

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation Control Committee 5th April 2006
AUTHOR/S: Director of Development Services

S/0174/06/F – Dry Drayton
Erection of Dwelling on Land Adjacent 1 Pettitts Lane, for M. Scripps

Recommendation: Approval
Date for Determination: 29th March 2006

Members will visit this site on Monday 3rd April 2006

Site and Proposal

1. The application relates to an irregular shaped site measuring approximately 0.025 hectares (0.062 acres), situated at the junction of High Street and Pettitts Lane. The site has a 16.6m frontage along High Street and 8.7m frontage along Pettitts Lane. The site forms part of the former garden area of 1 Pettitts Lane and contains a disused garage and shed. Vehicular access to the site has been created from High Street. The site contains several ornamental trees along both road frontages.
2. The site adjoins a two storey semi-detached dwelling to the north (No. 50 High Street) and bungalow to the south-east (1 Pettitts Lane). High Street is characterised by two-storey detached and semi-detached dwellings, whilst Pettitts Lane predominantly consists of modest bungalows. A grass verge measuring up to 6.0m in width, separates the site from surrounding roads/public footpaths. A close-board fence approximately 2m high separates the site from 1 Pettitts Lane.
3. The full application received on 1st February 2006 and amended on 13th March 2006, proposes the erection of a two-bedroom chalet bungalow with study and front porch. The dwelling has been designed to stagger in height towards the south (Pettitts Lane), with a hipped roof on the western, eastern and southern elevations. The dwelling will have an eaves height of 2.9m and ridge height of 5.85m. The existing garage and shed is to be demolished. The proposal equates to a density of 40.0 dwellings per hectare.
4. The proposal also provides details of boundary treatment.

Planning History

5. Outline planning permission was given for a bungalow on the site on 25 November 2004, with siting and means of access agreed at the outline stage (Ref: **S/1538/04/O**). Condition 3 of the planning permission stated that the property should be single storey only in order to “ensure that the dwelling is not too dominant in the street scene and will not be unduly overbearing on 1 Pettitts Lane and 50 High Street”. Condition 5 required the permanent space to be reserved on site for parking, to be provided before the occupation of the dwelling, and thereafter maintained.
6. It is noted that full planning permission has been given for chalet bungalows on other small plots of land in this village, adjacent to 3 and 5 Park Street, Dry Drayton (Ref: **S/2319/04/F** and **S/2046/03/F** respectively).

Planning Policy

7. **Policy P1/3** of the County Structure Plan requires a high standard of design and sustainability for all new development and which provides a sense of place which responds to the local character of the built environment.
8. **Policy P5/3** of the County Structure Plan states that Local Planning Authorities should seek to maximise the use of land by applying the highest density possible which is compatible with maintaining local character.
9. **Policy P5/5** of the County Structure Plan states that small scale housing developments 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.
10. **Policy SE4** of the adopted South Cambridgeshire Local Plan 2004 ("The Local Plan 2004") identifies the village of Over as a Group Village. This policy permits residential development and redevelopment within this village providing:
 - (a) The retention of the site in its present form is not essential to the character of the village;
 - (b) The development would be sensitive to the character of the village, local features of landscape or ecological importance, and the amenities of neighbours;
 - (c) The village has the necessary infrastructure capacity; and
 - (d) Residential development would not conflict with another policy of the Plan, particularly employment policy EM8.
11. **Policy ST/6** of the Core Strategy (Local Development Framework Submission Draft 2006) also identifies the village of Dry Drayton as a Group Village.
12. **Policy HG10** of the Local Plan 2004 states that the design and layout of residential 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.

Draft Local Development Framework Submission Draft 2006

13. Development Control **Policy DP/1** (2006) states 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 outlines various criteria to assess the sustainability of proposed development.
14. Development Control **Policy DP/2** (2006) outlines that all new development must be of high quality design, appropriate to the scale and nature of the development. It outlines criteria, which define what is meant by high quality design.
15. Development Control **Policy DP/3** (2006) outlines requirements for new development within the district.
16. Development Control **Policy DP/7** (2006) largely reiterates the advice contained in **Policy SE4** regarding development and redevelopment of land on unallocated land within village frameworks.

17. Development Control **Housing Objective HG/b** (2006) outlines that new residential proposals should protect and enhance the environment by making the best use of land and being appropriate to its location.
18. Development Control **Policy HG/1** (2006) states that residential developments will make the best use of land by achieving average net densities of at least 30 dwellings per hectare, unless there are exceptional local circumstances that require a different treatment.

Consultation

19. **Dry Drayton Parish Council** – Recommendation of Refusal. “Inappropriate size for the plot and insufficient parking space for off-road parking”.

No response to amended application received at time of preparing agenda report.
Response to be verbally reported at Committee.

20. **Trees and Landscape Officer** – No objection to original or amended plans. “Two Prunus of mediocre quality are indicated for possible removal in the application. The trees are not of sufficient quality to warrant objection to the proposal”.

Representations

21. Objections to the planning application were received from the occupants of 47 and 49 High Street. These objections raised the following grounds of concern:
 - a) Chalet-bungalow design of dwelling is out of keeping with other bungalows in this part of Pettitts Lane;
 - b) Dwelling is larger than that approved under the outline planning application;
 - c) Lack of off-street car parking;
 - d) Exacerbation of existing parking problems for residents of High Street;
 - e) Additional on-street car parking would cause additional traffic congestion and access to emergency vehicles could be compromised; and
 - f) Concerns that the proposal will result in loss of trees and/or hedgerows along the road frontages.

Planning Comments – Key Issues

22. The key issues for consideration in the assessment of this planning application are as follows:
 - a) Impact of Proposed Dwelling on Visual Amenities of Streetscene;
 - b) Impact on Residential Amenity;
 - c) Impact on Highway Safety; and
 - d) Whether the proposal represents an efficient use of land in terms of density.

