

10 February 2021

**Report to:** South Cambridgeshire Planning  
Committee

**Lead Officer:** Joint Director of Planning and Economic Development

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## **20/04089/HFUL– 14 Main Street, Shudy Camps**

Proposal: Two storey side and rear extensions following demolition of flat roofed garage/bathroom/WC side extension plus external and internal conversion works

Applicant: Mr and Mrs Gladman

Key material considerations: Character/Appearance Impact  
Residential Amenity  
Parking Provision/Highways Safety  
Other Matters

Date of Member site visit: None

Is it a Departure Application: No

Decision due by: 15<sup>th</sup> February 2021 (extension of time agreed)

Application brought to Committee because the applicant is an employee of South Cambridgeshire District Council.

Officer Recommendation: Approval

Presenting officer: Tom Gray, Planning Officer

### **Executive Summary**

1. The application site is located within and on the edge of the Shudy Camps Development Framework and adjacent to Public Right of Way. Countryside is situated to the north and east of the application site.
2. Officers consider that the proposed development would not result in adverse impacts upon the character and appearance of the local area in accordance

with Policy HQ/1.

3. Officers consider that the proposed development would not result in significant harm to the amenities of neighbouring properties in accordance with Policy HQ/1.
4. Subject to conditions, officers consider that the proposed development would not result in adverse highways safety implications. The proposal would accord with the parking provision requirements as set out in Policy TI/3.
5. Officers consider that the proposed development would not result in adverse impacts upon protected species in accordance with Policy NH/4.
6. Officers consider that, subject to conditions, the proposed development accords with national and local planning policies.

## **Relevant planning history**

7. S/0401/86/F – Garage and vehicular access – Approved
8. 20/01999/HFUL – Two storey side and rear extensions following demolition of flat roofed garage/bathroom/WC side extension plus external and internal conversion works – Withdrawn

## **Planning policies**

### **National Planning Policy**

9. National Planning Policy Framework (NPPF) – February 2019  
National Planning Practice Guidance (NPPG)  
National Design Guide (NDG)

### **South Cambridgeshire Local Plan 2018**

10. S/1 Vision  
S/2 Objectives of the Local Plan  
S/3 Presumption in Favour of Sustainable Development  
S/7 Development Frameworks  
HQ/1 Design Principles  
TI/3 Parking Provision  
NH/4 Biodiversity

### **South Cambridgeshire Supplementary Planning Documents (SPD):**

11. District Design Guide – Adopted March 2010  
Sustainable Design and Construction SPD – Adopted January 2020

## Consultations

### 12. Shudy Camps Parish Council – *Updated comments made on 11<sup>th</sup> January 2021*

Following discussion with the applicant, the Council resolved to inform Greater Cambridge Shared Planning that it reiterated its support for the application, subject to care being taken to ensure that as far as possible, contractors' vehicles are parked off the highway given the narrow width of the road and number of cars parked on the highway in the vicinity.

*Previous comments made on 11<sup>th</sup> November 2020*

Shudy Camps Parish Council considered this application at its virtual meeting on 10 November 2020 and discussed it with the applicants. The Council resolved that Greater Cambridge Planning be informed that it SUPPORTS the application, but requests that care is taken to ensure that as far as possible, contractors' vehicles are parked off the highway given the narrow width of the road and number of cars parked on the highway in the vicinity.

### 13. **Local Highways Authority** – *Update comments made on 11<sup>th</sup> January 2021*

Following discussions with the applicant and LPA please add the following conditions and informative to any permission that the Planning Authority is minded to issue in regard to this application.

Prior to the commencement of the first use the vehicular access where it crosses the public highway shall be laid out and constructed in accordance with the Cambridgeshire County Council construction specification.

Reason: In the interests of highway safety and to ensure satisfactory access into the site.

The access shall be constructed with adequate drainage measures to prevent surface water runoff onto the adjacent public highway, in accordance with a scheme submitted to and approved in writing by the Local Planning Authority.

Reason: To prevent surface water discharging to the highway

In the event that the Planning Authority is so minded as to grant permission to the proposal please add an informative to the effect that 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.

*Previous comments made on 10<sup>th</sup> November 2020*

There are no objections in principal.

Please add the following conditions and informative to any permission that the Planning Authority is minded to issue in regard to this application.

Prior to the commencement of the use hereby permitted pedestrian visibility splay of 2m x 2m shall be provided both sides of the vehicular accesses measured from and along the highway boundary. Such splay shall be within the red line of the site and shall thereafter be maintained free from obstruction exceeding 0.6m above the level of the public highway.

