

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

14 August 2019

AUTHOR/S: Joint Director of Planning and Economic Development

Application Number: S/0411/19/RM

Parish(es): Arrington Parish

Proposal: Approval of matters reserved for access, appearance, landscaping, layout and scale for plot 2 following outline planning permission S/3462/16/OL for two dwellings

Site address: Land North of 5, Church End, Arrington, Royston, Cambridgeshire, SG8 0BH

Applicant(s): Craig Smith

Recommendation: Approval subject to conditons

Key material considerations: Design and Character
Heritage Assets
Highway and Transport Impacts
Residential Amenity

Committee Site Visit: 13th August 2019

Departure Application: No

Presenting Officer: Aaron Sands, Senior Planning Officer

Application brought to Committee because: Referred from Chairs Delegation following requests from the Parish Council.

Date by which decision due: 16 August 2019

Planning History

1. S/3462/16/OL – Outline planning application for two dwellings with all matters reserved. Approved. 12/09/2017.

Plot 1;

2. S/3849/18/RM - Approval of matters reserved for the appearance, design and scale of the detached dwelling to Plot 1 only along with approval for the siting of the dwelling and detached garage and the proposed landscaping and boundary treatment following outline planning permission S/3462/16/OL. Pending Decision.

Neighbouring site (no. 9 Church End);

3. S/1192/16/FL - Two storey side extension, single storey rear extension and new front porch. Approved. 14/07/2016.

Site Constraints

1. The site comprises an area of open land located within the Development Framework at the end of a cul-de-sac. A Public Right of Way (PROW) (ref. 10/4) runs through the site. To the south is a Grade II listed building.
2. The site is set at an elevated ground level in comparison to the road, with a parking area along the eastern boundary serving properties in the surrounding area to the immediate south of the access point. There is a mix of forms and architectural styles in the area, but properties are largely reflective of prevailing styles at the time they were built. To the north and west of the site the land slopes away notably into a valley.

Proposal

3. The application proposes a 2½ storey dwelling in plot 2 to the north of the site. The dwelling measures approximately 15.5m in width, 8.6m in overall depth, 7.5m in height to the ridge and 4m in height to the eaves.
4. The application also includes a garage measuring approximately 5.5m in width, 6.5m in depth, 2.5m in height at the eaves and 5m in height at the ridge.

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/5 Provision of New Jobs and Homes

S/6 The Development Strategy to 2031

S/7 Development Frameworks

S/11 Infill Villages

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

NH/14 Heritage Assets

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/10 Noise Pollution

SC/11 Land Contamination

TI/2 Planning for Sustainable Travel
TI/3 Parking Provisions
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
Landscape in New Developments – Adopted 2010
Listed Buildings – Adopted 2009
Biodiversity – Adopted 2009

Consultees

8. **Parish Council** – Objection and request referral to Planning Committee. The dwellings are too large and would affect the visual impact of the area. Further details are requested in respect of the ridge heights of the properties in comparison to the surroundings. Surface water drainage and the threat of flooding during heavy rainfall is of concern.
9. **Ecology Officer** – No objections. There is a requirement for a submission for a scheme of ecological enhancement by condition on the outline.
10. **Environmental Health Officer** – No comments.
11. **Historic Buildings Officer** – The Historic Buildings Team wish to offer no further comments on this application, on the assumption that you will be conditioning details of materials.
12. **County Definitive Maps Team** – Objection to the proposed layout, which would obstruct the legal alignment of the footpath. Planting is shown close to the PROW, which should be at least 2m from the footpath to allow for future growth.
13. **County Historic Environment Team** – There is a condition attached to the outline permission that requires a written scheme of investigation, which is sufficient to secure an archaeological programme on the site.
14. **Contaminated Land Officer** – No objection. Request condition applied requiring remediation works in the event of unidentified contamination.
15. **Sustainable Drainage Officer** – No objection subject to a condition requiring details of foul and surface water drainage.
16. **Local Highway Authority** – No objection. Notes the site does not appear to abut the public highway and the applicant may wish to carry out a search to ensure third party land does not intervene between the site and the public highway.
17. **Landscape Officer** – No comments.

Representations

18. 5no. representations received (5no. objections) incorporating the following summarised material points;
 - The proposed dwelling is out of scale with surrounding properties at 3 storeys.
 - The mass and height of the dwelling is not sympathetic to the surroundings.

