

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation Control Committee 10th May 2006
AUTHOR/S: Director of Development Services

S/0486/06/F – Sawston
House at Land Adjacent to 13 Sunderlands Avenue for Mr Runham

Recommendation: Approval
Date for Determination: 4th May 2006

Site and Proposal

1. The application site is a 0.026 hectare plot of land situated within the curtilage and on the north side of No.13 Sunderlands Avenue, a two storey semi-detached brick and tile dwelling.
2. The full application, submitted on 9th March 2006 and amended on 26th April 2006, seeks to erect a 3-bedroom, two storey dwelling on the site. The property would be attached to No.13 and would be the same depth and height as the existing dwelling, thereby creating a terrace of 3 houses. The existing access to No.13 would be utilised to serve the new dwelling and a new access created for the existing property. The density of the development equates to 38 dwellings/hectare.

Planning History

3. None

Planning Policy

4. Sawston is designated within the South Cambridgeshire Local Plan 2004 as a Rural Growth Settlement where **Policy SE2** states residential development will be permitted providing the development would be sensitive to the character of the village and the amenities of neighbours.
5. **Policy P1/3** of the County Structure Plan 2003 stresses the need for a high standard of design and a sense of place which corresponds to the local character of the built environment.

Consultation

6. **Sawston Parish Council** objects to the application, stating that the proposal would result in overdevelopment of the site.
7. **The Chief Environmental Health Officer** raises no objections in principle although does express concern about noise disturbance to nearby residents during the construction period. As such, a condition restricting the hours of use of power operated machinery during the construction period needs to be attached to any planning consent.

Representations

8. One letter of objection has been received from No. 11 Sunderlands Avenue. The main points raised are:
- During construction, scaffolding could be placed on No.11's drive thereby restricting access to the garage;
 - The proposal would result in a loss of light to No.11's property and garden;
 - The proposal would result in noise and disturbance during the construction period.

Planning Comments – Key Issues

9. The key issues to consider in the determination of this application are:
- Impact upon the character of the area;
 - Residential amenity;
 - Access and parking.
10. The proposed house would be a brick and tile dwelling of the same depth and with identical ridge and eaves heights to the existing dwelling. Providing the materials to be used would blend in with the existing property, I am satisfied that the proposed dwelling would not be out of keeping with the character of the area. Amended plans have been submitted that I consider enhance the design of the dwelling by the addition of a chimney between the existing and proposed properties.
11. The Parish Council has objected to the application on the grounds of overdevelopment. This could only be said to arise if there was insufficient amenity and parking space on the site. In this instance, two parking spaces are shown for both the existing and new dwellings whilst each property would have ample garden land. The block plan has been amended, to ensure that it would be possible to secure pedestrian visibility splays within the site area.
12. With regards to the impact upon No.11 Sunderlands Avenue, this neighbouring property has 2 ground floor obscure glazed windows and 1 first floor landing window in its south side elevation. As these windows do not serve habitable rooms, I am satisfied that the proposed dwelling would not result in an undue loss of light to the property. The development would result in a loss of afternoon sunlight to the garden area but the impact would not be sufficiently harmful to warrant a refusal of the application on this basis. In order to protect the amenities of the occupiers of No.11, conditions should be added to any permission preventing the insertion of first floor windows in the north side elevation of the proposed dwelling and restricting hours of use of power operated machinery during the construction period.
13. The neighbour's understandable concerns regarding trespassing/obstruction of their property during the construction period are not material planning considerations. However, I would suggest that the applicant be made aware of these concerns in writing.

Recommendation

14. Approval as amended by drawing number SF05095.1.A. date stamped 26th April 2006 subject to the following conditions:
1. Sc A – Time limited permission (Reason A);
 2. Sc5a – Details of materials for external walls and roofs (Rc5aⁱⁱ);
 3. Sc22 – No windows at first floor level in the north elevation of the development (Rc22);
 4. During the period of construction no power operated machinery shall be operated on the premises before 08.00 hours on weekdays and 08.00 hours on Saturdays nor after 18.00 hours on weekdays and 13.00 hours 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 (Rc26);
 5. The permanent space to be reserved on the site and within the area edged blue on the site location plan for parking shall be provided before the occupation of the dwelling, hereby permitted, and thereafter maintained. (Reason – In the interests of highway safety);
 6. The dwelling, hereby permitted, shall not be occupied until a vehicular access has been constructed to the existing dwelling at No.13 Sunderlands Avenue; this access shall be constructed to the satisfaction of the Local Planning Authority after consultation with the Local Highway Authority (Reason – In the interests of highway safety);
 7. Visibility splays shall be provided on both sides of the access to each property and shall be maintained free from any obstruction over a height of 600mm within an area of 2.0 metres x the remainder of the frontage measured from and along respectively the highway boundary (Reason – In the interests of highway safety)

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);
 - **South Cambridgeshire Local Plan 2004:**
SE2 (Development in Rural Growth Settlements)
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

General

1. Should driven pile foundations be proposed, 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.
2. 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.

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 application reference S/0486/06/F

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