

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

4 March 2015

AUTHOR/S: Planning and New Communities Director

Application Number:	S/2216/14/FL
Parish(es):	Steeple Morden
Proposal:	Erection of two detached dwellings, detached garage and access following demolition of existing dwelling.
Site address:	48 Station Road Girton
Applicant(s):	Moatside Properties
Recommendation:	Delegated Approval
Key material considerations:	Principle of Development Visual Impact Residential Amenity Highway Safety
Committee Site Visit:	3 March 2015
Departure Application:	No
Presenting Officer:	John Koch
Application brought to Committee because:	Parish Council recommendation of refusal conflicts with Officers recommendation
Date by which decision due:	29 December 2014

Site and Proposal

1. The site is located within the village development framework for Steeple Morden.
2. The site currently comprises a modest detached 2 bedroom single storey bungalow and garage located close to the road frontage. Access to the site is direct from Station Road. It has parking for one car and a garage. There are existing outbuildings directly to the rear of the bungalow on the southern boundary.
3. The proposal seeks to demolish the bungalow and replace it with a 4 bedroom two storey dwelling with integral garage and erect a further 4 bedroom two storey house and detached garage to the rear. Access to the proposed dwelling to the rear of the site would be from a new private drive. The dwelling to the front of the site would use the existing access.

4. To the rear of the site is a large dwelling served by a private drive adjoining the southern boundary (side boundary). To the north is a 2 storey dwelling fronting Station Road and set back level with the proposed dwelling in the rear garden is a further two storey house and detached garage which is served by Plough Close.
5. The general character of the area to the west of Station Road is residential. The surrounding properties comprise mainly two storey detached houses with a variety of designs. To the east of Station Road is open countryside.

Planning History

6. Outline planning permission was granted under S/2425/13/OL for the erection of a detached dwelling and garage and formation of an associated access to erect a garage to the rear of the existing bungalow.

Planning Policies

7. National Planning Policy Framework (Adopted March 2012)
8. Local Development Framework Core Strategy 2007:
ST/6 Group Villages
9. Local Development Framework Development Control Policies (Adopted July 2007);
DP/1 Sustainable Development
DP/2 Design of new Development
DP/3 Development Criteria
DP/4 Infrastructure and New Development
DP/7 Development Frameworks
HG/1 Housing Density
HG/2 Housing Mix
NE/1 Energy Efficiency
SF/10 Outdoor Playspace, Informal Open Space and New Developments
TR/2 Car and Cycle Parking Standards
10. Supplementary Planning Documents
District Design Guide SPD (adopted March 2010)

Consultations

11. **Steeple Morden Parish Council** recommends refusal. Both properties are too big. Five access points in a short distance. Height of properties a particular concern.
12. The **Local Highways Authority** has no objections, subject to conditions controlling pedestrian visibility splays, surface water drainage, and bound materials for the access drive.
13. **Environmental Health Officer** recommends safeguarding conditions and informatives regarding hours of working.
14. **Historic Environment Team** has no objection subject to a programme of archaeological investigation.

Representations

15. 3 Letters of objection and a sunlight analysis have been received from the immediate neighbours to the rear and north south raising the following concerns:
- (i) The ridge height of proposed dwelling and garage to the rear is higher than the neighbouring dwelling resulting in an overbearing impact and loss of light.
 - (ii) The hedge on the southern boundary is owned by the neighbouring property.
 - (iii) The rear windows of the proposed dwelling, sited to the rear, would overlook the property to the rear and the front windows would overlook the properties to the north.
 - (iv) The garage is sited further forward than the neighbouring garage.
 - (v) Increase in noise and disturbance.
 - (vi) Proposed dwelling to the front too large for the plot, footprint larger than existing footprint, proposed dwelling extends further back into plot. Overbearing impact on street scene.

Planning Comments

Principle of Development

16. The NPPF advises that every effort should be made to identify and then meet the housing needs of an area, and respond positively to wider opportunities for growth. Additionally the Development Plan (Core Strategy Development Plan Document adopted January 2007 and Development Control Policies Development Plan adopted January 2007) identify Steeple Morden as a 'group village' where the construction of new residential dwellings within the framework is supported. The site is within the development framework for the village.
17. The principle of a new dwelling to the rear has been established by the recent grant of outline planning permission. The principle of a replacement dwelling is also consistent with policy. At the present time, the Council cannot demonstrate a five year housing land supply. While policies ST/6 and DP/7 may be out of date as a result, the proposal would nonetheless be consistent with plan policies as a matter of principle.
18. A draft heads of terms that covers the required contributions towards community facilities, public open space and waste receptacles for the proposed two dwellings has been agreed with the applicant.

Visual Impact

19. The dwelling types along this part of Station Road are predominantly of two storeys and therefore a two storey dwelling would not be out of keeping with the character and appearance of the area. The siting of the proposed dwelling to the front of the site would not extend forward of the line of the neighbouring dwelling. The eaves and ridge height of the proposed dwelling are similar to the neighbouring two storey dwelling. The roof would be hipped to reduce the bulk of the building. It is considered that the new dwelling to the front of the site would not therefore be unduly visually intrusive within the street scene.

