction of these foundations shall be submitted and agreed by the District Environmental Health Officer so that noise and vibration can be controlled.
3. The applicant should take all relevant precautions to minimise the potential for disturbance to neighbouring residents in terms of noise and dust during the construction phases of development. This should include the use of water suppression for any stone or brick cutting and advising neighbours in advance of any particularly noisy works. The granting of this planning permission does not indemnify against statutory nuisance action being taken should substantiated noise or dust complaints be received. For further information please contact the Environmental Health Service
4. The granting of a planning permission does not constitute a permission or

licence to a developer to carry out any works within, or disturbance of, or interference with, the Public Highway, and that a separate permission must be sought from the Highway Authority for such works.

Background Papers:

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- South Cambridgeshire Local Development Framework Development Control Policies DPD 2007
- South Cambridgeshire Local Development Framework Supplementary Planning Documents (SPD's)
- South Cambridgeshire Local Plan Submission 2014
- Planning File Reference: S/0312/18/OL

Report Author:

Michael Sexton
Telephone Number:

Senior Planning Officer
01954 713417