

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation Control
Committee

12th May 2004

AUTHOR/S: Director of Development Services

S/0515/04/F - WATERBEACH GARAGE AT 28 LODE AVENUE FOR DR. A. MORGAN

Recommendation: Approval

Site and Proposal

1. 28 Lode Avenue is a modern detached house with gabled roofs. A former garage has previously been converted to provide additional living accommodation under permitted development rights. The house is sited side on to the road, with a brick-paved car parking area in front of it that is accessed from off the turning head. It has a rear garden that is enclosed by 1.8 metre high close-board fencing. A small strip of land between the fence and road is currently landscaped with low shrubs. The house and garden adjoin a field, which separates the property from the Cambridge – Ely railway line. A double garage with gabled roof serving no. 26, the neighbouring dwelling is sited to the rear of no. 28 and faces the road.
2. This full application was received on 12th March 2004 and proposes the erection of a detached garage. This will be sited to the side of the neighbouring garage at no. 28. The access will be off the road, with space in front to park a car.

Planning History

3. **None**

Planning Policy

4. **HG12 Extensions and Alterations to Dwellings within Frameworks** of the South Cambridgeshire Local Plan 2004 ("The Local Plan") sets out the requirements that must be met in order for proposals to extend or alter dwellings within village frameworks to be considered for approval.
5. **P1/3 – Sustainable Design in Built Development** of the Cambridgeshire and Peterborough Structure Plan 2003 ("The County Structure Plan") requires a high standard of design for all new development that responds to the local character of the built environment and details aspects of design to be considered.

Consultations

6. **Waterbeach Parish Council** objects to the proposal listing poor visibility, access and detriment to neighbouring amenities as reasons for refusal.

Representations

7. The occupiers of 27 Lode Avenue object to the proposal on grounds of loss of outlook from their property and poor access impacting upon pedestrian safety.

8. Waterbeach Level Internal Drainage Board has no comment.

Planning Comments – Key Issues

9. The key issues in relation to this application are the impact upon the amenity to the neighbouring residential properties due to the siting and the impact of the access on highway safety.

Loss of amenity to the neighbouring residential properties

10. I do not consider there would be a significant loss of outlook as a result of the proposed garage being built. The house opposite at no. 27 currently looks out onto a 1.8 metre high close-boarded fence. The garage proposed is a single storey structure that will be 2 metres to the eaves and 3.55 metres to the ridge of the pitched roof. The roof pitch slopes inwards from the boundary. The closest windows at no. 27 will be sited at a distance of approximately ten metres from the garage. In my opinion the outlook of this dwelling will not be significantly harmed as a result of the distance between the neighbouring house and proposed garage and the height of the garage. The loss of views over the garden of no. 28 is not a material planning consideration.

Impact of the access on highway safety

11. The property is sited in a residential development that is accessed by a cul-de-sac road. This is laid out with block paving in the area of the house and is laid out informally, and without pavements. The adjoining garage already has a similar access to that now proposed to serve no. 28. A car entering the garage will be able to pull off the road onto the hardstanding in front of the garage and therefore will not block vehicles or pedestrians using the road. I do not consider that highway safety will be significantly harmed.

Recommendation

12. For the above reasons my recommendation is one of approval:
1. Standard Condition A – Time limited permission (Reason A);
 2. SC5a & f – Details of:
 - Materials for external walls and roofs
 - Materials to be used for hard surfaced areas within the site (RC5ai);
 3. SC44 – Use of domestic garage (RC44)

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: HG12** (Extensions and Alterations to Dwellings within Frameworks)

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 loss of outlook
 - Highway safety
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.

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/0515/04/F

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