SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO:	Planning Committee	4 March 2015
AUTHOR/S:	Planning and New Communities Director	

Application Number:	S/2646/14/FL
Parish(es):	Girton
Proposal:	Demolition of bungalow and erection of 2 storey house
Site address:	65 Cambridge Road Girton
Applicant(s):	Mr K Castro Ltd
Recommendation:	Delegated Approval
Key material considerations:	Principle of Development Visual Impact Residential Amenity Highway Safety
Committee Site Visit:	No
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:	30 December 2014

Planning History

1. The site has been subject of a pre-application discussion and application for a similar scheme S/1629/14/FL which was withdrawn.

2. This application was deferred at the February 2015 meeting for a Committee site visit.

Planning Policies

3. **National Planning Policy Framework (Adopted March 2012)**

4. **Local Development Framework Core Strategy 2007**
ST/3 re-Using previously Developed Land and Buildings
ST/6 Group Villages

5. **Local Development Framework Development Control Policies 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/1 Planning for more Sustainable Travel
TR/2 Car and Cycle Parking Standards

6. **Supplementary Planning Documents**
District Design Guide SPD (adopted March 2010)

Consultations

7. **Girton Parish Council** recommends refusal. The amended application is similar to the previous application to which the Parish Council objected. The amended application has not addressed the issue of overshadowing, there is no recommended frosted glass or re-siting of the side windows and the change from a 2 bed bungalow to a 4 bed house is a significant change and the size would be out of keeping with the street scene.

8. The **Local Highways Authority** has no objections, subject to conditions controlling visibility splays, surface water drainage, and bound materials for the access drive.

9. **Environmental Health Officer** recommends safeguarding conditions and informatives regarding hours of working.

Representations

10. Letters of objection have been received from the immediate neighbour to the north and the two immediate neighbours to the south raising the following concerns;

(I) Proposed dwelling is too large for the plot, footprint larger than existing footprint, proposed dwelling extends further back into plot
(ii) Adverse impact on neighbouring properties due to loss of light, overlooking, loss of privacy.
(iii) Design too contemporary; materials inappropriate
(iv) Close proximity to boundary hedge
(v) Lack of on-site turning
(vi) Home Office could be used for business which would result in increased traffic

Planning Comments

11. The site is located within the village development framework for Girton and currently comprises a detached prefabricated 2 bedroom bungalow. Access to the site is direct from Cambridge Road with parking within the front garden for 1 car.

12. Adjoining the site to the north is a pair of two-storey semi-detached dwellings. To the south is a detached bungalow and to the rear residential properties fronting Redgate Road.

13. The general character of the area is residential. The surrounding properties comprise mainly two-storey detached dwellings with a variety of designs.

14. The proposal seeks to demolish the bungalow and replace it with a 4 bedroom two storey dwelling. Two car parking spaces would be provided within the front garden. The application is supported by a sunlight and daylight assessment.

15. The proposal, as amended, is the resubmission of a previous application which was withdrawn. A first floor projection adjacent the northern boundary has been omitted.

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) identifies Girton as a 'Group Village' where the construction of new residential dwellings within the framework is supported. This is subject to other detailed considerations.

17. The proposed development would have been acceptable in principle having regard to adopted LDF and emerging Local Plan policies, had policies ST/5 and DP/7 not become out of date as a consequence of the Council not currently being able to demonstrate a five-year supply of deliverable housing sites.

18. A draft heads of terms that covers the required contributions towards community facilities, public open space and waste receptacles for the proposed two bedroom dwelling has been agreed with the applicant.

Visual Impact

19. The dwelling types along this part of Cambridge Road are predominantly two storey and therefore the introduction of a two storey dwelling in place of a bungalow would not be out of character with the general appearance of the area. The siting of the proposed dwelling is very similar to that of the bungalow and would not extend forward of the line of the dwellings on either side, the new dwelling not would therefore be unduly visually intrusive. The eaves height of the proposed dwelling is similar to the neighbouring two storey dwelling, although the lower pitch would ensure the overall ridge height is lower and helps to provide a transition between the single storey and two storey dwellings either side.

20. The proposal is for a contemporary design. The main body of the dwelling would be rendered and includes timber boarding and a brick chimney. There is no strong distinctive architectural character in the immediate vicinity of the site. There is a broad range of architectural styles and a broad pallet of materials and as such a contemporary design would not be at odds with the form and character of the area.

