

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Planning Committee

7 May 2014

**AUTHOR/S:** Planning and New Communities Director

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**Application Number:** S/0025/14/FL

**Parish(es):** Cottenham

**Proposal:** Erection of dwelling and vehicular access

**Site address:** 3 Histon Road

**Applicant(s):** Mr Robert Wallis

**Recommendation:** Refusal

**Key material considerations:** Conservation Area Impact, Listed Building Impact, Design

**Committee Site Visit:** None

**Departure Application:** No

**Presenting Officer:** Katie Christodoulides

**Application brought to Committee because:** Requested by Nigel Blazeby

**Date by which decision due:** 12/03/2014

### **Planning History**

1. S/1421/95/O-Bungalow-Refused.  
S/1700/78/F-Erection to form kitchen store and wc-Approved.  
S/0209/83/O-Erection of dwelling-Refused.  
S/0821/84/O-Bungalow-Refused.

### **Planning Policies**

- 2.. *National*  
  
National Planning Policy Framework
3. *South Cambridgeshire LDF Core Strategy DPD, 2007*  
  
Policy ST/5: Minor Rural Centres
4. *Adopted Local Development Framework, Development Control Policies*  
  
Policy DP/1: Sustainable Development  
Policy DP/2: Design of New Development

Policy DP/3: Development Criteria  
 Policy DP/4: Infrastructure and New Developments  
 Policy DP/7: Development Frameworks  
 Policy HG/1: Housing Density  
 Policy CH/4: Development Within the Curtilage or Setting of a Listed Building  
 Policy CH/5: Conservation Areas  
 Policy SF/10: Outdoor Playspace, Informal Open Space and  
 New Developments  
 Policy SF/11: Open Space Standards  
 Policy NE/1: Energy Efficiency  
 Policy NE/6: Biodiversity  
 Policy NE/11: Flood Risk  
 Policy TR/1: Planning for More Sustainable Travel  
 Policy TR/2: Car and Cycle Parking Standards

5. *South Cambridgeshire LDF Supplementary Planning Documents (SPD)*

District Design Guide - Adopted March 2010.  
 Open Space in New Developments - Adopted January 2009  
 Trees and Development Sites-Adopted January 2009  
 Biodiversity-Adopted July 2009  
 Landscape in New Developments-March 2010  
 Cottenham Village Design Statement-Adopted November 2007  
 Development Affecting Conservation Areas-Adopted January 2009

6. *Draft Local Plan*

S/7 Development Frameworks  
 S/8 Rural Centres  
 HQ/1 Design Principles  
 H/7 Housing Density  
 SC/7 Outdoor Play Space, Informal Open Space and New Developments  
 SC/8 Open Space Standards  
 CC/1 Mitigation and Adaption to Climate Change  
 CC/4 Sustainable Design and Construction  
 CC/7 Water Quality  
 CC/8 Sustainable Drainage Systems  
 CC/9 Managing Flood Risk  
 NH/4 Biodiversity  
 NH/14 Heritage Assets  
 TI/2 Planning for Sustainable Travel  
 TI/3 Parking Provision  
 TI/8 Infrastructure and New Developments

**Consultations**

7. **Cottenham Parish Council**-Recommends approval and comments that the proposal should have no adverse impact on No.5 Histon Road, there shall be no contractor parking on the Histon Road and hours of work shall be conditioned.
8. **Local Highways Authority**-Recommends refusal as the applicant does not appear to control sufficient land to provide adequate visibility splays at the site access. The proposal would therefore be detrimental to highway safety. The proposed width of the access is not sufficient to allow vehicles to pass wholly of the public highway and would lead to unnecessary maneuvering within the public highway. Following the

submitted EAS Transport Report and plan SK01 dated 04/03/2014, the Local Highways Authority raise no objections regarding the proposal and request that conditions in regard to visibility splay provision, minimum access width, sufficient space for vehicles to pass, pedestrian visibility splays. Driveway levels, no unbound material and an informative in regard to permission from the Local Highway shall be added to any consent granted.

