



13 October 2021

Report to: South Cambridgeshire Planning
Committee

Lead Officer: Joint Director of Planning and Economic Development

21/01023/OUT – Land north west of 15 Orchard Close, Cottenham – Cottenham Parish

Proposal: Outline planning permission for a single storey 'Self Build' dwelling with all matters reserved

Applicant: Mrs Geraldine Roper

Key material considerations:

Date of Member site visit:

Is it a Departure Application?: No

Decision due by: 30/04/2021

Application brought to Committee because: Applicant works for the Local Authority

Presenting officer: Phoebe Carter

Executive Summary

1. The application is for outline planning permission for a single storey detached dwelling with all matters reserved. Therefore, the details of

access, appearance, landscaping, layout and scale of the proposed development are matters reserved for later approval.

2. The indicative proposal is considered to accord with the character and appearance of the local area and does not result in significant amenity issues for the neighbouring properties.

Relevant planning history

1. No relevant planning history.

Planning policies

2. National Planning Policy Framework 2021 (NPPF)
National Design Planning Guidance (PPG)
National Design Guide 2019
3. South Cambridgeshire Local Plan 2018
 - S/1 Vision
 - S/2 Objectives of the Local Plan
 - S/3 Presumption in favour of Sustainable Development
 - S/7 Development Frameworks
 - S/8 Rural Centre
 - CC/1 Mitigation and Adaptation to Climate Change
 - CC/3 Renewable and Low Carbon Energy in New Developments
 - CC/4 Sustainable Design and Construction
 - CC/6 Construction Methods
 - CC/7 Water Quality
 - CC/8 Sustainable Drainage Systems
 - CC/9 Managing Flood Risk
 - HQ/1 Design Principles
 - NH/4 Biodiversity
 - NH/14 Heritage Assets
 - SC/10 Noise Pollution
 - SC/11 Contaminated Land
 - H/9 Housing Mix
 - H/12 Residential Space Standards
 - H/16 Development of Residential Gardens
 - TI/2 Planning for Sustainable Travel
 - TI/3 Parking Provision
 - TI/8 Infrastructure and New Developments
 - TI/10 Broadband
4. Cottenham Neighbourhood Plan 2021 following referendum on 6 May 2021.
 - COH/1-5 Village Character – new build
 - COH/2-1 Development Framework

5. South Cambridgeshire Supplementary Planning Documents (SPDs):

Greater Cambridge Sustainable Design and Construction - Adopted January 2020

Trees and Development Sites – Adopted Jan 2009

Biodiversity – Adopted July 2009

District Design Guide – Adopted March 2010

Consultation

5. **Cottenham Parish Council** – CPC recommends approval but subject to the access being acceptable to Highways - appears too narrow.

6. **Local Highways Authority** - No objections subject to the following conditions:

- Pedestrian visibility splays
- Falls and levels of proposed driveway
- Bound material to be used for proposed driveway
- Car parking spaces sizes
- Informative regarding works on a highway

7. **Trees Officer** - Summary (21/04/2021): I have no arboricultural or hedgerow objections to this application.

Trees on or adjacent site have no statutory protection.

A Tree Protection Plan with Method Statement is recommended with any Reserved Matters Application to avoid a pre-commencement condition.

8. **Environmental Health Officer** - I wish to confirm that I have received a copy of the above application and have considered the implications of the proposals.

I would advise that the following conditions/informatives should be attached to any planning consent granted:

- Construction Hours
- Construction environmental management plan

9. **Sustainable Drainage Engineer** - The development proposed is acceptable subject to the imposition of the condition(s) outlined below:

- Surface and foul water drainage

Representations from members of the public

10. Two Third Party representations have been received, raising concerns about:

- Access to proposed property
- Congestion from construction traffic

- Overlooking
- Loss of Privacy
- Noise/disturbance from construction
- Condition of Highway
- Drainage
- Overdevelopment
- Parking

Planning Assessment

11. The key issues to consider in the determination of this application relate to the principle of development and the impacts upon the character and appearance of the area, residential amenity, highway safety, parking provision and tree matters.

