

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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

S/0026/06/F – Linton 2 Dwellings – Land Adj 90 Chalklands for M Hart

Recommendation: Approval
Date for Determination: 7th March 2006

Site and Proposal

1. This 0.05 hectare application site, which is located at the northern end of Chalklands, forms part of the garden area to No.90 Chalklands, a semi-detached render and tile house. To the east of the site is Rivey Lane, a public footpath and bridleway, whilst to the north is a site upon which planning permission has recently been granted for affordable housing. The site is located at the end of a cul-de-sac where there is a turning head with a 'No Parking' sign on its eastern spur.
2. The full application, registered on 9th January 2006, seeks to erect a pair of semi-detached dwellings on the site, comprising 1 x 3-bedroom and 1 x 1-bedroom properties. The render and tile building would be 7.2 metres high and of asymmetrical design, incorporating low eaves, dormer windows and a projecting gable at the front. A total of 3 off-street parking spaces would be provided, 1 space for the 1-bedroom property and 2 spaces for the 3-bedroom dwelling. The density of the development equates to 40 dwellings/hectare.
3. The applicant's agent has submitted a covering letter which acknowledges that the design of the dwellings differs from that of other properties within Chalklands. It is argued that, as the site lies at the end of the cul-de-sac, the proposed dwellings are set back from the building line and buildings in the vicinity are of limited architectural merit, the differing design details proposed (ie – dormers, low eaves and projecting gable) would not be harmful to the character of the area. A similar ridge height and pale colour render has been proposed in order to ensure continuity within the street scene.

Planning History

4. **S/1997/05/F** – Application for a pair of semi-detached dwellings on the site was withdrawn. The application proposed a 7.7 metre high building comprising 2 x 2-bed properties with 1 off-street parking space per property. Officers had intended to refuse the application on design grounds and due to the lack of on plot parking provision.

Planning Policy

5. Linton is identified within **Policy SE2** of the South Cambridgeshire Local Plan 2004 as a Rural Growth Settlement where estates, groups of dwellings and infilling are acceptable subject to development being sympathetic to the character and amenities of the locality.

6. **Policy HG10** of the South Cambridgeshire Local Plan 2004 states that residential developments will be required to contain a mix of units providing accommodation in a range of types, sizes (including 1 and 2 bedroom dwellings) and affordability, making the best use of the site and promoting a sense of community which reflects local needs. It also states that the design and layout of schemes should be informed by the wider character and context of the local townscape and landscape. Schemes should also achieve high quality design and distinctiveness, avoiding inflexible standards and promoting energy efficiency.
7. **Policy P1/3** of the Cambridgeshire and Peterborough 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.

Consultations

8. **Linton Parish Council** objects to the application, stating:

“Councillors continue to have serious concerns regarding parking and congestion. Access for emergency vehicles is very restricted. No.90 Chalklands has no designated parking space. Councillors continue to object to this application.”
9. **Environment Agency** raises no objections.
10. **Chief Environmental Health Officer** raises no objections subject to a condition restricting the hours of use of power operated machinery during the construction period being attached to any consent in order to minimise noise disturbance to neighbours.

Representations

11. Letters of objection have been received from the Chalklands Residents Association Nos. 86, 88 and 99 Chalklands. The main points raised are:
 - a. No parking is provided for No.90. If just one dwelling was proposed on the plot, there would be ample space to provide off road parking for No.90;
 - b. No provision is made for visitor parking;
 - c. The development would exacerbate existing on-street parking/congestion problems at the end of the cul-de-sac;
 - d. The development would exacerbate existing problems with the sewage system;
 - e. There would be problems during the construction period such as lorries blocking the road and mud on the road.

Planning Comments – Key Issues

12. The key issues to consider in the determination of this application are:
 - a. Parking/highway safety;
 - b. Visual impact;
 - c. Neighbour amenity;
 - d. Foul/surface water drainage issues.
13. This Authority’s parking standards set out in the 2004 Local Plan require a maximum of an average of 1.5 spaces plus, as a general guide, 0.25 spaces for visitor parking

to be provided per dwelling and, in order to achieve this across all residential development, this Authority has generally only been seeking 1 off-street space for 1 bedroom dwellings. The previous application on this site proposed just 1 space for each of the 2-bedroom properties proposed. The site is located adjacent to a turning head and, if this became blocked with parked cars (a likely consequence of an under provision of off-street parking), vehicles would be forced to reverse back down the road towards the nearby junction. Officers were therefore minded to recommend refusal of the previous application on highway safety grounds. The current proposal shows 1 space for the 1-bedroom dwelling and 2 spaces for the 3-bedroom property thereby achieving an overall average of 1.5 spaces per property. Given that the number of spaces provided now complies with the Council's maximum standards, it would be difficult to substantiate a refusal on highway safety grounds.

14. No.90 Chalklands presently has no off-street parking so the proposal does not therefore result in the loss of existing on-site parking provision for this property.
15. The properties in the vicinity of the site are very simple and similar in design. The proposed development, in incorporating low eaves, dormers, a projecting gable and hipped end, would differ from the design of surrounding dwellings. However, given that the site is located at the end of a cul-de-sac, the development is set a few metres back from the established building line of the properties to the south, and in view of the low architectural quality of surrounding development, the design proposed would not result in demonstrable harm to the character of the area. The proposed building is approximately 300mm higher than Nos. 88/90 Chalklands which, given the set back, would be barely discernible. The site is some 600mm higher than Nos. 88/90. The drawings indicate that the proposed dwellings would be constructed at the same level as Nos. 88/90 rather than at the higher site level but, in the absence of precise figures, it would be essential to condition finished floor levels relative to existing ground levels as part of any permission.
16. The development would not unduly harm the amenities of occupiers of adjoining properties. No.90 has a ground floor kitchen window in its north side elevation but the kitchen is also lit by a much larger window in the east/rear elevation so the proposal would not result in an undue loss of light to or outlook from this window.
17. In order to address residents' concerns about the capacity of the sewage system, conditions requiring the submission of satisfactory foul and surface water drainage details should be attached to any permission.

Recommendation

18. Approval:
 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. Sc5b - Surface water drainage details (Rc5b);

7. Sc5c - Foul sewage disposal details (Rc5c);
8. Sc5e – Details of finished floor levels (Rc5e);
9. 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:** SE2 (Development in Rural Growth Settlements) and HG10 (Housing Mix and Design).
2. The development is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
 - Lack of parking/highway safety;
 - Foul sewage disposal.

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:

Cambridgeshire and Peterborough Structure Plan 2003
South Cambridgeshire Local Plan 2004
Planning application refs: S/0026/06/F and S/1997/05/F

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