

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

7th February 2007

AUTHOR/S: Executive Director / Head of Planning Services

S/2329/06/F - SAWSTON

**Extension to Form Flat and Maisonette at 29 Sunderlands Avenue
for Starta-Homes Ltd**

Recommendation: Approval

Date for Determination: 12th February 2007

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 0.06 hectare application site is occupied by a two storey semi-detached house located on the east side of Sunderlands Avenue. To the north of the site is an electricity substation, beyond which is a two storey detached dwelling, whilst to the rear/east is a parking/garaging court accessed via Falkner Road and Huntingdon Road.
2. The full application, submitted on 4th December 2006, and amended on 22nd January 2007, seeks to erect a two storey extension on the north side of the existing property for use as two additional properties. This would consist of a one bedroom flat on the ground floor and a two bedroom maisonette at first floor level, with the 2nd bedroom being provided within the roofspace. The 'extension' would be the same height and depth as the existing dwelling thereby creating the appearance of a terrace of three dwellings. Access to the existing and new dwellings would be via the communal garage block to the rear and two on-plot parking spaces would be provided for each property. The density of the development equates to approximately 50 dwellings per hectare.

Planning Policy

3. 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.
4. **Policy HG10** requires developments to contain a mix of units and the design of schemes to be informed by the wider character and context of the local townscape and landscape.
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. **Sawston Parish Council** objects to the application for the following reasons:

- (a) "Would set a precedent;
- (b) Overdevelopment of site;
- (c) Not in keeping with streetscene;
- (d) Dormer window out of character with other properties;
- (e) Concrete tiles out of character of area".

Representations

7. Letters of objection have been received from Nos. 26, 27, 28 and 31 Sunderlands Avenue. The main points raised are:

- (a) The development would exacerbate existing on-street parking problems;
- (b) The dormer window is out of keeping with the character of the area;
- (c) The development would exacerbate existing drainage/sewerage problems;
- (d) Overdevelopment of the site.

Planning Comments – Key Issues

8. 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;
- (d) Drainage.

Impact upon character of area

9. The proposed flats would be housed within a brick and tile extension of the same depth as, and with identical ridge and eaves heights to, the existing dwelling. Providing the materials to be used would blend in with the existing property (the use of matching colour materials has been specified within the application form), I am satisfied that the proposed development would not be out of keeping with the character of the area. Indeed, Members may recall that at the Committee meeting held on 10th May 2006, an application to extend No.13 Sunderlands Avenue in an almost identical manner in order to create an additional dwelling was approved.
10. The application initially proposed the provision of a dormer in the rear facing roofslope. However, no other dwellings in the vicinity of the site have dormers and it would have been extremely prominent when viewed in profile from the north and from the garaging court to the rear. As such, the application has been amended to replace the dormer with a rooflight and I now consider the scheme to be appropriate in this respect.

Residential amenity

11. No.27a Sunderlands Avenue, which lies beyond the electricity sub-station to the north of the site, has a number of windows in its south side elevation. These serve a stairwell and bathroom at first floor level and a toilet and kitchen (secondary window) on the ground floor. The proposed development would be sited approximately 5

metres to the south-west of No.27a. Given the orientation of the site relative to No.27a, I consider there would be some loss of sunlight to No.27a's south facing windows. However, given that 3 of the 4 windows serve non-habitable rooms and that the remaining window is a secondary kitchen window (the kitchen being substantially glazed in the east/rear side of No.27a), I consider the loss of light would not be sufficiently harmful to warrant a refusal on this basis.

12. The first floor flat has been designed so that there are no windows in the north side elevation. Should permission be granted for the development, I would suggest that a condition removing permitted development rights for the insertion of first floor windows in this elevation be added to the consent.

Highway safety

13. Concern has been expressed by the Parish Council and local residents on the grounds that the development would exacerbate existing on-street parking problems. The application proposes to provide two off-street parking spaces at the rear of the site for each of the new flats as well as for the existing dwelling. Providing a condition is added to any consent requiring the provision and retention of the parking spaces shown, I am satisfied that the development would not necessarily give rise to on-street parking problems.

Drainage

14. Local residents have referred to drainage/sewerage problems in the area. The application form states that surface water will be discharged to soakaways and foul water to the main sewer. No further details have been provided and I would therefore recommend that any consent be subject to drainage conditions requiring the submission and agreement of a scheme before development commences.

Recommendation

15. Approval, as amended by drawing number 172/02A date stamped 22nd January 2007:
 1. Standard Condition A – Time limited permission (Reason A);
 2. Sc5a – Details of materials for external walls and roof (Rc5aii);
 3. Sc5b – Surface water drainage (Rc5b);
 4. Sc5c – Foul sewage disposal (Rc5c);
 5. Sc22 – No windows at first floor level in the north elevation of the development (Rc22);
 6. Sc60 – Details of boundary treatment (Rc60);
 7. The permanent space to be reserved on the site for parking of vehicles and bicycles for the existing dwelling at No.29 Sunderlands Avenue and for the proposed new dwellings, as shown on drawing number 172/03 shall be provided before the occupation of the dwellings, hereby permitted, and thereafter maintained. (Reason – In the interests of highway safety and to encourage trips by bicycles);
 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).

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) and **HG10** (Housing Mix and Design).
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;
 - Highway safety;
 - Drainage.

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.
3. Environment Agency advice regarding soakaways.

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/2329/06/F

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