

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation Control Committee

1st March 2006

AUTHOR/S: Director of Development Services

S/0029/06/F - Caldecote
Proposed Erection of Dwelling and Garage at 84 West Drive, Highfields Caldecote
for Mr & Mrs J Dickson

Recommendation: Approval
Date for Determination: 7th March 2006

Site and Proposal

1. This application, received on 10th January 2006, and as amended by plans stamped 14th February 2006, proposes the erection of one dwelling and garage on the front plot at number 84 West Drive, Highfields Caldecote. The proposals include a 1½ storey dwelling with four bedrooms, with adjacent detached garage.
2. Highfields Caldecote is situated approximately 6 miles west of Cambridge. The application site is located on the north west side of West Drive.
3. The application site is currently unoccupied land of approximately 0.04 hectares in size. To the north west of the site is an existing chalet bungalow recently constructed. There is an existing fence between numbers 82 and 84 West Drive, together with a large walnut tree to the front of the application site which is sited on land under the ownership of number 82. There is also an existing horse chestnut tree on the boundary between number 82 and 84, to the rear end of the application site.
4. The site lies within the village framework of Highfields Caldecote, with no specific designations over the site. The density equates to 25 dwellings per hectare.

Planning History

5. **S/2334/03/F**- Demolition of existing dwelling and outbuildings and erection of two dwellings and garage on land which included the present application site, as well as land to the rear (north west). This application was approved by decision notice dated 29th January 2004.

Planning Policy

Cambridgeshire and Peterborough Structure Plan 2003:

6. Structure Plan **Policy P1/3** states that a high standard of design and sustainability for all new development will be required which provides a sense of place and 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:

7. Local Plan **Policy SE4** states that as Highfields Caldecote is categorised as a Group Village, residential development and redevelopment up to a maximum scheme size of 8 dwellings will be permitted within the village framework, subject to certain criteria.
8. **Policy SE8** notes that there will be a general presumption in favour of residential development within village frameworks. Residential development outside these frameworks will not be permitted.
9. **Policy HG10** explains that residential development will be required to make the best use of the site and the design and layout should be informed by the wider character and context of the local townscape and landscape. Schemes should achieve high quality design and distinctiveness, avoid inflexible standards and promote energy efficiency.
10. **Policy EN5** states that the District Council will require trees, hedges and woodland and other natural features to be retained wherever possible for new development. Landscaping schemes will be required where it is appropriate to the character of the development.

South Cambridgeshire Local Development Framework Submission Draft 2006:

11. **Policy ST/6** states that residential development and redevelopment up to a maximum scheme of 8 dwellings will be permitted within the village framework of Highfields as a Group Village.
12. **Policy DP/1** explains that development will only be permitted where it is demonstrated that it is consistent with the principles of sustainable development, as appropriate to its location, scale and form. This should make efficient use of land by giving priority to brownfield sites and achieve adaptable, compact forms of development, compatible with accessibility and the character of the local area.
13. **Policy DP/2** notes that all new development must be of high quality design and, as appropriate to the scale and nature of the development, should preserve and enhance the character of the local area, include variety and interest within a coherent design which is legible and provides a sense of place whilst also responding to the local context and respecting local distinctiveness. All new development should be compatible with its location and appropriate in terms of scale, mass, form, siting, design, proportion, materials, texture and colour in relation to the surrounding area. Proposals should also include high quality landscaping compatible with the scale and character of the development and its surroundings, both within the development and where it links with existing areas.
14. **Policy DP/7** states that development and redevelopment on unallocated land and buildings within development frameworks will be permitted provided that the retention of the site in its present state does not form an essential part of the local character, and development would be sensitive to the character of the location, local features of landscape, ecological or historic importance, and the amenities of neighbours.

Consultations

15. **Caldecote Parish Council** recommends refusal of the application on the basis of overlooking and overdevelopment of the site. The Parish Council has been consulted

on the amended proposal - any further comments received will be reported verbally to Members at the meeting.

