

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

7th February 2007

AUTHOR/S: Executive Director / Head of Planning Services

S/2386/06/F - SAWSTON

Two Houses at 38-40 Brookfield Road for Reverend B. Adams

Recommendation: Approval

Date for Determination: 6th February 2007

This application has been reported to the Planning Committee for determination because Sawston Parish Council are likely to recommend refusal.

Site and Proposal

1. The site is located to the north of Brookfield Road, within the village framework. It measures approximately 0.08 of a hectare and currently comprises an overgrown, vacant plot of land that previously consisted of a pair of semi-detached dwellings. The site lies within Flood Zone 2 (medium risk).
2. No. 36 Brookfield Road is a two-storey, end of terrace, traditional, render and slate house that is situated to the east of the site. It has a blank gable elevation but has a ground floor dining room window in its rear elevation and a ground floor kitchen window in its side elevation. No. 42 Brookfield Road is a two-storey modern, brick and tile house that is situated to the west of the site. It has a small first floor window in its side elevation and a conservatory attached to its rear elevation.
3. The application received on 12th December 2006 proposes the erection of a pair of semi-detached houses. They would be set back approximately 1.7 metres from the footway and have a two-storey gable design with single storey front and rear elements. They would measure 4.4.3 metres in height to the eaves and 7.2 metres to the ridge. Two parking spaces are provided for each dwelling. The proposed materials would be render on a brick plinth and painted weatherboarding for the walls and a slate and zinc for the roofs. The density equates to 25 dwellings to the hectare.

Planning History

4. An application for two houses on the site was refused planning permission in August 2006 (**reference S/1264/06/F**) on the grounds of serious harm to the amenities of the neighbour at No. 36 Brookfield Road and the lack of a Flood Risk Assessment.
5. Outline planning permission was granted for one dwelling on the site in 2001 (**reference S/0317/01/O**) and later renewed in 2004 (**reference S/0315/04/O**). In between, reserved matters application was refused for a dwelling and garage in 2003 (**reference S/0715/03/RM**) on the ground of being out of keeping with the pattern of development in the area and serious harm to the neighbours at Nos. 36 and 42 Brookfield Road.

Planning Policy

6. **Policy P1/3** of the Cambridgeshire and Peterborough Structure Plan 2003 seeks to ensure that all new developments incorporate a high standard of design that respond to the local character of the built environment.
7. **Policy SE2** of the South Cambridgeshire Local Plan 2004 identifies Sawston as a Rural Growth settlement village. Residential developments within the village framework comprising the redevelopment of an existing developed site is considered acceptable in principle providing the site in its present form does not form an essential part of village character and the development is sympathetic to the historic interests, character and amenities of the locality.
8. **Policy HG10** of the South Cambridgeshire Local Plan 2004 states that the design and layout of schemes should be informed by the wider character and context of the local townscape and landscape.

Consultations

9. **Sawston Parish Council** – Comments are awaited and will be reported verbally at the meeting.
10. **Environment Agency** - Comments are awaited and will be reported verbally at the meeting.
11. **Chief Environmental Health Officer** - Comments are awaited and will be reported verbally at the meeting.

Representations

12. None received at time of writing.

Planning Comments – Key Issues

13. The main issues to be considered in the determination of this application relate to: -
 - i) The principle of redevelopment of the site;
 - ii) The impact upon the character and appearance of the area;
 - iii) The impact upon the amenities of neighbours; and,
 - iv) The impact upon the risk of flooding.

Principle of development

14. Redevelopment of the site for two dwellings is considered acceptable in principle and complies with the Rural Growth status of Sawston.

Character of the Area

15. Brookfield Road comprises a linear form of development with a mixture of two-storey render or brick and slate traditional style detached, semi-detached and terraced dwellings, and brick and tile modern, detached dwellings with integral or detached garages.
16. The site is situated between the end of the traditional dwellings and the start of the modern dwellings. The two storey elements of the proposed dwellings would be set

back 1.3 metres from No. 36 Brookfield Road and 0.3 metres forward of No. 42 Brookfield Road. Their siting is not considered to be out of keeping with the linear pattern of development in the area. The dwellings are semi-detached and two-storey in height with measurements of 4.4 metres to the eaves and 7.2 metres to the ridge. The height of the dwellings would be similar to those either side and are not considered to result in a visually intrusive development within the street scene. The dwellings would have a gable design that would face towards the road. These elements would not harm the character of the area given the gable features of the adjacent dwelling at No. 42 Brookfield Road and another dwelling at No. 32 Brookfield Road. The render and slate materials would match the adjacent dwelling at No. 36 Brookfield Road. Whilst I acknowledge there is not any boarding or zinc in the immediate locality, the use of these materials is not considered to be particularly out of keeping with the area. The two parking spaces provided for each dwelling accords with the Council's parking standards.

