

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee 4th October 2006
AUTHOR/S: Executive Director / Head of Planning Services

S/1420/06/F – GREAT SHELFORD
**Erection of House and Garage Following Demolition of Existing Dwelling and Garage
at 12 Woodlands Road for David Reed Homes Ltd**

Recommendation: Approval

Date for determination: 11th September 2006

Members will visit the site on Monday 2nd October 2006

Site and Proposal

1. The application relates to 0.24 hectare/0.6 acre site currently occupied by a two-storey roughcast render over red brick plinth and plaintile roof house and its gardens. The front/southeast boundary is marked by 2 metre high approximately hedge save for two existing accesses onto Woodlands Road. No.8, a two-storey plus accommodation in the roofspace dwelling stands beyond the 2 metres high approximately boundary hedge to the north. No.8 has a small first floor window, ground floor door and secondary kitchen window in its south elevation facing the application site. No.12 stands beyond the 2 metres high boundary hedge to the southwest and is a two-storey render, red brick and tile house with no windows in its side elevation facing the application site. The rear boundary with 5 Spinney Drive is marked by a 2.5m high boundary hedge with trees within 5 Spinney Drive's rear garden.
2. This full application, received on the 20th July 2006 and amended by plans date stamped the 1st September 2006, proposes the erection of a 5-bedroom detached dwelling faced in brick, render and boarding with a plaintile and pantile roof. It has a 32.5 metre approximately frontage. The main ridge is 10.6m long and stands 9.9 metres high. A 6.5m x 6.2m x 6.2m high render over red brick plinth and plaintile roof detached double garage close to the boundary with No.14 is also proposed. The density equates to approximately 4 dwellings to the hectare. The submitted Site Layout Plan indicates that 4 new lime trees would be planted on the roadside verge, but this land is outside of the control of the applicant. One of the plans date stamped 1st September indicates that No.8 has a ridge height of approximately 9.9m and No.14 has a ridge height of approximately 7.2m.

Planning History

3. An outline application for a dwelling on part of the application site between Nos. 8 and 12 was refused in 1990 under reference **S/1470/90/O** on the grounds that "The erection of a dwelling on this side garden plot would be out of keeping with the low density character of housing in Woodlands Road which comprises houses on well spaced plots, set in relatively large gardens and served by a road of informal rural character."

4. Full applications to erect 2 dwellings on the site following the demolition of the existing dwelling were withdrawn in 2005 and 2006 (planning references **S/1945/05/F** and **S/0027/06/F** respectively).

Planning Policy

5. 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.
6. 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.
7. 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.
8. Local Plan 2004 **Paragraph 39.25** recognises the low-density character of the housing at Woodlands Road and Woodlands Close, and seeks to protect this by setting out a presumption against infill development in this part of the village.
9. **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. Paragraph 9.3 states that “The earliest private estate developments were Coppice Avenue, the northern end of Buristead Road and Woodlands Road in the Edwardian period, with later additions and in-filling in both cases. Large detached houses in wooded privacy predominate ...”

Consultations

10. **Great Shelford Parish Council** made no recommendation in relation to the original submission “until additional information is forthcoming.” It stated “This is a very large house and although it does not fill as much of the frontage as the recently approved houses at 1 and 2 Woodlands Close will have a significant impact on the street scene. In order to properly assess this impact we would like to see an elevation to the street accurately showing the proposed building and its relationship to adjoining properties. The building at 10 metres is far too high and would dominate its neighbours – it obviously has a second floor but no plans have been included. If it is not proposed to occupy this level, the roof line could be much lower and in keeping with existing properties.”

11. In response to this request for additional information, the agent stated that the applicant feels that to produce a street scene would be extremely difficult and may result in inaccurate information due to the curvature of the road and the angle of the two adjacent properties. As an alternative, he submitted amended plans (date stamped 1st September) which indicated the ridge heights of the adjoining properties on the elevation drawings. These plans have been forwarded to the Parish Council. Any further comments received from the Parish Council will be reported verbally at the meeting.
12. **Trees & Landscape Officer** has no objection in terms of the proximity of the proposed new access to the adjacent false acacia.
13. **Chief Environmental Health Officer** recommends that conditions relating to the times when power operated machinery shall not be operated during the demolition and construction periods except in accordance with agreed noise restrictions and driven pile foundations are attached to any approval. He also recommends that informatives are attached to any approval stating that there shall be no bonfires or burning of waste on site during demolition and construction except with his Department's prior permission and, before the existing property is demolished, a Demolition Notice will be required.

