



Planning Committee Date	16 June 2022
Report to	South Cambridgeshire District Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	22/00292/FUL
Site	8 Hayfield Avenue, Sawston, CB22 3JZ
Ward / Parish	Sawston
Proposal	Demolish and replacement of existing dwelling
Applicant	Mr Wayne Newman
Presenting Officer	Sumaya Nakamya
Reason Reported to Committee	Land within ownership of the Council
Member Site Visit Date	N/A
Key Issues	1. Character and appearance of the area 2. Residential amenity 3. Highway 4. Parking provision
Recommendation	APPROVE subject to conditions

1.0 Executive Summary

- 1.1 The application seeks planning permission for the demolition and replacement of existing dwelling.
- 1.2 It is considered that the proposed development would appear in keeping with the character and appearance of the area, would not cause any significant harm to residential amenity, and would provide adequate on street parking provision, in accordance with policies HQ/1, H/12 and TI/3 of the South Cambridgeshire Local Plan 2018.
- 1.3 Officers recommend that the Planning Committee approve the proposal.

2.0 Site Description and Context

- 2.1 The site is located within the development framework of Sawston. The site is located in flood zone 1 (low risk).
- 2.2 The site visit revealed that the existing dwelling had been demolished. The application site occupied a semi-detached bungalow on a rectangular plot with its frontage facing a shared footpath with No. 6 Hayfield Avenue and a communal car parking space. The existing dwelling prior to its demolition was render in appearance, a pitched roof with aluminium roof material. Prior to demolition and site clearance, aerial view shows a sizable rear garden with several outbuildings (sheds).
- 2.3 The character and appearance for most of the properties in the vicinity comprises of a mixture of semi-detached bungalows with two storey terraces towards the north of the site. The properties have a mixture of external finishing materials comprising of render and facing brickwork. Pitched roofs are the dominate roof design in the area.

3.0 The Proposal

- 3.1 The application seeks full planning permission for the demolition of the existing building and erection of a replacement property. The replacement building would comprise of a single storey dwelling with 3x bedroom and would use the existing communal car parking spaces provided on the north and east side of the site.

4.0 Relevant Site History

- 4.1 No.6 Hayfield Avenue:
22/00284/FUL – Demolition and replacement of existing dwelling – pending decision.

5.0 Policy

5.1 National

National Planning Policy Framework (NPPF) 2021
National Planning Practice Guidance
National Design Guide 2019

Technical Housing Standards – Nationally Described Space Standard
(2015)

5.2 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 Centres
CC/1 – Mitigation and Adaption to Climate Change
CC/3 – Renewable and Low Carbon Energy in New Developments
CC/4 – Water Efficiency
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
H/8 – Housing Density
H/9 – Housing Mix
H/12 – Residential Space Standards
TI/2 – Planning for Sustainable Travel
TI/3 – Parking Provision
TI/10 – Broadband

5.3 Neighbourhood Plan

None relevant.

5.4 Supplementary Planning Documents

Biodiversity SPD – Adopted February 2022
Sustainable Design and Construction SPD – Adopted January 2020
Cambridgeshire Flood and Water SPD – Adopted November 2016
Village Design Statement SPDs: Sawston – Adopted January 2020

5.5 The following SPDs were adopted to provide guidance to support previously adopted Development Plan Documents that have now been superseded by the South Cambridgeshire Local Plan 2018. These documents are still material considerations when making planning decisions, with the weight in decision making to be determined on a case-by-case basis:

District Design Guide SPD – Adopted March 2010

5.6 Other Guidance

5.7 n/a

6.0 Consultations

6.1 Parish Council –No Objection

6.2 The Parish Council are in support of the Planning Application

6.3 County Highways Development Management

6.4 Have no objections subject to conditions requiring a traffic management plan for the demolition or construction works.

6.5 Sustainable Drainage Officer

6.6 No objection subject to conditions requiring disposal of surface water and foul water to be submitted to and approved by Local Authority.

6.7 Environmental Health

6.8 No objection, however, conditions are requested to restrict construction hours and requiring a Construction Environmental Management Plan and a lighting scheme to be submitted and approved by the LPA. Informative have also been requested to be attached to the approval.

