

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation Control Committee

5th April 2006

AUTHOR/S: Director of Development Services

S/0283/06/RM - Over
Reserved Matters Application for Proposed Dwelling on Land
Between 10 and 16 Hilton Street for Mr & Mrs A G B Vincent

Recommendation: Approval
Date for Determination: 13th April 2006

Members will visit the site on Monday 3rd April 2006.

Site and Proposal

1. The 0.1ha application site is to the side of an Edwardian villa at 16 Hilton Street, and adjoined to the north-east by a modern house (number 10 Hilton Street). The front of the site is screened by an attractive brick wall, along its full length. There are a number of small trees on the site. Dwellings in the vicinity of the site are predominantly detached two-storey houses.
2. The application, which was received on 16th February 2006, proposes to erect a single 4/5 bedroom detached house on the land. This application is a reserved matters application, which includes siting, access, appearance and landscaping. The current proposals have been submitted after the grant of permission in outline for one dwelling on the site in September 2005. The density equates to 10 d/ha.
3. The site is within the defined village framework for Over, no other specific Local Plan designations apply.

Planning History

4. **S/1407/05/O** - Outline Planning permission was approved on the site for the erection of one house on 7th September 2005.

Planning Policy

Cambridgeshire and Peterborough Structure Plan 2003:

5. **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 that responds to the local character of the built environment.
6. **Policy P5/5** notes that small scale housing development will be permitted in villages only where appropriate, taking into account the need for affordable rural housing, the character of the village and its setting, and the level of jobs, services, infrastructure and passenger transport provision in the immediate area.

South Cambridgeshire Local Plan 2004:

7. **Policy SE3** explains that Over is a 'Limited Rural Growth Settlement' where development up to a maximum scheme size of 30 dwellings will be permitted within the village framework provided that the retention of the site in its current 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 another policy of the Plan.
8. **Policy SE8** notes that there will be a general presumption in favour of residential development within the frameworks of villages.
9. **Policy HG10** states that residential developments should have a mix of units to make the best use of the site. The design and layout of schemes should be informed by the wider character and context of the local townscape.

South Cambridgeshire Local Development Framework Submission Documents 2006:

10. **Policy ST/6** categorises Over as a Group Village, and states that residential development and redevelopment up to a maximum scheme size of 8 dwellings will be permitted within the village framework.
11. **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.
12. **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.
13. **Policy DP/3** states that planning permission will not be granted where the proposed development would have an unacceptable adverse impact on residential amenity
14. **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

15. **Over Parish Council** - Recommends refusal of the application as the Parish Council feels that this proposed dwelling would be out of character with the streetscene. The roofline is so high that it dominates neighbouring dwellings, and appears to be three-storey, which is not in character with surrounding dwellings. It is also noted that the façade is ill-proportioned.
16. **Chief Environmental Health Officer** - In relation to noise and environmental pollution, there are no significant impacts.

17. **Trees and Landscape Officer-** Comments awaited

Representations

18. Objection received from the owners of number 16 Hilton Street raising the following concerns:
- a) In relation to the general appearance the proposed dwelling is not consistent with properties either side; it is too imposing on the properties either side; the house seems too large for the plot (boundary to boundary); the proposed dwelling is considerably higher than both properties either side (numbers 10 and 16).
 - b) In relation to the house position it is considered that the proposed dwelling is not consistent with the existing properties either side and is positioned too far back on the plot (the front elevation of the proposed dwelling is in line with the rear elevation of number 16); the proposed position of the dwelling will impact considerably on the amount of light and privacy in the garden of number 16 Hilton Street.
 - c) In relation to privacy, it is considered that the first floor windows (bathroom and en-suites) should be obscurely glazed.
 - d) In relation to other issues, at the present time there is a tree situated close to the boundary of number 16 and the application site. This tree does not appear to have been included in the drawings.

