

## 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/1127/06/O - Lolworth**  
**Erection of Two Houses following Demolition of Existing Bungalow**  
**Park View, Redlands Road, for Sir Francis Pemberton**

**Recommendation: Delegated Approval**  
**Date for determination: 3<sup>rd</sup> August 2006**

### Site and Proposal

1. The application relates to 0.2 hectares land located on the western fringe of the village. There is an existing bungalow on part of the site, the remainder is wooded. To the east, the site is adjoined by a pair of semi-detached houses, Nos 1-2 Redlands Road. The village hall lies opposite the site.
2. The outline application, dated 24<sup>th</sup> May 2006, proposes the demolition of the bungalow and the erection of two houses. The application is accompanied by a simple red-lined location plan with no indication of siting of the buildings or point of vehicular access. The applicant does not envisage the removal of trees or hedges. All matters are reserved for future consideration. An amended plan was required 20<sup>th</sup> July 2006 to revise the size of the application site to avoid encroachment into the countryside.

### Planning History

3. Planning permission for the existing bungalow was granted in 1972 (**C/0974/71/O**).

### Planning Policy

*Cambridgeshire and Peterborough Structure Plan 2003:*

4. **P1/1** (Approach to Development) – provision of development within settlements will be preferred over the use of land outside the settlement.
5. **P1/3** (Sustainable Design in Built Development) of the Cambridgeshire and Peterborough Structure Plan 2003 requires compact forms of development through the promotion of higher densities that responds to the local character of the built environment.
6. **P1/2** (Environmental Restrictions on Development)- development will be restricted in the countryside unless the proposals can be demonstrated to be essential in a particular rural location.
7. **P5/3** (Density) Local Planning Authorities should seek to maximise the use of land by applying the highest density possible which is compatible with maintaining local character. As a guideline, densities of less than 30 dwellings per hectare will not be acceptable.

8. **P5/5** (Homes in Rural Areas) – small scale housing developments will be permitted in villages only where appropriate, taking into account the need for affordable rural housing, the character of the village and its setting, and the level of jobs, services, infrastructure and passenger transport provision in the immediate area.
9. **P7/4** (Landscape) – Development must relate sensitively to the local environment and contribute to the sense of place, identity and diversity of the distinct landscape areas.

*South Cambridgeshire Local Plan 2004:*

10. **SE5** (Infill-Only Villages) Residential developments within the village frameworks of these villages will be restricted to not more than two dwellings comprising:
  1. A gap in an otherwise built-up frontage to an existing road, provided that it is not sufficiently large to accommodate more than two dwellings on similar curtilages to those adjoining; or
  2. The redevelopment or sub-division of an existing residential curtilage; or
  3. The sub-division of an existing dwelling; or
  4. Subject to the provisions of Policy EM8, the conversion or redevelopment of a non-residential building where this would not result in a loss of local employment.

Provided the site in its present form does not form an essential part of village character, and development is sympathetic to the historic interests, character, and amenities of the locality. In very exceptional cases a slightly larger development may be permitted if this would lead to the sustainable recycling of a brownfield site bringing positive overall benefit to the village.

11. **SE8** (Village Frameworks) states that there will be a general presumption in favour of residential development within the frameworks of villages.
12. **SE9** (Village Edges) - development on the edge of villages should be sympathetically designed and landscaped to minimise the impact of development on the countryside.
13. **EN5** (Trees, Woodlands and Hedgerows): the District Council will require trees, hedges and woodland and other natural features to be retained wherever possible in proposals for new development.

### **Consultations**

14. **Lolworth Parish Meeting** – Recommendation of refusal to the application as originally submitted. LPM comments: “It is not immediately apparent if the proposed plot lies partly outside the village envelope (the two plans are dissimilar). We object most strongly if it does – we believe this to be the case. There has been extensive recent tree felling. There are some fine Scots Pines adjacent to the proposed plot. We consider these should be the subject of tree preservation orders. The privacy of adjacent properties and the control of construction traffic is essential if permission is granted”.
15. **Chief Environmental Health Officer** – Recommends a condition to minimise noise disturbance to neighbours during the construction period.

16. **Trees and Landscape Officer** – Comments awaited.
17. **Environment Agency** – notes that the site is in an area of little to no flood risk. The applicant should be required to demonstrate that an adequate surface water sewerage exists to serve the development.

### **Representations**

18. None received.

### **Agent's Comments**

19. The agent considers that the proposal will make better use of the area of land. The existing bungalow, known as 'Park View', has serious structural problems having suffered from subsidence. There is quite a large area of unused land to the side of the property where he believes it would be appropriate to build a second house.

### **Planning Comments**

20. The site lies as amended within the designated village envelope. The amended site has a frontage length of 40m and plot depth of between 40m and 50m. This represents a density of 12.4 dwellings per hectare, which is similar to the adjoining development at 1 & 2 Redland Road. Subject to the comments of the Trees and Landscape Officer, I consider that the proposal represents an acceptable rounding off site that satisfies the criteria of Policies SE5 and SE8.

### **Recommendation**

21. Subject to the comments of the Trees and Landscape Officer, approval subject to the following conditions:
  1. Standard Condition B– Time limited permission, (Rc B);
  2. SC1 - All reserved matters, (Rc1);
  3. Sc5a – Details of materials for external walls and roofs; (Rc5aaii);
  4. SC55 - Tree survey, (Rc55);
  5. Sc52 – Implementation of landscaping; (Rc52);
  6. SC58 – Protection of hedge, (Rc58);
  7. SC56 – Protection of trees during construction, (Rc56);
  8. Sc60 – Details of boundary treatment, (Rc60);
  9. Highways C2 - Parking of construction vehicles, (Rc - In the interests of highway safety);
  10. Prior to the commencement of any development, a scheme for the provision and implementation of surface water drainage shall be submitted to and agreed in writing by the Local Planning Authority. The works/scheme shall be constructed and completed in accordance with the approved plans/specification at such time(s) as may be specified in the approved scheme, (Rc To ensure a satisfactory method of surface water drainage);

11. SC26 – Restriction of hours of use of power operated machinery – *Add at beginning* “During the period of construction...”, *then* “8am/8am/6pm/1pm”. (Rc26).

### **Informatives**

Standard surface water drainage notes.

### **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:**
    - P1/1** (Approach to Development)
    - P1/3** (Sustainable Design in Built Development)
    - P1/2** (Environmental Restrictions on Development)
    - P5/3** (Density)
    - P5/5** (Homes in Rural Areas)
    - P7/4** (Landscape)
  - **South Cambridgeshire Local Plan 2004:**
    - SE5** (Infill-Only Villages)
    - SE8** (Village Frameworks)
    - SE9** (Village Edges)
    - EN5** (Trees, Woodlands and Hedgerows)
2. The development is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
  - Safeguarding of trees
  - Setting of the village

**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/1127/06/O and C/0974/71/O

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