

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation
Control Committee

12th May 2004

AUTHOR: Director of Development Services

S/0603/04/O – HASLINGFIELD ERECTION OF TWO DWELLINGS FOLLOWING DEMOLITION OF EXISTING DWELLING 24 CHURCH STREET FOR GODFREY AND HICKS BUILDERS LTD.

Recommendation: Approval

Members of Committee will visit the site on Monday 10th May 2004

Site and Proposal

1. The 0.18 hectare site has a frontage of approximately 45m and narrows to approximately 25m to the rear. Number 24 is a bungalow that sits in the centre of the site set approximately 10m back from Church Street. The Conservation Area boundary lies some 30m to the south.
2. To the north of the site, the adjacent property is a 1½ storey dwelling with two windows at first floor level that look into the site.
3. To the south is a two storey dwelling with no windows in the side elevation facing the site.
4. There is a mature hedge on the front boundary and a number of ornamental trees positioned within the site.
5. The Outline application, received 23rd March 2004, proposes the erection of two dwellings following the demolition of the existing bungalow. Matters of siting, design, means of access and landscaping are reserved.

Planning History

6. S/0188/00/F – Double Garage – Approved 30th March 2000

Planning Policy

7. **Policy PI/3** (Sustainable design in built development) of the County Structure Plan 2003).
Policy SE4 (List of Group villages) of the South Cambridgeshire Local Plan 2004 (“The Local Plan”). Development should, amongst other criteria, be sensitive to the character of the village, local features of landscape or ecological importance and the amenities of neighbours.
Policy EN5 (The Landscaping of New Development) of the Local Plan
Policy HG10 (Housing Mix and Design), of the Local Plan
Policy CS2 (Water resources) of the Local Plan
Policy CS3 (Foul and Surface Water Drainage) of the Local Plan

Consultation

8. **Haslingfield Parish Council** recommends refusal. It states:
"We could not consider this proposal without more detailed information".
9. **Chief Environmental Health Officer** is concerned that problems could arise from noise during the period of demolition and construction. He suggests conditions to overcome these.
10. **Local Highway Authority** states: "I have assumed that frontage plots are proposed each with an access. Development of the site will require the front boundary enclosure to be regularised to realign the boundary to omit the severe narrowing of the verge which is likely to restrict visibility to any access. Any new access should not be immediately opposite Wells Close". Conditions are suggested relating to gates, turning and parking areas and visibility splays.

Representations

11. No representations have been received.

Planning Comments – Key Issues

12. The key issues are the impact of the development on the street scene, the amenity of occupiers of nearby properties and highway safety.
13. **Street scene**

The site frontage of 45m, if divided into two plots, would give approximately 22.5m for each plot. The narrowing of the site to approximately 25m at the rear is unfortunate but in my view it would still be possible to divide the site in such a way that each plot would have sufficient garden space so that neither would appear cramped or out of character with the pattern of development in the vicinity. Plots to the north have frontages of some 15 metres. No 14 to the south has a frontage of some 22 metres. The detail of the plot division would form part of a Reserved Matters application.
14. The density of the development is just over 11 to the hectare. Haslingfield is a group village where there is no minimum density requirement and in my view any more than two dwellings on this site would be visually unacceptable in the street scene.
15. The curvature of the road and, subsequently the building line, may make it desirable to set the northernmost dwelling slightly forward of the southernmost to retain the character of the street scene. The angle of the northern site boundary would also suggest that the northernmost dwelling is set in a more forward position (but not any further forward than the property to the north). This will be a matter for a detailed submission.
16. There are a number of trees on site that are mostly small and ornamental. In my view the loss of some of these is inevitable. It would be desirable, at the detailed submission stage, for as much of the existing planting to be retained as far as is possible.
17. **Amenity**

The property to the north is 1½ storey and has two windows at first floor level in its south elevation facing the site. It will be necessary for any detailed submission to

respect the privacy of the occupiers of this property and the new property through consideration of appropriate design. It may be necessary for the northernmost dwelling to be either single storey or have a single storey element adjacent to this property.

