

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

---

**REPORT TO:** Planning Committee

5<sup>th</sup> September 2007

**AUTHOR/S:** Executive Director / Corporate Manager - Planning and Sustainable Communities

---

### **S/6432/07/RM - Cambourne**

**Erection of House and Garage at GC29, Plot 1, New Hall Lane - for Bovis Homes Ltd**

**Recommendation: Approval**

**Date for Determination: 18<sup>th</sup> September 2007**

#### **Notes:**

**This Application has been reported to the Planning Committee for determination because Cambourne Parish Council recommends refusal.**

#### **Site and Proposal**

1. Plot 1, Area GC29, New Hall Lane, Great Cambourne, erection of a house and garage.

#### **Planning History**

2. **S/1371/92/O** Cambourne outline permission  
**S/6190/03/RM** 62 dwellings GC29 – approved  
**S/6306/05/RM** 2 dwellings on Plot 1 - refused

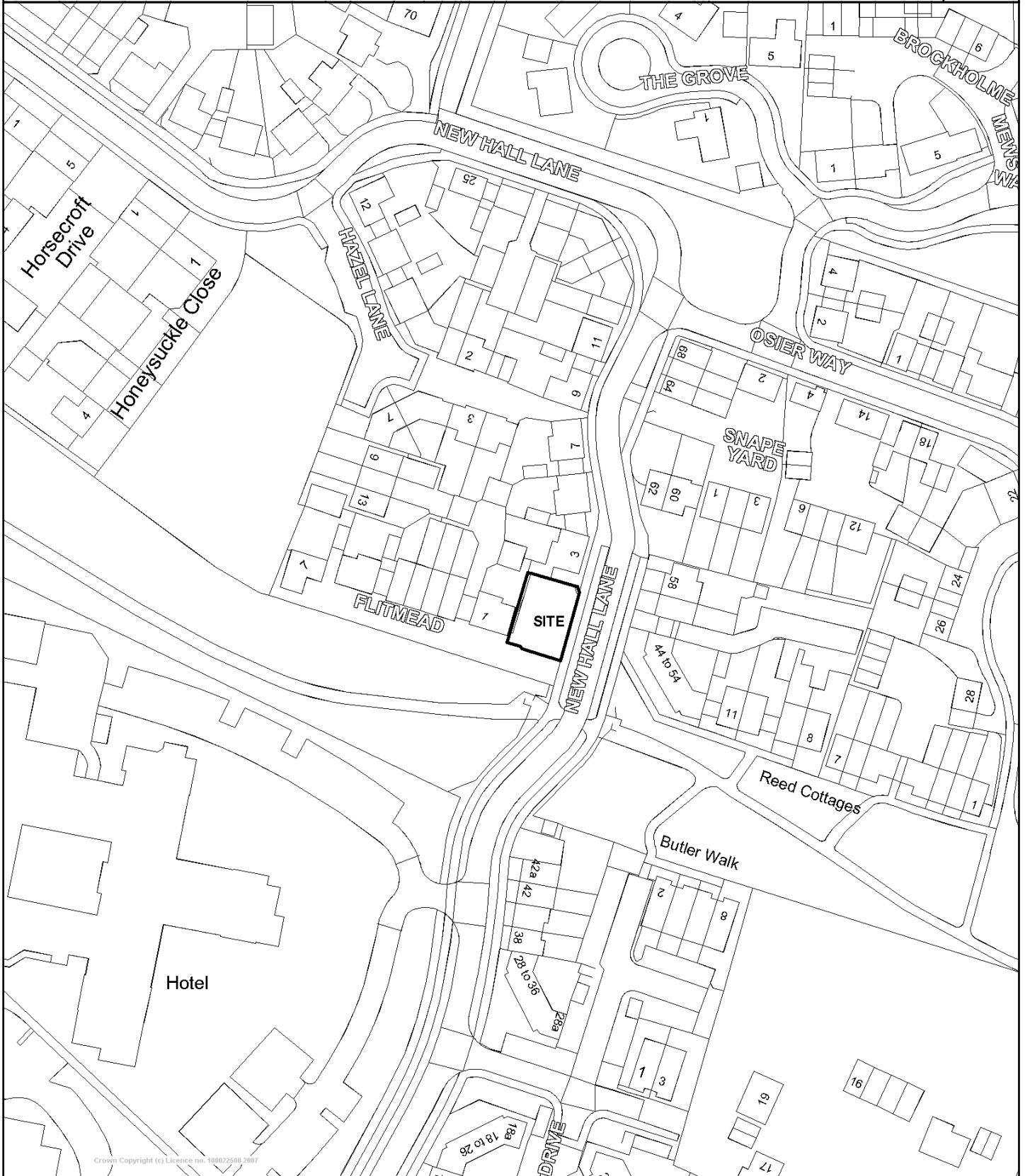
#### **Planning Policy**

3. **Cambridgeshire and Peterborough Structure Plan 2003:**  
**P1/3** (Sustainable design in built development)  
**South Cambridgeshire Local Development Framework (LDF) Core Strategy, adopted January 2007**  
**South Cambridgeshire Local Plan 2004 saved policies Cambourne 2 and SE7** (Master Plan and Design Guide)  
**Local Development Framework Development Control Policies DPD 2007**  
**DP/2** (Design of New Development)  
**DP/3** (Development Criteria)  
**TR/1** (Travel)

**Cambourne Design Guide 1995** incorporating the Briefing Plan for parcels GC28-31

#### **Consultation**

4. **Cambourne Parish Council** recommend that the application be refused as it is of inappropriate design as it formed a focal point when entering New Hall Lane. The Parish Council do not object to the construction of a dwelling on the plot as long as it is of appropriate design.



Crown Copyright (c) Licence no. 100022500 2007



Reproduced from the 2007 Ordnance Survey mapping with the permission of the controller of Her Majesty's stationary office (c) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Scale 1/1250 Date 22/8/2007

Centre = 532154 E 259963 N

September 2007 Planning Committee

5. **County Highway Engineer** - No comment

### **Representations**

6. One objection to the length of the garage and store, and its proximity to the adjacent garden, which already has an enclosed, north-facing character. Also concern that the design of the house would be different in style and materials from those in the vicinity.

