

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee 6th September 2006
AUTHOR/S: Executive Director / Head of Planning Services

S/0878/06/F – GREAT SHELFORD

Dwelling on Land adjacent to 1A Spinney Drive for The Executors of the Late Mrs P Clive

Recommendation: Approval

Date for determination: 28th June 2006

Members will visit the site on Monday 4th September 2006.

Conservation Area

Site and Proposal

1. The application relates to 0.04 hectare/0.1 acre part of the side garden of No.1A Spinney Drive, a two-storey brick, hung tile and large flat tile roof house. A detached flat roof and brick faced double garage/workshop stands on the site. The site is bounded by fencing and hedging along its Woollards Lane/northwest and Spinney Drive/southwest frontages. A large sycamore tree protected by a Tree Preservation Order stands on the site boundary close to the junction of Woollards Lane and Spinney Drive. A new dwelling has recently been constructed within the garden of what was known as 1 Woollards Lane but is now known as 2A Woodlands Road to the northeast. No.1A is to the southeast of the site.
2. This full application, registered on the 3rd May 2006 and amended by plans date stamped the 26th July 2006, proposes the erection of a 3 bedroom plus a fourth bedroom/study detached house with a curved roof facing the Woollards Lane/Spinney Drive junction, an integral garage and dormer windows. It measures 2.7m high to eaves and 7.2m high to ridge and would be faced with render with a slate roof and lead to the stair and dormer windows. The density equates to approximately 24 dwellings to the hectare.

Recent Planning History

3. Planning permission for a fence was approved in 1981 under reference **S/0767/81/F**.
4. At the Chairman's Delegation Meeting on the 16th August 2006, officers were given delegated powers to approve the application for a new single garage at 1A Spinney Drive (reference **S/0877/06/F**). At the time of compiling this report, the decision had not been issued.
5. Consent to demolish the detached flat roof and brick faced double garage/workshop on the site was granted in July 2006 under reference **S/0924/06/CAC**.

Planning Policy

6. Structure Plan 2003 **Policy P1/3** relates to sustainable design in built development and requires a high standard of design for all new development which responds to the local character of the built environment.
7. Structure Plan 2003 **Policy P7/6** states that Local Planning Authorities will protect and enhance the quality and distinctiveness of the historic built environment.
8. Local Plan 2004 **Policy SE2** states that residential development will be permitted on unallocated land within the village framework of Great Shelford provided that (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 or 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 policy EM8 which relates to the loss of employment sites. It also states that development should provide an appropriate mix of dwellings in terms of size, type and affordability and should achieve a minimum density of 30 dwellings to the hectare unless there are strong design grounds for not doing so.
9. Local Plan 2004 **Policy HG10** states that residential developments will be required to make the best use of the site and promote a sense of community which reflects local needs. It also 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. Local Plan 2004 **Policy EN5** states that the District Council will require trees to be retained wherever possible in proposals for new development
11. Local Plan 2004 **Policy EN30** states that proposals within conservation areas will be expected to preserve or enhance the special character and appearance of the conservation areas in terms of their scale, massing, roof materials and wall materials. It also states that the District Council will refuse permission for schemes within conservation areas which do not specify traditional local materials and details and which do not fit comfortably into their context.
12. **Great Shelford Village Design Statement**, adopted by the District Council as Supplementary Planning Guidance in February 2004, provides design guidance to ensure that new developments reflect local characteristics and qualities.

Consultations

13. **Great Shelford Parish Council** recommended refusal of the scheme as originally submitted stating “The policy of development in Conservation Areas state ‘proposals will be expected to preserve or enhance the special character and appearance of the conservation area’ ... and the Conservation Area Appraisal 2001 identifies this character as follows:- ‘the street scene (Woollards Lane) is characterised by detached houses with deeper front gardens. The many fine examples of large mature trees and well maintained hedges which obscure the dwellings behind, give this part of the street a lush appearance’. We do not believe the proposal by reason of the removal of the hedge along the frontage, the dominance of the dormers of the NE elevation and its proximity to the large sycamore tree enhances or preserves the special character of the Conservation Area as identified in the Conservation Area Appraisal.”

14. In relation to the application as amended it recommends refusal stating “The proposal to erect this dwelling on a small site in a prominent position in the Conservation Area and close to a significant tree does not preserve or enhance the special character of the Conservation Area. The dwelling is out of character with the larger more spacious sites and houses in Spinney Drive and Woollards Lane.”
15. **Conservation Manager** supports the application as amended subject to confirmation of details of the proposed root protection measures and details of materials.
16. **Trees & Landscape Officer** raises no objections to the application as amended subject to the imposition of a condition requiring the precise details of the proposed piles to be agreed on site by her.
17. **Chief Environmental Health Officer** recommends that conditions relating to the times when power operated machinery shall not be operated during the construction period except in accordance with agreed noise restrictions and driven pile foundations are attached to any approval. He also recommends that an informative is attached to any approval stating that there shall be no bonfires or burning of waste on site during construction except with his Department’s prior permission.

