

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Development and Conservation Control Committee

5<sup>th</sup> April 2006

**AUTHOR/S:** Director of Development Services

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### **S/0201/06/F - Waterbeach Proposed New Bungalow to the Rear of 54 Way Lane, Waterbeach**

**Recommendation: Refusal  
Date for Determination: 3<sup>rd</sup> April 2006**

#### **Site and Proposal**

1. The 0.065 application site lies within Waterbeach, situated on the eastern side of Way Lane in the north eastern part of the village. There is a house to the north, No. 56; a bungalow to the south, No. 52; and rear gardens of Hartley Close to the east.
2. The full application, received on 6<sup>th</sup> February 2006, proposes a two-bedroom bungalow to the rear of the existing, accessed from the existing vehicular access adjacent Nos. 54 and 56. The proposals provide car parking for two vehicles, which would access the new dwelling by extending the existing driveway. It is proposed that there be screen planting and a new hedgerow between the application site and number 56, and that a landscaping scheme would be agreed with the Authority at a later date. The density equates to 15 dwellings per hectare.
3. The application site is currently an extensively landscaped rear garden of an existing bungalow (number 54 Way Lane). The proposals include the removal of the existing garage of number 54, (to make way for an access route), together with a number of trees and various landscaping elements.
4. The site is within the defined village framework for Waterbeach, no other specific Local Plan designations apply.

#### **Planning History**

5. **S/0200/06/F-** Proposed rear extension, front porch and new vehicular access at 54 Way Lane, Waterbeach. This application was approved following the Chairman's Delegation meeting held on 16<sup>th</sup> March 2006.

#### **Planning Policy**

##### **Cambridgeshire and Peterborough Structure Plan 2003**

6. **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 which responds well to the local character of the built environment, is integrated with adjoining landscapes and pays attention to the detail of forms, massing, textures, colours and landscaping.

##### **South Cambridgeshire Local Plan 2004**

7. **Policy SE2** explains that Waterbeach is a 'Rural Growth Settlement' and that residential development will be permitted on unallocated land within the village

framework provided that the retention of the site in its present form is not essential to the character of the village; the development would be sensitive to the character of the village, local features of landscape or ecological importance and the amenities of neighbours; the village has the necessary infrastructure capacity; and residential development would not conflict with any other policy of the Plan.

8. **Policy SE8** notes that there will be a general presumption in favour of residential development within village frameworks.
9. **Policy HG10** 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.
10. **Policy HG11** explains that development to the rear of existing properties will only be permitted where the development would not result in overbearing, overlooking or overshadowing of existing residential properties; result in noise and disturbance to existing residential properties through the use of its access; result in highway dangers through the use of its access; or be out of character with the pattern of development in the vicinity.
11. **Policy EN5** notes that the District Council will require trees, hedges and woodland and other natural features to be retained wherever possible in proposals for new development.

#### **South Cambridgeshire Local Development Framework Submission Documents 2006**

12. **Policy ST/5** categorises Waterbeach as a Minor Rural Centre, and states that residential development and redevelopment up to a maximum scheme size of 25 dwellings will be permitted within the village framework.
13. **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. It should make efficient and effective use of land by giving priority to the use of brownfield sites and achieve adaptable, compact forms of development through the use of higher densities, compatible with the location in terms of services, accessibility and the character of the local area.
14. **Policy DP/2** notes that all new development must be of high quality design and, as appropriate to the scale and nature of development, should preserve or enhance the character of the local area, and 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.
15. **Policy DP/3** states that planning permission will not be granted where the proposed development would have an unacceptable adverse impact on residential amenity.
16. **Policy DP/7** explains that development and redevelopment of unallocated land within development frameworks will be permitted provided that, amongst a number of objectives, retention of the site in its present state does not form an essential part of the local character, and that the development would be sensitive to the character of the location and the amenities of neighbours.

#### **Consultations**

17. **Waterbeach Parish Council** - Recommends approval of the application, subject to no neighbour detriment. In addition, a 2.4 metre close-boarded fence should be erected between 54 and 56 Way Lane for the full length of the boundary.
18. **Waterbeach Internal Drainage Board** - Provided that the surface water disposal is via soakaways, there is no objection to the application. If a different method of surface water disposal is considered, then the Board needs to be re-consulted.
19. **Trees and Landscape Officer** states: The major trees on site, a Willow and 2 Prunus have already been removed. There are no objections to the removal of the smaller trees located towards the rear of the site. Landscaping condition required if approval granted.

### **Representations**

20. None received

### **Planning Comments – Key Issues**

#### ***Impact on the character of the area***

21. The application proposes the erection of a two-bedroom bungalow, to be sited to the rear of number 54 Way Lane. The new bungalow is proposed to take its access from an existing access point that leads from Way Lane to the existing bungalow (number 54). The proposed plan includes two car parking spaces.
22. The application site is set in a well established residential area of the village, where development is characterised by good sized properties that are set well forward in substantial plots with rear gardens backing onto one another.
23. It is considered that the proposed new dwelling would be out of character with the pattern of development in the vicinity of the application site. There are no examples of such backland development along this part of Way Lane, and therefore this current proposal is out of character with this area of Waterbeach.

#### ***Impact on amenity of adjacent occupiers***

24. The access to the proposed new dwelling is a continuation of the existing driveway to number 54 Way Lane. The existing access would be extended into the existing rear garden of the property, leading to the proposed new dwelling. The length and width of the proposed access is approximately 51 metres and 3 metres respectively, running immediately adjacent to number 54 along the entire length of its new, reduced garden.
25. The rear gardens of the houses along Way Lane are relatively secluded and the introduction of an access road to serve the new dwelling would introduce noise and disturbance associated with the movement of vehicles into the area behind the house. The occupants of number 54 would be conscious of comings and goings along the access way, which would harm the amenity of the occupiers.
26. The applicants have sought to mitigate the impact of the access by proposing to erect a 1.8 metre high brick wall between the access and number 54, and screen planting and a hedgerow between the access and number 56 Way Lane. It is considered that these would not mitigate for the impact of the extension of the driveway on

neighbours. It is considered that the proposed access way would cause significant noise and disturbance to the occupiers of number 54 Way Lane.

### **Recommendation**

27. Refusal of the application, for the reasons:
1. The proposed access driveway, by reason of its close proximity to and relationship with number 54 Way Lane would result in undue disturbance to those residents of the above mentioned property through the use of the proposed access. This application is therefore contrary to Policy HG11 of the South Cambridgeshire Local Plan 2004 which states that, amongst others, that development to the rear of existing properties will only be permitted where the development would not result in noise and disturbance to existing residential properties through the use of its access.
  2. The proposed siting of the new dwelling, to the rear of the existing number 54 Way Lane, would be out of character with the pattern of development in the vicinity, as there is no similar backland development along this section of Way Lane. This application is therefore contrary to Policies SE2 and HG11 of the South Cambridgeshire Local Plan 2004 which state that, amongst others, that development to the rear of existing properties will only be permitted where the development would not be out of character with the pattern of development in the vicinity

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

- South Cambridgeshire Local Plan 2004
- South Cambridgeshire Local Development Framework Submission Documents 2006
- Cambridgeshire and Peterborough Structure Plan 2003
- Planning Files Reference S/0200/06 and S/0201/06/F

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