The Principle of Development

12. The proposal site would be located within the established development framework where the principle of residential development is considered acceptable, in accordance with policies S/7 and S/8 of the Local Plan 2018 and COH/2-1 of the Neighbourhood Plan.

Character and Appearance of the Area

13. The area has a mixture of two-storey and single storey dwellings. The context includes the planning permission granted for a bungalow at No. 17 (now built S/4022/17/OL and S/1953/18/RM). There appears to be sufficient space for a bungalow with amenity land.

14. The application is for outline planning permission with all matters reserved. Therefore, the details of access, appearance, landscaping, layout and scale of the proposed development are matters reserved for later approval. Indicative plans have been submitted to show how a single dwelling could appear on the site, however these are for illustrative purposes only.

15. The dwelling shown in the indicative plans would likely be appropriate due to its appearance and overall scale. As these plans are indicative only, the character and appearance would need to be addressed at reserved matters stage. Notwithstanding this, Officers acknowledge that there are properties in the immediate setting and any dwelling that would come forward at reserved matters stage should not overwhelm or dominate this context.

16. The representations received raised a concern regarding the overdevelopment of the property. Other properties in the Close have developed land adjacent to the properties and it is considered that the proposal would not decrease the amenity levels of No. 15 Orchard Close to a harmful level and would create enough amenity space for the proposed property. A dwelling could be set back in the plot, with appropriate soft landscaping. It is considered that development could be achieved on this site without significant harm to this character. Landscaping is a matter that has been reserved and therefore this would also need to be addressed at reserved matters stage.

17. The proposal is considered to be in accordance with Policy HQ/1 of the Local Plan 2018 and could satisfy Neighbourhood Plan policy COH / 1-5

Residential Amenity

18. The impact upon adjoining occupiers would need to be assessed in detail at reserved matters stage when details of the access, appearance, landscaping, layout and scale have been submitted. In order to establish whether acceptable in principle, however, it is still necessary to consider whether a dwelling could be accommodated on the site without resulting in adverse neighbour amenity issues.

19. A number of concerns have been raised regarding the indicative plans. The proposal submitted at reserved matters stage would need to take great care so as not to result in a loss of light, overbearing impact or loss of privacy to the windows of the adjacent property. Due to the single storey nature of the proposed dwelling windows in the side elevation are not considered to lead to a significant level of overlooking or loss of privacy. Details of the proposal would need to be addressed within any reserved matters application.

20. The design of the dwelling is not to be determined as part of the application, however policy H/12 requires that new dwellings meet the minimum space standards and provide private amenity space to accord with the policy. A condition is proposed to ensure that the design of the new dwelling would meet the minimum standards. It is considered that the site is capable of accommodating a dwelling that would accord with Policy H/12.

21. The Environmental Health Officer recommends a condition to restrict construction hours to protect the amenity of neighbours during the development phase. The condition is considered appropriate and necessary for neighbour amenity. In addition, the Officer requests a condition requiring a Construction Environmental Management Plan to be submitted. This is also considered reasonable given the constraints of the site.

22. It is considered that the information available at this stage indicates that a proposed dwelling may be constructed without harming the amenity of neighbours. The details of siting and design that will be required at reserved matters stage will enable matters of amenity to be considered in greater detail in accordance with Policy HQ/1 of the Local Plan 2018.

Highway Matters and Parking

23. Access is a reserved matter and therefore this would need to be fully assessed at this stage, however the indicative plans indicate that an access to the proposed property could be achieved in this location. The proposed access is shown as 4 metres in width, however due to the corner location the proposed access would need to ensure that visibility splays could be provided to ensure that the proposal could be achieved without an adverse impact upon highway safety. The Local Highways Authority have not raised any objection to the

proposed development subject to several conditions regarding visibility splays, drive materials, driveway specification and construction vehicles.

