

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation Control
Committee

12th May 2004

AUTHOR/S: Director of Development Services

S/0162/04/F – GREAT SHELFORD ERECTION OF ADDITIONAL DWELLING AND GARAGE AT WESTFIELD HOUSE, 11 WESTFIELD ROAD FOR MR & MRS LONGHURST-GOLDSPINK

Recommendation: Approval

Site and Proposal

1. The site extends to approximately 0.16 hectares (0.41 acres) and includes No.11 Westfield Road, a two-storey render over red brick plinth dwelling with a hipped plain tile roof and a brick garage/store to the side, and its curtilage. There is a large greenhouse plus outbuildings in the rear garden. The site and surrounding land rises gently from northeast to southwest. There are a mix of hedges, fencing and the rear wall of the outbuildings along the existing side and rear site boundaries. Whilst there is a mix of single storey and two-storey dwellings in the locality, surrounding dwellings in Westfield Road and Walnut Drive are all single storey.
2. This full application, received on the 29th January 2004 and amended by plans date stamped the 25th March 2004, proposes the erection of a 4-bedroom detached bungalow faced with bricks under a hipped concrete tile roof and an attached single garage within the rear garden of the existing dwelling. The new dwelling would measure 2.5m to eaves and 6m to ridge. Access for the new dwelling would be achieved by creating a new access between Nos. 11 and 13 Westfield Road. The existing dwelling would continue to be served from the existing access. As No.11's existing garage/store would be demolished to form the new access, a new single garage for No.11 also forms part of the application. The density equates to 12.5 dwellings to the hectare. The amended plans show revisions to the design and height of the dwelling, including a 0.6m reduction in the ridge height.

Planning History

3. A planning application for the erection of an additional dwelling and garages on the site was withdrawn in April 2003 prior to determination (**S/0372/03/F**).
4. An outline application for 3 bungalows on land to the rear of 9, 11, 13 and 15 Westfield Road was refused in June 1996 for the following reasons: overdevelopment of the site; poor amenity for occupiers of the proposed dwellings; the proposed access was of insufficient width to allow two vehicles to pass; the requisite visibility splays could not be provided; lack of adequate on-site turning; and noise disturbance to occupiers of adjacent properties (**S/0705/96/O**).
5. A subsequent full application for two bungalows on land to the rear of 9, 11, 13 and 15 Westfield Road was refused in January 1997 for the following reasons: overdevelopment of the site; poor amenity for occupiers of the proposed dwellings; and noise disturbance to occupiers of No.11 Westfield Road (**S/1934/96/F**).

Planning Policy

6. Structure Plan 2003 **Policy P1/3** requires a high standard of design for all new development which responds to the local character of the built environment.
7. The site is within the village framework of Great Shelford, which is defined as a Rural Growth Settlement in Local Plan 2004.
8. Local Plan 2004 **Policy SE2** states that residential development will be permitted on unallocated land within village frameworks of Rural Growth Settlements provided that (a) the retention of the site in its present form is not essential to the character of the village; (b) the development would be sensitive to the character of the village, local features of landscape or ecological importance, and the amenities of neighbours; (c) the village has the necessary infrastructure capacity; and (d) residential development would not conflict with another policy of the plan. It also states that development should provide an appropriate mix of dwellings in terms of size, type and affordability and should achieve a minimum density of 30 dph unless there are strong design grounds for not doing so.
9. Local Plan 2004 **Policy HG10** states that: the design of housing schemes should be informed by the wider character and context of the local townscape and landscape; and schemes should achieve high quality design and distinctiveness.
10. Local Plan 2004 **Policy HG11** relates to backland development and states that development to the rear of existing properties will only be permitted where the development would not:
 - Result in overbearing, overlooking or overshadowing of existing residential properties;
 - Result in noise and disturbance to existing residential properties through the use of its access;
 - Result in highway dangers through the use of its access; or
 - Be out of character with the pattern of development in the vicinity.
11. Local Plan 2004 **Policy EN5** states that the District Council will require trees and hedges to be retained wherever possible in proposals for new development.

Consultations

12. **Great Shelford Parish Council** recommends refusal stating “This dwelling has the proportions of a house rather than a bungalow and as such would dominate adjacent properties. We feel the site is inappropriate for this type of development.”
13. The **Chief Environmental Health Officer** raises no objections but recommends that conditions should be attached to any approval relating to the times during the construction period when power operated machinery shall not be used, driven pile foundations and stating that no bonfires or burning of waste shall take place on site during demolition/construction except with his prior permission.
14. The **Trees & Landscape Officer** has viewed the proposal from the site and initially asked whether it would be possible to move the dwelling an additional 2-3 metres from the walnut tree in the garden of No.3 Walnut Drive. At the time of compiling this

report, he was to arrange to view the proposal from No.3. His further comments will be reported verbally.

Representations

15. Objections have been received from the occupiers of 2, 3 and 4 Walnut Drive and 13 Westfield Road on the following grounds:
- Loss of privacy to neighbours;
 - Concern that the dwelling could be converted into a house at a later stage as the roof section appears to be large enough to accommodate several additional bedrooms and the hallway appears to be large enough to allow for stairs to be added;
 - Loss of afternoon summer sunlight to neighbours;
 - Restricted sunlight to proposed dwelling and concern this might lead to pressures to remove the preservation order on the walnut tree in the garden of No.3 Walnut Drive;
 - The building would be too close to the walnut tree in the garden of No.3 Walnut Drive and would damage its root system. The roots of the tree might also damage the foundations. There is also a walnut tree in the garden of No.4 in very close proximity to the proposed dwelling;
 - Once demolition of the garage begins, there is a strong possibility of partial collapse of the wall causing damage to No.13 Westfield Road. Special care should be taken when demolishing the garage, any damage to the wall should be made good and compensation should be paid for any damage caused to No.13 Westfield Road during construction;
 - The proposed dwelling is too large and too high and would result in an out of character overdevelopment;
 - The existing leylandii screen along the boundary with No.4 Walnut Drive gives no sunlight to No.4's main rooms and, if removed, no privacy;
 - Noise, disturbance and affect of lighting to neighbours;
 - The wildlife/birdlife in this area would be permanently disturbed by building works;
 - The proposed access is unsuitable, being too close to Westfield House and the boundary with No.13 Westfield Road; and
 - Additional parking in Westfield Road.
16. The occupiers of No.9 Westfield Road objected to the original scheme but state that they have no objections to the scheme as amended.

