

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

---

**REPORT TO:** Planning Committee

14 August 2019

**AUTHOR/S:** Joint Director of Planning and Economic Development

---

**Application Number:** S/0375/19/FL

**Parish(es):** Sawston

**Proposal:** Outline planning permission with some matters reserved except for access, layout, and scale for development of a 1no. bungalow and demolition of existing garages

**Site address:** Falkner Road, Sawston, Cambridge, CB22 3JX

**Applicant(s):** South Cambridgeshire District Council - Mr Laurence Castle

**Recommendation:** Approval subject to conditions

**Key material considerations:** Design and Character  
Highway Impacts  
Residential Amenity

**Committee Site Visit:** 13<sup>th</sup> August 2019

**Departure Application:** No

**Presenting Officer:** Aaron Sands, Senior Planning Officer

**Application brought to Committee because:** The application is made by the Council and objections have been received.

**Date by which decision due:** 16 August 2019

### Executive Summary

1. This application is made by the council as part of its self-build programme. The application proposes a single dwelling within the Development Framework, on the site of existing garages, which are largely no longer in use and which would be demolished. The appellant has provided evidence of parking spaces that have been created in the area, which is considered to outweigh the loss of the garages. On the whole, it is considered the proposed development is acceptable, subject to conditions.

### Planning History

2. None relevant.

### Site Constraints

3. The application site forms an area of land currently occupied by a number of garages within the Development Framework. The site is surrounded by residential properties, with rear gardens backing onto the site, and a further area of garaging to the north east. The site is accessed by a narrow access point in the south west corner.

## **Proposal**

4. The application is in outline form, with the matters of access layout and scale included for consideration, and is for the erection of a single bungalow following the demolition of the existing garages on the site. The access point would be the south west corner, and the dwelling would be located along the eastern boundary.

## **Relevant Policy**

### **5. National Guidance**

National Planning Policy Framework 2019 (NPPF)  
National Planning Practice Guidance (NPPG)

### **6. South Cambridgeshire Local Plan 2018**

S/1 Vision  
S/2 Objectives of the Local Plan  
S/3 Presumption in Favour of Sustainable Development  
S/6 The Development Strategy to 2031  
S/7 Development Frameworks  
S/8 Rural Centres  
CC/1 Mitigation and Adaptation to Climate Change  
CC/3 Renewable and Low Carbon Energy in New Developments  
CC/4 Water Efficiency  
CC/6 Construction Methods  
CC/7 Water Quality  
CC/8 Sustainable Drainage Systems  
HQ/1 Design Principles  
NH/2 Protecting and Enhancing Landscape Character  
NH/4 Biodiversity  
H/8 Housing Density  
H/9 Housing Mix  
H/12 Residential Space Standards  
SC/7 Outdoor Play Space, Informal Open Space and New Developments  
SC/9 Lighting Proposals  
SC/10 Noise Pollution  
SC/11 Contaminated Land  
TI/2 Planning for Sustainable Travel  
TI/3 Parking Provision  
TI/8 Infrastructure and New Developments  
TI/10 Broadband

### **7. Supplementary Planning Documents (SPD)**

Cambridgeshire Flood and Water SPD – Adopted 2016  
District Design Guide – Adopted 2010  
Open Space in New Developments – Adopted 2009  
Trees and Development Sites – Adopted 2009  
Biodiversity – Adopted 2009

## **Consultees**

8. **Parish Council** – No comments received.
9. **Local Highway Authority** – No objection subject to a condition requiring muck away movements to be carried out only between 09:30 and 16:00 Monday to Friday.
10. **Tree Officer** – No objections subject to a condition requiring a detailed tree protection plan.
11. **Environmental Health Officer** – No objection subject to conditions regarding construction hours and burning of waste.
12. **Drainage Officer** – No objection subject to a condition requiring the submission of a detailed scheme of foul and surface water drainage.
13. **Contaminated Land Officer** – No comments received

