

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Development and Conservation Control Committee

2<sup>nd</sup> August 2006

**AUTHOR/S:** Head Of Planning Services

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**S/0695/06/F – Waterbeach**  
**Erection of 4 Houses, One Bungalow and Associated Garaging Following the**  
**Demolition of the Existing Dwelling at**  
**19 High Street, for B. Cook Esq.**

**Recommendation: Approval**  
**Date for Determination: 2<sup>nd</sup> June 2006**

### Site and Proposal

1. Number 19 High Street is a residential property in a central location in the village of Waterbeach. This application, registered on 7<sup>th</sup> April 2006 and amended on 14<sup>th</sup> July 2006, seeks to demolish the existing dwelling and to erect 4 Victorian style houses on the road frontage with garaging and a bungalow on the land to the rear. The density proposed is 29.6 dwellings per hectare (site area 0.169 hectare).
2. The application site is within Waterbeach and is therefore within the development boundary framework and within the Conservation Area, but has no other planning policy constraints.
3. The dwelling to be demolished is of 20<sup>th</sup> Century construction and is a 1-½ storey property. The road frontage boundary is currently defined with a 1.8 metre high fence.
4. Outbuildings and garages currently stand in the northwestern corner of the application site, it is proposed that these are also to be demolished.
5. To the south of the application site number 17a High Street has extant consent for use as Class B2 Business (General Industry). To the rear of 17 High Street planning permission was granted in 2004 for the erection of 2 bungalows. This permission has now been implemented and the dwellings constructed. The shared boundary is defined with a 1.8 metre high wall. (Ref. S/2117/88/F and S/2545/03/F respectively).
6. It is proposed that the 4 dwellings fronting the road will have access to a shared parking and turning area to the rear of the properties. Each dwelling would be provided with an outside parking space and a garage. The proposed bungalow is to have an integral double garage. All dwellings are 3 bedroomed.
7. The houses would be finished in cream facing brickwork under a natural slate roof, whilst the bungalow would be finished in a red reclaimed brick under a red clay pantile roof.

### Planning History

8. The application site has not been subject to a previous application for residential re-development. Conservation Area Consent was granted on 12<sup>th</sup> June 2006 for the demolition of the bungalow and outbuilding (**S/0833/06/CAC**).

## Planning Policy

### *Cambridgeshire and Peterborough Structure Plan 2003*

9. It is provided in **Policy P1/2** that development will be restricted where there could be damage, destruction or loss to areas that should be retained for their historic or architectural value.
10. **Policy P1/3** requires that all new development is of high standards of design and sustainability, provides a sense of place, makes efficient use of energy and resources and takes account of community requirements.
11. South Cambridgeshire District Council is required to develop 37% of new dwellings on previously developed land or through the reuse of existing buildings under **Policy P5/2**.
12. **Policy P5/3** states that densities of less than 30 dwelling per hectare are not acceptable.
13. **Policy 5/5** permits small scale housing developments in villages only where appropriate, taking into account, amongst others, the character of the village and its setting.
14. **Policy P7/6** requires that Local Planning Authorities will protect and enhance the quality and distinctiveness of the historic built environment.

### *South Cambridgeshire Local Plan 2004*

15. **Policy SE2**, lists the rural growth settlements of which Waterbeach is one. It is provided in this policy that the development and re-development of unallocated land within village frameworks will be permitted provided:
  - 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 and 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 **EM8**. (Policy EM8 relates to the redevelopment of land in employment use).

It is further considered that dwellings should provide a mixture of types, sizes and affordability and should achieve a density of 30 dwelling per hectare unless there are strong design grounds for not doing so.

16. The criteria for the requirement of affordable housing is set out in **Policy HG7**. It is explained that in villages with a population greater than 3000 residents, it is only developments of 10 dwellings or more which will be required to contribute to affordable housing (Waterbeach is one such village).
17. It is provided in **Policy HG10** that residential development will be required to contain a range of units, in terms of types, sizes and affordability, this is to include 1 and 2

bedroom dwellings. Schemes are also to achieve high quality design and distinctiveness as well as promoting energy efficiency.

18. **Policy HG11**, states the criteria which backland development is to be assessed against. Development will only be permitted where it would not:
  - a) Result in overbearing, overlooking or overshadowing of existing residential properties;
  - b) Result in noise and disturbance to existing residential properties through the use of its access;
  - c) Result in highway dangers through the use of the access; or
  - d) Be out of character with the pattern of development in the vicinity.
19. **Policy TP1** sets out the Council's standards relating to the maximum provision of car parking facilities to be incorporated into new developments, i.e. average of 1.5 spaces per dwelling plus 0.25 spaces per dwelling provided with 2 parking spaces for the short term parking of visitors.
20. It is explained in **Policy EN30** that development within the Conservation Area should be accompanied with sufficient detail for the impact of the proposal to be assessed. Proposals are expected to preserve or enhance the special character and appearance of the Conservation Area, especially in terms of the scale, massing, roof materials and wall materials.
21. In addition it is explained in **Policy EN31** that the Council will expect a high quality of design, planting and materials for hard and soft landscaping in private spaces connected with development in Conservation Areas.
22. **Policy CS10** of the Local Plan requires education financial contributions, when needed, for development of 4 or more dwellings.

