

## **SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

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**REPORT TO:** Planning Committee 3<sup>rd</sup> March 2010  
**AUTHOR/S:** Executive Director (Operational Services)/Corporate Manager  
(Planning and Sustainable Communities)

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### **S/0020/10/F- THRIPLow**

**Sub-division and Extension of House to Form Two Dwellings at 85 Kingsway,  
Heathfield, Duxford for Mr Stubbings  
Recommendation: Approval**

**Date for Determination: 5<sup>th</sup> March 2010**

#### **Notes:**

**This Application has been reported to the Planning Committee for determination because the officer recommendation is contrary to the recommendation of the Parish Council.**

#### **Site and Proposal**

1. The site is situated within the Heathfield village framework. No.85 Kingsway is a red brick and plain tile, two-storey, semi-detached house that is located on a corner plot. It has a two-storey side extension attached to its northern side with a double garage at ground floor level and accommodation above. Two parking spaces are provided to the front of the garage. The rear garden is bounded by 1.8 metre high fencing and a high conifer hedge.
2. This full planning application, received on 8<sup>th</sup> January 2010, proposes to convert the existing five bedroom dwelling to two dwellings and erect a single storey extension to the front elevation of the northern most dwelling. The garage within the existing two-storey extension would become the kitchen and living room. The first floor internal layout would remain as existing. Two parking spaces would be provided to the front of each dwelling. The development would result in one three-bedroom dwelling and one two-bedroom dwelling. The application is accompanied by a Design and Access Statement.
3. Open grassland lies to the north of the plot with a public footpath and the recreation ground (Green Belt) on the opposite side of the road. No. 87 Kingsway is a two-storey, semi-detached dwelling that lies to the west. It has a garage set back to the side and two ground floor windows and a door at ground floor level and a window at first floor level in its side elevation.

#### **Planning History**

4. Planning permission was granted for a two-storey side extension to the property in April 2001 (reference **S/0294/01/F**).



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Scale 1/1250 Date 15/2/2010

Centre = 545414 E 246156 N

March Planning Committee

## **Planning Policy**

### ***Local Development Plan Policies***

5. East of England Plan 2008:  
**SS1** Achieving Sustainable Development  
**ENV7** Quality in the Built Environment
6. South Cambridgeshire Local Development Framework Core Strategy DPD 2007:  
**ST/7** Infill Villages
7. South Cambridgeshire Local Development Framework Development Control Policies DPD 2007:  
**DP/1** Sustainable Development  
**DP/2** Design of New Development  
**DP/3** Development Criteria  
**DP/4** Infrastructure and New Developments  
**DP/7** Development Frameworks  
**HG/1** Housing Density  
**SF/10** Outdoor Playspace, Informal Open Space and New Developments  
**SF/11** Open Space Standards  
**TR/1** Planning for More Sustainable Travel  
**TR/2** Car and Cycle Parking Standards

### ***Supplementary Planning Documents 2009***

South Cambridgeshire Local Development Framework:  
Open Space in New Developments

### ***National Planning Guidance***

Planning Policy Statement 3 (Housing)

### ***Circulars***

Circular 11/95 (The Use of Conditions in Planning Permissions) – Advises that conditions should be necessary, relevant to planning, relevant to the development permitted, enforceable, precise and reasonable in all other respects.

Circular 05/2005 (Planning Obligations) – Advises that planning obligations must be relevant to planning, necessary, directly related to the proposed development, fairly and reasonably related in scale and kind and reasonable in all other respect.

## **Consultation**

11. **Thriplow Parish Council** – Recommends refusal and makes the following comments: -  
“The majority of councillors object to the application. Such objections are not based upon the principle of alteration, they are based upon the fact that councillors representing the residents of Heathfield Estate strongly object to the proposed application on the residents behalf. It is felt that the proposed application is in contravention of the covenants which are designed to protect the Heathfield Estate and limit multi-occupancy units”. The clerk has subsequently clarified that the issues relate to those raised by the Heathfields Residents Association. These are outlined in paragraph 13 below.

12. **Environmental Health Officer** – Requires a condition in relation to the working hours of power operated machinery and informatives with respect to the type of foundations and the burning of waste on site.

### **Representations**

13. The Heathfields Residents Association states that it owns the roads, public open spaces, drains and sewers on the estate. It objects to the application on the grounds of the high density of housing, change to the character of the area from the standard of housing that will be introduced, lack of parking for visitors that may lead to on-street parking, pressure on the existing drainage services, lack of consultation with neighbours and the residents association, loss of value to the adjoining property as it would create an end of terrace, and damage to the verges.
14. The occupier of No. 86 Kingsway has concerns regarding insufficient parking and consequent parking on the road or his lawn.
15. The applicant has agreed to pay the financial contributions required in relation to open space and community facilities under Policies DP/4 and SF/10 of the LDF.

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

16. The main considerations in the determination of this application relate to the principle of development on the site and the impact of the development upon the character and appearance of the area, the amenities of neighbours, highway safety, and drainage.

### ***Principle of Development***

17. Heathfield is identified as an infill village under Policy ST/7 of the LDF. The site lies within the village framework. Residential developments of up to two dwellings are acceptable in principle in the village frameworks of such settlements. The conversion of the existing dwellings to two dwellings is therefore considered appropriate in policy terms.
18. The site measures 0.04 of a hectare in the area. The development currently equates to 25 dwellings per hectare. The conversion of the existing dwelling to two dwellings would result in a development that has density of 50 dwellings per hectare. This would make the most efficient use of land and comply with Policy HG/1 of the LDF that seeks developments to have densities of at least 30 dwellings per hectare.

