

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation Control
Committee

6th October 2004

AUTHOR/S: Director of Development Services

**S/1612/04/RM - Waterbeach
Two Houses (Amended Design) at 48 Denny End Road
for Mr. P. Munro**

Recommendation: Approval

Site and Proposal

1. The 0.08 hectare site comprises the plot of a former bungalow, which has been demolished to make way for a pair of semi-detached houses, now nearing completion. The site fronts Denny End Road, opposite Winfold Road and is neighboured by houses on either side. To the east is no. 46, a detached house; with a gable to the road, set back in its plot with a flat-roofed projecting double garage. It has three first floor side windows that face the site. Two are secondary windows situated at high level that serve bedrooms at the front and rear; the third, centrally located window, is to the stairs. At ground floor two lounge windows also face the site. To the west of the site is no. 50, a small, detached house, also set back behind no. 48 with a blank gable. It has been extended to the side.
2. This reserved matters application, received on the 3rd August 2004 proposes amendments to the design previously approved (and now under construction) to allow the creation of second floor accommodation in the loft space of each of the dwellings. The stairs to this accommodation will be lit by small, high-level velux windows and each of the bedrooms by two larger velux windows, all in the rear elevation. Planning permission is required for these amendments, as the dwellings have not been substantially completed or occupied. All other matters have been considered in previous planning applications.
3. The application was amended on the 25th August 2004 and 13th September 2004. The amendments included details of the additional openings and a plan of the second floor.

Planning History

4. Planning permission was initially refused in 2002 (**S/1887/02/F**) for a single house on the site with a garage. It was considered that the dwelling proposed was unduly prominent, out of scale with adjacent dwellings, would result in loss of light to no. 46, and would have an overbearing appearance when viewed from no. 46.
5. Outline planning permission (Ref: **S/1088/03/O**) has been granted for the pair of semi-detached dwellings that are now under construction. The permission included details of siting and access. A reserved matters application was subsequently approved for the design and external appearance of the two houses under application **S/2611/03/RM**.

Planning Policy

6. **Policy P1/3 ‘Sustainable Design in Built Development’** of the Cambridgeshire and Peterborough Structure Plan 2003 states that a high standard of design and sustainability should be adopted for all new forms of development.
7. **Policy SE2 ‘Rural Growth Settlements’** of the South Cambridgeshire Local Plan 2004 defines Waterbeach as a Rural Growth Settlement in which residential development will be permitted on unallocated land providing the development meets with the criteria of this and other policies included within the Local Plan. In particular, criteria (c) of this policy states that developments should be sensitive to the amenities of neighbours.

Consultations

8. **Waterbeach Parish Council** recommended refusal on grounds of lack of privacy to neighbours. In response to consultation on the revised plans it added that it is unhappy that the side doors have been added at such a late stage and that these will infringe on the privacy of neighbours; over-development of the site, in light of refusal of a five-bedroom detached house on the site, they consider two four-bedroom dwellings should not be permitted.
9. **Waterbeach Internal Drainage Board** has no comment.

Representations

10. The occupier of no. 46 Denny End Road has written objecting to the proposals on grounds of loss of privacy, overlooking, increased level of bedroom accommodation with inadequate living accommodation, increase in car parking requirement resulting from the increased number of bedrooms, overlooking from side door, the building appears out of scale with the adjacent dwellings and prominent in the area, overbearing and oppressive, retrospective nature of the application. The writer adds that restrictions on future alterations such as additional windows and extensions should be imposed.
11. The residents of no. 50 Denny End Road also object on grounds of loss of light, excessive, overbearing and out of character with the area, loss of privacy to garden and close proximity of side door to their lounge.

Planning Comments – Key Issues

12. The key issues to consider in respect of this application are the impact of the amendments to the approved design, which included adding a second floor, side doors and first floor side windows. All other matters have been considered previously when permission was granted in 2003. The likely impacts of these amendments are considered in paragraphs 16-21 below.

Residential amenities

13. The introduction of additional openings in the side elevations of these dwellings will not significantly harm the neighbouring residential amenities. The side doors serving the kitchens at ground floor will not result in overlooking or loss of privacy, as these are secondary openings. The door on the west elevation faces the blank side elevation of no. 50, while the door in the east elevation faces a 1.8 metre high close-board fence that largely blocks views across to no. 46. The first floor side windows

are to serve the stairs. Stair windows generally do not result in significant loss of privacy, however as no. 46 does have windows facing the site obscure glazing would be appropriate.

14. Two rear facing velux windows will serve each of the proposed second floor bedrooms. The third, smaller velux windows will light the stairs up to these rooms in each of the units. In light of neighbour's concerns regarding overlooking and loss of privacy the Case Officer has visited the site and has observed the views from the velux windows. Views from the roof windows in these dwellings do not allow additional overlooking or loss of privacy. It was only possible to view the very end part of the rear garden to no.50, which is also screened by a tree in the garden of that property. The main view from the second floor was of the roof itself.
15. No. 46 has a secondary, high-level, first floor window that serves the rear bedroom. If leaning out of the velux window, it was possible to view this window from above. The angle between the two windows was such that it is unlikely that views into the bedroom could be achieved. No additional overlooking of the private garden area was possible either, therefore, it was concluded that no significant harm to the neighbouring residential amenities would result.

Street scene

16. The dwelling has been approved previously at a total height of 9 metres above ground level. Case Officers have checked on site and are satisfied that this has not been exceeded.

Car parking

17. The additional bedroom does not increase the car parking requirement, as the maximum standard is two car parking spaces for dwellings of 3 or more bedrooms. The site layout provides for this level of car parking.

Permitted development rights

18. Due to the relative sensitive relationship with the neighbouring dwellings and in light of the neighbours concerns, removal of permitted development rights for additional side openings is recommended.

Recommendation

19. It is recommended that the reserved matter of design and external appearance be approved, as amended by drawings 3095/1 date stamped 3rd September 2004 and 3095/2 date stamped 25th August 2004, and in accordance with outline planning permission dated 4th August 2003, reference S/1088/03/O, subject to the following conditions:
 1. SC22 – No further windows, worded 'no windows at first and second floor level in the east and west elevations of the development' (RC22).
 2. SC23 – Obscured glazing, worded 'The first floor windows in the east and west elevations' (RC23).
 3. SC52 – Implementation of landscaping (RC52)
 4. SC60 – Boundary treatment, worded 'front boundary' (RC60)

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).
2. The reserved matter 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
 - Car parking
 - Street scene
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 reserved matter.

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/1612/04/RM, S/2611/03/RM, S/1088/03/O and S/1887/02/F.

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