### **Planning Comments – Key Issues**

#### ***The site and its setting***

7. The site is a prominent corner plot at the junction of Flitmead, a side street with houses facing the Fen Greenway, and New Hall Lane, the main access to this residential part of Great Cambourne (GC29) as approached from Back Lane. The site is visible in the view from the “Morrison’s” roundabout past the Cambridge Belfry Hotel. The development on the east side of New Hall Lane is a three-storey block of flats with a central render and glass elevation with twin gables facing southwest over the lane and greenway, and two “wings” with balconies facing south and west. The southwest façade forms a focal point in the view east along the greenway. 25 metres further north along New Hall Lane the road bends to the west so that a pair of rendered three-storey houses (numbers 60 and 62) form the vista stop. They are of a distinctive rendered finish with full height first floor windows with “juliet” balconies, paired glass panel doors, and a fully hipped roof with central chimney.

#### ***Background***

8. Because of the prominence of the plot, the design of dwelling included in the original proposal for GC29, in application S/6190/03/RM, was not found to comply with the Briefing Plan which shows this location for “feature ‘Gate house’ type units” to the east and west of New Hall Lane facing the greenway. Condition 1 excluded the site from the overall approval for GC29 because the design did not propose a “focal building”.
9. The refused application S/6306/05/RM sought to address the issue of focus by proposing a larger building with cedar cladding features to reflect the block of flats on the east side of the entrance to this area. The proposal comprised two semi-detached dwellings on three floors with a large asymmetrical roof, part hipped, part gabled. The application was refused because the size of the site is insufficient to accommodate that size, height (12 metres) and bulk of building, the provision of private outdoor space was insufficient to accommodate family activity and to provide a pleasant outlook from the accommodation, and insufficient car parking could be provided for two houses.

#### ***Proposed development***

10. The current application as amended is for a single six-bedroom house on three floors, and a single garage to the west with space for a small garden shed to the rear. The main aspect would face the greenway, with a central rendered gable feature and two gabled dormers either side serving the rooms in the roof. The central doorway is styled to reflect the vertical emphasis and glass panels at 60 & 62. The east façade, facing New Hall Lane, would have ground floor dining room and sitting room windows to face the street, and at first floor and second floor central windows to enliven the elevation.