Reason: In the interests of highway safety.

Before the dwelling hereby permitted is occupied, the vehicular access from the existing carriageway edge shall be laid out and constructed in accordance with a detailed engineering scheme to be submitted to and approved in writing by the local planning authority, and such a scheme shall include the provision of a metalled/sealed surface for a minimum length of 5m from the existing carriageway edge.

Reason: In the interests of highway safety.

The access shall be constructed with adequate drainage measures to prevent surface water runoff onto the adjacent public highway, in accordance with a scheme submitted to and approved in writing by the Local Planning Authority.

Reason: To prevent surface water discharging to the highway.

In the event that the Planning Authority is so minded as to grant permission to the proposal please add an informative to the effect that 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.

## **Representations from members of the public**

14. No representations received from third parties.

## **The site and its surroundings**

15. The application site is located within the Shudy Camps Development Framework, adjacent to a public right of way to the south east with countryside to the east and north.

## **The proposal**

16. Two storey side and rear extensions following demolition of flat roofed garage/bathroom/WC side extension plus external and internal conversion works (Resubmission of 20/01999/HFUL)

## **Planning Assessment**

### **Key Issues**

17. The key issues to consider in the determination of this application are the impact upon the character and appearance of the local area, residential amenity and other matters.

### **Impact upon the Character and Appearance of the Local Area**

18. Policy HQ/1 of the Local Plan requires all new development to make a positive contribution to its local and wider context. Development proposals should be compatible with its location and appropriate in terms of scale, density, mass, form, siting, design, proportion, materials, texture and colour in relation to the surrounding area.
19. The proposed two storey side extension would replace the existing flat roof garage, bathroom and WC. This proposed extension would be set back from the principal elevation of the existing dwelling with the proposed ridge line being lower than the existing property, whilst the proposed eaves level being the same.
20. The proposed two storey extension would measure approximately 4.3 metres in width and be narrower than the existing two storey dwelling (5.1 metres). Therefore, taking all this into account, the proposal is considered to be subservient and proportionate in scale to the existing dwelling.
21. The existing external roughcast render would be replaced with smooth render to both the existing property and the proposed extension. Taking this into account, it is considered that the proposal would be an enhancement to the existing appearance of the dwelling and would not result in adverse impacts upon the character and appearance of the local area including any views from the adjacent public right of way in accordance with Policy HQ/1.
22. The proposed single storey rear extensions would consist of a combination of a pitched roof and flat roof to link this to the existing side wall of the property. Given their modest form and scale, it is not considered that the proposed rear extensions would result in any unacceptable harm upon the local area including any views from the adjacent public right of way in accordance with Policy HQ/1.

### **Residential Amenity**

23. The proposed two storey extension would be situated at the side of the last semi-detached dwelling on the north side of Main Street. No other dwellings are situated to the east of the application site on this side of the road. Given that this is the case, it is not considered that the proposal would result in significant overbearing or loss of light impacts upon the adjacent neighbouring dwelling of No.13 Main Street.
24. The proposed two storey extension would incorporate windows at first floor level to the north, east and south of the application site. These would serve non-habitable rooms in addition to any possible overlooking views of No.13's private rear amenity space being outside the 45-degree rule of thumb. Therefore, it is not considered that the proposed two storey extension would result in any significant overlooking impacts upon neighbouring dwellings.
25. Given the modest form and scale of the proposed single storey rear extensions and a ridge height no higher than the existing single storey element, it is not considered that any overbearing or loss of light impacts would result upon No.13's private rear amenity space.
26. The proposed development has been assessed in terms of loss of light, loss of privacy and overbearing impacts and it is not considered to result in significant harm to the amenities of neighbouring properties in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

### **Parking Provision and Highways Safety**

27. Works to the front of the site would include a new parking area and formation of new hardstanding, replacing the current grass verge. Although there is an existing dropped kerb and this element does not form part of this application, part of this area is outside of the applicant's ownership and therefore, Certificate B has been signed and notice served to the Local Highways Authority.
28. Although the proposed extension would result in the loss of the garage, there is considered sufficient space for at least one car to be accommodated within the front of the site and turning space to allow the vehicle to maneuver within the site and leave in a forward gear. Therefore, the proposal is in accordance with Policy TI/3 of the South Cambridgeshire Local Plan 2018.
29. Comments have been received from the Local Highways Authority recommending that the access to the site be constructed in accordance with County Council specification and that any surface water does not drain onto the public highway. In this case, it is considered reasonable and necessary that conditions requiring that the hard surfacing be constructed using bound material and the implementation of adequate surface water drainage to prevent water runoff onto the public highway be attached on any planning consent granted. An informative will be attached on any consent granted to make the applicant aware that separate permission is required from the Local Highways Authority

for the works within the public highway.

