

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation
Control Committee

AUTHOR/S: Director of Development Services

7th July 2004

S/1122/04/O – longstanton
**Erection of two Dwellings Following Demolition of Existing Dwelling; Corner Cottage,
Woodside for Mrs G.Hayden-Smith**

Recommendation: Approval

Site and Proposal

1. The application relates to 0.09ha land within the village framework located at the corner of Woodside and Mills Lane. A two-storey house stands on the frontage onto Mills Road, close to the junction, and a single-storey outbuilding is situated close to the junction fronting Woodside, where there is a vehicular access. There is a mature hedge with trees on the frontage with Woodside.
2. To the east the site is adjoined by a modern two-storey house at No. 5 Mills Lane. To the north the site is adjoined by an access track serving a bungalow at No. 67 Woodside, beyond which are several more bungalows fronting Woodside.
3. The existing house is subject to a Demolition Order under the Housing Act 1985, with compliance required by 31st July 2004.
4. Outline planning permission (received 28th May 2004) is sought to replace the existing house with a house and a bungalow. All matters have been reserved for subsequent approval, but an indicative layout plan has been submitted to accompany the application. This shows a detached house with detached double garage fronting and taking access from Woodside. The house is set back 10m from the frontage to allow turning and manoeuvring into the garage, leaving a rear garden with a depth of 10m and a width of 18m. The bungalow is shown to be sited on the northern part of the site, with access onto Woodside. This would entail removal of a 7m length of hedgerow close to the driveway to No. 67. The bungalow is set back some 4m into the site, leaving a rear garden area of depth 8m and width 21.5m. Provision is made for a detached single garage and a turning space within the site.
5. The proposed density equates to 22.2 dwellings per hectare.

Planning Policy

6. **Policy P1/3** (Sustainable Design in Built Development) of the Cambridgeshire and Peterborough Structure Plan 2003 requires compact forms of development through the promotion of higher densities that responds to the local character of the built environment.

7. **Policy P5/3** (Density) Local Planning Authorities should seek to maximise the use of land by applying the highest density possible which is compatible with maintaining local character. As a guideline, densities of less than 30 dwellings per hectare will not be acceptable. The supporting text to the policy states: *'It is intended that overall density levels will be significantly higher than the average 25-30 dwellings per hectare in the past'*.
8. **Policy SE4** (Group Villages) of the South Cambridgeshire Local Plan 2004 ("The Local Plan") states that redevelopment up a maximum scheme of 8 dwellings will be permitted within the village framework provided that the retention of the site in its present form is not essential to the character of the village; the development would be sensitive to the character of the village and the amenities of neighbours.
9. **Policy SE8** (Village Frameworks) of the Local Plan states that there will be a general presumption in favour of residential development within the frameworks of Group Villages.
10. **Policy SE10** (Protected Village Amenity Areas) seeks to protect undeveloped land, the retention of which is of importance to the character and amenity of the village. The application site fronts onto the PVAA between Woodside and Thatchers Wood.
11. **Policy HG10** (Housing Mix and Design) requires residential developments to have a mix of units making the best use of the site. The design and layout of schemes should be informed by the wider character and context of the local townscape.

Consultation

12. **Longstanton Parish Council:** Recommends refusal of the application on the grounds that two dwellings are replacing one. The Parish Council would support the principle of a one-for-one replacement. The second dwelling is considered to be infill and the Parish Council opposes infill. Attention is also drawn to the objections from neighbours.
13. **Chief Environmental Health Officer:** recommends conditions to be attached to any consent granted so as to minimise noise disturbance during the construction period.
14. **Trees and Landscape Officer:** comments awaited.