Representations

18. Objections have been received from the occupiers of 1, 2, 5 and 12 Spinney Drive and 4 Woollards Lane on the following grounds:
 1. The development would result in a cramped form of development/overdevelopment of the plot and would be out of character with the style of Spinney Drive and the Conservation Area contrary to the intent of the Village Design Statement and the Local Plan;
 2. Increased traffic flows in what is already a narrow (4.98m wide) and congested side road that is used by shoppers and users of other facilities in the village;
 3. Development would result in 3 entrances within 20 metres of a busy main road junction creating a danger to the residents of Spinney Drive and pedestrians crossing Spinney Drive at the junction with Woollards Lane;
 4. Insufficient parking for the proposed dwelling;
 5. New dwelling would encroach beyond the ‘building line’ in both Spinney Drive and Woollards Lane;
 6. Proposed development does not form part of a coordinated plan for the Woollards Lane area;
 7. Approval would set an undesirable precedent for future piecemeal development in the vicinity which would progressively detract from the character of the area;
 8. The existing sewerage system is inadequate to serve future development; and
 9. Inevitable request for the large sycamore to be felled or lopped as it would have a detrimental effect on the building.

Planning Comments – Key Issues

19. The main issues in relation to this application are: the impact on the streetscene and the character and appearance of the Conservation Area, including the impact on the protected sycamore tree in the western corner of the site; impact on neighbours; and highway and parking matters.
20. In response to the Parish Council’s comments on the scheme as originally submitted (“We do not believe the proposal by reason of the removal of the hedge along the

frontage, the dominance of the dormers of the NE elevation and its proximity to the large sycamore tree enhances or preserves the special character of the Conservation Area as identified in the Conservation Area Appraisal”), the Trees & Landscape Officers’ concerns about the proximity of the dwelling to the protected sycamore tree and the Conservation Manager’s concerns about the originally proposed 3 separate dormer windows in the northeast elevation, amended plans were submitted. These amended plans, which include a Tree Protection Plan, show the existing frontage hedge retained and reduced in height to 2m and show the originally proposed 3 dormer windows in the northeast elevation replaced by a single larger dormer window, are considered to result in an interesting development that would ensure the retention of the sycamore tree and preserve the character and appearance of the Conservation Area. It would however be important to attach conditions to any approval removing permitted development rights, requiring the agreement of the precise details of the frontage hedge and requiring the agreement of the precise position of the pile foundations in order to ensure that the development and subsequent development that would not otherwise require planning permission would not harm the character and appearance of the Conservation Area and to ensure the protection of the rooting system of the Sycamore tree.

21. It is considered that the proposed development would not seriously harm the amenity of any neighbours.
22. Two parking spaces, an integral garage and a further parking space in front of the garage, would be provided which is considered appropriate. It is considered that Spinney Drive and its junction with Woollards Lane are adequate to accommodate the additional vehicular movements resulting from one additional dwelling.

Recommendation

23. Approval (as amended by drawing nos. 4 Rev.A, 6 Rev.A, 7 Rev.A, 10 Rev.A and 821.1 Rev.A date stamped 26.7.06)
 1. Standard Time Condition A – Time limited permission (Reason A)
 2. SC5a – Details of materials to be used for external walls and roofs (RC To ensure the development preserves or enhances the character and appearance of the Conservation Area)
 3. No development shall commence until precise details of a hedge to be retained/provided along the Woollards Lane and Spinney Drive site frontages, save for the access, have been submitted to and approved in writing by the Local Planning Authority; the approved scheme shall be in place/planted in the first planting season following the occupation of the dwelling or the completion of the development, whichever is the sooner, and any trees or plants which within a period of five years from the occupation of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation (RC To ensure the development preserves or enhances the character and appearance of the Conservation Area)
 4. Details of the treatment of the other site boundaries shall be submitted to and approved in writing by the Local Planning Authority and the work completed in accordance with the approved details before the dwelling is occupied or the development is complete, whichever is the sooner (RC To ensure the development preserves or enhances the character and appearance of the Conservation Area)
 5. No development shall commence until the precise positions of the piles indicated on drawing no. 821.1 Rev.A have been agreed on site by the District Council’s

Trees & Landscape Officer; the development shall be carried out in accordance with the agreed positions (RC To ensure the protection of the rooting system of the Sycamore tree and thereby ensure the development preserves or enhances the character and appearance of the Conservation Area)

6. The tree protection measures detailed on drawing no. 821.1 Rev.A shall be in place for the course of the development operations (RC To ensure the protection of the Sycamore tree and thereby ensure the development preserves or enhances the character and appearance of the Conservation Area)
7. SC21 (Part 1 Development within the curtilage of a dwellinghouse, All classes) – Removal of permitted development rights (RC21c harm to the character and appearance of the Conservation Area)
8. During the period of construction ... SC26 (0800, 0800, 1800, 1300) – Restriction on hours of use of power operated machinery during construction period (RC26)

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) and
P7/6 (Historic Built Development)
 - **South Cambridgeshire Local Plan 2004:**
SE2 (Residential Development in Rural Growth Settlements),
HG10 (Housing Design),
EN5 (Retention of Trees), and
EN30 (Development in Conservation Areas).
2. The development is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise: Impact of development in the streetscene and on the character and appearance of the Conservation Area; highway and pedestrian safety; sewerage; parking provision; and impact on protected sycamore tree

Informatives

Should driven pile foundations be proposed, before development commences, a statement of the method for construction of these foundations should be submitted to and agreed by the District Council's Environmental Health Officer so that noise and vibration can be controlled.

During construction, there shall be no bonfires or burning of waste on site except with the prior permission of the District Council's 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
- Great Shelford Village Design Statement 2004
- Planning file Refs: (S/0924/06/CAC, S/0878/06/F, S/0877/06/F and S/0767/81/F.

Contact Officer: Andrew Moffat – Area Planning Officer
Telephone: (01954) 713169