

## **SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

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**REPORT TO:** Development and Conservation Control Committee      1<sup>st</sup> February 2006  
**AUTHOR/S:** Director of Development Services

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**S/2234/05/F - Cottenham**  
**Erection of bungalow at land to rear of 151 High Street, (Accessed from Rooks Street) for Mr A Turner**

**Recommendation: Approval**  
**Date for Determination: 17<sup>th</sup> January 2006**

### **Conservation Area**

#### **Site and Proposal**

1. Formerly garden to 151 High Street. The plot, an L-shaped area of land accessed off Rooks Street, is in separate ownership to No. 151 and is enclosed on all sides by walls and fences of adjacent properties. It has an area of .028ha.
2. This full application, received on 22<sup>nd</sup> November 2005, proposes the erection of a 2-bed bungalow with garden and off-street parking. The density would be 35.7 dph.

#### **Planning History**

3.
  - a. S/1187/98/O - Bungalow refused - cramped development and inadequate garden space.
  - b. S/1977/98/O - Bungalow - approved following Committee visit to the site.
  - c. S/1620/00/RM - Bungalow - approved with small garden, parking and turning space.
  - d. S/1515/04/F - Bungalow - approved with small garden, parking and turning space.
  - e. S/1325/05/F - Bungalow - refused as no turning space or pedestrian visibility splays provided, plus loss of amenity to neighbours because of the buildings close proximity.

#### **Planning Policy**

4.
  - i) Cambridgeshire Peterborough Structure Plan 2003:-  
**P1/3 (Sustainable Design in Built Development)**  
**P5/2 (Re-using previously developed Land and Building)**  
**P5/3 (Density)**
  - ii) South Cambridgeshire Local Plan 2004:  
**EN30 (Development in Conservation Areas)**  
**SE2 (Dwellings in Rural Growth Settlements)**  
**HG11 (Backland Development)**

#### **Consultation**

5. **Cottenham Parish Council:** "recommends refusal due to lack of turning space for vehicles, no real difference to the visibility leading to highway concerns".

6. **Conservation Officer:** The design of the bungalow is architecturally superior to that previously approved. Materials to be agreed; timber windows and doors.
7. **Local Highways Authority:** Comments will be reported to Members verbally at the meeting.
8. **Old West Internal Drainage Board:** No comment from a drainage point of view.

### **Representations**

9. **Cottenham Village Design Group:** "We are pleased to see that slates and buff facing bricks are specified and would hope that equally appropriate joinery materials would be selected for use in this Conservation Area location".
10. Two letters of objection have been received from adjacent properties noting the following material points.
  - a. Concern regarding the relationship of the proposed building with the shared boundary at No. 153 High Street.
  - b. Concern regarding the proximity of the proposed building to the shared boundary with No. 8 Rooks Street.

### **Planning Comments**

11. The Key Issues to consider in respect of this application are the impact on the conservation area, the impact on highway safety and the impact on neighbouring amenity.
  - i) **Conservation Area** - As members will see, the Conservation Officer is of the opinion that the design is better than approved previously. Stock bricks and slates are to be used which are both acceptable. Timber joinery can be conditioned.
  - ii) **Highway Safety** - In respect of that matter, there are two issues, - turning space and pedestrian splays. The original approved in 2000, and also in 2004, both showed a "vehicle manoeuvring space" on the block plan although no pedestrian visibility was achievable.

In order to achieve more garden space, the 2005 scheme omitted the above manoeuvring space. In subsequent correspondence the Local Highway Authority has stated that turning space is not essential for the site, - but pedestrian visibility is, such splays will also provide some element of inter visibility between traffic within Rooks Street and exiting vehicles.

Discussions have taken place with the Agent and the plans are to be amended to include pedestrian visibility splays, one within the application site, the other across a section of the driveway of No. 6 Rooks Street. Such a splay would work in favour of both No. 6 and the new property.
  - iii) **Neighbour amenity** - The bungalow has been moved away from the boundary with No. 8 to the south-east, it will be between 2.0m and 2.5m off the boundary. The shallow, hipped roof would have a ridge height of only 4.6m, this point being 5.5m away from the boundary. It has also been pulled a further 1.1m away from the boundary to No. 6 to the north-east, the distance is now 2.0m. The hipped ridge will

be 5.3m from the boundary, defined by a 2.2m - 2.4m high wall. Such distances are now considered to be acceptable.

### **Recommendation**

12. Subject to the receipt of satisfactory revised plans incorporating pedestrian visibility splays as outlined above, approval subject to:-
  1. Standard Condition A – Time limited permission (Reason A);
  2. Sc5a – Details of materials for external walls and roofs (Rc 5)ii);  
Sc5f – Hard-landscaping (Rc 5f);
  3. Para D5b) Visibility “2.0m x 1.5m” (Rc10 Safety);
  4. Such pedestrian visibility splays shall be provided prior to the commencement of any building operations and shall thereafter be kept free of obstruction at all times. (Rc10 Safety).
  5. 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 ensure that during the period of construction there is no undue loss of amenity to neighbouring properties in terms of noise.)

### **Informatives**

#### **Reasons for Approval**

1. The development is considered generally to accord with the Development Plan and particularly the following policies:
  - a) **Cambridgeshire and Peterborough Structure Plan 2003:**  
P1/3 (Sustainable Design in Built Development).  
P5/2 (Re-using Previously Developed Land and Building).  
P5/3 (Density)
  - b) **South Cambridgeshire Local Plan 2004:**  
EN30 (Development in Conservation Areas)  
SE2 (Dwellings in Rural Growth Settlements) and  
HG11 (Backland Development)
2. The proposal conditionally approved is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise: **Neighbouring Residential Amenities, Highway Safety and Impact on the Conservation Area.**

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

- South Cambridgeshire Structure Plan 2003
- Cambridge and Peterborough Structure Plan 2004
- Planning File Ref: S/1187/98/O, S/1977/98/O, S/1620/00/RM, S/1515/04/F, S/1325/05/F and S/2234/05/F

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