## **Representations**

14. 5no. representations received (4no. objections, 1no. representation), incorporating the following summarised material points;
  - The proposed development would lead dust and dirt, adversely affecting the amenity of neighbouring residential amenity.
  - The proposed development would result in noise that would have an adverse impact to neighbouring residential amenity.
  - The garages are in use and the loss would result in parking in the streets that are already congested.
  - The proposed dwelling will be out of character with the surrounding properties.
  - The proposed dwelling will result in overshadowing and loss of light which will adversely impact the amenity of neighbouring residential property.
  - The proposal would adversely harm the walnut tree adjacent the site through the footings.
  - It is unclear what boundary treatments are to be erected.
  - The additional parking shown does not relate to the application.
15. The following summarised points have been raised that are not material planning considerations;
  - The proposal would restrict access to neighbouring properties.
  - Local residents should be given the opportunity to purchase the garages and the land it is on.
  - Whether there will be compensation for any damage to neighbouring property.
  - Whether there will be any extra costs to local residents.

## **Planning Assessment**

16. The key considerations in this application are;
  - Principle of Development
  - Design and Character
  - Highway and Parking Matters
  - Impacts to Trees
  - Residential Amenity
  - Other Matters

*Principle of Development*

17. The application is for a single dwelling and located within the Development Framework of Sawston and represents an approximate density of 20 dwellings per hectare. While the density is lower normally sought by policy H/8, given the position, so close to neighbouring property, it is considered that this is appropriate, as further dwellings would create too dense a development, and officers consider the local circumstances are such that, in this instance, and particularly given the surrounding residential properties, a lower density is acceptable..
18. As the application is located within the Development Framework, the principle of residential development is considered to be acceptable, and accords with policies S/7, S/8 and H/8.

#### *Design and Character*

19. The application is in outline form with matters of appearance and landscaping reserved for future applications. As such, any details submitted in respect of those matters are indicative only and therefore carry limited weight. Officers consider that there is ready scope for an appropriate development in terms of appearance and landscaping to come forward.
20. The application site is located amongst a number of dwellings, and the submitted layout indicates the dwelling would be set closer to the eastern boundary, where there would be limited visibility from public views. The application proposes a bungalow, the overall height of which could be controlled by condition, and this would further reduce visual impacts of the development. There are examples of dwellings in the locality at depth, and given the limited views, officers consider the proposal, in terms of its layout and scale, would preserve the character of the local area, and would be compatible in terms of its scale, mass, form and siting.

#### *Highway and Parking Matters*

21. The application site currently forms part of a parking area, comprising approximately 18no. garages that were previously rented out to surrounding property. The majority are empty, but there do appear to be some still in use. The proposal would result in the loss of these garages, and the potential parking they offer.
22. Given the age of the garages, officers note these appear to be of smaller scale than would be normally sought for a parking space, and it is unlikely they would be counted as parking spaces in accordance with policy TI/3. Nevertheless, the applicant has provided details of parking areas that they have created within the estate, along Huntingdon Road and Hayfield Avenue, both within 250m of the site, or some 3-5 minutes walk. Some 20no. spaces have been created, and this is proposed as an offset for the loss of the garages, as there would be no material loss in the level of parking originally envisaged in the development of the estate.
23. In addition, Sawston, as a rural centre, has a high level of alternative provision, with very good bus links to the surrounding area, particularly into the city, and bus stops area available within some 5-10 minutes walk of the site.
24. The application proposes to utilise the existing access. Given that this currently provides access to the garages, and is available for use by the surrounding residents, there is a potential for a higher level of traffic to utilise the existing access than might be accommodated by a single dwelling. As such, it is considered the proposed development would likely reduce the potential conflict between vehicles using this access and vehicles moving along Falkner Road.

25. On the whole, officers do not consider the proposal would result in unacceptable parking on the street in the area, to the detriment of highway safety, and the use of the access is considered to be of an appropriate form to provide use for a single dwelling. The proposal would therefore accord with policies TI/2 and TI/3.