9. **Conservation Officer**—The dwellings along Histon Road comprise of a traditional, linear development form and burgage cycle of development in which dwellings front the highway with large, open green spaces to the rear. The proposed dwelling would be contrary to the traditional urban development form with the dwelling sited across the plot rather than perpendicular with the highway and along the sites boundaries. As a result the proposal would enclose the open rear garden and be contrary to the historic pattern of buildings, which would not preserve or enhance, resulting in harm to the character and appearance of the Conservation Area. The proposed dwelling as a result of its excessive height and proximity to the curtilage listed Grade II outbuilding would result in harm to the setting of the listed outbuilding at Elm Barns. The proposed design of the dwelling is considered to be complex with the numerous fenestration.
10. **Environmental Health Officer**— Raises no objections and requests that conditions in regard to hours of work, no burning of any waste and driven pile foundations should be added to any consent granted. Informatives in regard to disturbance to neighbours and a Demolition Notice from the Building Control Department shall be added.
11. **Ecology Officer**—No objections in regard to biodiversity impact.
12. **Cottenham Village Design Group**—Comments that the site seems acceptable for infill development, the alignment of the barn across the site rather than following the site boundary is unusual. The design has an unusual window layout, and could be unified by being evened out and simplifying the look and size of the three openings. The materials are considered acceptable, however slate is historically unlikely on barn structures.

### **Representations**

13. **No.3 Histon Road**—Raises concerns regarding the height of the proposed dwelling, loss of privacy and visual impact to the Conservation Area and open spaces.
14. **No.5 Histon Road**—Raises concerns regarding water run off to the end gable of the property.
15. **No.360 High Street**— Raises concerns regarding loss of light and loss of privacy.

### **Planning Comments**

16. The key issues to consider in this instance are the principle of the development, impact upon the character and appearance of the area including the Conservation Area, neighbour amenity, highway safety/parking provision, trees and landscaping and developer contributions.

### **Principle of Development**

17. The site is located within the village framework of a 'Minor Rural Centre' where residential development and redevelopment up to an indicative maximum scheme of

30 dwellings will be permitted within village frameworks. The principle of development is therefore acceptable. The site has an area of 0.102114 hectares. The proposed dwelling would equate to a density of 9.8 dwellings per hectare. Policy HG/1 Housing Density states the minimum density of dwellings per hectare is 30 dwellings, with at least 40 dwellings per hectare in more sustainable locations. The proposed density is considered to be significantly lower than the minimum density, however given the character of the area in which dwellings are set in large plots, the proposed density is considered to be appropriate for the character of the area.

### **Character and Appearance including Conservation Area**

18. The character of the dwellings along the eastern side of Histon Road comprise of narrow dwellings which lie adjacent to the public highway, forming a traditional, linear development pattern. To the rear of the dwellings lie long, narrow open gardens and plots which were often open orchards with outbuildings forming the burgage cycle style of development. The proposed dwelling, following demolition of the existing outbuilding would lie perpendicular to the public highway and would be sited across the plot, which would be contrary to the traditional urban development form in which dwellings are set on street edges and outbuildings run perpendicular to the road and along the sites boundaries, retaining large green spaces to the rear. As a result the proposal would be contrary to the historic pattern of buildings and form of development which characterizes this part of the High Street. The proposal would enclose the open rear garden, reducing open views through the site from Histon Road. The proposal is therefore not considered to preserve or enhance the Conservation Area and would result in harm to the character and appearance of the Conservation Area.

### **Impact upon setting of adjacent curtilage listed building**

19. To the north of the site forming the common boundary lies the Grade II curtilage listed outbuilding, and lying further north are a group of Grade II listed buildings at Elm Barns. The curtilage listed outbuilding lies parallel and runs along to the (eastern) rear part of the site. The proposed dwelling would be set 1 metre from the curtilage listed outbuilding, with the proposed eaves level being set at 3.15 metres and height at 5.6 metres. Given the close proximity and siting of the dwelling to the curtilage listed outbuilding and that the high eaves level and height of the dwelling which would be significantly higher than the curtilage listed barns, the proposed dwelling would dominate and result in significant visual harm to the curtilage listed building.