Planning Comments – Key Issues

17. The key issues in relation to the application are the affect of the proposal on:
- The character of the area;
 - The amenity of neighbours;
 - The protected walnut trees; and
 - Highway safety and parking in Westfield Road.

Character of the area

18. There are examples of backland development further along Westfield Road and in-depth development along Cambridge Road (Walnut Drive). I therefore consider that the principle of erecting a dwelling on this site is acceptable in terms of the character of the area. Although 6 metres high to the ridge, the dwelling is single storey, which I

consider to be appropriate. The size/footprint of the dwelling is large but would also be acceptable in terms of the character of the area and the private amenity space provided for the occupiers of the proposed dwelling. Whilst some way below the 30 dwellings to the hectare normally required on sites within the village, as a result of the proximity of neighbours and the width of the access, I consider that the proposed density of development on the site (12.5 dwellings to the hectare) would be acceptable in this instance.

Amenity of neighbours

19. The proposal would have an impact on the amenity of neighbours in terms of noise and disturbance, including the use of the access by vehicles, and some overshadowing. However, subject to the imposition of a condition requiring the agreement of boundary treatments and requiring a further planning permission for any windows or openings in the roof, I do not consider that the proposal would seriously affect the amenity of neighbours in terms of loss of light or outlook, overlooking, noise/disturbance or by being unduly overbearing.

Protected Walnut Trees

20. At the time of compiling this report, the Trees & Landscape Officer had viewed the proposal from the site but not from No.3 Walnut Drive's rear garden. He initially asked whether it would be possible to move the dwelling a further 2-3m away from the walnut tree within the rear garden of No.3 and was to arrange to view the proposal from No.3. His further comments will be reported verbally.

Highway and parking issues

21. The access arrangements and parking provision (a garage plus additional parking and turning areas for the new dwelling and a garage and parking in front for No.11) for the proposed dwelling and No.11 Westfield Road would be acceptable.

Other issues

22. Possible damage to No.13 Westfield Road during the demolition of the existing garage and/or the construction period is a matter between the two parties, but an informative relating to the need to pay particular care during these times could be attached as an informative to any approval.

Recommendation

23. Subject to no objections being raised to the proposal by the Trees & Landscape Officer following his visit to No.3 Walnut Drive:
24. Approval (as amended by plans No. 964.101B, 1G, 2G and 3G date stamped the 25th March 2004) subject to the following conditions:
 1. Standard Condition A – Time limited permission (RCA).
 2. Standard Condition 5 a, e & f – Details of materials for external walls, roofs and hard surfaced areas plus finished floor levels (RC To ensure the satisfactory appearance of the development and to protect the amenity of the occupiers of neighbouring properties).

3. Standard Condition 51 – Landscaping (RC51).
4. Standard Condition 52 – Implementation of landscaping (RC52).
5. Standard Condition 60 – Details of boundary treatments (RC60 and to protect the amenity of the occupiers of neighbouring properties).
6. During the construction period ... Standard Condition 26 (0800, 0800, 1800, 1300)– Times when power operated machinery shall only be operated (RC26).
7. Standard Highway Condition D5b (2m x 2m) – Pedestrian visibility splays (RC In the interests of highway and pedestrian safety).
8. No windows or openings of any kind shall be inserted in the roof of the dwelling hereby permitted unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf (RC To protect the amenity of the occupiers of neighbouring properties).

Informatives:

Reasons for Approval

1. The approved development is considered generally to accord with the Development Plan and particularly the following policies:

Cambridgeshire and Peterborough Structure Plan 2003: P1/3 (Sustainable Design in Built Development);
South Cambridgeshire Local Plan 2004: SE2 (Development in Rural Growth Settlements); **HG10** (Housing Design); **HG11** (Backland Development); and **EN5** (Landscaping)
2. The proposal conditionally approved is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
 - Residential amenity including noise, disturbance, light, overlooking and loss of light;
 - Affect on the character and appearance of the area;
 - Affect on the adjacent walnut trees and the affect of the trees' roots on the foundations of the proposed dwelling;
 - Damage to No.13 Westfield Road;
 - Affect on wildlife/birdlife; and
 - Parking in Westfield Road
3. All other material planning considerations have been taken into account. None is of such significance as to outweigh the reason for the decision to approve the planning application.

25. During the demolition and construction period, no bonfires or burning of waste shall take place on site except with the prior permission of the Council's Environmental Health Officer in accordance with best practice and existing waste management legislation.
26. Particular care should be taken when demolishing the existing garage and during the construction period to ensure that no damage is caused to No.13 Westfield Road.
27. Should driven pile foundations be proposed, before development commences, a method statement for the construction of the foundations shall be submitted to and approved in writing by the Council's Environmental Health Officer; development shall be carried out in accordance with any approved statement.

Background Papers: the following background papers were used in the preparation of this report:

- South Cambridgeshire Local Plan 2004
- Cambridgeshire and Peterborough Structure Plan 2003
- Planning file Ref. S/0162/04/F

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