

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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| REPORT TO: | Development and Conservation Control Committee | 1 st February 2006 |
| AUTHOR/S: | Director of Development Services | |

S/2130/05/F- Swavesey New Dwelling Adjoining 50 Whitegate Close, for Mr C Beaumont

Recommendation: Approval
Date for Determination: 3rd January 2006

Site and Proposal

1. This application, received on 8th November 2005, proposes the erection of one, 2 bedroom dwelling on land adjacent 50 Whitegate Close, Swavesey. The proposed new dwelling would adjoin the existing dwelling at number 50, and be set back approximately 900 mm from the existing frontage. The proposed ridged roof and fenestration would reflect that of the existing dwelling.
2. Number 50 Whitegate Close is one of a pair of semi-detached dwellings that form part of a small residential estate of similar style dwellings. The proposed dwelling would therefore create a short terrace of three dwellings. The proposed new dwelling would incorporate two off-street parking spaces.
3. Currently, the application site comprises part of the garden of the existing dwelling, with an established hedge and 700 mm deep shallow watercourse forming the north western boundary of the original curtilage. The flank wall of the house would be some 7 metres from the edge of this watercourse.
4. The site lies within the village framework of Swavesey.
5. To the north of site is open land, and to the south, east and west is existing residential development.

Planning History

6. **S/0563/05/F-** Planning application for the erection of one dwelling. This application was refused on 28th July 2005 for a single reason, that a flood risk assessment was not submitted in support of the application.

Planning Policy

Cambridgeshire and Peterborough Structure Plan 2003:

7. **Policy P1/2** explains that no new development will be permitted within or which is likely to adversely affect functional flood plains or other areas where adequate flood protection cannot be given.
8. **Policy P1/3** states that a high standard of design and sustainability for all new development will be required which creates a compact form of development through the promotion of higher densities, that responds to the local character of the built

environment and pays attention to the detail of form, massing, textures, colours and landscaping.

South Cambridgeshire Local Plan 2004:

9. Local Plan **Policy SE2** confirms that Swavesey is a Rural Growth Settlement.

Residential development and redevelopment will be permitted on unallocated land within village frameworks providing that:

- a) The retention of the site in its present form is not essential to the character of the village.
- b) The development would be sensitive to the character of the village, local features of landscape or ecological importance, and the amenities of neighbours.
- c) The village has the necessary infrastructure capacity.
- d) Residential development would not conflict with another policy of the Plan.

Development should provide an appropriate mix of dwellings in terms of size, type and affordability and should achieve a minimum density of 30 dph unless there are strong design grounds for not doing so.

10. Local Plan **Policy SE8** notes that there will be a general presumption in favour of residential development within village frameworks.

11. Local Plan **Policy CS5** explains that planning permission will not be granted for development where the site is liable to flooding, or where development is likely to:

- 1. Increase the risk of flooding elsewhere by materially impeding the flow or storage of flood water, or
- 2. Increase flood risk in areas downstream due to additional surface water runoff, or
- 3. Increase the number of people or properties at risk, unless it can be demonstrated that the above effects can be overcome by appropriate alleviation and mitigation measures, secured by planning conditions or planning obligations providing the necessary improvements would not damage interests of nature conservation.

Consultation

12. **Swavesey Parish Council.** Recommend refusal of the application.

“The Parish Council, as with the original application (S/0563/05/F), still raises its original objections of:

- a) Over development of the site. The plot is small and the Council considers that to put another dwelling here is over development.
- b) An additional dwelling would change the status of existing dwellings, from semi-detached to terraced. The Parish Council does not consider this is acceptable to the existing house owners.
- c) Insufficient car parking space to accommodate another dwelling and its associated vehicles.

The Parish Council fully supports the comments and objections raised to this application by neighbours in Whitegate Close, sent in April 2005. The Parish Council

questions the original planning permission that allows for additional dwellings to be built, and whether there was a limit set on the number of dwellings within each phase of the Cherry Trees development. The Parish Council would like to suggest that Councillors consider a site visit before any decision is discussed. “

13. **Environment Agency.** The application site falls within Zone 2 (medium risk) of the Environment Agency's Flood Zone Matrix. The Local Planning Authority should assess the flood risk assessment submitted as part of the planning application in accordance with standing advice.
14. The comments of the Land Drainage Manger and the Building Inspector are awaited.