### **Neighbour Amenity**

20. Given the distance of the proposed dwelling from the neighbouring dwellings at Nos. 345 High Street and 5 Histon Road, the proposal is not considered to result in any unreasonable overbearing impact or loss of light for these residents.
21. Rooflights serving habitable rooms would be positioned in the rear roof slope of the proposed dwelling, with one roof light in the front roof slope serving a bathroom. As a result the proposal is not considered to result in any loss of privacy to the neighbouring properties at Nos. 345 High Street and No.5 Histon Road. The proposed dwelling would be set 14 metres from the common boundary to the rear of the site and over 40 metres from the nearest neighbour sited to the east at 9 Dunstal Field.

### **Highway Safety/Parking Provision**

22. Vehicular access to the site would be sited where the existing front boundary wall lies following its removal and the rebuilding of the wall immediately adjacent to the south of the existing dwelling at No.3 Histon Road. The Local Highways Authority have raised no objections in regard to highway safety, subject to the addition of conditions should consent be granted in regard to visibility splays, minimum width of the access, sufficient space for parking, entering, turning and leaving the site, the falls and levels of the driveway not running on the public highway and the use of a bound material. An informative in regard to permission from the Local Highways Authority for any works to the public highway shall be added to any consent granted.

Given the large driveway proposed, the District Council's parking standards of 1.5 spaces per dwelling would be satisfied.

### **Trees and Landscaping**

23. There are various trees within the site which will be removed for the proposed dwelling. The proposed landscaping comprises of a mix of soft and hard landscaping. A planning condition would be added to any consent granted to require full details of both hard and soft landscaping works to be submitted and approved prior to the commencement of development.

### **Developer Contributions**

24. The South Cambridgeshire Recreation Study 2005 identified the sport and play space within Cottenham is poor. No open space is shown within the development. The increase in demand for sport and play space as a result of the development requires a financial contribution of £849.42 (index linked) towards the provision and management of open space off site and in the village to comply with Policy SF/10 of the LDF.
25. The South Cambridgeshire Community Facilities Assessment 2009 states that Cottenham has a poor standard of facilities. Due to the increase in the demand for the use of this space from the development, a financial contribution of £513.04 (index-linked) is sought towards the provision of new facilities or the improvement of existing facilities in order to comply with Policy DP/4 of the LDF.
26. The South Cambridgeshire District Council has adopted the RECAP Waste Management Design Guide which outlines the basis for planning conditions and obligations. In accordance with the guide, developers are requested to provide for the household waste receptacles as part of the scheme. The fee for the provision of appropriate waste containers is £69.50 per dwelling.

### **Conclusions**

27. Having regard to applicable national and local planning policies, and having taken all relevant material considerations into account, it is considered that planning permission should not be granted in this instance.

### **Recommendation**

28. Refusal

## Reasons for refusal

1. The dwellings along Histon Road line the public highway, forming a linear development pattern with large, narrow open plots running to the rear. The proposed dwelling by virtue of its siting across the plot, within the open rear garden area would be contrary to the traditional urban development form, reducing open views through the site from Histon Road. The proposal would therefore not be in keeping with the area and would be visually out of character, resulting in significant harm to the visual amenity of the local area. The proposal would therefore fail to preserve or enhance the Conservation Area and would result in harm to the character and appearance of the Conservation Area. The proposal would be contrary to Policy CH/5 of the South Cambridgeshire Local Development Framework Development Control Policies DPD 2007 and Conservation Areas Supplementary Planning Document 2009 and paragraphs 132 & 133 of the National Planning Policy Framework. that states proposals should ensure that all new development would preserve or enhance the character and appearance of Conservation Areas.
2. The proposed dwelling by virtue of its siting immediately adjacent to the Grade II curtilage listed outbuilding at Elm Barns and excessive height which would be significantly higher than the listed outbuilding would result in the dwelling dominating the curtilage listed outbuilding. The proposal would result in significant harm to the setting of the listed building and would be contrary to Policy CH/3 of the South Cambridgeshire Local Development Framework Development Control Policies DPD 2007 and Listed Buildings Supplementary Planning Document 2009 and paragraphs 132 & 133 of the National Planning Policy Framework that states proposals should ensure that all new development would preserve or enhance the character and appearance of the designated heritage asset.