### **Consultation**

23. **Waterbeach Parish Council**, re-consultation, recommends refusal: It comments: "Excessive development of site, particularly in that area of the conservation area. Proposed design has too greater impact on area and neighbours specifically with the inclusion of the bungalow, its size and its change from the existing building. The resulting loss of privacy to neighbours due to the removal of buildings to the rear of the plot and the provision of a close boarded fence instead of the existing wall would give more privacy."
24. **Conservation Manager**, re-consultation, no objection in principle to the development, but request that further details relating to the design of the properties be submitted and approved before the commencement of any development (bay windows, windows including sub-cills, tiles and brick, brick bond pattern and hard landscaping).
25. **Local Highways Authority**, the submitted layout plans satisfactorily address the highway issues. However, five conditions are requested relating to the access road and visibility splays.
26. **Chief Environmental Health Officer**, no objection to the proposals, but requests one condition and two informatives be attached should planning permission be granted relating to the demolition of the existing building and construction methods.

27. **Cambridgeshire County Council Financial Planning Officer-** seeks a contribution of £10,000 from the developer, to meet the potential pre-school and primary school needs from the net additional of dwellings.
28. **Waterbeach Internal Drainage Board**, no objection to the proposal. If any means of disposal of surface water other than soakaways is proposed, the Board must be re-consulted.

### **Representations**

29. None received.

### **Planning Comments – Key Issues**

30. The principle, scale and density of development is acceptable in this Rural Growth Settlement. The planning application was subject of pre-application discussion between the applicant and officers. It is explained in a letter to the applicant that there is some merit in exploring development of the site.
31. The scheme was amended on 14<sup>th</sup> June 2006. These amendments altered the design of the bay windows on the front of the terrace of 4 houses, the siting and design of the bungalow to the rear of the property, and the materials to be used for the bungalow.
32. The amendments largely redesigned the bungalow, however did not fully encompass the additional concerns relating to the design features of the terraced houses along the frontage. However, these issues relate to detailed design matters which can be dealt with through conditions.
33. The amended plans also relocate the bungalow, which is now to be sited hard to the rear boundary of the site. This is the current location of the outbuildings on the site, which stand at 1½ storeys in height. There are no windows in the rear, west elevation.
34. The scheme proposes 13 car parking spaces; this includes one visitor car parking space. The Scheme proposes that six of the spaces are to be provided in the form of covered garages, with the additional six to be marked parking spaces.
35. There are no overlooking windows from the development which would overlook neighbours. In my opinion the replacement of the existing dwelling by the terrace of 4 Victorian style houses would enhance the Conservation Area.

### **Recommendation**

36. Subject to the prior completion of a S106 Agreement in regard of a financial contribution to education capacity, Approval, subject to conditions.
1. Standard Condition A – Time limited permission (Rc A);
  2. Sc5a – Details of materials for external walls and roofs (Rc5aii);

3. No development shall commence until details of the design of the bay windows to units 2 and 3, have been submitted to and approved in writing by the Local Planning Authority,; the development shall be carried out in accordance with the approved detail.  
(Rc – To ensure that the design enhances or protects the character and appearance of the Conservation Area).
4. No development shall commence until details of ground floor kitchen windows of units 1 and 4 have been submitted to and approved in writing by the Local Planning Authority, this is to include details of the cill level; the development shall be carried out in accordance with the approved details.  
(Rc - To ensure that the design enhances or protects the character and appearance of the Conservation Area).
5. Sc5f - Details of materials to be used for hard surfaced areas within the site including roads, driveways and car parking areas. (Rc - To minimise disturbance to adjoining residents and to enhance or protect the appearance of the Conservation Area);
6. 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.  
(Reason - To minimise noise disturbance to adjoining residents.)
7. B9 - access road min 5.0 metres (Rc 10 Safety)
8. B10 - access road (Rc 10 Safety)
9. D1 - visibility 2.4m x 90.0m to the south, 2.4m x 84m to the north (Rc 10 Safety)
10. D3 – visibility (Rc 10 Safety)
11. D5(a) – Visibility 2.0m x 2.0m (Rc 10 Safety)

### **Informatives**

During demolition and construction there shall be no bonfires or burning of waste on site except with prior permission of the Environmental Health Officer in accordance with best practice and existing waste management legislation.

Before the existing property is demolished, a Demolition Notice will be required from the Environmental Health Department establishing the way in which the property will be dismantled, including any asbestos present, the removal of waste, minimisation of dust, capping of drains and establishing hours of working operation. This should be brought to the attention of the applicant to ensure the protection of the residential environment of the area.

## 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:**
    - P1/2** (Environmental Restrictions on Development)
    - P1/3** (Sustainable design in built development)
    - P7/6** (Historic Built Environment)
    - P5/3** (Density)
    - P5/5** (Homes in Rural Areas)
  - **South Cambridgeshire Local Plan 2004:**
    - SE2** (Development in Rural Growth Settlements)
    - HG10** (Housing Mix and Design)
    - EN30** (Development in/adjacent to Conservation Areas)
    - HG11** (Backland Development)
    - TP1** (Planning More Sustainable Development)
    - EN31** (Development in Conservation Areas)
    - CS10** (Education)
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 amenity including noise disturbance and overlooking issues
  - Highway safety
  - Visual impact on the locality
  - Impact upon setting of adjacent Conservation Area

**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 Applications ref: S/0695/06/F, S/2117/88/F and S2545/03/F

**Contact Officer:** Area 2