30. Whilst the Parish Council comments concerning the parking of contractors' vehicles and the narrowness of the road is acknowledged, given that no objections from the Local Highways Authority regarding the impact of the development on safe operation of the highway have been received and given the minor residential nature of the proposed works, it is not considered in this instance reasonable to attach a condition regarding such on any planning consent granted. Instead, an informative will be attached recommending that as much as possible that contractor vehicles will be kept off the highway.

### **Other Matters**

31. Due to the location of the application site on the edge of the Development Framework, with extensive vegetation and orchard in the northern part of the site and with open fields to the north and east, an informal discussion with the Council's Ecology Officer has taken place.
32. Following this discussion, due to the minor residential scale and nature of the works that would involve the replacement of an existing garage structure, area of hard standing and mowed lawn to the rear, it is not considered likely that the proposed development would result in adverse impacts to protected species in accordance with Policy NH/4 of the South Cambridgeshire Local Plan 2018. To make the applicant aware of their responsibilities during the course of development, it is considered appropriate that informatives are attached to any planning consent granted regarding nesting birds, bats, great crested newts, other reptiles and badgers.
33. Due to the current Covid-19 restrictions a site visit by the Planning Committee Members has not been undertaken.

### **Planning balance and conclusion**

34. For the reasons set out in this report, officers consider the planning application to be acceptable in accordance with relevant national and local planning policies, and having taken all relevant material considerations into account, it is considered that planning permission should be granted in this instance.

### **Recommendation**

35. Officers recommend that the Planning Committee approve the application, subject to the following conditions and informatives:

### **Conditions**

- 1) The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

(Reason – To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development, which have not been acted upon).

- 2) The development hereby permitted shall be carried out in accordance with the following plans: Site Location Plan AX/2292/4 v2, Proposed Floor Plan AX/2292/2 v2, Proposed Elevations AX/2292/3 v2, Site Plan AX/2292/5

(Reason – To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990).

- 3) The proposed drive shall be constructed using a bound material to prevent debris spreading onto the adopted public highway.

(Reason: in the interests of highway safety)

- 4) 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 highway.

(Reason: for the safe and effective operation of the highway)

## **Informatives**

- 1) Trees and scrub are likely to contain nesting birds between 1<sup>st</sup> March and 31<sup>st</sup> August inclusive. The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended (section 1), it is an offence to remove, damage, or destroy the nest of any wild bird while that nest is in use or being built. Planning consent for a development does not provide a defence against prosecution under this act.
- 2) Works should proceed with caution and in the event of bats or evidence of them being found, work must stop immediately, and advice taken on how to proceed lawfully from one of the following: a bat consultant, the UK Bat Helpline: 0845 1300228, Natural England: 0300 0603900, or the Cambridgeshire Bat Group [www.cambsbatgroup.org.uk](http://www.cambsbatgroup.org.uk).
- 3) The area of grass around the proposed development site should be mown/strimmed as short as possible before and during construction to ensure it remains/becomes unfavourable for great crested newts and reptiles; Stored materials (that might act as temporary resting places) are raised off the ground e.g. on pallets or batons; and any rubbish is cleared away to minimise the risk of great crested newts or reptiles using the piles for shelter; Trenches or excavations are backfilled before nightfall or a ramp left to allow great crested newts or reptiles to escape. Building work should (ideally) be carried out during April-June, when great crested newts are more likely to be found in ponds and



less likely to be found on site. If great crested newts or reptiles being found, work must stop immediately, and ecological advice taken on how to proceed lawfully from Natural England (0300 060 3900) or an ecological consultant.

- 4) No works which include the creation of trenches or culverts or the presence of pipes shall commence until measures to protect badgers from being trapped in open excavations and/or pipe culverts are in place. The measures may include:
  - a) Creation of sloping escape ramps for badgers, which may be achieved by edge profiling of trenches/excavations or by using planks placed into them at the end of each working day.
  - b) Open pipework greater than 150 mm outside diameter being blanked off at the end of each working day.
- 5) 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.
- 6) It is advised that as far as possible, contractors' vehicles are parked off the highway given the narrow width of the road and number of cars parked on the highway in the vicinity.

## **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 Plan 2018
- South Cambridgeshire Local Development Framework Supplementary Planning Documents (SPD's)

## **Report Author:**

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