- The footprint of the dwelling is larger than any other dwelling in the area.
 - Insufficient information is provided to judge the cumulative impact of the two dwellings.
 - The use of render is out of character with the surroundings.
 - More than half the site is covered by built development.
 - Insufficient detail on ground levels has been provided to demonstrate how the dwelling will sit in relation to surrounding buildings.
 - The site is visible from the Wimpole Hall estate and is important to the surrounding landscape.
 - The ridge and eaves heights should be comparable to the nearby listed building.
 - The proposal does not conserve or enhance the significance of nearby heritage assets.
 - Properties along the west of Church End are dug into the ground and have retaining walls to maintain building heights. This dwelling sits on the hill and therefore would be out of character.
 - The PROW should not be combined with the vehicle access, as this would be detrimental to the street scene.
 - There are insufficient landscape details provided.
 - The scale of the garage is inappropriate as it is too tall.
19. The following matters have been raised that are not material planning considerations;
- Permitted development rights might be used to make the dwelling bigger once built. *(Officer note; purely theoretical scenarios are not material to the decision, which must consider a likely impact).*
 - The details required under the conditions on the original outline application need to be submitted with this application. *(Officer note; the approval of details required by condition is a separate application. Matters relating to lighting, archaeology and ecology are dealt with in that manner, not under this application.)*
 - Queries regarding why consultees have requested conditions on a reserved matters application. *(Officer note; a reserved matters application may impose conditions where necessary in relation to the details for consideration.)*
 - Comments regarding land outside the application site but in the applicant's ownership and the use of that land. *(Officer note; this application is not applying for a change of use of land, it is bound by the original outline application.)*
 - The proposed dwelling differs from the details provided at outline stage. *(Officer note; the details provided at outline were indicative only, and do not bind any subsequent reserved matters application.)*
 - Matters relating to private access rights. *(Officer note; this is a civil issue.)*
 - The application should not be considered without being applied for both properties together. *(Officer note; a reserved matters application may consider sections of an outline grant of planning permission.)*
 - Matters in relation to plot 1. *(Officer note; Plot 1 is subject to a separate application and is considered under that (ref. S/3849/18/RM).)*
 - Other applications have historically been amended to reduce building heights. *(Officer note; applications must be considered on their own merits.)*
 - The access should not be provided from the end of the turning head. *(Officer note; the position of the access was fixed at outline stage as part of the matters of principle and cannot therefore be reconsidered as part of this application. Notwithstanding, this application is not considering the access for both sites, which falls under application S/3849/18/RM.)*
 - The PROW could easily be obstructed by the occupants. *(Officer note; the protection of the PROW is covered by other legislation.)*

Planning Assessment

20. The key considerations in this application are;

- Design and Character
- Heritage Assets
- Highway and Transport Impacts
- Residential Amenity
- Other Matters

This application was granted outline planning permission under application S/3462/16/OL, which has established the principle of development on the site. The considerations of this application are limited to matters of access, appearance, landscape, layout and scale for plot 1, and those matters related to these elements.

Design and Character

21. The application site sits on a hill at the end of Church End, a cul-de-sac accessed by a narrow road. There is a mix of forms, materials and designs in the locality such that there is no single prevalent character of built form, and properties are set at varying distances from the road, with outbuildings interspersed. There is a significant variation in the topography of the area, with a notable drop to a valley to the north east, and with the hill continuing to rise to the south west.
22. The application proposes a dwelling in a more traditional form and appearance, set significantly back from the road, given the form of the site. Though there is no single prevalent form of architectural design in the area, the form and material of the dwelling is similar to others in the street scene, particularly nos. 2 and 5 Church End, which are rendered properties with steeply pitched roofs. The proposed dwelling is of a low density, approximately 13 dwellings per hectare within the plot, lower than the density of other dwellings in the surroundings.
23. The site as a whole forms a high point within the context of the cul-de-sac, at approximately 55m AOD. While other properties are in a similar topographical band. Some have lowered the ground levels to the rear of the property, and as a result the dwellings are set closer to the road level. However, there is some similarity in the overall ridge heights of buildings within the locality, though officers do note variance between properties, and those along the western side of the road appear to be higher than those on the eastern side, where the ground level drops away. Properties along the western side of the site tend to be set closer to the road, such that they are more visually prominent in the street scene.
24. The ground level drops at the site of the dwelling itself and would be set at a ground level closer to the road height. The proposed dwelling is of a reasonable scale, and while it is 3 storey, the actual height of the dwelling is approximately 7.5m in height above ground level, comparable to more typical 1½ and 2 storey dwellings. As such, while the proposed dwelling does include 3 storeys, it is of a readily comparable scale to surrounding dwellings. The submitted site sections indicate the finished floor level of the dwelling sits at a ground level approximately 0.5m above the existing road level.
25. The proposed garage, while at a higher ground level, is set to one side of the main dwelling, and its form and scale is such that it would be read as an ancillary building to the main dwelling. While it is forward of the principle elevation, it is clearly subservient to the host dwelling despite the higher ground level, as demonstrated by the lower ridge and eaves heights. There are other outbuildings visible in the area,

also set back from the road, such that the garage is not considered to be out of character with the surrounding area. On the whole, therefore, the proposal is considered to be of a suitable design and form to protect the character of the area, in accordance with policy HQ/1.

