

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

6th December 2006

AUTHOR/S: Executive Director / Head of Planning Services

S/2061/06/F – GREAT SHELFORD

Bungalow and Vehicular Access – Land Adjacent to 1 Davey Crescent for Mr Newman

Recommendation: Approval

Date for Determination: 20th December 2006

Notes:

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

Site and Proposal

1. The application site is a 0.036 hectare plot of land sited on the east side of Cambridge Road adjacent to its junction with Davey Crescent. The site forms part of the garden area of No.1 Davey Crescent, a two storey semi detached house located to the east whilst, to the north, are bungalows and a garage block sited within Bridge Close.
2. The full application, submitted on 25th October 2006, seeks to erect a 2-bedroom bungalow on the site. The bungalow would incorporate a pyramid style roof and stand a total of 4.8 metres high. It would face Cambridge Road onto which it is proposed to create a new vehicular access. The density of the development equates to 27.8 dwellings/hectare.

Planning History

3. Members may recall that an application for a bungalow and new vehicular access on this site was refused after consideration at the Committee meeting in September 2006 for the following reasons (ref: S/1443/06/F):
 - a. The proposed development only makes provision for one off-street parking space and includes a very constrained manoeuvring/turning area. As the proposal does not provide adequate space for two cars to park and turn within the site it would be likely to result in vehicles either parking within the turning space or on-street, and to result in vehicles reversing onto Cambridge Road, both of which would be detrimental to highway safety close to the junction of this 'A' class road and Davey Crescent.
 - b. Notwithstanding the above, the proposed development would result in No.1 Davey Crescent relinquishing any opportunity to ever have on-site parking. The application makes no provision to provide off-street parking for No.1 Davey Crescent and could therefore compound existing on-street parking problems within Davey Crescent, near to its junction with Cambridge Road, with consequent highway safety problems.

Planning Policy

4. Great Shelford 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.
5. **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

6. The comments of **Great Shelford Parish Council** will be reported verbally at the Committee meeting. The Parish Council objected to the previous application on the grounds of overdevelopment, the design of the bungalow being out of keeping with the character of the area, and the new access being detrimental to highway and pedestrian safety.
7. The comments of the **Local Highways Authority** will be reported verbally at the Committee meeting.
8. **The Chief Environmental Health Officer** raised no objections in principle in respect of the previous application, although did express concerns about noise disturbance to nearby residents during the construction period. As such, a condition restricting the hours of use of power operated machinery during the construction period needs to be attached to any planning consent.

Representations

9. A letter has been received from the occupiers of No.1 Davey Crescent who fully support the application. No comments have been received from Nos. 2 and 6 Bridge Close who did express concerns about the previous application on the following grounds:
 - a. Loss of light to No.2 Bridge Close's kitchen window;
 - b. Obstruction of right of way to adjacent garage block serving Nos. 2, 4 and 6 Bridge Close;
 - c. Loss of light to windows in south elevation of adjacent garage block;
 - d. Any vehicular access should be taken from the main road and not from Davey Crescent.

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

Visual impact

11. In the previous application, the Parish Council raised concerns about the impact of the development upon the character of the area but, when considered at Committee, the application was deemed to be acceptable in this respect. The design of the

bungalow is the same as that previously proposed but it has been sited closer to the north-western boundary of the site in order to provide more space for parking and turning on the south-eastern side of the dwelling.

12. The site lies between a two storey house to the east, a flat-roofed garage block to the north-west and a bungalow to the north. Whilst the bungalow would be sited closer to Cambridge Road than the properties within Bridge Close, it would not come forward of a line drawn between the adjacent corners of No.1 Davey Crescent and the garage block and, given the small scale of the bungalow, would not be an unduly intrusive feature in the street scene.

Residential amenity

13. The proposed bungalow incorporates a pyramid style roof, ensuring that the roof is hipped away from the adjoining properties at No.1 Davey Crescent and No.2 Bridge Close. I am satisfied that the bungalow would not result in an undue loss of light to the No.2 Bridge Close's kitchen area which is served by windows in its front (south-west) and side (south-east) elevations. I also consider the proposed bungalow, in being angled away from No.1 Davey Crescent, would not result in an undue loss of light/outlook to this property.
14. The bungalow, being sited within 3 metres of the south-east elevation of the adjacent garage block serving Nos. 2, 4 and 6 Bridge Close, would undoubtedly cut out light to windows in this elevation. However, given that this building is used for garage/storage purposes rather than as habitable accommodation, a refusal on the grounds of loss of light to these windows could not be substantiated.
15. The current application proposes the provision of parking and turning on the south-east side of the dwelling, adjacent to the side elevation of No.1 Davey Crescent within which there are a number of windows including the sole window to the kitchen. The occupiers of this property are fully supportive of the application and I am satisfied that they would not suffer undue noise and disturbance from the parking/turning area.

Highway safety

16. The previous application was refused solely on highway safety grounds and this is therefore the principal issue to consider as part of this application. The previous scheme only included realistic parking for one vehicle and no practical turning space, and also made no provision for off-street parking for No.1 Davey Crescent.
17. The current application proposes to site two parking spaces and a turning area on the south-east side of the property, whilst the proposed new vehicular access would be positioned in the centre of the plot rather than towards its western end as previously proposed. The application also proposes to create 1 off-street parking space within the front garden of the existing dwelling. I am awaiting the comments of the Local Highways Authority in respect of whether the current application overcomes the reasons for refusal of the previous application.

Other issues

18. The proposed bungalow is sited sufficiently far from the side elevation of the adjacent garage block serving Nos. 2, 4 and 6 Bridge Close to avoid obstructing access to this garage for maintenance purposes (this concern was raised in respect of the previous application). Whilst this is strictly not a material planning consideration, the applicants should be made aware of this requirement as it would prevent the erection

of any means of boundary treatment along the adjacent section of the north-western boundary.

Recommendation

19. Providing no objections are received from the Local Highways Authority, approval:
1. Standard Condition A – Time limited permission (Reason -A);
 2. Sc5a – Details of materials for external walls and roofs (Rc5a);
 4. Sc51 – Landscaping (Rc51);
 4. Sc52 – Implementation of landscaping (Rc52);
 5. Sc60 – Details of boundary treatment (Rc60);
 6. 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)
- + any conditions required by the Local Highways Authority

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:
 - Residential amenity;
 - Visual impact on the locality;
 - Highway safety.

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 File Ref: S/2061/06/F and S/1443/06/F.

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