

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation Control Committee

1st June 2005

AUTHOR/S: Director of Development Services

**S/0660/05/F - Dry Drayton
Erection of Dwelling and Annexe at Trinity Collage, 42 Oakington Road, Dry Drayton
for Mr and Mrs Jenkinson-Dix**

**Recommendation: Approval
Date for Determination: 3 June 2005**

Members will visit this site on 31st May 2005.

Site and Proposal

1. The approximately 0.015 hectare (0.37 acre) site contains a render and tiled detached bungalow with timber outbuilding situated on the eastern side of Oakington Road, adjacent (but just within) the north-east boundary of the village framework of Dry Drayton. The site has a road frontage of approximately 26.5m with a frontage hedge approximately 1m in height. The site is bordered by a field to the west, stable block along the road frontage to the north east with fields behind, paddock to the rear (south east) and 2-storey detached dwelling with front double garage to the south west (Courtlands). Adjacent land to the west, north-east and east, as well as land to the rear of the adjacent stable block and Courtlands is within the Cambridge Green Belt.
2. The full application received 7th April 2005 is for a two-storey detached dwelling with self-contained annexe, following the demolition of the existing dwelling. The proposal represents an alternative design to a 2-storey detached replacement dwelling approved under planning application S/1168/02/F. The annexe has the same means of access and siting as S/0828/04/O. The replacement 4-bedroom dwelling has an eaves and ridge height of 4.3m and 7.5m respectively and length of 15.4m. The dwelling is setback 5.5m from the front property boundary, with the annexe setback approximately 7.5m behind the front elevation of the dwelling. The proposed 2-bedroom annexe with lounge, kitchen/dining, water closet, bathroom and hall will have an eaves and ridge height of 2.7m and 6.1m respectively. The proposal equates to a density of 13.3 dwellings per hectare.
3. The specified materials for the dwelling and annexe are brick plinths, rendered walls and timber cladding with tiled roofing materials. The elevation plans indicate that rendering is not intended to be used on the annexe. An amended site-layout plan was received on 13th May 2005 which illustrated three on-site car parking spaces with turning.
4. The applicant has stated in a letter dated 18th March 2004 submitted for planning application S/0828/04/O that the annexe is for their elderly parents, who "currently live some considerable distance from us and my brother. Such an annexe would allow my parents to retain their independence as long as possible and will ensure that both my brother and I are close at hand should either fall ill or need more intensive care or support." They add that existing outbuildings on the property were not

suitable for conversion for this purpose. A letter was received on behalf of the applicant on 9th May 2005, which confirms that the need for the annexe is as per their earlier letter.

Planning History

5. Full planning permission was given in July 2002 for a replacement dwelling with detached garage and temporary siting of caravan (**Ref: S/1168/02/F**). The approved replacement dwelling has 4 bedrooms, an eaves and ridge height of 4.4m and 7.3m respectively, with a length of 15.2m.
6. On 21st April 2004 an outline planning application for an annexe was submitted (**Ref: S/0828/04/O**). This planning application is the subject of the preceding item on the agenda.
7. On 18th April 2005, a Section 106 legal agreement was signed, which restricted the use of the annexe to members of the family occupying the dwelling or their employees or former employees.

Planning Policy

8. **Policy P1/3** of the Cambridgeshire and Peterborough Structure Plan 2003 (“The County Structure Plan”) requires a high standard of design for all new development that responds to the local character of the built environment.
9. **Policy SE4** of the South Cambridgeshire Local Plan (“The Local Plan”) identifies Dry Drayton as a Group Village and states that residential development will be permitted within the village framework of Group Villages providing that:-
 - a) “The retention of the site in its present form is not essential to the character of the village;
 - b) The development would be sensitive to the character of the village, local features of landscape or ecological importance, and the amenities of neighbours;
 - c) The village has the necessary infrastructure capacity; and
 - d) Residential development would not conflict with another policy of the Plan, particularly policy **EM8**”.
10. **Policy SE9** of the Local Plan states that development on the village edges should be designed and landscaped to minimise the impact of development on the countryside.

Consultation

11. **Dry Drayton Parish Council** - Recommendation of Approval of original application. Any comments raised in relation to the amended site layout plan will be verbally reported at Committee
12. **Local Highways Authority** - In response to the original application, has commented that the “proposal allows for only one car parking space for each dwelling unit. Given that these are multi-bed units I would prefer to see this increased to at least three and for preference four, while retaining the turning area”. It also requests that the

applicant shows the required visibility splays on the adopted public highway and the 2m by 2m internal pedestrian splay.

13. Any comments received in response to the amended site layout will be verbally reported at Committee.

Representations

14. **Councillor Roger Hall** - No comments made on merits of application, but has requested that this application and S/0828/04/O are determined at Committee, following a site visit by Councillors.

Planning Comments - Key Issues

15. The key issues for consideration in the assessment of this application are whether the proposed replacement house and annexe would have an acceptable visual impact on the streetscene and adjacent Countryside/Green Belt, whether the proposal would result in a loss of highway safety and whether the proposal would seriously harm the amenities of adjacent properties.

