

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

3 June 2015

AUTHOR/S: Planning and New Communities Director

Application Number: S/0572/15/FL

Parish(es): GREAT SHELFORD

Proposal: External Alterations, Conversion of Existing Dwelling to Two Dwellings and New Access

Site address: 2 Granhams Road

Applicant(s): Mrs S. Maltby

Recommendation: Approval (as amended)

Key material considerations: Highway Safety

Committee Site Visit: No.

Departure Application: No.

Presenting Officer: Karen Pell-Coggins

Application brought to Committee because: The officer recommendation conflicts with the recommendation of Great Shelford Parish Council

Date by which decision due: 5 June 2015

Planning History

1. **S/1865/11/F** - Repositioning and Redesign of Roof Light - Approved
S/1862/11/F - Wooden Trellis Fencing (part retrospective) - Approved
S/0963/10/F - Erection of Side/Rear Extension following Demolition of Existing-Approved

Planning Policy

2. **South Cambridgeshire Local Development Framework (LDF) Core Strategy DPD, adopted January 2007**
ST/2 Housing Provision
ST/4 Rural Centres
3. **South Cambridgeshire Local Development Framework (LDF) Development Control Policies DPD, adopted July 2007**

DP/1 Sustainable Development
DP/2 Design of New Development
DP/3 Development Criteria
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

4. **Submission Local Plan (March 2014)**

S/3 Presumption in Favour of Sustainable Development
S/7 Development Frameworks
S/8 Rural Centres
HQ/1 Design Principles
H/7 Housing Density
SC/6 Indoor Community Facilities
SC/7 Outdoor Play Space, Informal Open Space and New Developments
SC/8 Open Space Standards
TI/2 Planning for Sustainable Travel
TI/3 Parking Provision

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

Open Space in New Developments SPD - Adopted January 2009
District Design Guide SPD - Adopted March 2010

Consultation

6. **Great Shelford Parish Council** – Recommends refusal for the following reasons: -

“There are already two residential units on this site, therefore if permitted development rights are removed, we would have no objection to the conversion to two dwellings.

The traffic frequently builds up from the junction with High Green because of the railway crossing. Provision should be made within the site for parking and turning for the cars of both dwellings using the existing access only so that cars do not have to back on to the highway and retaining the existing wall.”

7. **Local Highways Authority** – Requires a conditions for the provision of pedestrian visibility splays measuring 1.5 metres x 1.5 metres on both sides of the access and maintained free from obstruction over a height of 600mm, the driveway is constructed to fall so that private water does not drain across the public highway, the driveway is constructed with bound material so that loose material does not spill on to the public highway and a construction traffic management plan. Also requests an informative with regards to works to the public highway.

8. **Environmental Health Officer** – Suggests a condition in relation to the hours of operation of site machinery and noisy works along with site deliveries. Also request informatives with regards to the burning of waste on site, pile driven foundations and disturbance during construction.

Representations

9. None received.

Planning Considerations

10. The key issues to consider in the determination of this application relate to the principle of the development, density, developer contributions and the impacts of the development upon the character and appearance of the area, highway safety and neighbour amenity.

Site and Surroundings

11. The site is located within the Great Shelford village framework. It currently comprises a semi-detached, single storey, brick and tile bungalow that has been previously extended to the south to provide an annexe. There is a driveway to the front of the extension with two parking spaces and access on to Granhams Road. A low wall aligns the front boundary. The site is situated close to the junction of Granhams Road with High Green and a railway crossing.

Proposal

12. The proposal seeks external alterations to the existing dwelling, conversion to two dwellings and a new access. The development would result in a three bedroom unit and a one bedroom unit. The alterations consist of a new door to the north elevation and windows blocked up to the south and east elevations. A fence would subdivide the rear gardens of the plots. Part of the existing driveway would be soft landscaped. The new access would measure 5 metres in width and be positioned adjacent to the northern boundary of the site. Two additional parking spaces would be provided.

Principle of Development

13. The site is located within the village framework of a Rural Centre. The village has a wide range of services and facilities and the provision of one additional dwelling on the site is supported in policy terms.

Density

14. The site measures 0.05 hectares in area in total. The conversion of the existing dwelling to two dwellings would equate to a density of 40 dwellings per hectare. This would be in accordance with the density requirement of at least 40 dwellings per hectare for sustainable villages such as Great Shelford.

Character and Appearance of the Area

15. The proposed external alterations to the building would be minor and in keeping with the character and appearance of the existing building.
16. The provision of a new access would open up the front of the site but this is considered to harm the character and appearance of the area.

Highway Safety

17. The proposed access is not considered to be detrimental to highway safety. Whilst it is acknowledged that there would be no on-site turning and one additional parking space would be provided that would lead to an additional vehicle reversing on to the public highway, this would be located further away from the Granhams Road and Cambridge Road junction and reduce the reversing from the existing access closer to

the junction. Pedestrian visibility splays would be provided on each side of the access that would comply with the Local Highways Authority standards and be a condition of any consent.

18. Three vehicle parking spaces would be provided for the existing and proposed dwellings that would accord with the Council's parking standards that require an average of 1.5 spaces vehicle parking spaces per dwelling.

Neighbour Amenity

19. The proposal is not considered to adversely affect the amenities of neighbours or the future occupiers of the properties through a loss of privacy or an unacceptable rise in the level of noise and disturbance providing conditions are attached to any consent to ensure adequate boundary treatment, a scheme of soft landscaping and the removal of permitted development rights for hard surfaces.

Developer Contributions

20. The proposal would not lead to an increase in the number of bedrooms and therefore developer contributions towards open space and community facilities would not be required. A contribution towards waste receptacles is also not required given the recent advice in the NPPG in relation to small residential schemes.

Conclusion

21. 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 be granted in this instance.

Recommendation

22. Approve subject to the following conditions: -
 - a) 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.)
 - b) The development hereby permitted shall be carried out in accordance with the following approved plans: - Drawing numbers SM/GR/P301, SM/GR/P305A, SM/GR/P306A, SM/GR/P307A and SM/GR/P309.
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
 - c) No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before development is occupied as two separate dwellings in accordance with the approved details and shall thereafter be retained.
(Reason - In the interests of the amenities of the occupiers of the properties in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

- d) 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 - In the interests of the amenities of the occupiers of the properties in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
- e) 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 - In the interests of the amenities of the occupiers of the properties in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
- f) The development, hereby permitted, shall not be occupied as two separate dwellings until the three vehicle parking spaces have been laid out on the site as shown on drawing number SM/GR/P305A.. The vehicle parking spaces shall thereafter be retained for parking purposes.
(Reason - In the interests of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
- g) The development, hereby permitted, shall not be occupied as two separate dwellings until visibility splays have been provided on both sides of the new access within an area of 2 metres x 2 metres measured from and along respectively the back of the footway as shown on drawing number SM/GR/P305A. The splays shall be retained and maintained free from any obstruction over a height of 600mm
(Reason - In the interest of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
- h) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no development within Classes A, E and F of Part 1 of Schedule 2 of the Order shall take place unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf.
(Reason - In the interests of the amenities of the occupiers of the properties in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

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

- South Cambridgeshire Local Development Framework Development Control Policies DPD 2007
- South Cambridgeshire Local Plan Submission March 2014
- South Cambridgeshire Supplementary Planning Documents

- National Planning Policy Framework 2012
- Planning File Reference S/0572/15/FL.

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