### ***Impact upon the Character and Appearance of the Area***

19. The only external changes resulting from the development would be the removal of the garage doors and the introduction of a single storey extension and window to the front elevation of the northernmost dwelling and the creation of parking areas to the front of both dwellings. The extension would be similar in appearance to the existing porch to No. 85 Kingsway and is not considered to harm the character of the area. The parking of cars to the front of the dwelling is not considered visually unacceptable, given that it is a common occurrence in the area.
20. The change from a pair of semi-detached houses to a terrace of houses would not be out of keeping with the estate as there is a mixture of different

types of housing and specifically examples of other terraces at Nos. 87 to 93 and 90 to 96 Kingsway.

### ***Highway Safety and Parking***

21. The proposal is not considered to be detrimental to highway safety. The traffic generation from the development would not be significantly different to existing and the impact upon the public highway would be neutral.
22. Two on-site parking spaces would be provided to the front of each dwelling. This complies with the Council's maximum parking standards outlined under Policy TR/2 that seek an average of 1.5 spaces per dwelling plus 0.25 spaces per dwelling for visitors. An adequate space would be provided for turning.

### ***Neighbour Amenity***

23. The development would not adversely affect the amenities of neighbours through overlooking, given that the internal layout at first floor level would not change.
24. A condition will be attached to any consent to ensure that noise and disturbance is not a problem to neighbours during construction.

### ***Other Matters***

24. Foul water drainage will be disposed of via the main sewer. The capacity of the sewer will be considered at the building regulations stage and is not a matter that would warrant refusal of the planning application.
25. The South Cambridgeshire Recreation Study 2005 identifies a shortage of open space in Thriplow and Heathfield. The development requires the on-site provision of 3 square metres of informal open space. No open space is provided on site. Therefore, a financial contribution of £1,090.38 (index linked) towards the provision and maintenance of open space 'off site' would be required. The applicant has confirmed that he would be willing to pay a contribution towards such facilities and a condition will be attached to any consent securing such payment.
26. The Community Facilities Assessment 2009 states that Thriplow has a good level of community facilities. However, the development seeks the provision of 0.09 square metres of community space for improvement of the facilities as part of the development. A financial contribution of £184.03 (index-linked) is sought towards this provision. The applicant has confirmed that he would be willing to pay a contribution towards such facilities and a condition will be attached to any consent securing such payment.
27. The issue raised by the Parish Council in relation to a covenant covering the estate is a legal matter.
28. The devaluation of a property is not a planning consideration that can be taken into account during the determination of this application.
29. The dropped kerb does not require planning permission. Any damage to the verge from reversing out of the site to the road is a civil matter and in any event, as stated at paragraph 22, above, adequate turning space is available.

30. The Council encourages applicants to consult their neighbours of the development at pre-application stage but cannot insist upon this procedure. Failure to do so is not a reason to refuse a planning application.

### **Recommendation**

31. Approval subject to conditions:

### **Conditions**

1. **The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.**  
(Reason - To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development, which have not been acted upon.)
2. **The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing numbers SF 09 077.1 and 2.**  
(Reason – For the avoidance of doubt and in the interests of proper planning.)
3. **The permanent space to be reserved on the site for parking as shown on drawing number SF 09 077.1 shall provided before the development, hereby permitted, is occupied and thereafter maintained for those purposes.**  
(Reason - In the interests of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
4. **During the period of construction, no power operated machinery shall be operated on the site before 08.00 hours and after 18.00 hours on weekdays and 13.00 hours on Saturdays, nor at any time on Sundays and Bank Holidays, unless otherwise previously agreed in writing with the Local Planning Authority.**  
(Reason - To minimise noise disturbance for adjoining residents in accordance with Policy NE/15 of the adopted Local Development Framework 2007.)
5. **No development shall commence, a scheme for the provision of recreational infrastructure to meet the needs of the development in accordance with adopted Local Development Framework Policy SF/10 has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a timetable for the provision to be made and shall be carried out in accordance with the approved details.**  
(Reason - To ensure that the development contributes towards open space in accordance with the above-mentioned Policy SF/10 and Policy DP/4 of the adopted Local Development Framework 2007.)
6. **No development shall commence until a scheme for the provision of community facilities to meet the needs of the development in accordance with adopted Local Development Framework Policy DP/4 has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a timetable for the provision to be made and shall be carried out in accordance with the approved details.**

(Reason - To ensure that the development contributes towards community facilities in accordance with Policy DP/4 of the adopted Local Development Framework 2007.)

### **Informatives**

1. A financial contribution of £1,090.38 as calculated at the date of this decision will be required in relation to open space as per condition 5 above.
2. A financial contribution of £184.03 as calculated at the date of this decision will be sought in relation to community facilities as per condition 6 above.
3. See attached Environment Agency advice regarding soakaways.
4. During demolition and construction, there shall be no bonfires or burning of waste on site except with the prior permission of the District Environmental Health Officer in accordance with best practice and existing waste management legislation.
5. Should pile driven foundations be proposed, then before works commence a statement of the method for construction of these foundations shall be submitted to the District Environmental Health Officer so that noise and vibration can be controlled.

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

- East of England Plan 2008
- South Cambridgeshire Local Development Framework Core Strategy DPD 2007
- South Cambridgeshire Local Development Framework Development Control Policies DPD 2007
- South Cambridgeshire Local Development Framework Supplementary Planning Documents 2009
- Planning Policy Guidance Note 3 (Housing)
- Circular 11/95 Circular (The Use of Conditions in Planning Permissions) and Circular 05/2005 (Planning Obligations)-
- Planning File references S/0020/10/F and S/0294/01/F

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