26. While landscaping details have been provided, officers note the inclusion of silver birch trees, which are not appropriate in the area, and limited detail has been provided on boundary treatments, though the layout is such that appropriate landscaping is readily achievable. A condition is considered necessary to agree the final details of planted species and boundary treatment, to ensure accordance with policy NH/2.

Heritage Assets

27. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special regard is had to the preservation of listed buildings or their setting where development affects a listed building or its setting. The historic buildings officer has commented that the proposal may have an impact, but that insufficient information has been provided, particularly in the form of a street scene, to determine the application. Since the submission of the further details, including the site sections, no further comments have been received from the historic buildings officer.
28. The application site is north of no. 5 Church End, a Grade II listed 1½ storey dwelling. There is a reasonable separation between the proposed dwelling and that property, with the plot 1 and the garage to no. 5 intervening. There is existing, well established planting in neighbouring control within the site that limits visual relationship between the site and the listed building, and though views are available looking southward from within the cul-de-sac officers consider there would be very limited visual relationship between this plot and no. 5. The distance, together with intervening built form and the position of the dwelling set further back into the site is considered to sufficiently mitigate any impact through the development in the setting of the listed building such that its significance is adequately preserved.
29. Further south is a Grade I listed Church of St Nicholas, sited on a prominent corner position on the junction to Church End. There is a number of buildings intervening between the site and that church such that the proposal is not considered likely to adverse impact its setting. The proposed development maintains the pattern of built form within the area, extending along Church End.
30. Comments have been received regarding the impact to the Wimpole Hall estate to the east, which comprises a Grade I Listed Park and Garden, a Scheduled Ancient Monument and a number of listed buildings of varying grades. Given the topography of the land and intervening tree planting and built form, it would be some distance into the estate before views of the site were readily apparent. That the site might be visible from Wimpole estate is not harmful in itself. At such a distance, officers consider it very unlikely there would be any material harm to the setting of the estate that would affect the significance of these assets.
31. The proposal is therefore considered to safeguard the significance of the heritage assets in the area in accordance with policy NH/14.

Highway and Transport Impacts

32. The form and layout of the access forms part of application S/3849/18/RM, though the point of connection to the existing highway was determined as part of the outline application. The highway authority has raised no objection to this application and has recommended no conditions.
33. Officers note the objection from the Definitive Maps Team in terms of the relocation of the public right of way and that the proposed layout does not accord with the existing PROW alignment. Notwithstanding, the outline application made provision for the PROW to be moved through details to be agreed under the subsequent reserved matters application. As such, that the PROW might be moving is not considered harmful, though any movement appears to be wholly minor as the route shown is very much in line with the existing route shown on the County Council website. A route is maintained through the site that would result in very little change from the existing PROW, and its function would be protected through the development.
34. The proposed development incorporates a double garage, with further parking space in front of that. Policy TI/3 requires that proposals provide 2no. parking spaces, and 1no. cycle space per bedroom. Given the space within the site and the garage, officers consider this is readily achieved through the proposed development.
35. On the whole, therefore, the proposal is considered to be of a suitable form to provide sufficiently safe access and parking arrangements, and maintain the safety of the highway, in accordance with policies TI/2 and TI/3.

Residential Amenity

36. The site is sufficiently distant from the majority of properties in the area that the amenity of neighbouring property is protected. The closest dwelling, no. 9 Church End, is to the east of plot 2, and a permission to extend that dwelling appears to have been implemented, which would result in an extension closer to the boundary than the existing dwelling. The ground levels appear to be such that the proposed dwelling would be of a comparable ground level to no. 9.
37. The proposed dwelling drops to a lower overall ridge and eaves heights at 6.5m and 3.5m respectively. From the submitted details, it appears that the proposed dwelling is generally in line with the neighbouring property. The orientation and the passage of the sun is likely to be such that any overshadowing would only occur very late in the day, and would primarily fall to the boundary, where there is a well-established hedge that would likely result in overshadowing of the ground floor in any event. On the whole, the scale of the proposed dwelling, and its canted position in comparison to the boundary, is considered to limit impacts of the proposal in terms of overbearing or overshadowing to neighbouring property, such that it would not materially impact the amenity of no. 9. It is noted that there are a pair of first floor en-suite windows that face towards no. 9. As these are not habitable rooms, it is considered appropriate to condition these to be obscure glazed and fixed shut below 1.7m, to prevent overlooking impacts of the neighbouring balcony.
38. Subject to conditions, the proposal is considered to accord with policy HQ/1 with regards to impacts to residential amenity.