18. The property to the south of the site is a house that has no windows at first floor level in its northern elevation. It should therefore be possible to erect a dwelling on the southern half of the site that will not result in any significant loss of privacy or be unduly overbearing to the occupiers of this property.

19. **Highway safety**

The existing point of access has good visibility with the footway and the road despite the slight curve of the road. I see no reason why an additional dwelling would necessarily result in a danger to highway safety although consideration should be given to the precise location of an additional access, if proposed, due to the position of the junction of Wells Close opposite. The Local Highways Authority has not object subject to safeguarding measures. These are matters for a detailed submission.

20. **Parish Council Comments**

The Parish Council is concerned that there is insufficient information to enable it to consider the proposal. The application is in Outline with all matters reserved. The site does not lie within the Conservation Area and the Local Planning Authority cannot insist on the submission of further details. In my view there is sufficient information to consider the proposal i.e. the *principle* of erecting two dwellings on the site.

Recommendation

Approval with the following conditions:

1. Standard Condition B (Reason B)
2. SC1 a, b, c and d Reserved Matters (RC1)
3. No development shall commence until details of the materials to be used for the external walls and roofs have been submitted to and approved in writing by the Local Planning Authority; the development shall be carried out in accordance with the approved details.
(Reason – To ensure that visually the development accords with neighbouring buildings and to ensure that the development is not incongruous and does not harm the character or appearance of the adjacent Conservation Area in accordance with Policies SE4 and HG10 of the South Cambridgeshire Local Plan 2004.)
4. Any application for Reserved Matters shall include precise details of both the existing provision for surface water drainage and foul sewage disposal and the proposed method of surface water drainage and foul sewage disposal. No development shall commence until these details have been approved in writing by the Local Planning Authority; the development shall be carried out in accordance with the approved details.
(Reason – To ensure satisfactory drainage of the site and satisfactory disposal of foul sewage from the site in accordance with the requirements of Policies CS2 and CS3 of the South Cambridgeshire Local Plan 2004.)

5. Details of the treatment of all site boundaries shall be submitted to and approved in writing by the Local Planning Authority and the work completed in accordance with the approved details before the buildings are occupied or the development is completed, whichever is the sooner.
(Reason – To protect the amenities of the adjoining properties and to ensure that the appearance of the site does not detract from the character of the area, in accordance with the requirements of Policies SE4 and HG10 of the South Cambridgeshire Local Plan 2004)
6. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.
(Reason – To enhance the quality of the development and to assimilate it within the area in accordance with the requirements of Policies SE4, EN5 and HG10 of the South Cambridgeshire Local Plan 2004)
7. No power operated machinery shall be operated on the premises during the period of demolition and construction, before 08.00hrs on weekdays and 08.00hrs on Saturdays nor after 18.00hrs on weekdays and 13.00hrs 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.
(Reason - To minimise noise disturbance to adjoining residents during the demolition and construction process)

Informatives

1. All new buildings that are to be used by the public must, where reasonable and practicable, be accessible to disabled persons and provide facilities for them.

The applicant's attention is therefore drawn to the requirements of Section 76 of the Town and Country Planning Act 1990 and the Building Regulations 2000 (as amended) with respect to access for disabled people.
2. The applicant's attention is drawn to the requirements of the Party Wall etc. Act 1996 if works are proposed to a party wall.
3. 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.
4. During demolition and 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.

Reasons for Approval

1. The approved development is considered generally to accord with the Development Plan and particularly the following policies:
 - **South Cambridgeshire Local Plan 2004: SE4** (List of Group villages), EN5 (The Landscaping of New Development), HG10 (Housing Mix and Design), CS2 (Water resources), CS3 (Foul and Surface Water Drainage).
2. All other material planning considerations have been taken into account. None is of such significance as to outweigh the reason for the decision to approve the planning application.

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

- South Cambridgeshire Local Plan 2004
- Cambridgeshire and Peterborough Structure Plan 2003
- Planning file ref S/0603/04/O

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