

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

4th October 2006

AUTHOR/S: Executive Director/ Head of Planning Services

S/1560/06/F - CALDECOTE
One Bungalow and One Chalet Bungalow, 82 West Drive, Highfields
for Mr T Mendham

Recommendation: Approval

Date for determination: 28th September 2006

Site and Proposal

1. The site, which is within the framework boundary and which is 0.07ha in area, is at present occupied by a single storey dwelling. To the north-east, the site is adjoined by a bungalow at 80 West Drive, which has windows in its south western elevation facing the site, within 1.5m of the boundary. To the south west, recent development has taken place to provide a chalet bungalow at the rear of the site, leaving an unimplemented consent for a second chalet bungalow at the front of the site.
2. This full application, dated 1st August 2006, is for the demolition of the existing bungalow and the erection of two dwellings upon the site. Plot 1, adjacent to No. 80, is shown as a 2 bedroom bungalow with a ridge height of 5.0m. Plot 2, adjacent to the driveway to the recently constructed chalet bungalow to the rear, is shown to be developed with a 3 bedroom chalet bungalow with a ridge height of 6.6m. The development is to be served by a shared access with a forecourt providing parking and turning for four cars.

Planning History

3. There have been two recent planning applications on the site. Planning permission was granted in February 2006 for the erection of two bungalows, each of similar design and having a ridge height of 4.6m (**S/0013/06/F**). The second application was for two chalet bungalows with a ridge height of 6.7m (S/1089/06/F). This application was withdrawn following concerns expressed about the effect on the amenity of the occupiers of No. 80 adjoining.

Planning Policy

Cambridgeshire and Peterborough Structure Plan 2003

4. **Policy P1/3** (Sustainable Design in Built Development). A high standard of design and sustainability for all new development will be required.

South Cambridgeshire Local Plan 2004

5. **Policy SE4** identifies Highfields Caldecote as a Group village in which residential development of up to 8 dwellings will be permitted within the framework provided the site is not essential to the character of the village, it would be sensitive to village

character, landscape and ecological features and the amenities of neighbours, infrastructure capacity is available and the proposal would not conflict with another policy of the plan.

6. **Policy HG10** requires development to contain a mix of units and to make the best use of the site.

Consultations

7. **Caldecote Parish Council** – Refusal. Comments that the plot has permission for 2 bungalows which is considered to be more than appropriate, but that was considered to be overdevelopment. This is one step worse. The Parish Council has put forward recommendations for conditions on any planning permission issued.
8. **Building Control Manager** – Surface water soakaways should work in this area but will need to be carefully sized from results of a percolation test. Rainwater harvesting would seem ideal but will still need a soakaway for overflow.
9. **Chief Environmental Health Officer** – Recommends a condition to ensure the dwellings are protected from noise from the nearby industrial premises at TKA Bourn.
10. **Environment Agency** – Soakaways unlikely to function satisfactorily due to underlying boulder clay. Surface water harvesting may be an option.

Representations

11. The occupiers of 80 West Drive have expressed concern at the proximity and height of the proposed chalet bungalow leading to loss of light and privacy. They indicate that their bungalow is lower than adjacent land. They want the new bungalow to be the same height as No. 80.

Planning Comments – Key Issues

12. The proposal represents an increase in size of dwelling on both plots compared with what has been permitted under planning permission S/0013/06/F. I consider that the proposed chalet bungalow on plot 2 will be in keeping with the character of the area, where other similar dwellings have been erected or have permission outstanding. The dwelling on plot 1 will be sited 1.2m from the boundary with No.80, and 2.8m from the kitchen window in its facing elevation.
13. The main issue, in my opinion, is the possible loss of light to that room as a result of this development. The previously approved scheme showed a bungalow with ridge height of 4.6m. The current proposal adds 400mm to this. While this will worsen the loss of light, I am not convinced that this will be so bad as to warrant a refusal of planning permission. However, the applicant has indicated that he is willing to reduce this ridge height to match the previous approval but, even if no such plans are received, I can see no reasonable ground for withholding planning permission.

Recommendation

14. Approval of the application dated 1st August 2006, subject to the following conditions:
 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. Before development commences, details shall be submitted to and approved in writing by the Local Planning Authority of a scheme for protecting the dwellings from noise from the nearby industrial premises. The approved scheme shall be carried out before occupation of either dwelling, hereby approved.
(Rc - To safeguard future occupiers from noise disturbance from the nearby industrial premises);
7. (Sc5(b) Surface water drainage details.
(Rc -To ensure satisfactory drainage of the site);
8. D5 – Visibility splays 2m x2m edge of carriageway.
(Rc - In the interest of highway safety);
9. During the period of construction restriction of hours of use of power operated machinery. (Rc - To protect the amenities of nearby residents).

Informatives

1. During construction there shall be no bonfires or burning of waste on the site except with the prior permission of the District Council's Environmental Health Officer in accordance with best practice and existing waste management legislation.
2. Before the existing buildings are demolished, a Demolition Notice will be required from the Council's Environmental Health Section, in order to establish the means by which the demolition will take place including the removal of any asbestos present, the removal of waste, minimisation of dust, capping of drains, and establishing hours of working operation, so as to ensure the protection of the residential environment of the area.
3. Environment Agency informatives
4. Environmental Health advise regarding a noise attenuation scheme.

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:**
SE4 (Group Villages)
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:
 - Residential amenity including loss of light 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 files Refs S/1560/06/F, S/1089/06/F and S/0013/06/F.

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