

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Planning Committee

6<sup>th</sup> September 2006

**AUTHOR/S:** Executive Director / Head of Planning Services

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### **S/1443/06/F – GREAT SHELFORD Bungalow and Vehicular Access – Land Adjacent to 1 Davey Crescent for Mr Newman**

**Recommendation: Approval**

**Date for Determination: 14<sup>th</sup> September 2006**

#### **Site and Proposal**

1. The application site is a 0.1 hectare plot of land sited on the east side of Cambridge Road adjacent to its junction with Davey Crescent. The site forms part of the garden area of No.1 Davey Crescent, a two storey semi detached house located to the east whilst, to the north, are bungalows and a garage block sited within Bridge Close.
2. The full application, submitted on 20<sup>th</sup> July 2006, seeks to erect a 2-bedroom bungalow on the site. The bungalow would incorporate a pyramid style roof and stand a total of 4.8 metres high. It would face Cambridge Road onto which it is proposed to create a new vehicular access.

#### **Planning History**

3. None

#### **Planning Policy**

4. Great Shelford is designated within the South Cambridgeshire Local Plan 2004 as a Rural Growth Settlement where **Policy SE2** states residential development will be permitted providing, amongst other matters, the development would be sensitive to the character of the village and the amenities of neighbours.
5. **Policy P1/3** of the Cambridgeshire and Peterborough 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. **Great Shelford Parish Council** objects to the application stating:  
“ a) The proposal amounts to over-development of the site;  
b) The design of the bungalow is uninspiring, does not relate to the shape of the site or adjacent buildings and does not contribute to the appearance of this part of Cambridge Road or the entrance to Davey Crescent;  
c) The creation of a new access onto Cambridge Road would be detrimental to highway and pedestrian safety.”
7. The comments of the **Local Highways Authority** will be reported verbally at the Committee meeting.

8. **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**

9. Letters have been received from Nos.1 and 6 Davey Crescent and from Nos. 2 and 6 Bridge Close. The occupiers of No.1 Davey Crescent fully support the application, whilst the main points raised within the other letters are:
- a. The plans do not appear to show an extension built at the front of No.2 Bridge Close. No.2 would therefore be closer to the bungalow than indicated and concern is expressed regarding loss of light to the kitchen area;
  - b. Nos. 2, 4 and 6 Bridge Close have a right of way to the back/south side of the adjacent garage which must not be obstructed;
  - c. The bungalow should not be constructed directly adjacent to the garage as it would obstruct light to windows in the south elevation of the garage.
  - d. The access to the new building should be from the main road and not from Davey Crescent which is extremely congested.

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

10. The key issues to consider in the determination of this application are:
- a. Impact upon character and appearance of the area;
  - b. Residential amenity;
  - c. Highway safety

### ***Visual impact***

11. The site lies between a two storey house to the east, a flat-roofed garage block to the north-west and a bungalow to the north. Whilst the bungalow would be sited closer to Cambridge Road than the properties within Bridge Close, it would not come forward of a line drawn between the adjacent corners of No.1 Davey Crescent and the garage block and, given the small scale of the bungalow, would not be an unduly intrusive feature in the street scene.

### ***Residential amenity***

12. The proposed bungalow incorporates a pyramid style roof, ensuring that the roof is hipped away from the adjoining properties at No.1 Davey Crescent and No.2 Bridge Close. Whilst the extension at the front of the latter property has not been shown on the plans, I have visited this property and am satisfied that the bungalow would not result in an undue loss of light to the kitchen area which is served by windows in its front (south-west) and side (south-east) elevations. I also consider the proposed bungalow, in being angled away from No.1 Davey Crescent, would not result in an undue loss of light/outlook to this property.
13. The bungalow, being sited within 3 metres of the south-east elevation of the adjacent garage block, would undoubtedly cut out light to windows in this elevation. However, given that this building is used for garage/storage purposes rather than as habitable

accommodation, a refusal on the grounds of loss of light to these windows could not be substantiated.

### ***Highway safety***

14. I am presently awaiting the comments of the Local Highways Authority regarding the proposed new access to be created onto Cambridge Road, an A class road. The plans indicate that pedestrian visibility splays together with parking and turning areas can all be provided on the site and, providing no objections are raised by the Local Highways Authority, these should all be secured by way of conditions of any planning permission.

### ***Other issues***

15. The proposed bungalow is sited sufficiently far from the side elevation of the adjacent garage block serving Nos. 2, 4 and 6 Bridge Close to avoid obstructing access to this garage for maintenance purposes. Whilst this is strictly not a material planning consideration, the applicants should be made aware of this requirement as it would prevent the erection of any means of boundary treatment along the adjacent section of the north-western boundary.

### **Recommendation**

16. Providing no objections are received from the Local Highways Authority, approval:
1. Standard Condition A – Time limited permission (Reason A);
  2. Sc5a – Details of materials for external walls and roofs (Rc5a(ii));
  3. Sc51 – Landscaping (Rc51);
  4. Sc52 – Implementation of landscaping (Rc52);
  5. Sc60 – Details of boundary treatment (Rc60);
  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)
- + any conditions required by the Local Highways Authority

### **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 development is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
- Residential amenity;
  - Visual impact on the locality;
  - Highway safety.

### **General**

1. Should driven pile foundations be proposed, then 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 File Ref: S/1443/06/F

Documents referred to in the report including appendices on the website only and reports to previous meetings.

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