Representations

15. A petition opposing the development has been received. It has been signed by nine residents of Woodside, Mills Lane and St Michaels. The grounds of concern are that:
 - the proposal represents an overdevelopment of the site, which would be better suited to a one-for-one replacement designed to be in keeping with other dwellings in Mills Lane;
 - the erection of a bungalow on the Woodside frontage would adversely affect the street scene in that part of the village. All other properties are set back further from the road.
16. A letter of objection has been received from the occupier of the nearby dwelling No.65a Woodside. The concerns are:
 - proximity of the proposed access to two existing accesses onto Woodside;

- precedent for large extensions at the front of existing bungalows in Woodside;
 - overlooking of the proposed rear garden of the bungalow from the rear windows in No. 5 Mills Lane;
 - overdevelopment in the context of surrounding development;
 - no further development required in Longstanton given the intended developments at Home Farm and Northstowe.
17. He concludes that the site should be limited to a one-for-one replacement on the same footprint only.
18. The agent acting for the occupiers of No. 5 Mills Lane has indicated that his clients claim to own part of the application site. This issue has been brought to the attention of the applicant's agent and the outcome will be reported verbally to Members at the meeting.

Planning Comments – Key Issues

19. The main issue is whether the site can reasonably accommodate two dwellings to replace the existing dwelling. The existing site and dwelling represents a density of development of 11 dwellings per hectare, whereas the proposed development represents a density of 22dph. Even this is short of the guideline minimum of 30dph in Structure Plan Policy P5/3, despite being higher than the average for surrounding development in this part of the village. The supporting text to the policy makes clear that new development will be expected to be at a higher density than development in the past, subject to compliance with the criteria set out in Policy SE4 of the Local Plan.
20. This part of the village is characterised by bungalow development set back between 10m and 25m from the road facing Woodside, and a mixture of houses and bungalows set back between 8m and 12m fronting Mills Lane. The proposed house fronting Mills Lane as shown in the indicative layout plan fits well into this pattern. The suggested siting of the proposed bungalow is closer to Woodside than others, but by being restricted to single storey only and taking advantage of the existing screen hedging on the frontage and northern boundary, will remain unobtrusive. In my opinion, the essential character of this part of the village will be preserved. The precise siting and design of the development would, if approved, be the subject of a further detailed application, but in principle I see no reason why the amenities of the occupiers of adjoining residential dwellings should be adversely affected by the development. I consider that the proposal complies with Policy SE4 of the Local Plan.
21. The comments of the Parish Council are noted, however the provisions of the Local Plan at Policies SE4 and SE8 permit infill development.

Recommendation

Approval

1. Standard Condition B – Time limited permission (Reason B);
2. SC1 – All reserved matters; (RC1 – Outline application).
3. Sc51 – Landscaping (Rc51);

4. Sc52 – Implementation of landscaping (Rc52);
5. Sc60 – Details of boundary treatment (Rc60);
6. The dwelling hereby permitted upon the northern part of the site shall be single storey only. (Reason - To safeguard the amenities of occupiers of adjoining properties and the visual appearance of the street scene).
7. Adequate space shall be provided within the site to enable vehicles to enter and leave in forward gear and park clear of the public highway. (Reason - In the interests of highway safety).

Informatives

Reasons for Approval

1. The approved 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) and **Policy P5/3** (Density);
 - **South Cambridgeshire Local Plan 2004: SE4** (Group Villages);
 - **SE8** (Village Frameworks);
 - **SE10** (Protected Village Amenity Areas);
 - **HG10** (Housing Mix and Design).
2. The proposal conditionally approved is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise: **density of development; impact upon the character of the area and the appearance of the street scene; impact upon the amenities of occupiers of adjoining dwellings; highway safety.**
3. All other material planning considerations have been taken into account. None is of such significance as to outweigh the reason for the decision to approve the planning application.

Background Papers: the following background papers were used in the preparation of this report: Application file S/1122/04/O; Cambridgeshire and Peterborough Structure Plan 2003; South Cambridgeshire Local Plan 2004.

Contact Officer: Ray McMurray – Senior Planning Assistant
Telephone: (01594) 713259