#### *Impacts to Trees*

26. There is a substantial tree located along the northern boundary of the site. This is of limited public amenity value, given limited public views of the site, though it is an attractive tree in its own right.
27. Notwithstanding, the root protection area has been shown on the submitted block plan, and the proposed layout is designed to avoid built form in close proximity to that tree. The tree officer has recommended a detailed tree protection statement is submitted at a later date, and officers consider this would be sufficient to ensure the protection of that tree, in accordance with policies HQ/1 and NH/2.

#### *Residential Matters*

28. Noting that appearance and landscape are reserved matters, the boundary treatments and the position of windows and doors are not capable of being assessed at this time. Officers consider a readily satisfactory arrangement could be achieved that would not result in an adverse impact to residential amenity in terms of overlooking. That said, given the rear gardens surrounding the site, officers are concerned that first floor accommodation might be introduced at a later date, and as such, consider it appropriate to restrict permitted development rights to prevent new openings and windows in the roof.
29. The application proposes a single storey dwelling. Given the located amongst other residential property, officers consider that a two storey dwelling would be likely to result in an adverse impact to residential amenity from overbearing or overshadowing impacts, and as such, a condition would be necessary to limited the height of the building to no more than 5m, in order to ensure it would be single storey.
30. There is approximately 3.5m between the dwelling and the northern and southern boundaries with neighbouring residential garden. The existing garages on site are immediately adjacent to the boundaries, though is likely to be of a lower height than the eaves of any dwelling that comes forward. However, the distance from the boundaries, coupled with the existing built form immediately adjacent to the boundaries and the limitations imposed to the height of the dwelling, it is considered the proposed dwelling would not result in any material impacts to neighbouring property through overshadowing or overbearing over and above the existing arrangement.
31. Concerns have been raised in respect of noise. The existing, site is in a low level of use, and it is likely that there is some noise arising from this that would be comparative to the types of noise that would arise from the proposed development, such as noise from vehicles. Officers consider that a single dwelling would not give rise to any significant levels of noise that would materially harm the amenity of neighbouring property.
32. Officers note comments with regards to dust and dirt that might arise from the process of development. While the site is in close proximity to neighbouring property, the development is of a small scale and the build process is likely to be very short

scale on the whole. Conditions have been suggested regarding delivery and construction hours, and these are considered appropriate to limit impacts to neighbouring residential amenity. On the whole, it is not considered that further conditions are required to mitigate for dust because of the reasonably short timescale for the building works to occur.

33. Subject to conditions as set out above, officers consider the proposal would not result in adverse impacts to neighbouring residential property, in accordance with policy HQ/1.
34. As the application is in outline form, it is not possible to determine whether the proposal accords with policy H/12 and meets minimum space standards. This would be a matter to be assessed at reserved matters stage, once the detail of the dwelling is provided, but a condition is necessary to ensure compliance.

#### *Other Matters*

35. Officers note the Phase 1 submitted with the application. That has identified a number of potential contaminating sources. It is considered that a condition is necessary to ensure remediation proposals are carried out on the site, in order to ensure the site could be occupied in a safe manner, in accordance with policy SC/11.
36. Conditions are necessary to require renewable energy technologies, water efficiency measures and the provision of broadband infrastructure in accordance with policies CC/3, CC/4 and TI/10 respectively.
37. Officers note the condition suggested by the Environmental Health Officer regarding the burning of waste. This is covered by other legislation and therefore is not necessary to impose as a condition on this application.
38. In light of the position of the site to the rear of a number of dwellings, it is considered necessary to impose a condition requiring details of foul and surface water drainage to ensure that any scheme is maintainable throughout the life of the development.

