

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

6th December 2006

AUTHOR/S: Executive Director / Head of Planning Services

**S/2033/06/F - FULBOURN
Additional Dwelling at 11 Teasel Way for Mrs A Dean**

Recommendation: Approval

Date for Determination: 15th December 2006

Notes:

This Application has been reported to the Planning Committee for determination because the Parish Council's Recommendation of Refusal is contrary to that of the Officer's recommendation.

Members will visit this site on 4th December 2006

Site and Proposal

1. The 0.028 ha site consists of a terraced property (Nos. 7 and 9 inclusive). The site as existing has two garages to the side of the property one of which has been converted into living space. The other garage appears to be once within the ownership of No.9, but has since been sold and is now part of the property at No.11. Teasel Road is a through road, which links to several cul-de-sacs within the Cherry Hinton development adjacent to the City boundary. There is a public footpath adjacent to the dwelling, which links Teasel Way to the cul-de-sac at the rear, which is Harebell Close.
2. The application received 20th October 2006 proposes the erection of a 3 bedroom house attached to the flank wall of No. 11 to replace the existing garage and "music room". Both plots would provide two parking spaces at the front of the dwelling with adequate amenity space to the rear with the sub-division of the existing garden. The new dwelling would also have a small single storey rear kitchen projection at the rear.

Planning History

3. Several Planning Applications all-relating to the development of Cherry Hinton but no specific planning history that relates to No.11 Teasel Way.

Planning Policy

4. **Policy SE2** of the South Cambridgeshire Local Plan 2004 states; Residential development and redevelopment will be permitted on unallocated land within village frameworks of Rural Growth Settlements provided that:
 - (a) The retention of the site in its current 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 any other policy of the local plan.

Development should provide an appropriate mix of dwellings in terms of size, type and affordability and should achieve a minimum density of 30 dph unless there are strong design grounds for not doing so.

5. **Policy P1/3** of the Cambridgeshire and Peterborough Structure Plan 2003 states that a high quality of design will be required for all new developments and promotes more compact forms of development through higher densities.

Consultation

6. **Fulbourn Parish Council** objects on the following grounds:

“We object to this application due to the provision of inadequate parking for the whole terrace. We request a site visit to ascertain the impact on the area.”

Representations

7. Owner of No.4 Comfrey Court has the following objections:
- (a) The original plans for this area allowed for the maximum amount of houses with parking spaces to be built on the estate and no more;
 - (b) Many houses on the estate have been extended, but not to the detriment of off street car parking;
 - (c) If approved Teasel Way, which is not a wide road, will become dangerous at the junction with Comfrey Court due to additional on road parking forcing traffic into the middle of the road making it difficult to turn left or right out of Comfrey Court;
 - (d) This turning is on a curve and creating blind spots in both directions when exiting the court;
 - (e) The development leaves open spaces between buildings saving the area from being claustrophobic;
 - (f) The higher end wall adjacent to the public footpath will serve as a shelter for young people;
 - (g) The proposal would upset the visual aspect of the street as it was originally designed.
8. Owner of No.1 Comfrey Court has the following objections:
- (a) The development would result in a loss of off street car parking, which in turn will make access and egression to Comfrey Court difficult thus resulting in a loss of value for my property;
 - (b) There is a narrow footpath adjacent to the dwelling, which would become dark and dangerous.

9. Owner of 13 Harebell Close has the following objections:
- (a) The property is already surrounded by tall buildings that block the sunlight to my house to the extent that part of my residence is deprived of sunlight throughout the day;
 - (b) Another building to the right of the property will exacerbate the situation further;
 - (c) This is of prime importance as any development should take into account the immediate neighbours quality of life.

Planning Comments – Key Issues

Parking

10. The proposal would provide the maximum requirement of 2 parking spaces for both the existing dwelling (No.11 Teasel Way) and for the proposed adjoined dwelling. This would satisfy the parking requirements and in my opinion would not result in any detriment to the highway. It is recognised that No.11 has bought the land and garage of No.9 and has converted one of these garages to provide habitable living space, however this existing situation would not compromise this proposal as the plans clearly show that both dwellings would accommodate 2 parking spaces.

Neighbour Amenity

11. The design of the proposed house is in keeping with the existing and would continue the existing terrace. There is a public footpath adjacent to the site as well as a sub-station, therefore the distance between the proposed house and that of the back of the adjacent dwelling (No.1 Harebell Close) would be approximately 15m. Furthermore the proposed dwelling would be north east of the nearest dwelling to the rear (No.11 Harebell Close) and would have the nearest first floor window obscure glazed as it would serve a bathroom. The dwelling directly to the rear of No.11 at No.13 Harebell Close has a blank elevation fronting the site. In conclusion, I do not consider that the development would be detrimental to the amenities that the surrounding properties currently enjoy. It is felt that the proposal would not warrant a refusal of permission due to the fact that development may result in anti social behaviour through the use of the existing public footpath, given that the existing single storey building abuts it.

Conditions

12. A condition should be included to ensure that the facing materials for the new dwelling match that of existing. The Permitted Development Rights for the insertion of fenestration within the northwest elevation should be removed to ensure that no material loss of privacy would occur to the adjacent neighbours. To ensure that the provision of off road parking is maintained a condition should be attached to ensure that before the dwelling is occupied the spaces shall be provided and thereafter permanently maintained. The existing landscaping shall be retained by condition to ensure that the site is suitably screened and provides an attractive frontage to the street scene. The first floor window, which would serve the bathroom of the new dwelling should be conditioned to be obscure glazed so that overlooking to the property at the rear shall not be possible.

Recommendation

13. That the application be approved subject to the following conditions.
 1. SCA (RCA)
 2. SC5a (Rca(i))
 3. Notwithstanding the provisions of Regulations 3 and Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order) no windows, doors or openings of any kind shall be inserted in the north west elevation of the development, hereby permitted, unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf. (Reason - To safeguard the privacy of occupiers of the adjoining properties).
 4. The first floor window serving the en-suite bathroom in the southwest rear elevation of the building hereby permitted, shall be fitted and permanently maintained with obscured glass. (Reason - To safeguard the privacy of occupiers of the adjoining properties).
 5. The existing landscaping to the front of the dwellings shall be retained except unless otherwise agreed in writing by the Local Planning Authority; and any trees or shrubs within it which, within a period of five years from the completion of the development or the occupation of the buildings, whichever is the sooner, 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 ensure the visual enhancement of the street scene).
 6. The building, hereby permitted, shall not be occupied until the provision for 2 off street parking spaces has been provided for each of the existing and approved dwellings and thereafter permanently maintained. (To ensure the provision of off road parking).

Informatives

1. See the standard Environment Agency information on soak aways.

Reasons for Approval

1. The development is considered generally to accord with the Development Plan and particularly the following policies:
 - **South Cambridgeshire Local Plan 2004:**
SE2 (List of Rural Growth Settlement)
 - **Cambridgeshire and Peterborough Structure Plan 2003:**
P1/3 (Sustainable Design)

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 Application file ref: S/2033/06/F

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