

## **SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

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**REPORT TO:** Development and Conservation Control Committee    7<sup>th</sup> December 2005  
**AUTHOR/S:** Director of Development Services

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**S/1879/05/F – Sawston**  
**2 Houses – Land r/o 16, 18 and 20 Cambridge Road for Park Hill Homes Ltd**

**Recommendation: Approval**  
**Date for Determination: 28<sup>th</sup> November 2005**

**S/2080/04/F – Sawston**  
**Proposed Amendments to Previously Approved Scheme for 7 Houses and Garages –**  
**Land r/o 16-20 Cambridge Road for Park Hill Homes Ltd**

**Recommendation: Approval**

### **Site and Proposal**

1. The 0.03 hectare application site is situated to the rear/east of Nos. 16, 18 and 20 Cambridge Road and forms part of a site upon which permission was granted for seven houses in April 2005. To the south is a site comprising a new police station and eight dwellings.
2. The full application, submitted on 3<sup>rd</sup> October 2005 and amended on 18<sup>th</sup> November 2005, seeks to erect two 2-bedroom houses on the site. In effect, this represents an amendment to the previously approved scheme for seven houses by substituting a detached house on the southernmost part of the approved site with a pair of semi-detached houses. The proposed houses would be hipped roof brick and slate properties with a ridge height of approximately 7.2 metres and eaves height of 4.8 metres. Access to the site would be via Cambridge Road. This is the existing point of access serving the adjoining police station and eight dwellings as well as being the approved access for the additional seven houses. The resultant density on the whole site (8 dwellings on 0.17 hectare) would be 47 dph.
3. In order to accommodate two dwellings on the southernmost plot, amendments are sought to the remainder of the approved seven house layout and these changes need to be considered in conjunction with the current application. In order to provide two parking spaces per dwelling, an additional two spaces are proposed at the front of the terraced block (plots 10-13). In addition, to enable cars to access the garage and parking space at the side of Plot 13, the positions of the front entrances to Plots 13 and 14 have been moved from the side to the front elevations.

### **Planning History**

4. **S/2080/04/F** - Planning permission granted for 7 houses on land to the rear of 16-20 Cambridge Road.
5. **S/1535/05/F** – An application for a pair of semi-detached houses on the same site as the current application was withdrawn. Officers had intended to refuse the scheme due to the overbearing impact upon the adjoining dwelling to the south and due to the adverse visual impact of parking/hardstanding at the front of the properties.

## Planning Policy

6. Sawston is designated within the South Cambridgeshire Local Plan 2004 as a Rural Growth Settlement where **Policy SE2** states residential development will be permitted providing, amongst other matters, the development would be sensitive to the character of the village and the amenities of neighbours.
7. **Policy HG11** of the Local Plan states that development to the rear of existing properties will only be permitted where the development would not:
  - a) Result in overbearing, overlooking or overshadowing of existing residential properties;
  - b) Result in noise and disturbance to existing residential properties through the use of its access;
  - c) Result in highway dangers through the use of its access; or
  - d) Be out of character with the pattern of development in the vicinity.
8. **Policy P1/3** of the Cambridgeshire and Peterborough Structure Plan 2003 stresses the need for a high standard of design and a sense of place which responds to the local character of the built environment.

## Consultation

9. **Sawston Parish Council** recommends refusal of both the current application and the amendment to the approved 7 house scheme for the following reasons:
  - a) Back garden development;
  - b) Overdevelopment of site;
  - c) Traffic problems (busy junction, traffic lights)
10. The remainder of the comments relate to the current application rather than the proposed amendments to the approved 7 house scheme:
11. **The Local Highways Authority** states that the number of units served by a private drive will be greater and queries what justification was accepted by the Authority for such a number of dwellings to be served by a private drive.
12. **The Chief Environmental Health Officer** raises no objections in principle although does express concern about noise disturbance to nearby residents during the construction period. As such, a condition restricting the hours of use of power operated machinery during the construction period needs to be attached to any planning consent.
13. **The Cambridgeshire Fire and Rescue Service** has advised that access for fire appliances may be considered inadequate and that access and facilities for the Fire Service should be provided in accordance with BR Document B5 Section 17. The Authority's Building Control Department should advise accordingly.
14. **The Building Inspector** has advised, further to the Fire and Rescue Service's comments, that the road layout is acceptable from the point of view of access and facilities for the Fire Service.