Impact of Proposed Dwelling on Visual Amenities of Streetscene

23. Outline planning permission for a bungalow was given on 25th November 2004, with siting and means of access agreed at the outline stage. As a result, the principle of residential development on this site has been established. The approved siting illustrated a bungalow positioned adjacent the property boundary with No. 50 High Street, and setback a minimum of 3m from the property boundary adjacent High Street, 4.6m from the property boundary adjacent Pettitts Lane and 3.5m from 1 Pettitts Lane.

24. I am of the view that the proposed chalet-bungalow will have an acceptable visual impact upon the streetscenes of High Street and Pettitts Lane. The bungalow has been designed so that the highest part of the bungalow is positioned adjacent a two storey dwelling, with the height decreasing towards the junction of High Street and Pettitts Lane. The dwelling has been positioned so that its setback from the property boundary adjacent High Street varies from 2m at its closest point to 5.8m. The dwelling is no closer to the property boundary with Pettitts Lane and further away from 1 Pettitts Lane, than approved in the earlier outline application (4.0m and 5.6m respectively). I am of the view that the design of the dwelling positively responds to its surroundings.
25. It is noted that the proposal is likely to require the removal of small trees and shrubs along the road frontages. Council's Trees and Landscape Officer has raised no objection to this loss. I am of the view that the proposal provides scope for suitable boundary treatment and landscaping along both road frontages. It is recommended that landscaping conditions be attached to any approval.

Impact on Amenities of Adjacent Dwellings

26. I am of the view that the proposal will not seriously harm the residential amenities of adjacent properties. The dwelling has been designed to avoid an undue loss of privacy over adjacent dwellings, with no first floor windows on the eastern elevation. The first floor window flushed against the northern property boundary will face the mostly blank side elevation of the adjacent two-storey dwelling, in addition to the frontage of this property.
27. I am of the view that the design of the chalet-bungalow with a hipped roof on the eastern, western and southern elevations, in addition to its setback from the eastern property boundary, prevents it from being unduly overbearing on the adjacent bungalow, 1 Pettitts Lane.
28. It is acknowledged that the proposal will affect the views from two-storey dwellings on the opposite side of High Street, over the site. However, loss of views is not considered a material planning consideration in the assessment of planning applications.

Impact on Highway Safety

29. The proposal allows for the parking of one vehicle on-site, which is consistent with the Council's maximum car parking standard of two parking spaces "per 3 or more bedrooms in poorly accessible areas".
30. Furthermore, the approved siting of the outline planning application only provided scope for the parking of one vehicle on-site, outside of the bungalow. Whilst the approved site plan included a note that the dwelling would be a "one bedroom bungalow incorporating single garage", no requirement was placed on the outline consent in regards to number of bedrooms or provision of integral garage. That is, this note was treated as indicatively only of a positive future design and appearance, which would be subject of a further application.
31. Given the two bedroom character of the dwelling on a small plot, the low speed limit of the area (30mph) and absence of restrictions for on-street car parking, I am of the view that the car parking provision is adequate and will not lead to a significant loss of highway safety.

Efficient Use of Land and Housing Density

32. The proposal equates to a housing density of 40.0 dwellings per hectare, which is consistent with a minimum of 30 dwellings per hectare promoted by policy HG1 of the Local Development Framework Submission Draft 2006. Furthermore, the principle of residential development on this site has been previously accepted.

Recommendation

33. Approve

Recommended Conditions of Consent

1. ScA – 3 years.
2. Sc5a – Details of materials for external walls and roofs (Rc5ai and aii).
Sc5e – details of finished floor levels (Rc5e).
Sc5f – details for hard surface areas within site (Rc5f).
3. Sc20c – development shall not be occupied until space has been laid out within the site, in accordance with the approved site plan franked 13th March 2006, for one vehicle to be parked on-site, and that area shall not thereafter be used for any purpose other than the parking of vehicles. (Rc20).
4. Sc21 – Withdrawal of Permitted Development Rights –
 - a) Part 1 (Development within the curtilage of a Dwellinghouse – All Classes)
 - b) Part 2 (Minor Operations). Classes A and B
(Reason - To ensure that alterations or extensions to the dwelling which would not otherwise require planning permission do not overdevelop the site with consequent harm to the visual amenities of the streetscene or residential amenities of adjacent properties.)
5. Sc26: - Restriction on the Use of Power Operated Equipment during Period of Construction - 08.00 hours to 18.00 hours weekdays and 08.00 to 13.00 hours on Saturdays. (RC26).
6. Sc22 – No further windows, doors or openings of any kind shall be inserted in the eastern elevation of the dwelling, hereby permitted. (Rc22).
7. Sc51 Landscaping (Rc51).
8. Sc52 Landscaping. (Rc52).

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), **P5/3** (Density) and **P5/5** (Homes in Rural Areas)

- **South Cambridgeshire Local Plan 2004:**
SE4 (Residential development in Group Villages), and
HG10 (Housing Mix and Design).
2. The proposal 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 and outlook issues
 - Highway safety
 - Visual impact on the locality
 - Design and Appearance

Environment Agency Informatives

Informatives regarding surface water and drainage.

Other

The applicant's attention is brought to Condition 4, which will prevent the construction of any extension to the dwelling, erection of an outbuilding on the land or erection of any fences, walls or gates (including the replacement of the existing fencing) without the need for planning permission.

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

- South Cambridgeshire District Council Local Plan 2004
- Cambridgeshire and Peterborough Structure Plan 2003
- Local Development Framework, Submission Draft 2006
- Planning File Refs: S/0174/05/F, S/1538/04/F, S/2319/04/F and S/2046/03/F

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