Representations

14. Objections have been received from the occupiers of Riversdale, 3, 4, 5, 6, 7, 8, 9, 13, 15, 16, 18, 20, 21 and 24 Woodlands Road on the following grounds:
 1. The existing dwelling is a substantial house of attractive design in a good state of repair which, like other properties in the road, is of individual style but which blends well and is of a size that allows a pleasing proportion of green space around it. It could also be sympathetically extended to make a very pleasant family house;
 2. The style of the proposed dwelling is at odds with anything currently existing in the road, except Mr Reed's existing house at No.25, and, if built, the proposed dwelling would, in one stroke, transform Woodlands Road as a result of its size (length and height) and incompatible style;
 3. The development would be dominant, overpowering, obtrusive, offensive and oppressive and would make this exceptionally attractive, charming residential road look more like a suburban street;
 4. The development would spoil the ambience of the road;
 5. The development would be overbearing and oppressive to the adjoining dwellings, and No.8 in particular;
 6. Loss of sunlight and heat to, and outlook from, No.8;
 7. Overlooking and overshadowing of No.8;
 8. The dwelling appears to have a second storey but no second floor plans have been submitted;
 9. The development will impact on many villagers as Woodlands Road is used by them as a safe and enjoyable walkway and cycleway; and
 10. The proposal is contrary to the Village Plan in terms of infill and architecture.

Planning Comments – Key Issues

15. The main issues in relation to this application are: the impact on the street scene and the character and appearance of the area; and impact on neighbours. Whilst the existing dwelling is of some merit, provided its replacement did not harm the street scene and the character and appearance of the area and/or the amenity of neighbours, its replacement could not reasonably be resisted.
16. There is no doubt that the proposed dwelling is very large. That said, it is a very large plot with a frontage of approximately 66m. At its closest points, due to the shape of the site, the dwelling would be 5m from the boundary with No.8 and 10m from the boundary with No.14, albeit the proposed garage is sited between the proposed dwelling and No.14. The proposed dwelling is also similar in height to the existing, adjacent dwelling at No.8. The proposed dwelling is 9.9m high at its highest point and the plans accompanying an application for extensions and alterations to No.8 (S/2634/89/F) also showed No.8 to be approximately 9.9m high. The application site also marks the transition between the generally smaller and relatively tighter group of dwellings to the north and the generally larger dwellings set in significantly larger plots further along Woodlands Road. The architect has also adopted design principles to try and assimilate the scale of the development into its context by siting the higher elements closer to No.8 and stepping down towards the lower dwelling at No.14. The design, and the roof in particular, is also broken up into different elements to reduce the bulk of the proposal. Whilst this is a very large dwelling, it is considered that this particular plot can satisfactorily accommodate a dwelling of this scale without compromising the character and appearance of the area. Given the large size of the proposed dwelling, should Members be minded to approve the application, it is considered that permitted development rights for extensions/alterations and outbuildings should be removed.
17. The design of the dwelling is different to other dwellings along Woodlands Road but the character of Woodlands Road is partly a result of the differing design of dwellings. The design of the dwelling is considered to be acceptable.
18. The development will have some impact on the amenity of neighbours and the amenity of the occupiers of No.8 in particular in terms of loss of winter sunlight to its southern elevation. However, there is only one small first floor window, a ground floor door and a secondary kitchen window in its south elevation facing the application site. The development is not considered to result in serious harm to the amenity of neighbours and the impact on neighbours is not therefore considered to be reason to refuse the application. A condition should however be attached to any permission to ensure that any additional openings above ground floor level or in the roof of the dwelling and/or in the garage require a further planning application.
19. The Local Highway Authority has indicated that it would not support an application for further residential development along Woodlands Road until the road was widened close to its junction with London Road, and it appears unlikely that the 'Residents' Association' (Shelford Woodlands Properties Limited) will agree to this work. In view of this, the presumption in the Local Plan against in-fill development and my conclusions above, I consider that this application would ensure that the best use of the site is made without compromising the character of the area or the amenity of neighbours.

Recommendation

20. Approval (as amended by drawing nos. 06032-01A and 06032-02 date stamped 1st September 2006).
1. Standard Time Condition A – Time limited permission (RCA);
 2. SC5 – Details of materials to be used for the external walls and roofs and hard surfaced areas within the site (RC To ensure the satisfactory appearance of the development);
 3. SC51 – Landscaping scheme (RC51);
 4. SC52 – Implementation of landscaping scheme (RC52);
 5. During the periods of demolition and construction ... SC26 (0800, 0800, 1800, 1300) – Restriction on hours of use of power operated machinery during demolition and construction periods (RC26);
 6. No additional windows, doors or openings of any kind shall be inserted above ground floor level in the walls and/or in the roof of the dwelling hereby permitted and/or in the walls or roof of the garage hereby permitted unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf (RC22);
 7. SC21 (Part 1, Classes A (The enlargement, improvement or other alteration of a dwellinghouse), B (The enlargement of a dwellinghouse consisting of an addition or alteration to its roof) and E (The provision of any building or enclosure or the maintenance, improvement or other alteration of such a building or enclosure) – Removal of permitted development rights (RC21c harm to the character and appearance of the area and/or the amenity of neighbours).

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 (Residential Development in Rural Growth Settlements) and
HG10 (Housing Mix and Design)
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 the development in the street scene and on the character and appearance of the area; and impact on neighbours.

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 demolition and 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.

Before the existing property is demolished, a Demolition Notice will be required from the District Council's Environmental Health Department establishing the way in which the property will be dismantled, including any asbestos present, the removal of waste, minimisation of dust, capping of drains and establishing hours of working operation.

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/2634/89/F, S/1470/90/O, S/1945/05/F, S/0027/06/F and S/1420/06/F
- Documents referred to in the report including appendices on the website only and reports to previous meetings

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