

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Planning Committee

10<sup>th</sup> January 2007

**AUTHOR/S:** Executive Director / Head of Planning Services

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**S/2031/06/F - OVER**  
**Dwelling Adjacent 44, New Road for Mrs P Mitchell**

**Recommendation: Delegated Approval**

**Date for Determination: 12<sup>th</sup> December 2006**

**This Application has been reported to the Planning Committee for determination because the recommendation of Over Parish Council does not accord with the officer recommendation.**

### **Site and Proposal**

1. The site, which has an area of 0.17 hectare, is located on the south western fringe of the village. It is at present in use partly as side garden to No. 44, and partly as agricultural rough grass to the rear. No.44 is a single-storey dwelling. To the east, the site is adjoined by No. 40, New Road, also a single-storey dwelling but with rooms in its roof space. The boundary with No.40 is marked by a garage and a glasshouse.
2. This full application, dated 1st October 2006, proposes the erection of a 3-bedroom detached dwelling with parking on the frontage. Amended plans received 30th November show the dwelling to be set back 8.0m from the frontage to allow for parking and manoeuvring of vehicles, and to be set behind the building line formed by Nos 40 and 44. A reduction to the height of the rear elevation has also been made. The dwelling is designed as a chalet bungalow, having dormer windows in the front elevation, and a ridge height of 6.3m. A glazed porch on the side of No.44 is shown to be removed to facilitate the siting of the new dwelling. External materials are to be soft red brick with light mortar joints, and buff clay tiles (small). There will be no change to existing site levels.
3. The proposal includes an increase in the garden area to include part of the parcel to the north. This has a depth of 18m and an area of 0.09ha, and includes land at the rear of No.40. With this extra garden area, the density of development is 6.0 dwellings per hectare. The combined density of the existing and proposed dwellings at No.44 is 8.4 dph.

### **Planning History**

4. Planning permission for the erection of the existing dwelling at No.44 was granted on appeal in 1983 (**S/0391/82**). The current occupier has submitted for a Lawful Development Certificate for the current application site and the parcel to the north to be declared as garden land to the bungalow (**S/2273/05/LDC**). This application is pending.

## Planning Policy

### *Cambridgeshire and Peterborough Structure Plan 2003*

5. **P1/1** (Approach to Development) – provision of development within settlements will be preferred over the use of land outside the settlement.
6. **P1/3** (Sustainable Design in Built Development) A high standard of design and sustainability for all new development will be required which responds to the local character of the built environment.
7. **P5/5** (Homes in Rural Areas) – small scale housing developments will be permitted in villages only where appropriate, taking into account the need for affordable rural housing, the character of the village and its setting, and the level of jobs, services, infrastructure and passenger transport provision in the immediate area.

### *South Cambridgeshire Local Plan 2004*

8. **SE3** (Limited Rural Growth Settlements)- development up to a maximum scheme size of 30 dwellings will be permitted within the village framework provided that:
  - i) The retention of the site in its present form is not essential to the character of the village;
  - ii) The development would be sensitive to the character of the village, local features of landscape or ecological importance, and the amenities of neighbours;
  - iii) The village has the necessary infrastructure capacity; and
  - iv) Residential development would not conflict with another policy of the plan, particularly policy EM8.

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.

9. **SE8** (Village Frameworks) of the Local Plan states that there will be a general presumption in favour of residential development within the frameworks of villages.
10. **SE9** (Village Edges) development on the edge of villages should be sympathetically designed and landscaped to minimise the impact of development on the countryside.
11. **EN3** (Landscaping and design standards for new development in the countryside) – where new development is permitted in the countryside the landscaping works shall be appropriate to the particular landscape character area and reinforce local distinctiveness wherever possible.

## Consultations

12. **Over Parish Council:** Recommendation of refusal, commenting that: 'Change of use from agricultural to residential in this area will encroach on the open area behind the site. Red bricks would also be inappropriate and not in keeping with the other dwellings on this side of New Road.'
13. **Chief Environmental Health Officer:** No objection.
14. **Local Highway Authority:** Prior to the application being amended, the LHA required the dwelling to be set back by 2.0m to facilitate vehicles turning within the site, and

the access width being limited to 3.0m – 3.5m to encourage turning on site. To the amended layout plan received 30<sup>th</sup> November 2006, the LHA notes that parking, turning and access have not been shown, nor has the access width been reduced.

