

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

6th September 2006

AUTHOR/S: Executive Director / Head of Planning Services

S/1345/06/F - LINTON

Erection of 2 Bungalows and Garage Following Demolition of Existing Bungalow and Garage at 1a Hillway for S G Impey

Recommendation: Approval

Date for Determination: 29th August 2006

Adjacent to Conservation Area and Listed Building

Site and Proposal

1. This 0.09 hectare application site is located on the corner of Symonds Lane and Hillway and is occupied by an L-shaped bungalow and single garage which are accessed via Hillway. There is a steep embankment along the Symonds Lane frontage of the site and the land then continues to rise gradually from south to north so that the site sits in an elevated position some 2 metres above the level of Symonds Lane. To the north of the site is a bungalow whilst to the west is a two-storey cottage. The property lies immediately outside the Conservation Area whilst, on the opposite side of Symonds Lane to the south, is No.65 High Street, a Grade II Listed Building that has a single storey outbuilding along the road frontage. There is a Judas tree adjacent to the southern boundary of the site.
2. The full application, submitted on 4th July 2006, seeks to erect 2 bungalows and a garage on the site following the demolition of the existing bungalow and garage. Plot 1 would comprise an L-shaped hipped roof bungalow that would be sited adjacent to, and follow the curvature of, the Symonds Lane/Hillway corner. Access to this plot would be taken from Hillway in a position directly adjacent to the existing access. Plot 2, which would be accessed from Symonds Lane, would also comprise a hipped roof bungalow set approximately 8 metres back from the Symonds Lane frontage of the site. Both bungalows would be 6 metres high to ridge, 2.4 metres high to eaves and would comprise brick walls and tiled roofs.

Planning History

3. **S/1025/06/F** – An application to erect a house, bungalow and garage on the site, following the demolition of the existing bungalow, was withdrawn. Officers had intended to refuse the application due to its impact upon the amenities of the adjoining properties to the north and west.

Planning Policy

4. Linton is identified within **Policy SE2** of the South Cambridgeshire Local Plan 2004 as a Rural Growth Settlement where estates, groups of dwellings and infilling are acceptable subject to development being sympathetic to the character and amenities of the locality.

5. **Policy P1/3** of the Cambridgeshire and Peterborough Structure Plan 2003 stresses the need for a high standard of design and a sense of place which corresponds to the local character of the built environment.
6. **Policy P7/6** of the 2003 Structure Plan requires development to protect and enhance the quality and distinctiveness of the historic built environment.
7. **Policy EN28** of the South Cambridgeshire Local Plan 2004 states that the District Council will refuse applications which dominate a listed building; damage the setting, well being or attractiveness of a listed building; or would harm the visual relationship between a listed building and its formal or natural landscape surroundings.
8. **Policy EN30** of the 2004 Local Plan requires new development in or adjacent to a Conservation Area to either preserve or enhance the character of the area.

Consultation

9. **Linton Parish Council** objects to the application stating:
 - a. Council remains concerned regarding access to Plot 2 and ask that CCC Highways inspect the site
 - b. Council remains concerned regarding drainage and excess run off of rain water due to hard landscaping
 - c. Council remains concerned regarding the visual impact on the street scene (Policy HG12 (4). Although hipped roofs have been shown this too is not in keeping with the street scene and does not show the roof height in relation to Richmonds, a listed building
 - d. Council believes this application constitutes over development of the site and has concerns that Plot 1 is situated very close to the corner of Hillway and Symonds Lane
 - e. Should this application be approved Council would wish it to be conditioned that no windows be inserted into the roof space and the dwelling remains single storey
10. **The Conservation Manager** raises no objections, advising that the existing bungalow is of no architectural interest and that the proposed frontage bungalow has been sited so as to address the junction of Hillway with Symonds Lane and to mirror the outbuilding to the listed building opposite. The proposed rear bungalow is set back behind the line of the front bungalow and will be partially screened by the front bungalow together with the existing mature tree to the garden fronting Symonds Lane. The proposal would therefore not harm the setting of the adjacent Conservation Area or Listed Building. The only concern relates to the wellbeing of the Judas Tree on the site. This tree makes a very positive contribution to the streetscape on Symonds Lane and should not be compromised by the proposed bungalow.
11. **The Chief Environmental Health Officer** raises no objections in principle although does express concern about noise disturbance to nearby residents during the construction period. As such, a condition restricting the hours of use of power operated machinery during the construction period needs to be attached to any planning consent.
12. **The Local Highways Authority** raises no objections, stating that each access has been located as far from the Symonds Lane/Hillway junction as possible and each has been provided with suitable pedestrian visibility splays.