7.0 Third Party Representations

7.1 One representation has been received. The representation can be summarised as follows:

- without notification the bungalow was demolished however, would support rebuilding the bungalow. Notifications should be handled properly, so working from home can be planned

7.2 The above representations are a summary of the comments that have been received. Full details of the representations are available on the Council's website.

8.0 Assessment

8.1 Principle of Development

8.2 The application site is located within the development framework boundary of Sawston, which is classified within policy S/8 as a Rural Centre. Criteria 2 of policy S/8 states the following:

8.3 Development and redevelopment without any limit on individual scheme size will be permitted within the development frameworks of Rural Centres, as defined on the Policies Map, provided that adequate services, facilities

and infrastructure are available or can be made available as a result of the development.

- 8.4 The application is a replacement of one new dwelling; therefore, the principle of the proposed development is acceptable in policy terms.

8.5 Housing Provision

8.6 Density

- 8.7 Policy H/8 requires housing density in new settlements and urban extensions to achieve a housing density of 40 dwellings per hectare (dph) and in Rural Centres, Minor Rural Centre villages and Group Villages to achieve a density of 30dph. The policy states that density may vary where justified by the character of the locality, the scale of the development, or other local circumstances.

- 8.8 The site measures approximately 0.0334 hectares in area. The provision of 1no. dwelling on the site would equate to a density of approximately 30 dwellings per hectare.

- 8.9 Taking into account the context of the area and a reasonable plot size, the proposal is a low scale development of a one dwelling per hectare, therefore, is considered acceptable.

- 8.10 The proposed density accords with policy H/8.

8.11 Design, Layout, Scale and Landscaping

- 8.12 Policy HQ/1 'Design Principles' provides a comprehensive list of criteria by which development proposals must adhere to, requiring that all new development must be of high-quality design, with a clear vision as to the positive contribution the development will make to its local and wider context.

- 8.13 The District Design Guide SPD (2010) and Landscape in New Developments SPD (2010) provide additional guidance. The NPPF provides advice on achieving well-designed places and conserving and enhancing the natural environment.

- 8.14 The proposed replacement dwelling is a like-for-like replacement of the previous dwelling comprising of 3-bedrooms, a separate kitchen and living area with a family bathroom. The elevations are simple in design with fenestrations appropriately arranged showing a domestic appearance. The dwelling will be single storey and would have a pitched roof design and a small chimney. Facing brickwork will be the main external finishing material and concrete tiles for the roof covering in keeping with the visual aesthetics of the surrounding area.

- 8.15 At the front of the site there is a paved footpath and along the side of the site there is a side access to the rear garden. The submitted plans indicate that there will be boarder fence.. A condition requiring these details will be attached to the approval.
- 8.16 Overall, the proposed development is a high-quality design that would contribute positively to its surroundings and be appropriately landscaped. The proposal is compliant with South Cambridgeshire Local Plan (2018) Policy HQ/1 and the NPPF.

8.17 Highway Safety and Transport Impacts

- 8.18 Policy HQ/1 states that proposals must provide safe and convenient access for all users and abilities to public buildings and spaces, including those with limited mobility or those with impairment such as sight or hearing.
- 8.19 Policy TI/2 requires developers to demonstrate adequate provision will be made to mitigate the likely impacts of the proposed development and, for larger developments, to demonstrate they have maximised opportunities for sustainable travel, and provided a Transport Assessment and Travel Plan.
- 8.20 Para. 111 of the NPPF advises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 8.21 The application has been subject to formal consultation with Cambridgeshire County Council's Local Highways Authority and Transport Assessment Team, who raise no objection to the proposal subject to conditions. Officers note the recommended conditions of the Highway Authority and consider these would be necessary to ensure that during construction of the development ensure that the development would not be detrimental to the safety of the highway or pedestrian safety. However, Officers consider that the condition would need amending given that the existing dwelling has already been demolished.
- 8.22 Subject to conditions, the proposal accords with the objectives of policy TI/2 of the Local Plan and is compliant with NPPF advice.