### **Representations**

15. **40 New Road:** Objection for the following reasons:
- (a) The development is not in keeping with any other property in New Road.
  - (b) Bedroom 3 velux-type window will overlook their garden. The repositioning of the dwelling by 2m in the amended plan will make this overlooking even worse.
  - (c) The proposed dwelling has a ridge height greater than either No.40 or 44.
  - (d) Not a single-storey dwelling. Previously planning officers have said that only a single-storey dwelling would be permitted.
  - (e) Over-development of the site.
16. **37 New Road :** Objection for the following reasons:
- (a) Size of the dwelling is significantly larger than any other property in New Road.
  - (b) It is a two-storey dwelling amongst single-storey properties.
  - (c) Windows in the front elevation will look directly into living rooms and front bedrooms, causing loss of privacy and loss of visual amenity.
  - (d) The proposed dwelling is near a traffic calming area that could cause danger to road users during the building process.
  - (e) Only two parking spaces are shown. If the occupiers have more cars than this, or have visitors, on-street parking will give rise to traffic dangers close to the traffic calming. There will be no capacity to increase parking provision once the dwelling is complete.
  - (f) The red brick, whilst reflecting the colour of houses opposite and further up New Road, is going to stand out between two pale-bricked properties.
  - (g) The site would be more suited to a 3-bedroomed chalet-style bungalow in light coloured bricks.

### **Planning Comments**

#### ***Height, design and appearance***

17. The agent has supplied drawings to show the dwelling in context with Nos 40 and 44 when viewed from the site frontage and when entering the village along New Road from the west. This indicates that, with a ridge height of 6.3m, the proposed dwelling will be the same height as No.40, and 1.3m higher than No. 44. The dwelling will be set back a little further from the road than either of these dwellings, and will have a low eaves height to match that of No.40. I consider that the scale and appearance of the proposed dwelling will not look out keeping in the street scene.
18. The use of red brick as an external facing material has been raised by the Parish Council and residents as a matter of concern. The design shows that, when viewed from New Road, walls will be visible only on the ground floor. As there are several examples of dwellings in red brick in the vicinity, I do not consider that the use of this

facing material will appear to be out of keeping with the appearance of other development in New Road.

### ***Highway Aspects***

19. Concern has been raised by the Highway Authority about the provision of adequate turning area within the site and the over-large size of vehicular access. The amended layout plan, whilst considerably improving this aspect, does not demonstrate clearly enough that turning will be possible on site. Unless suitably amended plans are received prior to Committee considering this application, I recommend that delegated authority be granted to resolve these matters.
20. I note the concerns of one resident about the provision for car parking. As the proposal to provide two parking spaces complies with current maximum standards, I consider that highway safety requirements will be met in this respect.

### ***Residential Amenity***

21. The amended elevations show a lower rear wing, which will reduce the potential for an overbearing impact on the rear garden of No.44. The concerns about overlooking expressed by the adjoining occupier are noted. The roof lights to bedroom 3 are shown to be 2.5m from the boundary. Although this boundary is at present screened by a garage and a glasshouse, in the future overlooking may be possible unless a minimum sill height of 1.5m above first floor level is required as a condition of any consent issued.
22. The dwelling opposite the site, No. 37, has a window-to-window distance of 30m from the proposed dwelling, with the carriageway and pavements of New Road between. I do not consider that this gives ground for refusal of planning permission by reason of loss of privacy to the occupiers of this property.

### ***Additional Garden Area***

23. The inclusion of 0.09ha of land to the rear as garden represents a modest extension to the garden area that will not have a significant impact upon the appearance of the countryside. However, I do agree with the Parish Council that the land is open, albeit set back from the road. If planning permission is granted, suitable screen planting should be provided on the open western boundary.

### ***Recommendation***

24. Delegated Approval, as amended by drawings Nos. 2006-001-01 Rev P7 and 2006-001-02 Rev P7 received 30<sup>th</sup> November 2006, subject to receipt of suitably amended layout plan to the satisfaction of the Local Highways Authority, and to the following conditions:
  1. Standard Condition A – Time limited permission (Reason A);
  2. Sc5a – Details of materials for external walls and roofs (Rc5aai);
  3. Sc51 – Landscaping (Rc51);
  4. Sc52 – Implementation of landscaping (Rc52);
  5. Sc60 – Details of boundary treatment (Rc60);
  6. Sc22 – Windows at first floor level in the east elevation of the development shall have a minimum sill height of 1.5m above first floor level and shall thereafter be maintained at that height (Rc22).

+ any conditions required by the Local Highways Authority

### **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:**  
**P1/1** (Approach to Development)  
**P1/3** (Sustainable Design in Built Development)  
**P5/5** (Homes in Rural Areas)
  - **South Cambridgeshire Local Plan 2004:**  
**SE3** (Limited Rural Growth Settlements)  
**SE8** (Village Frameworks)  
**SE9** (Village Edges)  
**EN3** (Landscaping and design standards for new development in the countryside)
  
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 overlooking issues
  - Highway safety
  - 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 ref: S/2031/06/F, S/2273/05/LDC and S/0391/82/F

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