

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Planning Committee

4<sup>th</sup> October 2006

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

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### **S/1603/06/F - WATERBEACH Bungalow at Land Adjacent to 16 Winfold Road for Mr Smith**

**Recommendation: Approval**

**Date for Determination: 4<sup>th</sup> October 2006**

#### **Site and Proposal**

1. The 0.032 hectare site is part of the grassed side garden to no.16 Winfold Road, which is an end of terrace two-storey property (nos.18, 20, 22 and 24 inclusive). The site is located to the west of No.16 Winfold road, access to which is provided via an adopted footpath that runs along the frontage of the terrace which connects to a communal parking area, which is also part of the adopted highway. The western boundary of the site is defined by a close-boarded fence. Beyond this boundary which is the edge of the village framework, is the Cambridge Green Belt. No.14a Winfold Road is located directly opposite the site to the north and at present has a 2m high hedge, which separates the two sites. There is a communal parking area to the front of the terrace and two garage courts, which are accessed off the cul-de-sac all of which provide the residents with on and off street car parking. Nos. 2 and 14a are the only exceptions to the communal parking as both have off street parking areas.
2. This application, registered on 9<sup>th</sup> August 2006, seeks an amended design to that approved under Planning Application S/0089/06/F. The revision seeks to extend the roof height of the bungalow by 0.20m from 5.65m to 5.85m, with the inclusion of 4 roof lights to the south roof slope and a first floor port hole window within the west elevation. Apart from this revision the bungalow would be as approved on the 14<sup>th</sup> March 2006. The extension to the ridge height would allow the loft space to be used as an additional bedroom with en-suite bathroom. The property would then become a 3 bedroom chalet style bungalow. The proposed density equates to 31 dwellings per hectare.

#### **Planning History**

3. Planning application **S/2609/04/F**, which sought consent for the erection of a bungalow, was withdrawn.
4. Planning application **S/0391/05/F**, which sought consent for the erection of a bungalow, was approved at Committee in May 2005. The Decision Notice was date 17<sup>th</sup> June 2005.
5. Planning application **S/0089/06/F**, which sought an amended design to the original permission (S/0391/05/F) for the erection of a bungalow was approved on 14<sup>th</sup> March 2006.

## Planning Policy

6. Policy **P1/3** 'Sustainable Design in Built Development' of the Cambridgeshire and Peterborough Structure Plan 2003 states that a high standard of design and sustainability should be adopted for all new forms of development.
7. Policy **SE2** 'Rural Growth Settlements' of the South Cambridgeshire Local Plan 2004 defines Waterbeach as a Rural Growth Settlement in which residential development will be permitted on unallocated land providing the development meets with the criteria of this and other policies included within the Local Plan. Development should provide an appropriate mix of dwellings and should achieve a minimum density of 30dph unless there are strong design grounds for not doing so.
8. Policy **SE9** 'Village Edges' of the South Cambridgeshire Local Plan 2004 states that development on the edges of villages should be sympathetically designed and landscaped to minimise any impact on the surrounding countryside.

## Consultations

9. **Waterbeach Parish Council** – The Parish Council recommends refusal and re-literates all comments previously made on applications on this site. With particular regard to this application the Council considers that with the increased height and the additional room the site would be overdeveloped.
10. **Waterbeach Level Internal Drainage Board** - The application is outside the District but within an area that drains into it. The application states that surface water will be disposed of "to soakaways". Providing this method of surface water disposal is incorporated into any development on this site, the Board will not object to this application.
11. **Trees & Landscape Officer** – This application is for the same site as application S/0089/06/F. The site has been visited in the interim and the changes required to the landscaping scheme have been discussed on site. The applicant is preparing a revised scheme as discussed. Scheme not approved until the following details are received:
  - a. Fencing painted dark colour
  - b. Plant climbers along the field edge of the fence (inside plot to climb over)
  - c. Front trellis removed from front garden
  - d. Plant species Picea Abies replaced with native Hawthorn within front garden

The above comments have been addressed for planning application S/0089/06/F and the landscaping condition has been discharged. The same scheme is awaited for this application.

12. **Local Highway Authority** – Suggests refusal unless off street car parking can be provided.

## Representations

13. None received

## **Planning Comments – Key Issues**

14. The main issues to consider in relation to this application are the impact of the amended design of the development on the residential amenities of neighbours and highway safety.

