

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

1st November 2006

AUTHOR/S: Executive Director / Head of Planning Services

S/1662/06/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, which is a detached two-storey dwelling within a site approximately 0.4ha (1 acre) in size. Following the sale of this land, the site has been subdivided into 3 separate plots and the application site now comprises 2880m² (0.28ha) of land northeast of No.20 Angle Lane.
2. The site is bound by residential properties on its southern boundaries and Kenzies Coach Depot to the southwest. The site is accessed by a driveway from the southwest boundary from Angle Lane, a road that is rural in appearance resembling a bridleway with very little vehicular movement. The driveway to No 20 is located to the north west of the site frontage. Northwest of the site approval was granted for a pair of semi detached, two storey dwellings. Planning permission has also recently been granted for a detached dwelling on the land to the northwest of No 20 Angle Lane. To the south east is the rear garden of No. 18 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 as amended by drawings franked 28th September 2006, proposes the erection of a detached 4-bed dwelling house and an attached single garage. The dwelling is made up of three separate elements arranged in a 'T' shape. The highest part of the house measures 7.8 metres to the ridge and 4.8 metres to the eaves. The two-storey chalet element, located to the side, closest to the southeast boundary measures 7.5 metres to the ridge, hipped away from No.18. The eaves vary from the front and rear elevations and measure 4.2 at the rear and 2.5 at the front. The siting of the house is located approximately 1 metre from the southeast boundary and approximately 4 metres from the rear boundary of No. 20. The rear garden is extensive with the furthest point from the proposed dwelling measuring approximately 55 metres in length.

Planning History

4. 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 2003 renewed the permission for the detached house. The plots were later sold separately to developers with planning consent. The newly submitted scheme is different in design, albeit the siting and general footprint is very similar to that of the approved scheme.

Planning Policy

Cambridgeshire and Peterborough Structure Plan 2003

5. **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.
6. **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.
7. **P5/5** permits small-scale housing developments in villages, taking into account, amongst others, the character of the village and its setting.

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 considering issues of impact upon character and amenities of the locality, amongst others.
10. **Policy EN30** 'Development in Conservation Areas' requires development within Conservation Areas to preserve or enhance 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, a query regarding footpaths and the private access road, dwelling is located too close the boundary and has asked that one house should be 'affordable'.
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 subject to imposition of restricted working hours and contamination assessment conditions.
14. **The Conservation Manager** – Has no objections, all materials to be agreed by condition.
15. The **Ecology Officer** requests condition/informatives to be attached to any consent.

16. **Trees and Landscape Officer** has requested further information regarding landscaping before works commence. This can be conditioned accordingly.

Representations

17. Two letters have been received from neighbouring properties in regard to the original submission; 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 and the adverse impact on the Conservation Area.
18. The other letter is from the occupiers of No 18 Angle Lane who have raised various objections to the development, of which these are as follows:
- (a) Visual Impact regarding the design of the dwelling being out of keeping with surrounding properties and the close proximity to No. 20 and No 18.
 - (b) Loss of Light due to the mass of the dwelling so close to the boundary.
 - (c) Loss of privacy due to the loss of planting on adjoining boundaries and the siting of the new dwelling and the fenestration at ground floor facing towards the boundary of No. 18.
 - (d) The proximity to protected trees, particularly to the Walnut trees located at the rear of the site, close to the rear of the proposed development.
 - (e) Over development of Angle Lane and increase in vehicular movement.
 - (f) The protection of the surface of the Lane from construction vehicles.
 - (g) Access restrictions caused by construction vehicles and the possibility of controlling this by conditions if consent is granted.
 - (h) Enforcing eradication of Japanese Knotweed on the site.
19. The Design Statement that was included in this application comments on the four bedroomed cottage style dwelling with low eaves with dormer windows to the main section of the house that will sit on green oak posts set forward from the main structure. It states that the development will be of vernacular design incorporating details and materials (some render, weatherboarding, red brick and pantiles) 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 Comments – Key Issues

20. 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

21. 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 this neighbouring property. The siting of the dwelling is located behind that of No. 20 and the impact of the building is predominately to the rear, away from that of No. 20. Windows that are located in the northwest elevation are of a far enough distance and oblique angle as to not adversely impact the privacy of the occupiers of No 20.
22. The impact on the occupiers of No.18 is also considered to be minimal. Although the development is located approximately 1 metre from the boundary, the development has been sited so there are no openings that would adversely affect the privacy of the

occupiers of No. 18. The two first floor dormer bedroom windows facing southwest project forward of the neighbours building line and not over the rear garden of No. 18. The amended scheme has also removed the bulk of the two storey element of this dwelling away from that of No 18 and has therefore reduced any overbearing impact the dwelling may have had, taking on the form of the originally approved scheme in 1998.

Impact upon the Conservation Area

23. The Conservation Officer has 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.

Other Matters

24. The site of the proposed dwelling is not within Flood Zones 2 or 3 (medium to high risk). There is a commitment to development of two plots to the side and rear of No. 20 Angle Lane, respectively. I do not consider it reasonable to now require one to be affordable.

Recommendation

25. Approval subject to safeguarding conditions
1. Standard Condition A – Reason A.
 2. SC5 – submission of details a, b, c, d, f – RC5 a) i) ii), b), c), d), f).
 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 (southwest and south east elevations and roof slopes) – RC22.
 9. CS Para – C3 a) and b) – Permanent Turning and Parking – CS RC b – Safety
 10. CS Para – C2 Temporary Parking – CS RC10 – Safety.
 11. Prior to the development commencing an investigation of the site shall be undertaken to establish the nature and extent of any contamination of the site and any remedial works to deal with contamination. The investigative study will include details of the site history, development of the site conceptual model and preliminary qualitative risk assessment. If this investigation indicates contamination a further detailed assessment shall be carried out which shall include intrusive investigations and which shall fully characterise the nature, extent and severity of contamination. Recommendations for a remediation strategy and post remediation validation should be included. Remedial work shall be carried out before development commences. The work shall be carried out in accordance with the approved details; any variation shall be agreed in writing with the Local Planning Authority before

work is undertaken. Copies of all reports should be submitted to and approved in writing by the Local Planning Authority.

12. Control of vegetation during nesting period – for ecology purposes.
13. Provision of a 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
 - Residential amenity
 - Drainage

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/1662/06/F, S/1143/06/F and S/1034/03/F

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