In addition, the access to plot 2, due to the gradient, has been provided with a drainage channel to prevent surface water from discharging to the highway.

13. **The Trees and Landscape Officer** raises no objections stating that the proposal provides for the retention of the Judas tree. Any consent should be subject to a condition requiring the erection of protective fencing around the tree during the construction period.

Representations

14. Letters of objection have been received from No.65 High Street and No.4 Symonds Lane. The main points raised are:
 - a. The erection of 2 dwellings on the site would make the site appear overcrowded to the detriment of the character of the area;
 - b. Hard landscaping will increase water run off causing further damage to the outbuildings and garden at No.65 High Street and possible flooding of No.4 Symonds Lane;
 - c. The proposed bungalow nearest to the corner of Hillway and Symonds Lane has too small a garden area to be in keeping with the character of the area;
 - d. Increased parking associated with 2 dwellings will create additional hazards on the blind corner of Symonds Lane and obstruct visibility from No.4's access;
 - e. The development would result in a loss of privacy to No.4 Symonds Lane.

Planning Comments – Key Issues

15. The key issues to consider in the determination of this application relate to:
 - a. Impact upon the setting of the adjacent Conservation Area and Listed Building;
 - b. Residential amenity;
 - c. Highway safety;
 - d. Impact on trees;
 - e. Flood risk.

Impact upon the character of the area

16. The site is presently occupied by a bungalow that is considered to be of little architectural merit. The dwelling on plot 1 would be sited much closer to the south-eastern corner of the site than the existing dwelling. However, the Conservation Manager has advised that this would mirror the form of the outbuilding to the listed building opposite and would not harm the character of the Conservation Area or the setting of the Listed Building. The use of good quality materials would be essential and these could be secured through conditions of any planning consent.
17. With regards to concerns expressed by the Parish Council, the use of a hipped roof for the dwelling on plot 2 was, as discussed in paragraphs 19-21 below, considered to be essential for neighbour amenity reasons. To ensure a consistency in design across the site, it was also necessary to incorporate hipped ends to the bungalow on the frontage plot (plot 1). Whilst there are no hipped roofs in the vicinity of the site, there is a variety in the design of dwellings in the immediate area and it would be difficult to argue that the introduction of hipped roofs would be unduly harmful to the character of the area.

18. The plans indicate that the finished floor levels of both bungalows would be 12.6 metres ODN and, to preserve the character of the area and the amenities of neighbours, this level should be stipulated within a condition of any consent.

Residential amenity

19. The previous application sought to erect an asymmetrical design two storey dwelling on plot 2. This property was 8 metres high, incorporated gable ends and occupied the same footprint as the bungalow now proposed for plot 2. No.1b Hillway, the bungalow sited to the north, has a number of windows in its south side elevation including two windows serving the lounge area. These windows presently look out across the open garden area on the west side of the existing bungalow and the two storey dwelling originally proposed to be sited in this area, by filling virtually the entire width of the plot at a distance of just 7 metres to the south of No.1b, seriously harmed the outlook from and light to these windows. No.4 Symonds Lane, sited to the west, has an extremely small garden area located predominantly on the east side of the dwelling, with the main sitting out area in the north-eastern corner directly adjacent to the dwelling on plot 2. The erection of a two storey dwelling on plot 2 would have resulted in a serious loss of light and outlook to this sitting out area.
20. In the current application, the dwelling proposed on plot 2 is now a bungalow which, at 6 metres high, is 2 metres lower than the previously proposed house and incorporates hipped ends on its eastern and western sides. I consider the reduction in height, together with the introduction of hipped ends to this dwelling, preserves a good degree of openness in the outlook from, and avoids a significant loss of light to, No.1b Hillway's south facing lounge windows. I am also satisfied that the reduction in scale of this dwelling overcomes concerns about the overbearing impact upon No.4 Symonds Lane's private garden area.
21. In order to protect the amenities of occupiers of both adjoining properties, a condition should be added to any consent preventing the insertion of rooflights in the roofspace of both dwellings given that they could result in overlooking problems (as well as having a potentially harmful visual impact upon the character of the area).

