

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation Control Committee 2nd August 2006
AUTHOR/S: Head of Planning Services

S/0982/06/RM - West Wrattling
Dwelling at Land Rear of 4 High Street for Mr & Mrs J Osbourne

Recommendation: Approval
Date for Determination: 7th July 2006

Site and Proposal

1. The application site is a 0.09 hectare plot of land located to the rear of, and forming part of the garden area to No 4 High Street, a 2 storey detached dwelling with a secondary kitchen window, fencing and hedges at the side facing the existing driveway. The driveway runs along the northwestern boundary of the site providing access to a detached double garage sited at the side of the dwelling. Beyond the existing garage is a shed and in the rear elevation of No 4 is a conservatory. Part of the rear garden is outside the village framework.
2. Surrounding development is a mix of 2 storey and single storey dwellings. To the northwest is No 6, a 2 storey house. It has a ground floor side door facing the boundary hedges adjacent to No 4's driveway. The distance between the side of No 6 and that driveway is approximately 11m. To the north of the site is a field with over 2m high hedges along the field boundary. To the southeast is No 2, a 2 storey house with an outbuilding in the garden adjacent to the common boundary with the application site and the 2m high fencing and 2.2m high hedges.
3. The application, registered on 12th May 2006, seeks approval of reserved matters for sitting of building, design and external appearance, and landscaping of the site. The proposed dwelling is a 6.4m high chalet style three-bedroom dwelling with weatherboarding and concrete interlocking tiles. The existing garage at No 4 would be demolished to form an access from the existing driveway at No 4 leading to the new dwelling.
4. Amended plans date stamped 16th June 2006 show the rooflights in the east side elevation and front elevation to be high-level velux.
5. The proposed development represents a density of 11.1 dwellings per hectare

Relevant Planning History

6. **S/0900/83/O** - Planning permission was granted for one dwelling
7. **S1449/84/F** - Planning permission was granted for a house
8. It is considered that a recent permission granted for backland development at High Street is relevant to the consideration of this application:
S/2121/03/F – Permission for house and garage at land rear of 3 High Street

9. **S/1056/05/O** – Outline permission was granted for a dwelling at land rear of No. 4 High Street (August 2005 committee - item 4). Means of access was approved at that time.

Planning Policy

10. **Policy P1/3** of the Cambridgeshire and Peterborough Structure Plan 2003 requires a high standard of design which responds to the local character of the built environment for all new development.
11. **Policy SE5** of the South Cambridgeshire Local Plan 2004 states that residential development within this infill village will be restricted to no more than two dwellings provided the site does not form an essential part of village character and development is sympathetic to the character and amenities of the locality.
12. **Policy HG10** of the Local Plan states that the design and layout of residential development should be informed by the wider character and context of the local townscape and landscape.
13. **Policy HG11** of the Local Plan states that development to the rear of existing properties will only be permitted where the development 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 its access; or
 - d) Be out of character with the pattern of development in the vicinity.

Consultation

14. **West Wrattling Parish Council** recommends refusal and states that 'The Parish Council's views remains same as for the original application. Although this is within policy the general view was that the proximity to fronting house and adjacent properties increase the density on the edge of village envelope. With no garage and very very small garden parking would have to be on the road thus causing a road hazard and being visually intrusive. It breaks the overall "ribbon development" nature of the village and is back-fill.'

Representations

15. Residents at Nos 2, 6 and 52 High Street, object to the proposal on the following grounds:
- a. Boundary dispute that the rear part of the application site is not owned by the applicants and that this part is outside the village framework;
 - b. The proposed dwelling is too big for the plot and represents overdevelopment;
 - c. Residential amenity interests: overlooking to the garden of No 4 from the proposed balcony and bedroom 3 rooflight;
 - d. The new hedge would restrict light to the rear garden at No 4 and the garden area at No 6;
 - e. Noise disturbance during construction and the use of the driveway along the boundary with No 6;
 - f. The proposal is being overbearing, overshadowing and overlooking to existing residential properties;
 - g. Increase in flooding with more development;

- h. The proposal is a 2 storey structure but not a bungalow as shown on the original plans; and
- i. There is a large road junction near No 4 and busy public house car park opposite No 4.