### ***Residential amenities of neighbours***

15. The raising of the ridge height of the bungalow would not be to the detriment of the amenities that the neighbouring residents currently enjoy as the adjacent property to the east, no.16, is a two storey dwelling and the opposite property to the north no.14a is some 9 metres away and has no windows within the elevation facing the site. The porthole window within the gable end of the west elevation would overlook the open fields and Green Belt and would not impact upon the surrounding properties.
16. The roof lights within the southern roof slope would have a sill height of 1.5m from floor level. Whilst this would normally cause concern as they would potentially overlook the rear garden of no.16 the two windows nearest the boundary with no.16 would serve a stairwell and an en-suite bathroom. Therefore one window would be above head height and the other would not serve a habitable room. The remaining two roof lights would serve the bedroom and would be at an adequate distance from the boundary that no material loss of privacy to the immediate amenity area of no.16 would occur.

### ***Highway Safety***

17. Neither previous applications (S/0089/06/F & S/0391/05/F) attracted adverse comments from the Highway Authority regarding the car parking issues of this site. In regard to application S/0391/05/F, the applicant carried out a detailed car parking survey of the area where a total of 15 spaces were available, all serving the 17 properties within the vicinity, only 8 of which about the communal spaces who do not have off street parking provision. All of these properties have access to the 17 single garages within the two garage courts.
18. As before in the previously approved application it is proposed that the occupiers of the bungalow would park within communal parking area sited in front of the terrace. Whilst this area is heavily used and the new dwelling would increase congestion, the provision of on and off street car parking appears reasonable. Demand for spaces is high within this area, however considering the merits of this application, Members must consider the extent of harm that will be caused by the proposed additional bedroom to previously approved applications. Waterbeach is defined as a Rural Growth Settlement and is a sustainable village. Public transport links within the vicinity are reasonable and the train station is within 1km of the site.
19. With regard to the adopted car parking standards a maximum of 12 spaces would be required to serve the 8 dwellings, which currently about the parking area. In relation to the approved bungalow a further 1.5 spaces would be required and therefore sufficient on-street car parking spaces are available within the communal parking area. The addition of the 3<sup>rd</sup> bedroom would not warrant an increase of maximum parking over 1.5 spaces for the site and therefore the communal parking area could accommodate 13.5 spaces, which is deemed enough to serve the surrounding properties.

**Other Matters:**

20. Planning Permission S/0089/06/F has had several conditions discharged to date including the submission of drainage details, landscaping scheme, proposed materials for the external elevations and roof and the submission of a construction management scheme. The approved landscaping scheme however has not been received as part of this application and therefore a condition is recommended seeking the submission of a scheme. The submitted construction management scheme is acceptable as it is unreasonable to condition that the provision of turning, parking, loading and unloading is to be clear of the public highway. This is not possible considering the constraints of the site. A condition will be attached to ensure that the construction phase adheres to this scheme.
21. The comments of the Parish Council have been previously addressed by the approved applications S/0089/06/F & S/0391/05/F. In my opinion the circumstances have not changed in light of this current application. Whilst the amended design does seek the use of the loft space within the approved bungalow, it would not result in an increase of the footprint of the dwelling or an increase in site coverage and would therefore not warrant the refusal of planning permission as overdevelopment.

**Recommendation**

22. Approve, subject to the following conditions:
  1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.  
(Reason - To ensure that consideration of any further application for development in the area will not be prejudiced by permissions for development, which have not been acted upon.)
  2. Notwithstanding the submitted details no development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of hard and soft landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development and specification of all proposed trees, hedges and shrub planting, which shall include details of species, density and size of stock.  
(Reason - To enhance the quality of the development and to assimilate it within the area.)
  3. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the dwellings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion 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.  
(Reason - To enhance the quality of the development and to assimilate it within the area.)

4. During the period of construction no power operated machinery shall be operated on the premises before 08:00am on weekdays and 08:00 am on Saturdays nor after 18:00 pm on weekdays and 13:00 pm 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.)
5. The development shall be carried out in accordance with the approved Construction Management scheme (Drawing no.07) unless otherwise agreed in writing by the Local Planning Authority.  
(Reason – To ensure the impact upon the surrounding area is properly managed.)
6. The materials used for the external walls and roof shall be Hanson, London Flettons, Cotswold facing brick and Redland, Grovebury Brown interlocking concrete roof tiles, unless otherwise agreed in writing by the Local Planning Authority.  
(Reason – To ensure that visually the development accords with neighbouring buildings.)

## **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**  
**SE9** (Village Edges)  
**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
  - Highway safety

## **General**

Environmental Health informatives regarding driven pile foundations and bonfires and Environmental Agency standing advice regarding soakaways.

**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 files Ref. S/2609/04/F, S/0391/05/F, S/0089/06/F and S/1603/06/F
- Documents referred to in the report including appendices on the website only and reports to previous meetings

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