Neighbour Amenity

16. The two-storey element of the proposed dwelling at No. 38 would be set 5 metres from the rear elevation of No. 36 Brookfield Road and to the west of this property. Whilst 1.6 metres of the two-storey wall would be situated 1.3 metres from the boundary, it would have a height of 4.4 metres to the eaves and 7.2 metres to the ridge with the roof sloping away. 3.4 metres of the two storey element of the dwelling would be situated 4 metres from the boundary, with the single storey lean-to side element measuring 2.3 metres in height to the eaves and 3 metres to the pitch. On balance, this is not considered to result in a development that seriously harm the amenities of this neighbour by resulting in a loss of outlook through being unduly overbearing in mass when viewed from, and through a significant loss of light to, the ground floor dining room and kitchen windows in the side and rear elevations of that property.
17. The two-storey element of the proposed dwelling at No. 40 would be set back 0.8 metres behind the rear elevation of No. 42 Brookfield Road and to the north east of this property. This projection and its orientation is not considered to seriously harm the amenities of this neighbour through being unduly overbearing in mass when viewed from, or through a significant loss of light to, the conservatory attached to the rear elevation of that property.
18. The proposed dwellings are not considered to result in severe overlooking to the gardens of Nos. 36 and 40 Brookfield Road as a result of the oblique angle. They would also not lead to a loss of privacy to bungalows and their gardens directly to the rear of the site in Springfield Road, as these properties are situated approximately 30 metres away. The first floor bathroom and en-suite windows in the side elevation of the new dwelling at No. 40 would be conditioned to ensure there is no loss of privacy to No. 42 Brookfield Road.

Flood Risk

19. The River Cam is situated 350 metres to the south west of the site. The dwellings would be situated 150mm above the highest existing ground level at approximately 22.35 AOD. There is a 1% (1 in 100) probability of flooding at the site with a fluvial flood level of 23.23 AOD. Whilst the floor levels of the proposed dwellings would not be above the fluvial flood level, the last known floods at the site as identified by historical records from the Environment Agency were in 1947. The embankments adjacent the river and the A1301 would partially obstruct flooding from this major watercourse today. There is no significant risk of flooding from the drainage ditch that is situated 130 metres to the south west of the site.

20. The development is unlikely to significantly increase surface water run-off from the site, as this was previously developed with a pair of dwellings. Flood proofing measures such as a freeboard and raised finished floor levels in the development have been considered to mitigate flooding. The applicant's pre-application consultation with Environmental Agency suggests that the Agency would be unlikely to insist on flood-proofing up to 600 mm above the level of the 1 in 100 year flood event.

Recommendation

21. Subject to the nature outstanding representations, Approval subject to conditions:

1. Standard Condition A – Time limited permission (Reason A);
2. No development shall commence until details of the materials to be used for the external walls and roofs have been submitted to and approved in writing by the Local Planning Authority; the development shall be carried out in accordance with the approved details.
(Reason - To ensure the development is not incongruous);
3. No further windows, doors or openings of any kind shall be inserted into the first floor north east and south west elevations/ roof slopes of the dwellings, 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 bathroom windows in the first floor south east and north west elevations and the en-suite window in the first floor south west elevation of No. 40 shall be fitted and permanently maintained with obscure glass.
(Reason - To safeguard the privacy of occupiers of the adjoining property);
5. 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), the following classes of development more particularly described in the Order are expressly prohibited in respect of the property and each unit thereon unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf:-
PART 1, (Development within the curtilage of a dwellinghouse) Classes A and B
(Reason - To ensure that additions or extensions which would not otherwise require planning permission do not overdevelop the site with consequent harm to the amenities of neighbours);
6. The permanent space to be reserved on the site for the parking of two cars for each dwelling shall be provided before the development hereby permitted is occupied and thereafter maintained for that purpose.
(Reason - To ensure adequate off-street parking in the interests of highway safety);

Plus any conditions recommended by the Environment Agency and Chief Environmental Health Officer.

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)
HG10 (Housing Mix and Design)

Background Papers: the following background papers were used in the preparation of this report:

- Cambridgeshire and Peterborough Structure Plan 2003
- South Cambridgeshire Local Plan 2004
- Planning File references S/2386/06/F, S/1264/06/F, S/0315/04/O, S/0715/03/RM and S/0317/01/O.

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