#### **Recommendation**

Officers recommend that the Committee Approves, subject to:

#### **Conditions**

1. The development hereby permitted shall begin not later than the expiration of two years from the date of approval of the last of the reserved matters to be approved.  
(Reason - The application is in outline only).
2. Approval of the details of the appearance of buildings and landscaping (hereinafter called 'the reserved matters') shall be obtained from the Local Planning Authority in writing before any development is commenced.  
(Reason - The application is in outline only).
3. Application for the approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.  
(Reason - The application is in outline only).

4. The development hereby permitted shall be carried out in accordance with the following approved plans:  
Location and Block Plan – Drawing no. 1633-P-501  
Proposed Site Plan – Drawing no. 1633-P-502  
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990).
5. As part of the first application for the reserved matter of landscaping (whether submitted on its own or with other matters) full details of both hard and soft landscape works will be 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. The details of hard landscape works shall include the materials, location and permeability of hardstanding, and elevations and material details of boundary treatments.  
(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018).
6. 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 - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies HQ/1 and NE/6 of the South Cambridgeshire Local Plan 2018).
7. As part of the first application for the approval of reserved matters, a detailed Arboricultural Method Statement and Tree Protection Strategy shall be submitted to and approved in writing by the Local Authority, including details of timing of events, protective fencing and ground protection measures. The tree protection measures shall be installed in accordance with the approved tree protection strategy before any works commence on site. The tree protection measures shall remain in place throughout the construction period and may only be removed following completion of all construction works.  
(Reason – To protect trees in the area that provide positive amenity benefit, in accordance with policies NH/2 and HQ/1 of the South Cambridgeshire Local Plan 2018 and Section 197 of the Town and Country Planning Act 1990.)
8. The development hereby approved shall not commence until;
  - (i) The site has been subject to a detailed scheme for the investigation and recording of contamination and remediation objectives have been determined through risk assessment that has been submitted to and approved in writing by the Local Planning Authority.
  - (ii) Detailed proposals for the removal, containment or otherwise rendering harmless any contamination (the Remediation Method Statement) has been submitted to and approved in writing by the Local Planning Authority.The works shall be carried out in accordance with the approved documents.

(Reason – To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy SC/11 of the South Cambridgeshire Local Plan 2018.)

9. Where such works are identified as being necessary, the works in the Remediation Method Statement approved in respect of condition 5(iii) shall be completed and a Verification Report submitted to and approved in writing by the Local Planning Authority in accordance with the approved scheme prior to occupation of any dwelling hereby approved.  
(Reason – To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy SC/11 of the South Cambridgeshire Local Plan 2018.)
10. If, during remediation and/or construction works, any contamination is identified that has not been previously considered in the Remediation Method Statement, then works shall cease until remediation proposals for this material has been submitted to and agreed in writing with the Local Planning Authority.  
(Reason – To ensure measures are in place to adequately deal with any contamination previously unidentified in accordance with policy SC/11 of the South Cambridgeshire Local Plan 2018.)
11. Prior to the commencement of development, a scheme for the disposals of surface and foul waters shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented prior to occupation and thereafter maintained in its approved form.  
(Reason – To ensure the proposal would make adequate provision for foul and surface water drainage so as not to adversely impact the water environment in accordance with policies CC/7 and CC/8 of the South Cambridgeshire Local Plan 2018.)
12. No construction works shall occur except between the hours of 08:00 am to 18:00 Mondays to Fridays (inclusive), 08:00 am to 13:00 pm on Saturdays, and at no time on Sundays or Bank or Public Holidays.  
(Reason – To ensure the works would not adversely impact neighbouring residential amenity during the process in accordance with policy CC/6 of the South Cambridgeshire Local Plan 2018.)
13. No deliveries or muck away movements to or from the site shall occur except between the hours of 09:30 am to 16:00 pm on Mondays to Fridays (inclusive).  
(Reason – To maintain the functioning of the highway in accordance with paragraphs 108 and 110 of the National Planning Policy Framework 2019 and to limit the impacts of the development on residential amenity in accordance with policy CC/6 of the South Cambridgeshire Local Plan 2018.)
14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (and/or any order revoking or re-enacting that order), no development otherwise authorised by Schedule 2 Part 1 Classes B or C shall be carried out unless otherwise authorised through

express planning permission.