16. **Environment Agency** commented that soakaways are unlikely to operate satisfactorily, and that a surface water harvesting system may be appropriate.
17. **Chief Environmental Health Officer** has concerns about the proximity of the proposed development close to the boundary with the TKA Tallent factory site. He is minded to object to the proposed development unless the applicant can satisfactorily demonstrate how it is proposed to protect potential occupiers of the development from the effects of noise from TKA and how the effects could be mitigated e.g. orientation of the property, location of bedrooms and habitable rooms, acoustic fencing. It is recommended that the applicant submit a scheme to satisfy the attached condition:

“Before the use, hereby permitted, commences, the building shall be acoustically insulated in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority”.

Representations

18. The owners of number 72 West Drive have no objections in principle, subject to the dwelling being in keeping with number 72 and the character of the area and general environment.

Planning Comments – Key Issues

Extant consent on the site and overdevelopment

19. On 29th January 2004 under planning reference S/2334/03/F planning permission was granted for the demolition of the existing bungalow and replacement with two chalet bungalows, one sitting further forward on the site than the existing, and one with a lower roof ridge to the rear, with a double garage. Thus the principle of residential development on the application site has already been established.
20. The rear dwelling has now been built, but the front plot has been the subject of further negotiations with officers. This pre-application discussion has taken place concerning changes to the garage (to have a separate garage rather than integral with the proposed house).
21. The current application proposes a slightly larger chalet bungalow on the site than that approved, with a separate garage. The increase in footprint is minimal, at approximately 15 square metres (including new detached garage). It is not considered that this increase in footprint constitutes overdevelopment of the site.

Overlooking issues

22. The extant consent on the application site for one dwelling has one window facing the plot of number 82 West Drive. Originally the previous application (S/2334/03/F) proposed two bedroom windows in the north east elevation, but one of these was removed as there were concerns regarding overlooking to the adjacent plot.
23. The current application, as originally submitted, proposed two bedroom dormer windows in the north east elevation, which raised concerns once again regarding overlooking to the adjacent site.

24. Contact was made with the applicant's agent to explain the concerns over the application proposals. It was agreed that the proposed two bedroom windows in the north east elevation be removed from the application plans, and be replaced with velux style windows that would result in no overlooking to the adjacent plot. These plans were received on 14th February 2006.
25. Thus concerns over potential overlooking of the application proposals to number 82 West Drive have been addressed with the submission of revised plans. No objections to the proposals remain.

Proximity to TKA Tallent Factory

26. This engineering company lies some 1.1 kilometre to the north of the application site. Whilst there have been complaints from residents of West Drive regarding its operation, the application site benefits from an extant planning permission for residential development. Nevertheless, I consider that a condition should be imposed on any planning permission to require a scheme of acoustic insulation to be submitted, agreed and implemented.

Conclusion

27. As there is an extant consent on the application site for one dwelling, and there are no longer any concerns regarding overlooking, we recommend that the application is approved, subject to conditions.

Recommendation

28. Recommend approval, as amended by drawings received 14th February 2006, with conditions as set out below
 1. Standard Condition A – Time limited permission (Reason A);
 2. Sc5a – Details of materials for external walls and roofs (Rc5a);
 3. Sc51 – Landscaping (Rc51);
 4. Sc52 – Implementation of landscaping (Rc52);
 5. Sc60 – Details of boundary treatment (Rc60);
 6. Sc5f – Details of materials to be used for hard surfaced areas within the site including roads, driveways and car parking areas (Reason – To minimise disturbance to adjoining residents);
 7. Surface water drainage details;
 8. Foul water drainage details;
 9. Sc28 - Building Insulation (Rc28). (Substitute “dwelling” for “building”);
 10. Before the dwelling, hereby permitted, is occupied, an acoustic fence shall be erected on the north west and north east boundaries of the site in accordance with a scheme which shall have been previously submitted to and approved in writing by the Local Planning Authority.
(RC - To protect the occupiers of the dwelling from noise.)

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:
SE4 (List of Group Villages)
SE8 (Village Frameworks)
HG10 (Housing Mix and Design)
EN5 (The Landscaping of New Development)
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 including overlooking issues
 - Overdevelopment of the site
 - Noise

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

- South Cambridgeshire Local Development Framework Submission Draft (2006)
- South Cambridgeshire Local Plan 2004
- Cambridgeshire and Peterborough Structure Plan 2003
- Planning Files Reference S/2334/03/F and S/0029/06/F

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