24. The proposal site has shown the ability to provide the parking required in Policy TI/3, figure 11 of the Local Plan 2018 within the site. The parking spaces should be detailed in any future application submitted along with access details.
25. Several representations also raised concerns regarding congestion from construction traffic. The site is not in a controlled parking zone and is on a residential street. Given the location of the site and size of the application, officers consider it is not reasonable in this instance to apply a condition regarding construction traffic. Due to the size of the development it is not considered to lead to significant damage to the Public Highway and it would be unreasonable to add this as a condition to the application.
26. Concerns have been raised regarding the construction impacts of the proposal. The scheme is, however, relatively small in scale and such impacts are likely to be limited to a temporary period. Whilst there may be impacts arising from construction related activities that would give rise to some harm to the amenity of nearby occupiers, the level of harm would not be significant. The proposal is compliant with Local Plan policy HQ/1 (subject to condition(s) as appropriate).
27. The proposal is considered to accord with Policy HQ/1 and TI/3 of the Local Plan 2018.

Ecology

28. The site consists of undeveloped garden land with trees and shrubs. A condition is recommended regarding biodiversity enhancement. The proposal would not be considered to result in significant adverse impacts to the biodiversity on site and therefore would be in accordance with Policy NH/4.

Tree Matters

29. The Tree Officer was consulted as part of the application. Trees on or adjacent to the site have no statutory protection. A Tree Protection Plan with Method Statement is recommended with any Reserved Matters Application to avoid a pre-commencement condition. A condition will be added to any permission granted to request these details be submitted. The proposal would not be considered to result in significant adverse impacts to the trees on site and therefore would be in accordance with Policy NH/4.

Other Matters

Drainage

30. The application site is not located in a flood zone and there are no surface water issues on the site. The Drainage Officer has raised no objection to the proposal subject to conditions regarding surface and foul water provision. The conditions proposed are reasonable given that new dwelling would offer a significant new built form.

Energy Efficiency

31. Policy CC/3 of the South Cambridgeshire Local Plan 2018 requires that proposals for new dwellings shall reduce carbon emissions by a minimum of 10% (to be calculated by reference to a baseline for the anticipated carbon emissions for the property as defined by Building Regulations) through the use of on-site renewable energy and low carbon technologies. In order to ensure that this is achieved, a condition is recommended to be appended to the planning permission requiring a scheme demonstrating this to be agreed by the LPA.

Water Efficiency

32. Policy CC/4 of the South Cambridgeshire Local Plan 2018 states that all new residential developments must achieve as a minimum water efficiency equivalent to 110 litres per person per day. In order to ensure that this is achieved, a condition is recommended to be appended to the planning permission requiring this to be complied with.

Broadband

33. Policy TI/10 of the South Cambridgeshire Local Plan 2018 states that new development (residential, employment and commercial) will be expected to contribute towards the provision of infrastructure suitable to enable the delivery of high speed broadband services across the district. As a minimum, suitable ducting to industry standards should be provided to the public highway that can accept fibre optic cabling or other emerging technology. Other forms of infrastructure, such as facilities supporting mobile broadband and Wi-Fi, should be included where possible and viable. In order to ensure that this is achieved, a condition could be appended to the planning permission requiring this to be complied with.

Recommendation

34. That planning permission be granted subject to appropriate planning conditions / informatives

Conditions

- 1 No development shall commence until details of the appearance, means of access, landscaping, layout and scale, (hereinafter called the 'reserved matters') have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved.

Reason: This is an Outline permission only and these matters have been reserved for the subsequent approval of the Local Planning Authority.

- 2 Application(s) for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission. The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: In accordance with the requirements of Section 92 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

- 3 The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

- 4 No development (including any site clearance/preparation works) shall be carried out until a Construction Environmental Management Plan has been submitted to the Local Planning Authority for approval in writing. Details shall provide the following, which shall be adhered to throughout the period of development:

- a) full details of any piling technique to be employed, if relevant
- b) contact details for site manager, including how these details will be displayed on site.