## Representations

15. No.22 Cambridge Road raises no objections to the proposal, but assumes that Conditions 3 and 4 of the original planning permission reference S/2080/04/F

(requiring a 1.8 metre fence to be erected along the northern boundary and a first floor window in the north elevation of the northernmost dwelling to be fitted with obscure glass) would still apply.

### **Planning Comments – Key Issues**

16. The key issues to consider in the determination of this application are:
  - a) Impact upon character and appearance of the area;
  - b) Residential amenity; and
  - c) Highway safety.
17. The principle of developing land to the rear of 16-20 Cambridge Road has previously been established with the permission for seven houses granted under application reference S/2080/04/F. The house previously approved on the southernmost plot of the development was a 4-bedroom detached dwelling sitting on a 10 metre wide plot, whilst the current application seeks to erect two 2-bedroom semi-detached houses on the same size plot. The provision of two small properties rather than one large dwelling represents a more efficient use of the site and, subject to parking and amenity issues, should be supported in principle.
18. Two off-street parking spaces have been shown for each dwelling. In the recently withdrawn application, the same number of off-street parking spaces was provided. However, they were all crammed in at the front of the property, thereby leaving no space for softening or landscaping. The current proposal has addressed this problem by providing two (rather than four) spaces at the front of the building and two at the side.
19. In order to squeeze in parking spaces at the front of the dwellings, the previous application for two houses on this plot proposed setting the building well back into the site, some 6 metres beyond the rear elevation of the adjoining dwelling to the south. This resulted in considerable harm to the outlook from the neighbouring property. In the current application the proposed dwellings are sited just 1 metre beyond the rear elevation of the adjoining property and I am satisfied that the amenities of the occupiers of this property would not be unduly harmed by the proposal.
20. If approved, this application would result in 16 dwellings and a police station being served off an unadopted road and the Local Highways Authority has queried the justification for accepting such a large number of dwellings off a private drive. In considering the previous application for seven houses (which resulted in a total of 15 served off a private drive), the Local Highways Authority raised no highway safety objections as the layout, dimensions and geometry of the existing and proposed roads were to adoptable standards. The road had not been adopted as the drainage and construction detail did not comply with the necessary standards. To address this issue, a condition was attached to the approved seven house scheme requiring details of the laying out and construction of the access road (including drainage details) to be submitted and approved before occupation of the dwellings in order to ensure construction of the road to an appropriate specification.
21. Conditions 3 and 4 of the previous permission referred to by the occupier of No.22 Cambridge Road would still need to be complied with and remain unaffected by this proposal.
22. With regards to the proposed amendments, I am satisfied that four spaces can be accommodated at the front of the terraced block without causing undue harm to the

character of the area. In addition, moving the entrances to the dwellings on Plots 13 and 14 from the side to the front of the properties would improve their appearance.

### **Recommendation**

23. Approve the amendment to application reference S/2080/04/F and approval of application reference: S/1879/05/F, as amended by drawing number 18304/23A date stamped 18<sup>th</sup> November 2005, subject to the following conditions:
1. Standard Condition A – Time limited permission (Reason A);
  2. Sc5a – Details of materials for external walls and roof (Rc5a);
  3. Sc5b – Details of surface water drainage (Rc5b);
  4. Rc5c – Details of foul water drainage (Rc5c);
  5. Sc51 – Landscaping (Rc51);
  6. Sc52 – Implementation of landscaping (Rc52);
  7. Sc60 – Boundary treatment details (Rc60);
  8. During the period of construction no power operated machinery shall be operated on the premises before 08.00 hours on weekdays and 08.00 hours on Saturdays nor after 18.00 hours on weekdays and 13.00 hours on Saturdays (nor at any time on Sundays or Bank Holidays), unless otherwise previously agreed in writing with the Local Planning Authority in accordance with any agreed noise restrictions. (Reason – To minimise noise disturbance to adjoining residents).

### **Informatives**

#### **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:** SE2 (Development in Rural Growth Settlements) and HG11 (Backland Development)
2. The development is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
  - Overdevelopment;
  - Highway safety;
  - Visual impact on the locality

### **General**

1. Should driven pile foundations be proposed, then before works commence, a statement of the method for construction of these foundations shall be

submitted and agreed by the District Environmental Health Officer so that noise and vibration can be controlled.

2. During construction there shall be no bonfires or burning of waste on site except with the prior permission of the Environmental Health Officer in accordance with best practice and existing waste management legislation.

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

- South Cambridgeshire Local Plan 2004
- Cambridgeshire and Peterborough Structure Plan 2003
- File references S/2080/04/F, S/1879/05/F and S/1535/05/F

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