

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation Control Committee 10th May 2006

AUTHOR/S: Director of Development Services

S/0570/06/F - Teversham
Erection of house following demolition of existing annexe at 7 Church Road
for Dr I J Hunt

Recommendation: Delegated Approval

Date for Determination: 18th May 2006

Adjacent Conservation Area

Site and Proposal

1. The site measuring 0.12ha comprises a detached post-war dwelling, attached annexe, front and rear gardens. It is located between two commercial properties; Teversham Motors to the southeast (a petrol filling station and MOT centre/garage) and Borley Brothers to the northwest (a commercial site). Teversham Motors forms the site boundary with a 1.5 storey building. There are no openings in the western elevation which adjoins the site. The boundary to the Borley Brothers site is marked by conifers and shrubs which provide good screening for the residential property. To the rear is a residential property (7 Thulborn Close). The site lies opposite The Green and is adjacent to the Conservation Area, which begins at The Green. The site rises from the road towards the rear boundary and has an in-out drive to the front, the left hand access being shared with the adjacent garage.
2. This full planning application, received 23rd March 2006, seeks permission to demolish the existing single storey annexe and to erect a two-storey detached house in its place. The gross density equates to 17 dph.

Planning History

3. **C/0284/62** - Erection of outbuilding to accommodate cafe and post office service.
4. **S/0935/86/F** - Extension to house and shop.
5. **S/1470/01/F** - This extant planning permission gave permission to extend the shop to include a first floor. It was of an almost identical design to the house now proposed. The application also included a first floor rear extension and a detached double garage to the front of the house.
6. **S/1005/04/F** – This application gave permission for the change of use of the former shop to residential accommodation and is to be used and occupied in association with the house. It has been implemented.

Planning Policy

7. **Policy P1/3** of the Cambridgeshire and Peterborough Structure Plan, 2003 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.

8. **Policy SE5** of the South Cambridgeshire Local Plan, 2004 (Local Plan) classifies Teversham as an infill only village. Residential developments of one or two dwellings will be permitted where an existing residential curtilage is to be sub-divided and where the site in its present form is not an essential part of village character, and where the development is sympathetic to historic interests, character and amenities of the locality.
9. **Policy HG10** of the Local Plan 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. **Appendix 11/1** to the Local Plan sets out the approach that will be taken in relation to, and standards for, residential development that is affected by noise from industrial and commercial activities.

Consultations

11. **Teversham Parish Council** comments are awaited and will be reported verbally to the Committee.
12. **Chief Environmental Health Officer** recommends conditions in order to protect neighbours from the effects of development and an informative relating to bonfires.

Representations

13. Teversham Motors raise the following concerns:
 - a. The dwelling will result in being a higher risk for, for example, insurance through no fault of its own;
 - b. The site does not have, nor does it require, a vapour recovery system. The petrol station could interfere with the quality of living in the new dwelling;
 - c. Large articulated tankers visiting the site could disturb residents;
 - d. MOT testing could lead to interference with the quality of living in the proposed dwelling from soot, smell and noise pollution;
 - e. They are not ideal neighbours due to the nature of their work; and
 - f. The boundary has been drawn inaccurately on one of the plans – it is straight.

Planning Comments – Key Issues

14. There is no settlement policy objection in principle to a dwelling on the site. The key issue in relation to this planning application is the amenities of future occupants. The application is similar in design to the approved extension for the shop and will not detract from the adjacent Conservation Area. The dwelling has adequate parking and access is existing. Traffic movements will be less than the former post-office use.

Residential amenities of future occupants

15. In light of comments received from that neighbouring garage and the planning history, further comments have been sought from the Chief Environmental Health Officer. These will be reported verbally to the Committee. The proposed layout does

include windows that serve habitable rooms facing the garage boundary. The garden potentially may suffer noise and pollution. These aspects of the design should be addressed prior to a decision being reached. A noise attenuation scheme may well be required by condition.

Recommendation

16. Subject to the additional comments of the Chief Environmental Health Officer this application is recommended to be **APPROVED** subject to the following conditions:

1. Standard Condition A – Time limited permission (Reason A);
2. Sc5a – Details of materials for external walls and roofs (Rc5a(ii));
3. Sc5d – Refuse storage accommodation (RC5d)
4. Sc51 – Landscaping (Rc51);
5. Sc52 – Implementation of landscaping (Rc52);
6. Sc60 – Details of boundary treatment (Rc60);
7. Restriction of hours of use of power operated machinery during construction;

+ any additional conditions required by the Chief Environmental Health Officer.

Informatives

1. See attached Environment Agency advice note regarding surface water drainage.
2. Should pile driven foundations be proposed, then before works commence, a statement of the method for construction of these shall be submitted and agreed by the District Environmental Health Officer so that noise and vibration can be controlled.
3. During 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 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);

South Cambridgeshire Local Plan 2004:

SE5 (Infill Villages), HG10 (Housing Mix and Design) and Appendix 11/1 (Noise from Industrial, Commercial or Recreational Activities Affecting Residential Development).

2. The development is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
 - Residential amenities (noise and pollution) and impact upon the working operations of an adjoining business.

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/0570/06/F, S/1470/01/F and S/1005/04/F.

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