## **Considerations**

11. The main issues in this instance are compliance with the Design Guide and Briefing Plan, impact on the street scene, impact on adjacent properties, and the adequacy of the site to accommodate the dwelling, outdoor space and parking.
12. The circumstances in this area have altered significantly since the Cambourne Design Guide was produced in 1995, as the parcels, link roads, and open spaces have all changed from the “indicative layout” at page 37. The 2003 Briefing Plan was therefore based only on its general principles. Thereafter, the permission granted in 2003 for the small parcel CR04 to the east of New Hall Lane established a style and scale of building which does not lend itself to a matching pair of buildings which could be described as “feature gate house types”. The exclusion of plot 1 from the GC29 permission sought a “focal building”. It is now considered that the street scene focus, as built, is on the striking pair of houses at 60 & 62, whereas the distinctive character of the greenway frontage is established somewhat differently on the east and west sides by the subsequent developments. The house now applied for would create a transition between the conventional styles in Flitmead to the west and the more contemporary style of the flats to the east, by matching the proportions of the rendered gable feature of the latter, and integrating it with a house type similar to the central units in Flitmead. The relatively bland east elevation to New Hall Lane would not be detrimental to the street scene because of the visual focus and relatively complicated frontages further north and east. It is thus considered that adherence to the indications in the Design Guide and Briefing Plan is neither possible nor desirable, but that, insofar as the proposal complies with their principles and those of Policy DP/2 (1a and c being the most relevant) and DP/3 of the Local Development Framework Development Control Policies, it can be recommended for approval.
13. The house to the north, 3 New Hall Lane, has an attached garage and hardstanding adjacent to the application site, and has a blank south gable. It would thus be affected only by the introduction of activity and the slightly greater enclosure round the perimeter of this block of housing. The house to the west, 1 Flitmead, also has a blank gable to the site. The house is set marginally further north than the proposed house, and has access on its west side to a rear parking court. Two garages abut the rear boundary of the north-facing garden, which would thus have been rather more enclosed by the originally proposed gable end of the garage which was to have had a store to the rear. The proposal has now been amended to address the neighbour’s concerns so that the garage roof ridge would run north-south so that it would have eaves at 2.3 metres only marginally above fence height with the roof pitching away from the boundary to maximum height 3.7 metres. It is considered that the impact would be acceptable with regard to light and not overbearing, so the proposal complies with Policy DP/3 2j of the Local Development Framework Development Control Policies
14. The parking provision of two spaces (garage and hardstanding) complies with the maximum standard set in Policy TR/2 of the Local Development Framework Development Control Policies DPD 2007. The rear garden at 100square metres would be adequate for family use commensurate with the size of house, and would be separated from the street by a 1.8 metre brick wall of Great Cambourne approved standard detail to tie in with the surrounding development. Access to the garden has been provided by detaching the garage from the house and reducing its overall length. It is therefore considered that the proposal would be acceptable with regard to adequacy of the site, so the proposal complies with Policy DP/3 1c. and e. of the Local Development Framework Development Control Policies.

## Recommendation

15. Approve as amended by plans dated 20<sup>th</sup> August 2007 reserved matters of siting, design, external appearance, means of access and landscaping.

## Conditions

16. It appears to the Council in respect of this proposal that the following conditions of outline planning permission S/1371/92/O continue to apply, and the applicant's attention is drawn to these and all conditions of that permission:

Condition 6 (iv) and (vi) – implementation of landscaping.  
Condition 7 (b) – time limit for commencement.  
Condition 19 – noise protection scheme with 100m of occupied properties  
Condition 37 – concealment of cables, meter boxes, etc

## Informatives

### Reasons for Approval

1. The development is considered generally to accord with the Development Plan and particularly the following policies:
  - **South Cambridgeshire Local Development Framework (LDF) Core Strategy**, adopted January 2007
  - **Cambridgeshire and Peterborough Structure Plan 2003:**  
P1/3 (Sustainable Design in Built Development)  
P7/6 (Historic Built Environment)
  - **South Cambridgeshire Local Plan 2004 saved policies Cambourne 2 and SE7** (Master Plan and Design Guide)
  - **Local Development Framework Development Control Policies DPD 2007**  
DP/2 (Design of New Development)  
DP/3 (Development Criteria)  
TR/1 (Travel)

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

**Cambridgeshire and Peterborough Structure Plan 2003:**  
**South Cambridgeshire Local Development Framework (LDF) Core Strategy**, adopted January 2007  
**Local Development Framework Development Control Policies DPD 2007**  
**South Cambridgeshire Local Plan 2004**  
**Cambourne Design Guide and Masterplan 1995** incorporating the Briefing Plan for parcels GC28-31 planning application references **S/1371/92/O**, **S/6190/03/RM** and **S/6306/05/RM**

**Contact Officer:** Pam Thornton – Senior Planning Assistant  
Telephone: (01954) 713099