

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

4th October 2006

AUTHOR/S: Executive Director / Head of Planning Services

**S/0626/06/F - Landbeach
Two dwellings, following demolition of existing 18-20 Waterbeach Road,
for Hinkins Partnership**

Recommendation: Approval

Date for Determination: 10th July 2006

Site and Proposal

1. The 0.134 ha application site is currently a gap in the built form of Landbeach on the eastern entrance to the village. The site contains a vacant building which was once a workshop. The existing structure is sited hard to the eastern boundary of the site. The remainder of the site is overgrown with vegetation.
2. The full planning application, received on 29 March 2006, proposes the erection of two dwellings following the demolition of the existing vacant building. Both dwellings are to have four bedrooms and a detached garage. The density equates to 15 dwellings per hectare.
3. The application was formally amended on 1 April 2006 and 05 September 2006.

Planning History

4. **S/2407/05/F** – The application sought the erection of two dwellings following the demolition of the existing structure. This application was withdrawn, and discussion continued as to the best way to develop the site.

Planning Policy

South Cambridgeshire Local Plan 2004

5. Landbeach is identified in **Policy SE5** as an infill only settlement. This provides for residential development within the Framework of not more than two dwellings where there is a gap in an otherwise built-up frontage to an existing road, and the conversion or re-development of non-residential buildings where this would not lead to a loss in local employment.
6. The general presumption in favour of residential development within village frameworks is explained in **Policy SE8**.
7. The quantity of affordable housing required from residential development is discussed in **Policy HG7**. As Landbeach has a population of fewer than 3000, a contribution of up to 50% of the total number of dwellings applied for will be sought. This is also dependent upon the identified need for affordable housing and the other factors including the proximity to services and access to public transport.

8. **Policy HG11** outlines the criterion for residential development to the rear of existing properties. The Policy states that development will only be permitted provided it would not;
- a. Result in overbearing, overlooking or overshadowing of the existing residential properties;
 - b. Result in noise and disturbance to the existing residential properties through the use of its access;
 - c. Result in highway dangers through the use of the access; or
 - d. Be out of character with the pattern of development in the vicinity.

While this is not an application for backland development the proposal should satisfy these criteria.

9. The maximum car parking standard for development in the District are outlined in Appendix 7/1 of **Policy TP1**. It states that the maximum for dwelling houses is an average of 1.5 spaces dwellings, however dwellings in poorly accessible locations with 3 or more bedrooms up to 2 spaces will be permitted.

Cambridgeshire and Peterborough Structure Plan 2003

10. **Policy P1/3** promotes sustainable development in the built environment and with particular reference to this application strives to respond to the local character of the built form and integrate development with adjoining landscapes.
11. The Council has a target for 37% of new dwelling to be sited either on previously development land or to utilise existing buildings. **Policy P5/2**
12. **Policy P5/3** states that the average density of residential development is to be increased across the District in order to maximise efficiency of sites. The highest densities will be sought for those locations close to a good range of facilities and services. Densities of less than 30 dwellings per hectare will not be acceptable.
13. **Policy P5/5** of the approved Structure Plan 2003 permits small - scale housing developments in villages, taking into account the need for affordable housing, the character of the village and its setting and the level of services infrastructure and public transport in the area.

Consultations

14. **Landbeach Parish Council** recommends refusal of the scheme as revised 05 September 2006, noting that preferred the original design of the garages and dislikes the placement of the garages to the front of the dwellings as it is out of keeping with the surrounding properties.
15. **Strategic Housing Services**, the site is well situated and an affordable housing requirement of 50% is sought. A commuted sum in lieu of on site provision was agreed with the portfolio holder on 20 July 2006.
16. **Old West Drainage Board**, no comment on the proposals.

Representations

17. None received

Planning Comments – Key Issues

18. The key issues to consider in the determination of this application are:
 - a. The impact of the proposed development on the street scene; and
 - b. The impact of the proposed development on neighbour amenity.

Impact on street scene

19. The application site is currently a vacant plot in the otherwise built frontage of the eastern entrance to the village. The site contains a small building which was once used as a work shop and now stands vacant. The remainder of the site is overgrown with vegetation.
20. The dwellings to the east of the application site are semi-detached properties, dwellings to the west are a mixture of detached and semi-detached. Dwellings are not on the same alignment on either side of the application site.
21. The scheme proposes two detached dwellings to be of similar design to be sited so as to effectively link the dwellings on either side of the site in visual terms.
22. The garages are to be detached from the dwelling and located on the front boundary of the site. A 2-metre buffer is proposed to allow adequate foliage to be established.
23. The width and depth of the gable to both dwellings at the front, has been reduced to improve the appearance of the scheme within the existing street scene. As a result the proposal is better proportioned.
24. The proposals have been carefully designed and following negotiation with Officers amended to be of a similar pattern to development in the vicinity. The site in its current form does not form an essential part of the village character and the scheme is considered to be in accordance with Policy SE5 of the Local Plan.

Residential Amenities

25. The existing vacant workshop is sited hard to the boundary of number 22, with the workshop set some distance behind the dwelling. The dwelling proposed on plot 1 is to be constructed adjacent to number 22 Waterbeach Road, the two-storey forward projecting element will not come beyond the front of number 22. This policy does not require a minimum density in infill villages, having regard to the limitation in the policy of not more than two dwellings on such sites.
26. To the rear the two-storey element of the proposed dwelling continues beyond the existing property by approximately 3 metres. It is not considered that this will harm the amenity of the existing dwelling, particularly when the siting of the vacant workshop is considered.
27. Plot 2 proposes a dwelling of almost identical design to that of plot 1, however the adjacent dwelling number 16 Waterbeach Road has a single storey side extension built hard to the shared boundary. As a result the design of the property has been subject to additional negotiation.
28. The depth of the main two-storey structure has been reduced so that it does not project further than the single storey element of number 16. Beyond this is a single storey sunroom; it is not considered that this arrangement will be of detriment to the existing property.

29. In addition to the reduction in depth the dwelling on plot 2 has also been sited 1.5 metres from the shared boundary with number 16. This reduces the perception of the overbearing nature of the proposals on the existing property. The combined result of these amendments is that the two-storey element of the proposed dwelling is not within a 45-degree angle from habitable room windows within the existing; and thus is in considered acceptable.
30. Neither property has habitable room windows on the east or west elevations. This reduces potential overlooking as a result of the development.
31. The proposals are considered to be in accordance with Local Plan Policies SE8 and the criteria of HG11.

Recommendation

32. Subject to the prior signing of a S.106 Legal Agreement to secure an affordable Housing contribution, approve, subject to conditions.
 1. Standard Condition A – Time limited permission (Reason A);
 2. Sc51 – Landscaping (Rc51);
 3. Sc52 – Implementation of landscaping (Rc52);
 5. Sc60 – Details of boundary treatment (Rc60);
 6. Sc26 Restriction of hours of use of power operated machinery during the period of construction - 0800 hours to 1800 hours (weekdays) and to 1300 hours (Saturdays) 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:**
Policy P1/3 – Sustainable Design in the Built Environment
Policy P5/2 – Re-using Previously Developed Land & Buildings
Policy P5/3 – Density
Policy P5/5 – Homes in Rural Areas
 - **South Cambridgeshire Local Plan 2004:**
Policy SE5 – List of Infill Villages
Policy SE8 – (Village Frameworks)
Policy HG7 – Affordable housing on sites within village frameworks
Policy TP1 – Planning for more sustainable travel
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 and overlooking issues
 - Visual impact on the locality

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/2407/05/F and S/0626/06/ F

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