Representations

15. Eight letters of objection from local households were received in relation to the previous application on the site proposing the erection of one dwelling. These can be viewed in the file S/0563/05/F.
16. The current owners/occupiers of number 51 Whitegate Close state that they oppose the development (see previous letter dated 12th April 2005). Their concerns remain the same as previously, which are as follows:
 - a) Would de-value number 51 Whitegate Close, as would be converted to an end of terrace property.
 - b) The proposals are out of character with the rest of Whitegate Close.
 - c) Drainage and sewage concerns.
 - d) Parking and vehicle access concerns.
 - e) Concerns over the extra traffic created in the cul-de-sac (many young families).
 - f) Would reduce privacy that is currently enjoyed.
 - g) Noise and nuisance during construction hours.
 - h) Concerns over stress and vibration relating to the foundations of number 51.
 - i) Possible subsistence as the proposed house is located adjacent to a ditch.
17. The current owners/occupiers of number 58 Whitegate Close state that they oppose the development (see previous letter dated 17th April 2005). Their concerns remain the same as previously, which are as follows:
 - a) If the plot of land was large enough for a house and its parking then it would have been built 7 years ago when the pedestrianised close was taking place.
 - b) Object to the additional parking required in what is a confined space.
 - c) The risk to children from the building process.
 - d) Since the completion of the estate 7 years ago, the neighbourhood has developed into a pre-school play area. Children roam freely across the front gardens and paved roadway during the day (there are no pavements); thus too much risk to the children who play here.

Planning Comments – Key Issues

Flood risk issues

18. Under application reference S/0563/05/F, planning permission was refused on this application site following the consultation response received from the Environment Agency. As the application was not accompanied by a flood risk assessment, the proposed development was not considered to be in accordance with PPG25 and Policy CS5 of the Local Plan.
19. A flood risk assessment (FRA) has been completed and submitted with this current application, which addresses the necessary criteria.
20. The FRA explains that the application site is within an area of land which is not at risk of flooding in a 1 in a 100 year event, although the site would appear to be on the edge of land considered a possible risk in a 1 in a 1000 year extreme event. It concludes that as the proposed dwelling is well above the modelled 1 in a 100 year flood level of 5.69 metres, and that the proposed floor level matches the existing adjacent property's floor level of 6.488 metres, there are no grounds for objecting to the proposals on flooding grounds.
21. I am surprised by the Environment Agency's response as the site is clearly shown to be outside the Flood Zone 2 on its 2005 maps. It therefore falls in Zone 1 (little or no risk).

Design issues

22. The application proposals reflect the existing pattern of development within the residential estate and the immediate vicinity of the site, which already comprises a mixture of semi-detached dwellings and short terraces of three dwellings.
23. As the proposed house is set back 900mm from the building line of number 50 Whitegate Close, the impact of the proposed dwelling on the streetscene would be minimal.
24. The existing access, shared drive and turning area have taken account of current standards, and the new dwelling would incorporate off-street parking provision which complies with the Council's adopted policy. Parking for Nos. 50 and 51 Whitegate Close is opposite and to the south of these houses.

Residential amenity issues

25. The application proposals would retain an adequate private rear amenity area. The marginal projection of the proposed new dwelling behind the rear wall of number 50 Whitegate Close would not have a significant impact upon the amenity of this existing dwelling.

Conclusions

26. Whilst the comments raised in representations received in relation to this application have been considered, it is not considered that they are of sufficient weight to warrant a refusal of planning permission on this site.

27. The development of the site is appropriate in terms of the size and scale of the proposals. There is sufficient car parking space to accommodate a dwelling in this location.

Recommendation

28. Approval, subject to conditions
1. Standard Condition A – Time limited permission (Rc A);
 2. Sc5a – Details of materials for external walls and roofs (Rc5aii);
 3. Sc51 – Landscaping (Rc51);
 4. Sc52 – Implementation of landscaping (Rc52);
 5. Sc60 – Details of boundary treatment (Rc60);
 6. Surface water drainage details;
 7. Foul water drainage details;
 8. Restriction of hours of use of power operated machinery during construction.

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:**
P1/2 (Environmental Restrictions on Development)
P1/3 (Sustainable design in built development)
 - **South Cambridgeshire Local Plan 2004:**
SE2 (Development in Rural Growth Settlements)
SE8 (Village Frameworks)
CS5 (Flood Protection)
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
 - Design issues
 - Flood risk

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 Applications File References S/0563/05/F and S/2130/05/F

Contact Officer: Area Team 3