Planning Comments – Key Issues

Design of the proposed dwelling

19. This application proposes the erection of one two-storey dwelling, sited between 10 and 16 Hilton Street. The proposed new dwelling incorporates a living room, dining room, family room, kitchen, pantry and study downstairs, whilst upstairs there would be 4 bedrooms, a TV room, 2 en-suites and a family bathroom.
20. The proposed dwelling has a ridge level of approximately 8.8 metres, which is taller than the dwellings either side of the application site (approximately 1m higher than No. 10 and 1.5m higher than No. 16). However, as the proposed dwelling is sited further back into the plot than either number 10 or 16, it is not considered that the height of the new dwelling would be inappropriate in this instance.
21. The design of the proposed dwelling incorporates a number of windows in its elevations. It is my opinion that some form of detailing around the sills of the dwelling would result in a design of the house linking much better with the existing surrounding properties. Contact has been made with the applicant's agent with regards to this, and it was been agreed that a condition will be attached if approval is granted.
22. The application submission contains drawings of the existing and proposed street scene, which creates a vision of how the proposed dwelling would look, and its effect on the street scene. It is clear from these drawings that the application proposals would blend in well with the existing dwellings along Hilton Street, and that the new dwelling takes account of the features of the existing houses in its vicinity. In my opinion the setting of this section of Hilton Street is preserved by the proposed dwelling, and there would be no significant detrimental impact upon the area.

23. It is considered that the design of the proposed dwelling takes account of the surrounding properties, and results in an appropriate form of development in this location. The vicinity of the application site contains a number of large detached dwellings, and it is believed that the current proposals relate well to the existing street scene.

Siting of the proposed dwelling

24. The new dwelling is proposed to be sited approximately 11.6 metres from the footpath at the front of the application site. It is proposed that there be a double garage with bedroom above under a hipped room attached to the front of the dwelling (approximately 3.2 metres from the frontage).
25. Whilst this is further back than numbers 10 and 16 Hilton Street, it is considered that the siting of the proposed house is acceptable given the height of the dwelling and that the garage is situated to the front of the proposed dwelling. Kitchen and en-suite windows in the south-east elevation should be obscured glazed to avoid overlooking of the garden of No. 16.

Means of access to the proposed dwelling

26. It is proposed that the new dwelling will have an access taken from the frontage of the site, directly off Hilton Street. A 3.5 metre wide section of the existing brick wall would be removed to achieve the access point, and also an existing lamp post would be removed. Pedestrian visibility splays have been incorrectly shown on the submitted plans and require amendment.
27. To the front of the new dwelling would be a paved forecourt, together with planting around this frontage. A number of smaller trees will still remain on the frontage of the site.

Landscaping of the proposed dwelling

28. The application proposals include planting to the front of the site, and along the front end of the boundary with number 10 Hilton Street. It is also proposed that there be planting to the front of the proposed dwelling itself, and to the rear. Two trees are to be retained to the front of the application site, whilst the land to the rear of the proposed dwelling is to remain in its current state (covered in vegetation and a variety of trees).
29. No concerns have been raised over the landscaping to the proposals. It is recommended that a landscaping condition attached to any approval, so that boundary treatment and landscaping can be agreed at a later date.

Recommendation

30. Subject to the pedestrian visibility splays being correctly specified, approval of the reserved matters (siting, design, means of access and landscaping) pursuant to outline planning permission dated 7th September 2005 reference S/1407/05/O and to the conditions attached hereto:
1. Sc5a – Details of materials for external walls and roofs (Rc5a);
 2. Sc51 – Landscaping (Rc51);
 3. Sc52 – Implementation of landscaping (Rc52);

4. Sc60 – Details of boundary treatment (Rc60);
5. 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);
6. No development shall commence until details of detailing around the window sills have been submitted to and approved in writing by the Local Planning Authority; the development shall be carried out in accordance with the approved plans. (Reason - To ensure that visually the development accords with neighbouring buildings and enhances the character of the area);
7. Sc21 - Withdrawal of Permitted Development - No dormer windows shall be inserted in the northeast or southwest roof space of the development, hereby permitted, unless expressly authorised by planning permission granted by the Local Planning Authority. (Reason - To ensure that the proposed dwelling is in keeping with the character of adjoining dwellings.)
8. Sc22 - No further windows.....south elevation.....(Rc22).
9. Sc23 - Obscured windows - kitchen and bedroom/en-suite in the south east elevation. (Rc23).

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)
P5/5 (Homes in Rural Areas)
 - **South Cambridgeshire Local Plan 2004:**
SE3 (List of Limited Rural Growth Settlements)
SE8 (Village Frameworks)
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:
 - Visual impact on the locality
 - Impact on the amenities of No. 16 Hilton Street

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/1407/05/O and S/0283/06/RM

Contact Officer: Area Team 3