Residential Amenity

21. The proposed dwelling would be positioned in between two existing dwellings. In terms of the impact on amenity of the adjacent property to the north (no 63) the proposal would be 5.2m from the side wall of the adjacent house and therefore there is an adequate degree of separation between the two properties.

22. The current application has been revised to omit a two storey rear projection in order to reduce the overshadowing of no 63. A daylight assessment submitted with the application has concluded that in terms of loss of daylight the impact of the development would not be detrimental to the windows to the front and rear of the property. Officers do not dispute these conclusions.

23. The sunlight/overshadowing assessment does acknowledge that there would be an increased level of overshadowing and loss of sunlight associated with the development and that the loss would occur during the winter months when the sun is at its lowest level. The assessment identifies that between April and July the overshadowing would not be materially different at midday than at present. Between October and January, however, the shadow would be extended increasingly over the rear garden towards the rear kitchen window. While the assessment does not detail other months, there would be some additional shadowing of the kitchen window.

24. Members will note from the site visit that part of the rear garden is already overshadowed by a high (in excess of 2m) hedge.

25. From the above it is considered there would be an increase in overshadowing of the part of the neighbour's rear garden during the winter months. Due to the orientation of the rear kitchen window which faces more or less south, overshadowing during the winter months would be confined to between the hours of approximately 9 a.m. and midday. As a matter of fact and degree, officers have concluded this would not have a significant adverse impact on the amenities of the property.

26. In terms of impact on amenity to the existing bungalow to the south (no 67) the proposed dwelling would be 2.2m from the bungalow. The proposed dwelling does extend beyond the rear wall of no 6, however this part of the dwelling would be single storey. The two storey element of the proposed dwelling is similar to the depth of the existing property and is in line with what was the rear of the existing bungalow on the site. The proposal is therefore unlikely to have a significant overbearing impact on the adjacent bungalow.

27. The neighbouring bungalow has two side windows which face north towards the proposed development. Both these windows are secondary windows serving a dining room and bedroom. Both these rooms have large primary windows which face the front and rear of the property.

28. The view out of these side windows and the natural light into the room is currently limited due to the close proximity of the existing bungalow and orientation facing north. It is considered that the proposal is unlikely result in significantly adverse loss of natural light or view above or beyond what is currently experienced. The daylight and sunlight assessment accompanying the proposal demonstrate that the proposal would not have an adverse impact on the neighbours at no 67 in terms of loss of light.

29. In terms of privacy, the dwelling has been designed so as not to result in overlook from the first floor windows. The first floor windows in the gable serve bathrooms and therefore would be glazed using obscure glazing. In addition the opening lights are above eye level. A condition cab be imposed to ensure these windows are glazed with obscure glass and designed with a top hung opening light only.

30. There is a satisfactory degree of separation between the proposed dwelling and the existing properties to the rear of the site to provide an adequate amount of privacy. The proposed dwelling is positioned and orientated to safeguard the private area immediately to the rear of the adjoining properties either side, although it is accepted

that the end of these gardens would be overlooked. However, it is considered that the loss of privacy would affect a relatively small area and is not so significant such that a refusal of planning permission on the grounds of loss of privacy would be justified.

31. The proposed home office is a small room with no independent means of access.

32. 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.

33. 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 neighbour amenity. Conditions will also be attached to ensure the neighbours' amenities are also safeguarded during the construction phase.

Highway Safety

34. The Local Highways Authority has no objections to the development subject to certain conditions. The proposal includes one additional parking space to the front of the main dwelling. The Highway Authority has not raised an objection to the proposal in terms of the amount of parking spaces or lack of onsite turning and therefore a recommendation of refusal of planning permission on the grounds of inadequate off road parking and turning cannot be justified.

Conclusion

35. 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

36. 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) Materials
(d) Obscure glazing to first floor windows in side elevations
(e) Power operated machinery and other conditions and informatives.
(f) Removal of householder permitted development rights regarding classes, A, B C, D & E.

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 Local Development Framework Development Control Policies (adopted January 2007)
- District Design Guide SPD (adopted March 2010)
- Planning Reference Files : S/2646/14/FL and S/1629/14/FL

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