8.23 Cycle and Car Parking Provision

- 8.24 Policies HQ/1 and TI/3 set out that car and cycle parking provision should be provided through a design-led approach in accordance with the indicative standards set out in Figure 11 of the Local Plan. Cycle parking should be provided to at least the minimum standards.
- 8.25 Cycle Parking

8.26 TI/3 requires 1 cycle space per bedroom. The supporting text advises that for residential purposes cycle parking should be within a covered, lockable enclosure and that for houses this could be in the form of a shed or garage, for flats either individual lockers or cycle stands within a lockable, covered enclosure are required. All cycle parking should be designed and located to minimise conflict between cycles, pedestrians and vehicles.

8.27 Details of covered secure cycle space have not been submitted in the application. Given that there are limited details on the overall form of the proposed cycle parking. Officers consider that this can be overcome by a condition requiring details of cycle storage to be submitted could readily ensure compliance with Policy TI/3.

8.28 Car Parking

8.29 TI/3 requires 2 spaces per dwelling – 1 space to be allocated within the curtilage. The supporting text to the policy advises that the Council will encourage innovative solutions such as shared parking areas, for example where there are a mix of day and night uses, car clubs and provision of electric charging points and that a developer must provide clear justification for the level and type of parking proposed and will need to demonstrate they have addressed highway safety issues.

8.30 The existing dwelling did not have allocated onsite parking provision or an allocated communal parking space. There are communal parking spaces for dwellings of Hayfield Avenue on the north and east of the site. The application is incapable of meeting the requirements of Policy TI/3 in terms of parking within the curtilage. However, Officers do not consider this would warrant a refusal given that the proposal is for a replacement dwelling and the site arrangements have not changed; parking will be available as per the previous existing arrangements.

8.31 Subject to conditions, the proposal is considered to accord with policies HQ/1 and TI/3 of the Local Plan and the Greater Cambridge Sustainable Design and Construction SPD.

8.32 Amenity

8.33 Policy HQ/1 (n), sets out that proposals must protect the health and amenity of occupiers and surrounding uses from development that is overlooking, overbearing or results in a loss of daylight or development which would create unacceptable impacts such as noise, vibration, odour, emissions and dust.

8.34 The District Design Guide 2010 advises that to prevent the overlooking of habitable rooms to the rear of residential properties and rear private gardens, it is preferable that a minimum distance of 15m is provided between the windows and the property boundary. For two storey residential properties, a minimum distance of 25m should be provided between rear or side building faces containing habitable rooms, which

should be increased to 30m for 3 storey residential properties. It advises that a 12metre separation is allowed where blank walls are proposed opposite the windows to habitable rooms.

8.35 Neighbouring Properties

8.36 No objections have been received from neighbouring occupiers. A site visit has been undertaken. Given the adjacent context, location, size, and design of the proposal it is unlikely to give rise to any significant amenity impacts in terms of overlooking, loss of daylight, enclosure, or other environmental impacts. The proposal is compliant with Local Plan policy HQ/1

8.37 Future Occupants

8.38 Policy H/12 of the Local Plan states that new residential units will be permitted where their gross internal floor areas meet or exceed the Government's Technical Housing Standards – Nationally Described Space Standard (2015) or successor document.

8.39 The proposed dwelling would exceed the requirements of Policy H/12 of the Local Plan.

8.40 Garden Size(s)

8.41 The District Design Guide 2010 advises that each one or two-bedroom house should have private garden space of 40m² in urban settings and 50m² in rural settings; whilst each house with 3 bedrooms or more should have private garden space of 50m² in urban settings and 80m² in rural settings. Ground floor apartments should have a minimum of 10m² private amenity space immediately outside their living accommodation, or use of a communal garden, where 25m² is allowed for each apartment. Upper floor apartments should have use of a private balcony, of a minimum of 3m², plus use of a communal garden, where 25m² is allowed for each apartment.

8.42 The proposal would benefit from a private garden area which would exceed the recommendations of the Council's District Design Guide.

8.43 The proposal adequately respects the amenity of its neighbours and of future occupants. Subject to conditions, the proposal is compliant with policy HQ/1 and the District Design Guide 2010. The associated construction and environmental impacts would be acceptable in accordance with policies CC/6, CC/7, SC/9, SC/10, SC/12 and SC/14 of the Local Plan.

8.44 Third Party Representations

8.45 The remaining third-party representations not addressed in the preceding paragraphs are summarised and responded to in the table below:

Third Party Comment	Officer Response
Consultation prior to the demolition of the existing dwelling	The LPA was not aware of the proposal until a formal application was submitted and validated 25 April 2022. Consultation was undertaken for third party representation to made.

