

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

5th September 2007

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

S/1304/07/F – STEEPLE MORDEN

Dwelling – 32 Bogs Gap Lane for Mr P Comer and Ms R Baston

Recommendation: Approval

Date for Determination: 5th September 2007

Notes:

This Application has been reported to the Planning Committee for determination because Steeple Morden Parish Council recommended that it be refused.

Site and Proposal

1. Number 32 Bogs Gap Lane is one of a pair of semi-detached properties located in a row of similar such properties within the Steeple Morden village framework. Open countryside to the north and south. The relationship of this penultimate pair of dwellinghouses with its eastern neighbours differs to that of other properties in the row in that the rear elevations of numbers 19 and 21 Brook End face the rear garden of the application property. Adjacent to the east elevation of number 32 there is single storey flat roofed garage after which the boundary of the site follows a north-easterly direction until it reaches the public highway.
2. This full application, received on the 11th July 2007 proposes to erect a two storey, three bedroom, attached dwellinghouse to the east of number 32 on a site of 0.071 hectare. The proposed two-storey dwellinghouse has a hipped roof with a height to eaves of 5.3m and a ridge height of 8.4m, 0.6m lower than that of the adjacent dwellinghouse. Its footprint scales at 57.5sq.m. The third bedroom is located within the roof space with rooflights in the front elevation being provided to illuminate the room. To the rear of the property there will be a single storey lean-to element that has a pitched roof to match that of the main dwellinghouse. The front and rear gardens of the existing dwellinghouse will be subdivided in order to provide a curtilage for the new property and it is proposed to use a red brick for the external walls, plain roof tiles and Upvc windows to match the materials of the adjacent property. The density equates to 14.1 dph

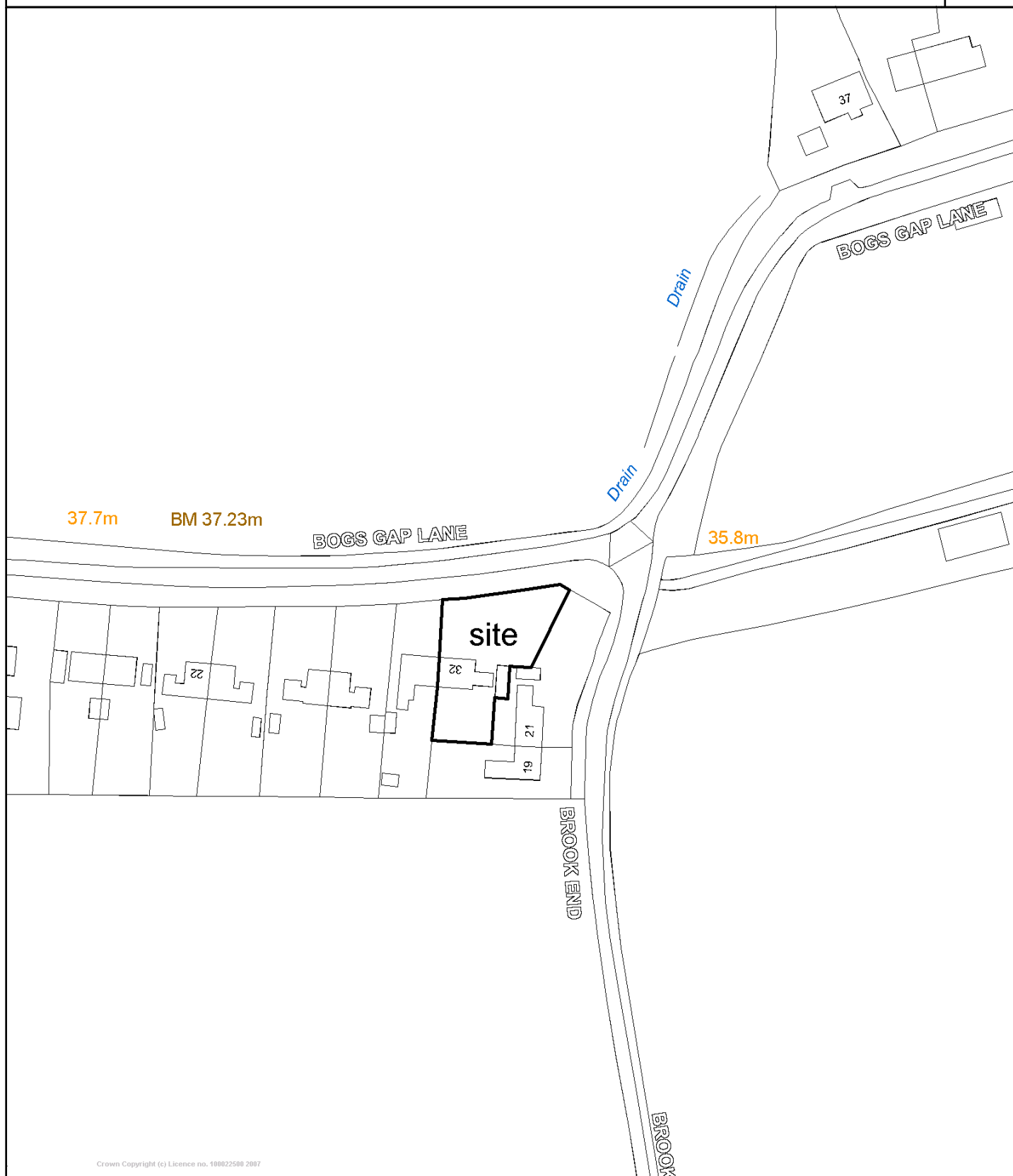
Planning History

3. Planning consent was granted earlier this year for a two-bedroom dwellinghouse on the same footprint and of the same height of those of this latest proposal **(S/0334/07/F)**.