Visual Impact on Streetscene and adjacent Green Belt

16. I am of the view that the proposed replacement dwelling with self-contained annexe does not significantly increase the visual impact of the proposal on the streetscene and adjacent countryside/Green Belt than the approved planning application S/1168/02/F for a replacement dwelling and detached double garage. The size of the proposed dwelling is very similar to that previously approved.
17. The proposed single storey annexe positioned in the north-east corner of the site has a significantly lower ridge and eaves height to the main dwelling, and will appear subservient to the main dwelling. It is noted that the annexe is to be predominantly sited on the footprint of former outbuildings.

Highway Safety

18. I am of the view that the proposed means of access and available on-site car parking (3 spaces) and turning is appropriate for the proposed dwelling and annexe.
19. The required pedestrian visibility splay can be required by condition, as was the case for planning application S/1168/02/F.

Impact on Residential Amenity of Adjacent Property

20. The proposed dwelling with annexe has no first floor windows on the south west elevation and is sufficiently setback from the adjacent property, Courtlands, to prevent serious harm to the residential amenities of this property.

Recommendation

21. Approve as amended by Drawing No. 05/02:001A franked 13th May 2005.

Conditions of Consent

1. The development hereby permitted shall be begun before the expiration of 5 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. No development shall commence until details of a) the materials to be used for the external walls and roofs; b) materials to be used for hard surfaced areas within the site including roads, driveways and car parking areas; and c) boundary treatments have been submitted to and approved in writing by the Local Planning Authority; the development shall be carried out in accordance with the approved details.
(Reason - To ensure the satisfactory appearance of the development.)
3. No first floor windows or openings of any kind shall be inserted in the southwest elevations of the dwelling and annexe, hereby permitted, unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf.
(Reason - to safeguard the privacy of occupiers of the adjoining property.)
4. If gates are to be provided to the vehicular access they should be set back 5.0 metres from the edge of the carriageway.
(Reason - In the interests of highway safety.)
5. The permanent space reserved on the site for turning and parking, illustrated in Drawing No. 05/02 001A dated 13 May 2005, shall be provided before the occupation of the dwelling or annexe (whichever is the sooner) and thereafter maintained.
(Reason - In the interests of highway safety.)
6. 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 2m by 2m, measured from and along respectively the back of the footway.
(Reason - In the interests of pedestrian safety.)

Informatives

The occupancy of the annexe is the subject of a Section 106 Legal Agreement signed 18 April 2005.

For clarification purposes, land outlined in blue on the submitted location plan has a lawful land use of agriculture and planning permission would be required for any material change of use of this land.

Reasons for Approval

1. The 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:**
SE4 (Group Villages)
SE9 (Village Edges)

Environment Agency Informatives

1. Surface water run-off should be controlled as near to its source as possible through a sustainable drainage approach to surface water management. This approach involves using a range of techniques including soakaways, infiltration trenches, permeable pavements, grassed swales, ponds and wetlands to reduce flood risk by attenuating the rate and quantity of surface water run-off from a site. This approach can also offer other benefits in terms of promoting groundwater recharge, water quality improvement and amenity enhancements. Approved Document Part H of the Building Regulations 2000 sets out a hierarchy for surface water disposal which encourages a SUDs approach.
2. In accordance with Approved Document Part H of the Building Regulations 2000, the first option for surface water disposal should be the use of sustainable drainage methods (SUDS) which limit flows through infiltration e.g. soakaways or infiltration trenches, subject to establishing that these are feasible, can be adopted and properly maintained and would not lead to any other environmental problems. For example, using soakaways or other infiltration methods on contaminated land carries ground water pollution risks and may not work in areas with a high water table. Where the intention is to dispose to soakaway, these should be shown to work through an appropriate assessment carried out under BRE Digest 365.
3. Flow balancing SUDS methods which involve the retention and controlled release of surface water from a site may be an option for some developments at this scale where uncontrolled surface water flows would otherwise exceed the local greenfield run off rate. Flow balancing should seek to achieve water quality and amenity benefits as well as managing flood risk
4. Further information on SUDS can be found in PPG25 paragraphs 40-42, PPG25 appendix E, in the CIRIA C522 document Sustainable Urban Drainage Systems-design manual for England and Wales and the Interim Code of Practice for Sustainable Drainage Systems. The Interim Code of Practice provides advice on design, adoption and maintenance issues and a full overview of other technical guidance on SUDs. The Interim Code of Practice will be made available electronically on both the Environment Agency's web site at: Environment Agency's website and CIRIA's web site at: CIRIA's website
5. Where it is intended that disposal be made to public sewer, the Water Company or its agents should confirm that there is adequate spare capacity in the existing system taking future development requirements into account
6. Development which involves a culvert or an obstruction to flow on an Ordinary Watercourse will require Agency consent under the Land Drainage Act 1991. An Ordinary Watercourse is defined as any watercourse not identified as a Main River on maps held by the Environment Agency and DEFRA. For further information see LDA 1991 - Consent Ordinary Watercourses and Land Drainage Act Consent etc.

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

- Cambridgeshire and Peterborough Structure Plan 2003;
- South Cambridgeshire Local Plan 2004; and

- Planning File Refs: S/1168/02/F, S/0828/04/O and S/0660/05/F

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