Other Matters

39. Comments have been received in respect of ecology, archaeology and external lighting. Conditions on the outline application remain to be discharged, and this cannot be carried out under a reserved matters application. These details will require a separate application for details reserved by condition.
40. Officers note matters of drainage were considered at outline stage, and it was considered that, given the scale of the development, there was sufficient provision under building regulations that it was not necessary to impose further conditions. Officers do not consider there is any reason to differ from the previous assessment. Soakaways are indicated within the site such that it appears there is ready opportunity to achieve a satisfactory drainage scheme within the site.
41. Officers note the condition requested by the contaminated land officer. Contaminated land is a matter of principle and cannot be considered as part of this application as it does not relate to the reserved matters. This would have been considered at outline stage. Though no consultation response was received, it does not appear officers considered it was necessary to impose any specific condition with regards to contamination.

Recommendation

42. Officers recommend that the Committee **grants** planning permissions, subject to:

Conditions

1. The development hereby permitted shall be carried out in accordance with the following approved plans:
 - Front Elevation – Drawing no. 10722/01/Rev C.
 - Side Elevation – Drawing no. 10722/05/Rev C.
 - Rear Elevation – Drawing no. 10722/06/Rev.C
 - Side Elevation – Drawing no. 10722/07/Rev.B
 - Garage- Front Elevation – Drawing no. 10722/G/01/Rev.B
 - Garage – Layout – Drawing no. 10722/G/02/Rev.A
 - Garage – Side Elevation – Drawing no. 10722/G/03/Rev.B
 - Garage – Rear Elevation – Drawing no. 10722/G/04/Rev.B
 - Garage – Side Elevation – Drawing no. 10722/G/05/Rev.A
 - Ground Floor Layout – Drawing no. 10722/02
 - First Floor Layout – Drawing no. 10722/03
 - Attic Layout – Drawing no. 10722/04
 - Roof Layout – Drawing no. 10722/09
 - Site Layout – Drawing no. 10722/Site/01/Rev.A
 - Proposed Site Elevational Sections – Drawing no. 07 rev P3(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
2. Prior to any development above ground level full details of both hard and soft landscape works shall 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, specification of all proposed trees, hedges and shrub planting, which shall include details of species, density and size of stock. The details shall also include the details of the materials, position and permeability of areas of hardstanding, and

elevations at a scale of not less than 1:50 of any boundary fencing.
(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies HQ/1 and NH/2 of the South Cambridgeshire Local Plan 2018.)

3. 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 NH/2 of the South Cambridgeshire Local Plan 2018.)
4. Apart from any top hung vent, the proposed first floor en-suite windows in the north east facing side elevation of the dwelling, hereby permitted, shall be fitted with obscured glass (meeting as a minimum Pilkington Standard level 3 in obscurity) and shall be permanently fixed shut. The development shall be retained as such thereafter.
(Reason - To prevent overlooking of the adjoining properties in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.)
5. Prior to any development above base course level, samples of the external facing and roofing materials to be used in the external construction of the dwelling hereby permitted shall be submitted to and approved in writing by the Local Planning Authority.
(Reason – To ensure the satisfactory appearance of the dwelling in the area in accordance with policies HQ/1 and NH/14 of the South Cambridgeshire Local Plan 2018.)

Informatives

1. Public Footpath No 4 Arrington must remain open and unobstructed at all times. Building materials must not be stored on Public Rights of Way and contractors' vehicles must not be parked on it (it is an offence under s 137 of the Highways Act 1980 to obstruct a public Highway).
No alteration to the Footpath's surface is permitted without our consent (it is an offence to damage the surface of a public footpath under s 1 of the Criminal Damage Act 1971).
Landowners are reminded that it is their responsibility to maintain boundaries, including trees, hedges and fences adjacent to Public Rights of way, and that any transfer of land should account for any such boundaries (s154 Highways Act 1980).
The granting of planning permission does not entitle a developer to obstruct a Public Right of Way (Circular 1/09 para 7.1).
If a temporary closure is necessary in connection with a development proposal you should contact the County Council's Street Works Team on 0345 045 5212 or email street.works@cambridgeshire.gov.uk
2. All soakaways will be required to be 5m from any structure, including the carriageway.

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/0411/19/RM](#)
- Documents referred to in the report including appendices on the website only and reports to previous meetings

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