

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

4th October 2006

AUTHOR/S: Executive Director / Head of Planning Services

S/1663/06/F - SHEPRETH

The Erection of a Dwelling and Garage at Land Adjacent 20 Angle Lane, Shepreth for David Reed Homes Limited

Recommendation: Approval

Date for Determination: 11th October 2006

Conservation Area

Site and Proposal

1. The site, which is in the village framework and within the Conservation Area for Shepreth was once owned by the occupier of No.20 Angle Lane, comprising a detached two-storey dwelling. Following the sale of this land, the site has been subdivided and the application site now comprises 729m². The proposal sits to the northwest, set back slightly from the front building line of No.20 Angle Lane.
2. The site is bound by residential properties on three of its boundaries. To the front of the site, on the southwest boundary is Angle Lane, a road that is rural in appearance resembling a bridleway with very little vehicular movement. Opposite the front of the site is a small depot for Kenzies coaches. North of the site recent approval was granted for a pair of semi detached, two storey dwellings. To the east is the rear garden of No. 20 Angle Lane and to the west a bungalow, that is to be demolished once the new dwellings to the north are completed.
3. The full planning application received on the 16th August 2006 proposes the erection of a detached 4-bed dwelling house and an attached single garage. The highest part of the house measures 7.3 metres to the ridge and 4.5 metres to the eaves. The single storey element, located to the front of the property, measures 4.5 metres to the ridge and 2.5 metres to the eaves. The siting of the house is located approximately 1 metre from the south east boundary and 2 metres from the north west boundary, the closest part of the dwelling house is 10.5 metres from the front boundary. The rear garden is 25 metres in length.
4. The materials proposed include a mixture of plain and pan tiles with render, brick and timber boarding proposed for the fascias. The Design Statement that was included in this application comments on the vernacular design incorporating details and materials that are familiar in the surrounding properties in the village. It states that the varying height and materials are proposed to give the impression that the dwelling has evolved, much like number 20 Angle Lane.

Planning History

5. Planning permission was granted in 1995 for the erection of a house on the application site, of a different design and form to that now proposed. That consent expired in May 2002. Two applications for dwellings to the rear of 20 Angle Lane

were refused in 1996, the second of which was dismissed at appeal in 1997, on the grounds that it would neither preserve nor enhance the character of the Conservation Area. A revised application for a smaller dwelling at the rear was approved in 1998 after the then applicant entered into a Section 106 Agreement that meant that either scheme to the rear of 20 Angle Lane could be implemented but not both, to avoid what was considered at that time would be an over development of the site. An application submitted in 2002 proposed a detached house, again different to that of the proposed application in terms of layout and design. This was approved in 2003.

Planning Policy

Cambridgeshire and Peterborough Structure Plan 2003

6. **Policy P7/6** 'Historic Built Environment' of the Cambridgeshire and Peterborough Structure Plan 2003 states Local Planning Authorities will protect and enhance the quality and distinctiveness of the historic built environment.
7. **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.

South Cambridgeshire Local Plan 2004

8. **Policy HG10** 'Housing Mix and Design' sets out the requirements for residential developments to make the best use of sites in addition to be informed by the wider character and context of the surrounding area.
9. **Policy SE5** 'List of Infill Villages' sets out the requirements for new dwellings in infill village frameworks to consider issues of impact upon character and amenities of the locality.
10. **Policy EN30** 'Development in Conservation Areas' sets out the requirement for development within Conservation Areas to preserve or enhance the character and appearance of such areas.
11. **Policy EN12** seeks to retain features and habitats of nature conservation value.

Consultation

12. **Shepreth Parish Council** – Recommends that the application be refused. Concerns raised included sewers, the site being in a flood plain, too large for the plot, and a query regarding footpaths and the private access road.
13. **Chief Environmental Health Officer** – Has considered the application and the implications of the proposals in terms of noise and environmental pollution and has no objection.
14. The **Conservation Manager** – Has no objections, all materials to be agreed.
15. The **Ecology Officer** requests condition/informatives to be attached to any consent.
16. The comments of the **Trees and Landscape Officer** will be reported at the meeting

Representations

17. One letter has been received from the occupier of 16 Angle Lane. The concerns relate to the intensification of vehicular movement that will use the lane, the adverse impact on the Conservation Area and the cluttered appearance of two drives side by side.

Planning Comments – Key Issues

18. The principle of development on this site has already been established through previous planning consents. The key issues relevant to this application are impact on neighbour amenity and the impact on the Conservation Area.

Impact upon neighbour amenity

19. The residents at No. 20 Angle Lane are not adversely affected by the development as the fenestration has been arranged so as not to infringe on the privacy and the amenity of the occupiers of neighbouring properties. The siting of the dwelling is located further back than that of No. 20 and the impact of the building is predominately to the rear, away from that of No. 20. In relation to the neighbouring bungalow, this is to be demolished in the near future and is of an adequate distance from the new dwellings, which are located some distance behind the proposed scheme.

Impact upon the Conservation Area

20. Officers have had various dealings with this site since the original approval and discussions regarding the application site with the Agent have concluded that the current design approach is acceptable and a better approach to that of the originally approved scheme. Further negotiation, preliminary to this application, has achieved a design that is in accordance with the relevant policies and preserves the Conservation Area. I have no objections to the access arrangements.

Recommendations

21. Approval subject to safeguarding conditions
 1. SCA – RCA;
 2. SC5 – submission of details a, b, c, d, – RC5 a) i) ii), b), c), d);
 3. No power operated machinery shall be operated on the site, during the course of construction, 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. – RC26;
 4. SC51 – Landscaping – RC51;
 5. SC52 – Implementation of Landscaping – RC52;
 6. SC56 – Protect Trees – RC56;
 7. SC60 – Boundary treatment – all boundaries – RC60;
 8. SC22 –No further windows (northwest and southeast elevation and roof slope) – RC22;
 9. SC23 – Obscured glass – northwest elevation – RC23;
 10. CS Para – C3 a) and b) – Permanent Turning and Parking – CS RC b – Safety;
 11. CS Para – C2 Temporary Parking – CS RC10 – Safety;

12. Control of vegetation during nesting period – for ecology purposes;
13. Provision of the scheme of nest and bat box provision. (Rc - To provide habitats in accordance with Policy EN12 of the South Cambridgeshire Local Plan 2004.)

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)
P7/6 (Historic Built Environment)
 - **South Cambridgeshire Local Plan 2004:**
HG10 (Housing Mix and Design)
SE5 (Development in Infill Villages)
EN30 (Development in Conservation Areas)
EN12 (Nature Conservation)
2. The development is not considered to be significantly detrimental to the following material planning considerations, which have been raised during the consultation exercise:
 - Adverse impact on the Conservation Area
 - Increase in vehicular movement

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/1663/06/F, S/1143/06/F, S/1133/06/F

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