Planning Comments – Key Issues

16. The key issues in relation to this application are backland development, details of sitting of building, design and external appearance, and landscaping of the site, and residential amenity interests.

Backland development

17. An outline planning application was granted for the principle of erecting a dwelling on this area of garden land at No 4 High Street under reference S/1056/05/O. The proposed new dwelling is considered to be sited carefully that it will be set 5m from the rear boundary of No 4 and 3m from the side boundary with No 2. The scheme includes a garden area of a depth of 18m, whilst the rear garden of No. 4 varies in depth from 11m to 14m.

The amenity of neighbours

18. The design of the dwelling with a gable (5.8m high to the ridge and 2.5m high to the eaves) and a high-level bedroom rooflight facing the garden area of No 4 will not harm the amenities of occupiers at No 4. The proposed dwelling includes two 6.4m high full gables facing the garden areas of Nos 2 and 6. Given the distance between the proposed dwelling and the boundary with No 6 (appropriately 8.5m) and that a gable will face the rear part of the garden area at No 2, I consider that the proposal will not seriously harm the amenities of occupiers at Nos 2 and 6 through being unduly overbearing in terms of its mass when viewed from the garden of these 2 neighbouring properties.
19. The revised scheme includes changes to the rooflight in the east side elevation so that it will be a high-level velux. The proposed balcony will be facing the garden area of the new dwelling and in an oblique angle to the bottom of the garden area at No 2. I do not consider that the proposal would result in any serious overlooking of No 2.
20. No 4 has a secondary kitchen window at the side facing the driveway leading to the proposed new dwelling. I do not consider that the use of the access will cause undue noise and disturbance to the occupiers of No 4. The distance between the side elevation of No 6 and the driveway would be approximately 11m. Given that only a small part of the access will be shared by No 4 and the new dwelling, and the parking for the existing house will be relocated to the front, the use of the driveway is not likely to increase significantly, and therefore, I do not consider that the use of the driveway would cause unacceptable disturbance to the occupiers at No 6. Moreover the driveway will have a tarmacadam surface.

Design and external appearance

21. The proposed dwelling is a 6.4m high chalet style three-bedroom dwelling with accommodation in the roof. The building materials will be weatherboarding and concrete interlocking tiles. I consider that the height, design, size and appearance of this 1½ storey dwelling is acceptable and will not have an adverse impact in the wider character and context of the local area.

Landscaping of the site

22. The site is well screened by existing hedgerow and trees along the side and rear boundaries. No trees or hedges are to be removed from the scheme. The proposed

laurel hedgerow along the common boundary with No 4 is acceptable. A Condition could be added to any consent to cover the implementation of landscaping.

Other issues

23. Regarding the boundary dispute, there is no information received from the applicants and other parties indicating the applicants do not own part of the application site. This application is considered as it is submitted in connection with the outline planning permission (ref S/1056/05/O) on this site.
24. The site is not within the medium or high risk flood zones on the Environment Agency's indicative floodplain maps and I do not consider that the proposal would increase the flood risk.
25. In light of the above considerations, I believe that the proposal complies with the criteria set out in Local Plan Policies HG10 and11 for backland development.

Recommendation

26. Approval of reserved matter (siting, design and landscaping) in accordance with outline planning permission ref: S/1056/05/O dated 3rd August 2005, as amended by drawings number 1C, 2C, 3C and 4C date stamped 16th June 2006 and subject to additional conditions:
 1. SC 52 – Implementation of landscaping (RC 52);
 2. SC 5 – the materials to be used for the external walls and roof (RC 5ai & aii);
 3. No further windows, doors, openings of any kind shall be inserted at first floor level in the front and side elevations of the development, hereby permitted, unless expressly authorised by planning permission granted by the Local Planning authority in that behalf (RC 22);

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:**
Policy P1/3 (Sustainable design in built development)
 - **South Cambridgeshire Local Plan 2004:**
Policy SE5 (Development in Infill Villages);
Policy HG10 (Housing Design); and
Policy HG11 (Backland 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 amenity interests, noise disturbance, impact upon the character and appearance of the area.

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

- Cambridgeshire and Peterborough Structure Plan 2003
- South Cambridgeshire Local Plan 2004
- File references: S/0900/83/O, S/1449/84/F, S/2121/03/F, S/1056/05/F and S/0982/06/RM.

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