(Reason – To protect the amenity of neighbouring property from the formations of openings in the that might afford views of neighbouring property that would be harmful to the residential amenity of those properties, in accordance with policy HQ/1 of the South Cambridgeshire Local Plan 2018.)

15. The height of the dwelling hereby permitted shall not exceed 5 metres.  
(Reason – To ensure the development is of an appropriate scale and form that would not adversely impact the residential amenity of neighbouring property from overbearing or overshadowing impacts, in accordance with policy HQ/1 of the South Cambridgeshire Local Plan 2018.)
16. The dwellings hereby approved shall, as a minimum, accord with the Technical Housing Standards – Nationally Described Space Standards (2015) or any successor document, in accordance with policy H/12 of the South Cambridgeshire Local Plan 2018, and this shall be demonstrated on the floor plans, elevations and sections submitted for each house in respect of the reserved matters of layout and scale.  
(Reason – To ensure the dwellings would provide sufficient internal space to provide a good standard of amenity in accordance with policy H/12 of the South Cambridgeshire Local Plan 2018.)
17. The development hereby permitted shall not proceed above base course level until a scheme has been submitted that demonstrates a minimum of 10% of carbon emissions (to be calculated by reference to a baseline for the anticipated carbon emissions for the property as defined by Building Regulations) can be reduced through the use of on-site renewable energy and low carbon technologies. The scheme shall be implemented and maintained in accordance with the approved details prior to the occupation of the dwelling.  
(Reason – In accordance with policy CC/3 of the South Cambridgeshire Local Plan 2018 and paragraphs 148, 151 and 153 of the National Planning Policy Framework 2019 that seeks to improve the sustainability of the development, support the transition to a low carbon future and promote a decentralised, renewable form of energy generation.)
18. The dwelling hereby approved shall not be occupied until the optional requirement for water consumption (110 litres use per person per day) in Part G of the Building Regulations has been complied with.  
(Reason – To improve the sustainability of the dwelling and reduce the usage of a finite and reducing key resource, in accordance with policy CC/4 of the South Cambridgeshire Local Plan 2018.)
19. The dwellings hereby approved shall not be occupied until the dwelling has been provided with infrastructure, including sockets, cabling and connection points, sufficient to enable Wi-Fi, and suitable ducting (in accordance with the Data Ducting Infrastructure for New Homes Guidance Note) has been provided to the public highway that can accommodate fibre optic cabling, unless otherwise agreed in writing with the Local Planning Authority.  
(Reason – To ensure sufficient infrastructure is provided that would be able to accommodate a range of persons within the property and improve opportunities for home working and access to services, in accordance with policy TI/10 of the South Cambridgeshire Local Plan 2018.)

## **Informatives**

1. The applicant should take all relevant precautions to minimise the potential for disturbance to neighbouring residents in terms of noise and dust during the construction phases of development. This should include the use of water suppression for any stone or brick cutting and advising neighbours in advance of any particularly noisy works. The granting of this planning permission does not indemnify against statutory nuisance action being taken should substantiated noise or dust complaints be received. For further information please contact the Environmental Health Service.
2. 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.
3. Before the existing garages are demolished, a Demolition Notice will be required from the Building Control section of the council's planning department establishing the way in which they will be dismantled, including any asbestos present, the removal of waste, minimisation of dust, capping of drains and establishing hours of working.

#### **Background Papers:**

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 Plan 2018](#)
- Planning File Ref: [S/0375/18/FL](#)
- Documents referred to in the report including appendices on the website only and reports to previous meetings.

**Report Author:**

Aaron Sands  
Telephone Number:

Senior Planning Officer  
01954 713237