

10 February 2021

Report to: South Cambridgeshire District
Council Planning Committee

Lead Officer: Joint Director of Planning and Economic Development

20/04223/HFUL – 20A Pipers Close Fowlmere SG8 7RX

Proposal: New access from London Road and extension to the existing parking area to create on-site parking and turning

Applicant: Mr Sean Gentle

Key material considerations: Character and Appearance of the Area
Residential Amenity

Date of Member site visit: None

Is it a Departure Application: No

Decision due by: 15 January 2021

Application brought to Committee because: The application site is owned by South Cambridgeshire District Council

Presenting officer: Marie Roseaman, Planning Officer

Officer Recommendation: Approval

Executive Summary

1. This application is for a full householder application for a new access from London Road and extension to the existing parking area to create on-site parking and turning. The application site is a semi-detached one storey property located in the development framework of Fowlmere. The dwelling was erected under planning permission S/0488/84/O and is not subject to any Permitted Development restrictions.

2. Officers consider that the proposed development would not result in significant harm to the amenities of neighbouring properties in accordance with Policy HQ/1.
3. 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.
4. Officers consider that, subject to conditions, the proposed development accords with national and local planning policies.

Relevant planning history

5. S/0488/84/O – Erection of two dwellings - APPROVED

Planning policies

National Planning Policy

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

South Cambridgeshire Local Plan 2018

7. 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 Principle
TI/3 Parking Provision

South Cambridgeshire Supplementary Planning Documents (SPD):

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

Consultations

9. **Fowlmere Parish Council** – Comment submitted 26th November 2020:

No objections

10. **Local Highways Authority** - Comment submitted 2nd December 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 both 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 as detailed in the proposed layout plan 14 October 2020.

Reason: In the interests of highway safety.

Before the dwelling hereby permitted is occupied, the vehicular accesses 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 10m from the existing carriageway edge.

Reason: In the interests of highway safety.

The accesses shall be constructed with adequate drainage measures to prevent surface water run-off 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

11. None received.

The site and its surroundings

12. 20a Pipers Close, located off London Road is a semi-detached one storey property located in the development framework of Fowlmere. The site is opposite agricultural farmland and sits on a bend in London Road approximately 30 metres from the junction of London Road and Chrishall Road.

The proposal

11. The applicant seeks planning permission to introduce vehicular access to the front of the property, including alterations to the existing drive.

13. The application form states that the materials used would comprise of concrete hard standing and permeable paving.

Planning Assessment

Key Issues

14. The key issues to consider in the determination of this application are the impact upon the character and appearance of the area and residential amenity.

Impact upon the Character and Appearance of the Area

Policy Context

15. Policy HQ/1 of the South Cambridgeshire Local Plan (2018) requires all new development to 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.
16. Policy TI/3 of the South Cambridgeshire Local Plan (2018) states that car parking provision will take into consideration the site location, type and mix of uses, car ownership levels, availability of local services, facilities and public transport, and highway and user safety issues, as well as ensuring appropriate parking for people with impaired mobility. It should also accord with Policy HQ/1 which is outlined above.

Assessment of the Proposal

17. The application proposes new access layout to the front of the property to create on-site parking and facilitate turning.
18. The application also proposes to remove the existing front timber gate and erect a chain link fence on the boundary with no.20b Pipers Close.
19. The drive will measure a maximum of 12 metres in length and 8.5 metres in width, with two 2.5 metre x 5 metre parking bays. These measurements allow two vehicles to be parked within the curtilage of the site.
20. Materials used would include concrete hardstanding and permeable paving. All existing concrete areas are to be retained.
21. Currently, access to off-site parking for 20a Pipers Close is via entering onto the private front garden of 20b Pipers Close to the south.
22. Due to the proposed location of the access and drive which is to the front of the property, the proposal would be viewable from the street scene.

23. Upon the site visit, conducted on the morning of the 13th November 2020, the case officer noted that the utilisation of front gardens as off-street parking was typical of the local area.
24. It was also observed that proposed materials, which comprise of concrete and hardstanding would match the drive currently being used as well as those found locally.
25. It is acknowledged that there would be a degree of grass verge lost if the development was approved. However, this loss is not considered detrimental enough to cause a significant change to the character and appearance of the area.
26. Therefore, the proposal is considered to be cohesive, proportionate and subservient to the existing dwelling and not to result in significant visual harm upon the character and appearance of the local area in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.
27. The speed limit of this stretch of road is 30 miles per hour.
28. The Local Highways authority did not raise objections to the nature of the proposed access and drive. However, they have requested a number of conditions and an informative be added to the application in the event of an approval. These conditions and informative relate to highway safety and drainage and will be duly attached to any consent given on this application.
29. It is considered that due to the current off-site parking arrangements, the precedence of front drives in the locale and the mitigating factors afforded by the pre-commencement conditions, the proposed new access and drive would not constitute a danger to traffic or pedestrians and would improve the utility of the existing drive.
30. Therefore, taking the above into consideration the proposal is considered to be cohesive, proportionate and subservient to the existing dwelling and not to result in significant visual harm upon the character and appearance of the local area in accordance with Policy HQ/1 and Policy TI/3 of the South Cambridgeshire Local Plan 2018.

Planning balance and conclusion

31. 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

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

Conditions

- a) 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).

- b) The development hereby permitted shall be carried out in accordance with the following plans: Site plan 1:2500 – At A3; Proposed Layout Plan 1:250 and Existing Layout Plan 1:250. All plans are undated.

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

- c) Details of the materials to be used in the external construction of the proposed works, hereby permitted, shall follow the specifications as stated on the approved plans and application form.

(Reason - To ensure the appearance of the development is satisfactory in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.)

- d) Prior to the commencement of the use hereby permitted pedestrian visibility splay of 2m x 2m shall be provided both sides of both 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 as detailed in the proposed layout plan 14 Oct 2020.).

Reason: In the interests of highway safety.

- e) Before the dwelling hereby permitted is occupied, the vehicular accesses 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 10m from the existing carriageway edge.

Reason: In the interests of highway safety.

- f) The accesses shall be constructed with adequate drainage measures to prevent surface water run-off 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.

Informative: The applicant is reminded 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.

Report Author:

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