8.46 Other Matters

- 8.47 A boundary condition is recommended to ensure that the altered planting to the frontage is of an adequate quality. This maintains a varied and suburban character to match the streetscape, which is mixed.
- 8.48 Conditions are recommended to secure carbon reduction and water conservation measures in accordance with Local Plan policies CC/1, CC/3 and CC/4 and the Greater Cambridge Sustainable Design and Construction SPD 2020.
- 8.49 Officers are satisfied that an acceptable surface water and foul water drainage scheme could be secured through condition in accordance with Local Plan policies CC/7, CC/8 and CC/9 and NPPF advice.
- 8.50 The proposal will be required to provide a biodiversity net gain. A condition is recommended to secure this detail to satisfy policy NH/4, the Biodiversity SPD 2022, the requirements of the Environment Act 2021 and 06/2005 Circular advice.
- 8.51 Local Plan policy TI/10 'Broadband' requires new development to contribute towards the provision of infrastructure suitable to enable the delivery of high-speed broadband services across the District. A condition is proposed to ensure this provision.

8.52 Planning Balance

- 8.53 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).
- 8.54 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for approval.

8.55 Recommendation

- 8.56 **Approve** subject to the planning conditions as set out below with minor amendments to the conditions as drafted delegated to officers.

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

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

Plans to be listed:

BED/10656 (Site Location Plan)

BED/10656 (Site Plan)

BED/10656.21 (Floor Plan)

6289-101 (Elevations)

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.

3. Prior to commencement of the development, detail plans demonstrating suitable surface water and foul water drainage provision can be achieved on site, the plans submitted should include:
 - a) The existing drainage arrangements of the site including discharge location and rate where appropriate;
 - b) The proposed discharge location in accordance with the drainage hierarchy and reasonable evidence this can be achieved; and
 - c) A site plan identifying indicative locations for sustainable drainage features.
 - d) Evidence to support b) which must include infiltration/percolation testing or written confirmation from the appropriate water authority/third party that a discharge to its drainage system is acceptable.
 - e) Details of foul discharge location or treatment plant and discharge location.

Works shall be carried out in accordance with the approved details.

Reason - 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.

4. No construction works shall commence on site until a traffic management plan has been submitted to and agreed in writing by the Local Planning Authority.

The principal areas of concern that should be addressed are:

- a) Movement and control of muck away vehicles (all loading and unloading should be undertaken where possible off the adopted public highway)
- b) Contractor parking, with all such parking to be within the curtilage of the site where possible
- c) Movements and control of all deliveries (all loading and unloading should be undertaken off the adopted public highway where possible.)
- d) Control of dust, mud and debris, and the means to prevent mud or debris being deposited onto the adopted public highway.

The development shall be carried out in accordance with the approved details.

Reason: To ensure that before development commences, highway safety will be maintained during the course of development.

5. 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 - In the interests of residential amenity in accordance with Policies HQ/1 and CC/6 of the South Cambridgeshire Local Plan 2018.

6. The approved renewable/low carbon energy technologies (as set out in the Energy Statement and/or as shown on the approved plans) shall be fully installed and operational prior to the occupation of the development and thereafter maintained in accordance with a maintenance programme, details of which shall have previously been submitted to and approved in writing by the local planning authority.

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: In the interests of reducing carbon dioxide emissions in accordance with Policy CC/3 of the South Cambridgeshire Local Plan 2018 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

7. The dwelling shall not 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.

8. No development above ground level shall commence until a scheme for the provision of nest boxes has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of box numbers, specification and their location. No dwelling shall be occupied until nest boxes have been provided for that property in accordance with the approved scheme.

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

9. The bin and bike stores associated with the proposed development shall be provided prior to first occupation in accordance with the approved plans and shall be retained thereafter.

Reason: To ensure provision of facilities for future occupiers in accordance with the South Cambridgeshire Local Plan 2018 policies HQ/1 and TI/3.

10. 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 local planning policy.

Background Papers:

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- South Cambridgeshire Local Plan 2018
- South Cambridgeshire Local Development Framework SPDs
- Planning File References: 22/00292/FUL and 22/00284/FUL