Residential Amenity

20. In terms of impact on amenity to number 46, which lies to the north, it is accepted that the footprint of the proposed frontage dwelling is larger than the existing bungalow. The proposed dwelling does extend beyond the rear wall of no 46, however this part of the dwelling would be single storey. The two storey element of the proposed dwelling is a similar depth as the neighbouring property and is in line with the front and rear. The proposed dwelling would have hipped roofs to reduce the mass of the building.
21. In terms of impact on amenity to No 1 Plough Close, the proposed dwelling and garage to the rear of the site is positioned level with the neighbouring house and garage in Plough Close. The gable widths are of similar proportion, however the proposed dwelling does extend beyond the rear wall of the neighbouring property due to a single storey lean too and a two storey projection. The two storey element is furthest away from the neighbouring property and therefore has less of an impact. In terms of height and scale the applicant has provided a street scene to indicate the relative scale and heights of the dwellings. The dwelling to the rear and associated garage would be no higher than the immediate neighbouring house and garage. The plan also indicates that the dwellings would be a similar scale when viewed from the street. The proposal is therefore unlikely to have a significant overbearing impact on the adjacent properties. The proposal provides an adequate level of amenity and parking provision for each property. Given the adjoining development and the general character of the area, it would be difficult to argue that the development would result in the overdevelopment of the site.
22. The sunlight assessment acknowledges that there would be an increased level of overshadowing and loss of sunlight associated with the development due to the dwellings being positioned immediately to the south of the existing properties. The loss would occur mainly during the winter months when the sun is at its lowest level and up until mid day in the rear gardens.
23. The assessment identifies that after noon there would be no loss of sunlight in the private garden rear gardens of the neighbouring properties. It is considered that the assessment has adequately demonstrated that the proposal would not have a significant adverse impact on the amenities of existing properties due to overshadowing and the orientation of the site compared to the sun's path.
24. In terms of privacy, the dwellings have been designed so as not to result in overlooking from the first floor windows. The first floor windows in the gables serve bathrooms and therefore would be glazed using obscure glazing. In addition the opening lights are above eye level. A condition has been imposed to ensure these windows are glazed with obscure glass and designed with a top hung opening light only. Views from the side of the proposed first floor bay windows would be limited and would face the front of the neighbouring properties and therefore not overlook private amenity space or result in direct overlooking.
25. There is a satisfactory degree of separation between the proposed dwelling and between proposed and existing dwellings to provide an adequate amount of privacy.
26. On balance it is considered that whilst the proposal will impact on neighbour amenity, this would not result in a significant adverse impact such that a refusal of planning permission would be justified.

27. Given the concerns raised regarding the scale of the development and the proximity of the neighbouring properties it is considered that permitted development rights for further extensions should be attached to safeguard the neighbour amenity.
28. Conditions will also be attached to ensure the neighbours' amenities are also safeguarded during the construction phase.

Highway Safety

29. The Local Highways Authority has no objections to the development subject to certain conditions. In response to the concerns of the parish council, it has not raised an objection to the location or proximity of the new access in relation to existing accesses in the vicinity of the site.

Other Matters

30. A condition requiring an archaeological investigation has been imposed at the request of the Historic Environment Team.
31. There are several small trees and planting on the site both native and evergreen. It is considered that none are of sufficient quality to be the subject of a Tree Preservation Order but nevertheless they do provide a habitat for birds and wildlife. A condition is therefore recommended requiring the provision and implementation of a landscaping scheme. The hedge on the southern boundary is not in the applicant's ownership and therefore a condition requiring its retention cannot be imposed.

Conclusion

32. Any adverse impacts of the development are not considered to significantly and demonstrably outweigh the benefits when assessed against the material considerations set out in this report and the proposed development remains acceptable. As such it is recommended that permission be granted for officers to approve the scheme subject to the completion of a S106 legal agreement securing contributions towards open space, community facilities, waste receptacles and monitoring and legal fees, and the conditions outlined below.

Recommendation

33. Delegated approval subject to:

S106 requirements

A scheme for contributions towards community facilities, open space and waste receptacles will need to be agreed prior to issuing a decision notice.

Conditions

- (a) Approved Plans
- (b) Timescale
- (c) Archaeological investigation
- (d) Pedestrian visibility splay
- (e) Driveway to be constructed using bound material
- (f) No surface water to enter highway from site.
- (g) Removal of householder permitted development rights regarding classes, A, B C, D & E.

- (h) Materials to be agreed
- (i) Soft and hard landscaping to be agreed and implemented
- (j) Hours of construction for power operated machinery
- (k) obscure glazing and top hung lights to all first floor gable windows

Informatives

- (a) Bonfires
- (b) Demolition notice
- (c) Noise and dust prevention

Background Papers

Where [the Local Authorities \(Executive Arrangements\) \(Meetings and Access to Information\) \(England\) Regulations 2012](#) require documents to be open to inspection by members of the public, they must be available for inspection: -

- (a) at all reasonable hours at the offices of South Cambridgeshire District Council;
- (b) on the Council's website; and
- (c) in the case of documents to be available for inspection pursuant to regulation 15, on payment of a reasonable fee required by the Council by the person seeking to inspect the documents at the offices of South Cambridgeshire District Council.

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.

- South Cambridgeshire Local Development Framework Core Strategy (adopted January 2007)
- South Cambridgeshire Development Control Policies DPD (adopted July 2007)
- Planning Reference Files : S/2216/14/FL and S/2425/13/OL

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