

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

6th December 2006

AUTHOR/S: Executive Director / Head of Planning Services

S/2085/06/F - SAWSTON
Bungalow at Land Adjacent 9 Dale Way for Mr & Mrs Hogger

Recommendation: Approval

Date for Determination: 23rd December 2006

Notes:

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

Site and Proposal

1. This 0.04 hectare application site is located at the end of a cul-de-sac and comprises a triangular shaped parcel of land situated within the curtilage of No.9 Dale Way, a semi-detached red brick two storey dwelling. To the west of the site is a two storey dwelling whilst to the north and east are the rear gardens of properties fronting Babraham Road and Sunderlands Avenue respectively.
2. On the opposite corner to the west of the site is a hipped roof bungalow sited at No.6a Dale Way. Planning permission granted on appeal, exists for the erection of a bungalow on this site but the dwelling has not been constructed in accordance with the approved plans and is presently unauthorised (reference S/1192/01/F).
3. The application, submitted on 27th October 2006 and amended on 23rd November 2006, proposes the erection of a 3-bedroom hipped roof brick and tile bungalow on the site. The dwelling would be just under 5 metres high and would be set approximately 14 metres back from the frontage of the plot. The density equates to 25 dwellings per hectare.

Planning History

4. **S/1260/06/O** – Outline permission granted (22nd August 2006) for the erection of a bungalow on this site, with all matters reserved for further consideration.
5. **S/0469/06/O** – Outline application for a two storey house refused (28th April 2006) due to the impact upon the amenities of Nos. 8 and/or 9 Dale Way and to the impact upon the character of the area.

Planning Policy

6. Sawston is designated within the South Cambridgeshire Local Plan 2004 as a Rural Growth Settlement where **Policy SE2** states residential development will be permitted providing, amongst other matters, the development would be sensitive to the character of the village and the amenities of neighbours.
7. **Policy P1/3** of the Cambridgeshire and Peterborough Structure Plan 2003 stresses the need for a high standard of design and a sense of place which corresponds to the local character of the built environment.

Consultation

8. **Sawston Parish Council** objects to the application for the following reasons:
 - a. Overdevelopment of site
 - b. Shared access problems

Representations

9. None at the time of preparing this report. The statutory consultation period expires on 30th November 2006.

Planning Comments – Key Issues

10. The key issues to consider in the determination of this application are:
 - a. Impact upon character and appearance of the area;
 - b. Residential amenity;
 - c. Highway safety.

Impact upon character of area

11. Dale Way is occupied predominantly by two-storey semi-detached dwellings. However, there is a hipped roof bungalow within the garden of No.6 Dale Way and the erection of a bungalow on the proposed application site (the opposite corner at the end of the cul-de-sac) would be in keeping with the character of the immediate area and provide some symmetry within the street scene. Outline consent has been granted for the erection of a bungalow on this basis.
12. As stated previously, there is a bungalow at No.6a Dale Way that has not been constructed in accordance with the approved plans. Members may recall that, at the April 2005 Committee meeting, an application to regularise this dwelling was refused as it was considered that the bungalow had been constructed too close to the north-eastern boundary resulting in a cramped form of development. Enforcement action was authorised to secure the removal of the elements of that dwelling considered to be harmful. This included a single storey extension that came to within 0.5 metres of the north-eastern boundary of the site, thereby ensuring that no part of the dwelling would be sited within 2 metres of any boundary of the site. These works have not been carried out to date.
13. The proposed bungalow would be positioned approximately 14 metres into the site and would have gaps of between 2 and 4.5 metres on either side thereby providing a sense of space around the building. I am satisfied that it would not appear unduly cramped in the street scene and that the form of development would accord with that required by the enforcement notice (rather than constructed) at No.6a Dale Way.

Residential amenity

14. The proposed bungalow has been sited so as not to intrude into a 45 degree line taken from patio doors sited in the rear elevation of No.9 Dale Way. As such, I am satisfied that it would neither intrude into the outlook from this dwelling nor cut out an undue amount of light to these windows and garden area. The dwelling is also set well away from No.8 Dale Way and would not seriously harm the light to and outlook from this property.

Highway safety

15. The proposed bungalow would be sited on land that presently appears to be used by No.9a Dale Way for parking. There is sufficient space within the proposed plot and within the remaining curtilage of No.9 Dale Way to accommodate two cars on each plot as demonstrated within the amended site layout plan and any consent should be conditioned upon the provision of these parking spaces.

Recommendation

16. Subject to the submission of a parking plan showing the provision of two off-street parking spaces for both the existing and proposed dwellings, approval:
 1. Standard Condition A – Time limited permission (Reason - A);
 2. Sc5a – Details of materials for external walls and roofs (Rc5aii);
 3. Sc51 – Landscaping (Rc51);
 4. Sc52 – Implementation of landscaping (Rc52);
 5. Sc60 – Details of boundary treatment (Rc60);
 6. Sc5b – Surface water drainage (Rc5b);
 7. Sc5c – Foul sewage disposal (Rc5c);
 8. During the period of construction no power operated machinery shall be operated on the premises 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 (Reason – To minimise noise disturbance to adjoining residents)
 9. The dwelling, hereby permitted, shall not be occupied until off-street car parking and means of vehicular access to 9 Dale Way and the dwelling hereby permitted have been constructed in accordance with the approved plans (drawing no. EDG/06/115/4b date stamped 23rd November 2006). The car parking spaces shall be retained for parking purposes thereafter.

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:**
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:
 - Visual impact on the locality;
 - Highway safety/access

General

1. Should driven pile foundations be proposed, then before works commence, a statement of the method for construction of these foundations shall be submitted and agreed by the District Environmental Health Officer so that noise and vibration can be controlled.
2. During construction there shall be no bonfires or burning of waste on site except with the prior permission of the Environmental Health Officer in accordance with best practice and existing waste management legislation.

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/2085/06/F, S/1260/06/O, S/0469/06/O and S/1192/01/F

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