

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Development and Conservation Control Committee 4<sup>th</sup> January 2006  
**AUTHOR/S:** Director of Development Services

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**S/2076/05/F – West Wickham  
House – Land Adj 98 High Street for Mr & Mrs T Waddington**

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

### Site and Proposal

1. The application site is a 0.04 hectare (11 metres wide x 40 metres deep) plot of land located on the south side of the High Street. The site forms part of the garden area/curtilage to No. 98 High Street, a two storey semi-detached render and slate dwelling located to the west of the plot, although the house and adjacent plot are under separate ownership. Directly to the east of the site is a 4-5 metre wide strip of orchard land beyond which lies a brick bungalow. A conifer hedge bounds the plot along its front and eastern side boundaries.
2. The full application, submitted on 2<sup>nd</sup> November 2005, seeks to erect a detached two storey 3-bedroom house on the site. The dwelling would be a render and slate property comprising bay window and false dormer features on the front and a 5 metre deep single storey wing to the rear. There is an existing vehicular access that would be used to gain access to the site and to provide parking for both the existing and proposed dwelling.

### Planning History

3. **S/1961/02/F** – Planning permission granted on 16<sup>th</sup> January 2003 for the erection of a dwelling on this site subject to a condition requiring the parking to be provided in accordance with the plan and thereafter maintained. The permission remains extant.

### Planning Policy

4. West Wickham is identified within **Policy SE5** of the South Cambridgeshire Local Plan 2004 as an Infill-Only village. In such locations, Policy SE5 states that residential development will be restricted to no more than two dwellings comprising (amongst others) the redevelopment of an existing residential curtilage providing the site does not form an essential part of village character, and development is sympathetic to the historic interests, character, and amenities of the locality.
5. **Policy P1/3** of the County Structure Plan 2003 stresses the need for a high standard of design and a sense of place which corresponds to the local character of the built environment.

## Consultation

6. **West Wickham Parish Council** objects to the application stating:  
  
“ The house is too large for size of plot and residents either side are concerned about being overlooked and the density.”
7. **The Chief Environmental Health Officer** raises no objections in principle although does express concerns about potential noise disturbance to residents during the construction period. As such, it is recommended that a condition restricting hours of use of power operated machinery be applied to any planning consent.

## Representations

8. A letter of objection has been received from No.98 High Street. The main concerns raised are:
  - a. The dwelling would substantially reduce the light to the back and side of the dwelling, affecting the lounge, bathroom and upstairs landing;
  - b. The proposal would devalue No.98 as it would not be possible to extend without harming the amenities of the new dwelling;
  - c. The proposal would reduce privacy to the back and side of No.98 due to the new layout of windows and door at the side.

## Planning Comments – Key Issues

9. The key issues to consider in the determination of this application relate to:
  - a. The impact of the dwelling upon the character of the street scene;
  - b. The impact upon the amenities of adjoining residents; and
  - c. Highway safety.
10. The dwelling approved under planning reference S1961/02/F was virtually identical in size and position to the property proposed in the current application. The only differences between the previous and current applications are:
  - a. The previously approved integral garage has been replaced with a kitchen/breakfast room;
  - b. Alterations have been made to the ground floor layout and windows/doors added and/or repositioned;
  - c. ‘Gablets’ have been added to the front elevation roof line above bedroom windows;
  - d. The materials have been changed from brick to render;
  - e. The front wall has been pulled back by 300mm making the ground floor footprint smaller than that approved.
11. With regards to the impact of the development upon the street scene, the proposed dwelling is virtually identical in its size and siting to the approved scheme. The only significant design difference between the approved and current schemes relates to the introduction of two ‘gablets’ on the front of the dwelling. Officers initially had some reservations about these features as the majority of dwellings on this side of the street have very simple rooflines. However, the applicant’s agent has submitted evidence demonstrating that there is a huge variety in the design of dwellings in the immediate vicinity of the site, with several properties on the opposite side of the street having dormer windows and a recently erected property on the same side of the road

incorporating a forward projecting gable. Although deleting the proposed features would be desirable, I am satisfied that they would not result in significant and demonstrable harm to the character of the area and, on balance, I therefore consider the revised design to be acceptable. The use of render rather than brick is also considered to be acceptable as there are rendered properties in the immediate vicinity of the site.

12. The impact of the development upon the outlook from/light to No.98 High Street is no greater than the approved scheme given that there is no change to the height and siting of the property. Additional windows are proposed in the west side elevation but these are all at ground floor level and would therefore not overlook No. 98. There is also a first floor bathroom window in this side elevation but the approved scheme also had a bathroom window in an identical position.
13. The current application seeks to replace the previously proposed integral garage with habitable accommodation which conflicts with a condition of the previous consent that required the retention of on-site parking. However, there would still be sufficient space for three cars to park in front of the dwelling and the loss of the space in the garage would not result in highway safety problems.

### **Recommendation**

14. Approval
  1. Standard Condition A – Time limited permission (Reason A);
  2. Sc5a – Details of materials for external walls and roof (Rc5a(ii));
  3. The permanent space to be reserved on the site for parking shall be provided before the dwelling, hereby permitted, is occupied and thereafter maintained. (Reason – In the interests of highway safety);
  4. 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 (Rc26);

### **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:**  
**SE5** (Development in infill villages)

2. The development is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
  - Residential amenity;
  - 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
- Planning Application File Reference S/2076/05/F

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