Planning Policy

Cambridgeshire and Peterborough Structure Plan 2003

4. **Policy P5/3** requires Local Authorities to increase the density of new housing developments in order to maximise efficiency in the use of sites.



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 21/8/2007

Centre = 528981 E 243296 N

September 2007 Planning Committee

Local Development Framework (Adopted July 2007)

5. **DP/3 'Development Criteria'** states that planning permission will not be granted where the proposed development would have an unacceptable adverse impact on residential amenity; village or countryside character.
6. **Policy ST/6** of the Core Strategy 2007 defines Steeple Morden as a Group Village. Residential development up to a maximum, scheme size of 8 dwellings will be permitted within the village framework.

Consultation

7. **Steeple Morden Parish Council** – Recommends that the application be refused. Although the Parish Council welcomed the original application for a two-bedroom dwelling, as it felt the village would benefit from having a dwelling of this size, it finds it hard to accept that such a dwelling is now not viable. The Parish Council also questions whether this revised design is contained within the same footprint as the original and has concerns for the precedent set by the Velux rooflights on the local streetscape.
8. **Chief Environmental Health Officer** – Has no objection, though recommends that any consent granted be conditional to limit the impact upon neighbour amenity through the hours of operation of power-operated machinery.
9. Environment Agency has no objections. Comments are made on the use of soakaways.

Representations

10. One letter of representation has been received from the owner/occupier of 21 Brookend, who states that in the documentation he has received the applicants' names are detailed as being Mr P. Comer and Ms R. Baston, which he states can no longer be the case as Ms R. Baston no longer resides at the property.
11. The same gentleman also commented on the previous application stating that it was unsightly and totally out of keeping with the adjoining properties, though, following the amendment of the design of the approved application, these comments were not repeated.

Planning Comments – Key Issues

12. Essentially the visual impact upon the street scene and the impact upon neighbour amenity have already been considered during the determination of the previously approved application, which the Parish Council recommended be approved. In response to the Parish Council's concern about the footprint of the proposed dwelling it is the same as that of the approved application for the two-bedroom dwellinghouse, being 1.5 m away from the east boundary. Therefore the main issues for Members to consider are the visual impact upon the street scene of the two rooflights and the appropriateness of refusing the application in order to maintain the stock of small properties within the village.

Visual Impact upon the street scene

13. Number 32 Bogs Gap Lane is neither in a Conservation Area nor within the setting of a listed building. Moreover the new dwelling will be set approximately 16m back from the public highway and none of the conditions attached to the previous approval would prevent the insertion of the two modest rooflights that are now proposed. In the same way that the approved dwelling would not have required specific planning

consent for rooflights, once built, neither would the other properties in the street. Therefore the Local Planning Authority would have no control over further such developments, which in my opinion would not have an unacceptable visual impact upon the street scene given the set back nature of the properties.

Retaining small properties within Steeple Morden

14. Although Policy HG/6 of the Local Development Framework aims to prevent a gradual reduction in the stock of smaller and medium sized dwellings in countryside areas there is no Structure Plan or Local Development Framework policies that would have a similar aim for developments within village frameworks. Moreover in the absence of any significant alteration of the visual impact from that of the previously approved dwellinghouse it is difficult to identify any harm which could be supported by evidence at any subsequent appeal.

Recommendation

15. Approval

Conditions

1. Standard Condition A – Time limited permission (Reason A);
2. The dwelling, hereby permitted shall not be occupied until the parking and turning areas have been provided in accordance with drawing no 13GL/T13/06 1F, such areas shall thereafter be maintained for the parking of vehicles before the new dwelling is occupied.
(Reason – To ensure that adequate space is provided within the site for the parking of vehicles for both the existing and new dwelling.)
3. No further windows, doors or openings of any kind shall be inserted in the first floor south and east elevations (including roofslopes) of the new dwelling, hereby permitted, unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf.
(Reason - To safeguard the privacy of occupiers of the adjoining properties.)
4. The first floor windows in the south elevation of the dwelling, hereby permitted, shall be fitted and permanently maintained with obscured glass.
(Reason - To safeguard the privacy of occupiers of the adjoining properties.)
5. 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.)
6. Notwithstanding the provisions of Regulations 3 and Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order), the following classes of development more particularly described in the Order are expressly prohibited in respect of the property unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf:-
 - i) PART 1, (Development within the curtilage of a dwellinghouse, classes A, B, C and E).

ii) PART 2, (Minor operations), Classes A (erection of gates, walls or fences).

(Reason - To ensure that additions or extensions which would not otherwise require express planning permission do not overdevelop the site with consequent harm to the amenity of the occupiers of the neighbouring properties by virtue of being overbearing.)

Informatives x 2

See Chief Environmental Health Officers letter of the 17th July 2007.

See Environment Agency letter of the 27th March 2007 (taken from previous application)

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:**
P5/3 (Density)
 - **Local Development Framework; Core Strategy and Development Control Policies 2007**
DP/3 (Development Criteria)
ST/6 (Group Villages)
2. The development is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
 - Visual impact on the locality

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

- South Cambridgeshire Local Development Framework Core Strategy (adopted January 2007) and Development Control Policies (adopted July 2007)
- Cambridgeshire and Peterborough Structure Plan 2003
- Planning File Ref: S/1304/07/F; S/0334/07/F

Contact Officer: Edward Durrant – Planning Assistant
Telephone: (01954) 713082