Highway Safety

22. The Local Highways Authority has raised no objections to the highway safety implications of the application. Conditions would need to be added to any consent to secure the provision of pedestrian visibility splays as well as on-site turning and parking for both plots, to restrict the gradient of the access to plot 2 and to require the closure of the existing access to plot 1.

Impact on trees

23. The Conservation Manager has advised that the Judas tree on the site makes a very positive contribution to the streetscape on Symonds Lane and must therefore be retained. The Trees Officer has confirmed that the proposal would not compromise this tree and has therefore raised no objections. There are other trees within the garden of plot 2 that would be removed but no objections are raised in respect of the loss of these trees.

Drainage/flood risk issues

24. Concerns have been raised by the Parish Council and local residents about surface water run off from the site and flood risk implications to surrounding properties.

A full width rainwater channel, draining to a soakaway within plot 2, has been included across the bottom of the drive to plot 2 and the Local Highways Authority considers this approach to be acceptable.

I am awaiting the advice of the Council's Building Control Department on this matter and will advise Members accordingly at the Committee meeting.

Recommendations

25. Approval:

1. Standard Condition A – Time limited permission (Reason - A);
2. Sc5a – Details of materials for external walls and roofs (Reason – To ensure that the development would not detract from the character and appearance of the Conservation Area);
3. Sc51 – Landscaping (Rc51);
4. Sc52 – Implementation of landscaping (Rc52);
5. Sc56 – Protection of the judas tree during construction (Rc56);
6. Sc60 – Details of boundary treatment (Rc60);
7. Sc5f – Details of materials to be used for hard surfaced areas within the site (Reason – To ensure that the development would not detract from the character and appearance of the Conservation Area);
8. Sc22 – No windows in the roofspace of the bungalows, hereby permitted (Rc22 and to protect the character and appearance of the adjacent Conservation Area);
9. The finished floor level of each dwelling shall be 12.6 metres ODN unless otherwise agreed in writing with the Local Planning Authority (Reason – To ensure that the development would not detract from the character of the area or the amenities of adjoining residents);
10. Before the occupation of each of the dwellings, hereby permitted, the accesses from the existing highway shall be laid out and constructed to the satisfaction of the Local Planning Authority after consultation with the Local Highways Authority (Reason – In the interests of highway safety);
11. The existing access onto Hillway shall be permanently and effectively closed within twenty eight days of the bringing into use of the new access (Reason – In the interests of highway safety);
12. The gradient of the new access onto Symonds Lane shall not exceed 1 in 10 for a distance of five metres from the edge of the existing carriageway (Reason – In the interests of highway safety);
13. The permanent space to be reserved on both plots for turning and parking shall be provided before the occupation of each of the dwellings, hereby permitted, and thereafter maintained (Reason – In the interests of highway safety);

14. Visibility splays shall be provided on both sides of each access and shall be maintained free from any obstruction over a height of 600mm within an area of 2.0 metres x 2.0 metres measured from and along respectively the highway boundary (Reason – In the interests of highway safety);
15. During the period of construction no power operated machinery shall be operated on the premises before 08.00 hours on weekdays and 08.00 hours on Saturdays nor after 18.00 hours on weekdays and 13.00 hours on Saturdays (nor at any time on Sundays or Bank Holidays), unless otherwise previously agreed in writing with the Local Planning Authority in accordance with any agreed noise restrictions (Reason – To minimise noise disturbance to adjoining residents).

Informatives

Reasons for Approval

1. The 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) and
P7/6 (Historic Built Environment)
 - **South Cambridgeshire Local Plan 2004:**
SE2 (Development in Rural Growth Settlements),
EN28 (Development within the curtilage or setting of a listed building) and
EN30 (Development in/adjacent to Conservation Areas);
2. The development is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
 - Impact on character of the area;
 - Residential amenity;
 - Highway safety;
 - Surface water drainage/flood risk

General

1. 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.
2. During construction there shall be no bonfires or burning of waste on site except with the prior permission of the Environmental Health Officer in accordance with best practice and existing waste management legislation.
3. Before the existing property is demolished, a Demolition Notice will be required from the Environmental Health Department establishing the way in which the property will be dismantled, including any asbestos present, the removal of waste, minimisation of dust, capping of drains and establishing hours of working operation. This should be brought to the attention of the applicant to ensure the protection of the residential environment of the area.

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 Refs: S/1345/06/F and S/1025/06/F

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