## Suggested conditions if minded to approve

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: 069-PL-01.**  
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
3. **No development shall take place until details of the materials to be used in the construction of the external surfaces of the buildings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.**  
(Reason - To ensure the appearance of the development is satisfactory in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)
4. **No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include indications of all existing trees and hedgerows on the land and details of any to be retained,**

**together with measures for their protection in the course of development. The details shall also include specification of all proposed trees, hedges and shrub planting, which shall include details of species, density and size of stock.**

(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)

5. **All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.**

(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)

6. **No construction site machinery or plant shall be operated, no noisy works shall be carried out and no construction related delivered taken or dispatched from the site except between the hours of 0800 hours to 1800 hours on weekdays and 0800 hours to 1300 hours on Saturdays, not at any time on Sundays and Bank Holidays, unless otherwise previously agreed in writing with the Local Planning Authority.**

(Reason - To protect the amenity of adjoining residents in accordance with Policy NE/15 of the adopted Local Development Framework 2007.)

7. **There shall be no burning of any waste or other materials on the site.**

(Reason - To protect the amenity of adjoining residents in accordance with Policy NE/15 of the adopted Local Development Framework 2007.)

8. **Should driven pile foundations be proposed, then before works commence, a statement of the method of construction of these foundations shall be submitted and agreed by the District Environmental Health Officer so that noise and vibration can be controlled.**

(Reason - To protect the amenity of adjoining residents in accordance with Policy NE/15 of the adopted Local Development Framework 2007.)

9. **Prior to the first occupation of the development, visibility splays shall be provided each side of the vehicular access in full accordance with the details indicated on the submitted plan No. SK01. The splays shall thereafter be maintained free from any obstruction exceeding 0.6 metres above the level of the adjacent highway carriage.**

(Reason – In the interest of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

10. **The access shall be a minimum width of 5 metre, for a minimum distance of 5 metres measured from the near edge of the highway carriageway.**

(Reason – In the interest of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

**11. Prior to the first occupation of the development sufficient space shall be provided within the site to enable vehicles to:**

- (a) enter, turn and leave the site in forward gear**
- (b) park clear of the public highway**

**The area shall be levelled, surfaced and drained and thereafter retained for that specific use.**

(Reason – In the interest of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

**12. The proposed driveway shall be constructed using a bound material to prevent debris spreading on to the adopted public highway.** (Reason – In the interest of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

**13. The proposed driveway shall be constructed so that its falls and levels are such that no private water from the site drains across or onto the adopted public highway.** (Reason – In the interest of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

**14. Pedestrian visibility splays shall be provided on both sides of the access and shall be maintained free from any obstruction over a height of 600mm within an area of 1.5m x 1.5m measured from and along respectively the:**

- (a) highway boundary**

(Reason - In the interest of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

#### **Informatives:**

1. The applicant should take all relevant precautions to minimise the potential for disturbance to neighbouring residents in terms of noise and dust during the construction phases of development. This should include the use of water suppressions for any stone or brick cutting and advising neighbours in advance of any particularly noisy works. The granting of this planning permission does not indemnify against statutory nuisance action being taken should substantiated noise or dust complaints be received. For further information please contact Environmental Health Service.
2. The granting of planning permission does not constitute a permission or licence to a developer to carry out works within, disturbance of, or interference with, the Public Highway, and that a separate permission must be sought from the Local Highway Authority for such works.

#### **Background Papers**

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- Nation Planning Policy Framework  
<https://www.gov.uk/government/publications/national-planning-policy-framework--2>
- Local Development Framework, Development Control Policies, Adopted July 2007  
<http://www.scams.gov.uk/content/local-development-framework>
- South Cambridgeshire Local Plan, Proposed Submission July 2013



<http://www.scams.gov.uk/localplan>

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