Reason: To protect the amenity of the adjoining properties in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

- 5 Prior to the commencement of development above slab level a scheme of biodiversity enhancement shall be supplied to the local planning authority for its written approval. The scheme must include details as to how a positive net gain in biodiversity has been accomplished. The approved scheme shall be fully implemented within an agreed timescale unless otherwise agreed in writing.

Reason: To conserve and enhance ecological interests in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

- 6 Prior to the occupation of the dwelling, hereby permitted, two pedestrian visibility splays of 2m x 2m shall be provided each side of the vehicular access measured from and along the highway boundary. Such splays shall be within the red line of the site and shall thereafter be maintained free from obstruction exceeding 0.6m above the level of the adopted public highway.

Reason: In the interests of highway safety, in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

- 7 The proposed drive way shall be constructed so that its falls and levels are such that no private water from the site drains across or onto the adopted public highway. Please note that the use of permeable paving does not give the Highway Authority sufficient comfort that in future years water will not drain onto or across the adopted public highway and physical measures to prevent the same must be provided.

Reason: for the safe and effective operation of the highway, in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

- 8 The proposed drive be constructed using a bound material to prevent debris spreading onto the adopted public highway.

Reason: in the interests of highway safety, in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

- 9 No construction site machinery or plant shall be operated, no noisy works shall be carried out and no construction related deliveries taken at or dispatched from the site except between the hours of 0800-1800 Monday to Friday, 0800-1300 Saturday and not at any time on Sundays or Bank or Public holidays.

Reason: To protect the amenity of the locality, especially for people living and/or working nearby, in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

- 10 Prior to commencement of development a scheme for the disposals of surface water and foul water that can be maintained for the lifetime of the development shall be provided to and agreed in writing with the local planning authority.

If discharging into an awarded watercourse a licence must be obtained from the South Cambs Drainage Engineer.

Reason - To ensure a satisfactory method of surface water drainage and to prevent the increased risk of flooding and to reduce the risk of pollution to the water environment and to ensure a satisfactory method of foul water drainage in accordance with Policies CC/7 and CC/8 of the South Cambridgeshire Local Plan 2018.

- 11 No development above ground level shall proceed until an Energy Statement has been submitted to and approved in writing by the local planning authority. The Statement shall demonstrate that a minimum of 10% carbon emissions (to be calculated by reference to a baseline for the anticipated carbon emissions for the property as defined by Building

Regulations) can be reduced through the use of on-site renewable energy and low carbon technologies. The approved scheme shall be fully installed and operational prior to the occupation of the development and thereafter maintained in accordance with the approved details.

Where grid capacity issues subsequently arise, written evidence from the District Network Operator confirming the detail of grid capacity and a revised Energy Statement to take account of this shall be submitted to and approved in writing by the local planning authority. The revised Energy Statement shall be implemented and thereafter maintained in accordance with the approved details.

Reason: To ensure an energy efficient and sustainable development in accordance with Policy CC/3 of the adopted South Cambridgeshire Local Plan 2018 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

- 12 No dwelling(s) shall be occupied until a water efficiency specification for each dwelling type, based on the Water Efficiency Calculator Methodology or the Fitting Approach set out in Part G of the Building Regulations 2010 (2015 edition) has been submitted to and approved in writing by the local planning authority. This shall demonstrate that all dwellings are able to achieve a design standard of water use of no more than 110 litres/person/day. The development shall be carried out in accordance with the agreed details.

Reason: To ensure that the development makes efficient use of water and promotes the principles of sustainable construction in accordance with Policy CC/4 of the South Cambridgeshire Local Plan 2018 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

- 13 Prior to the first occupation of the dwelling, infrastructure to enable the delivery of broadband services, to industry standards, shall be provided for that dwelling.

Reason: To contribute towards the provision of infrastructure suitable to enable the delivery of high speed broadband across the district, in accordance with policy TI/10 of the South Cambridgeshire Local Plan 2018.

Report Author:

Phoebe Carter – Planning Officer