

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Planning Committee

7<sup>th</sup> March 2007

**AUTHOR/S:** Executive Director / Corporate Manager - Planning and Sustainable Communities

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### **S/1948/06/F - LONGSTANTON Erection of Dwelling at Land adj 23 Thatchers Wood**

**Recommendation: Approval**

**Date for Determination: 5<sup>th</sup> December 2006**

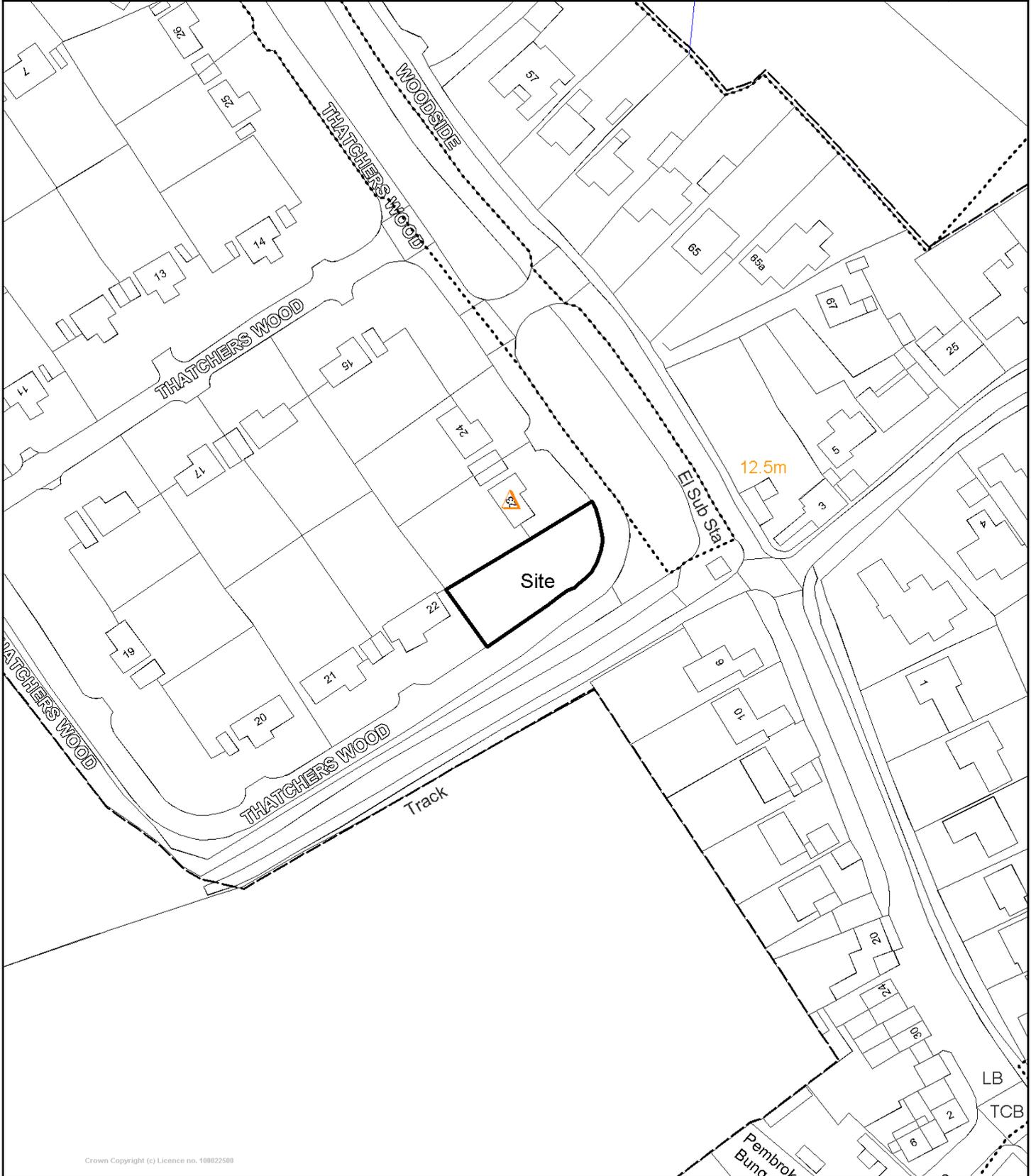
**This Application has been reported to the Planning Committee for determination because the Parish Council objection does not accord with the Officer recommendation.**

#### **Site and Proposal**

1. This approximately 800m<sup>2</sup> site forms a corner plot on part of the Thatchers Wood estate, within the Longstanton village framework. The dwellings are former MoD houses sold off privately some years ago. The estate is characterised by large dwellings on spacious plots with a lot of open space to the frontages, and the majority of the dwellings are built on similar building lines that aids the spacious open character.
2. The original application submission was for Reserved Matters following the grant of Outline Planning Permission. However since the grant of that consent it has been established that flaws in the site dimensions on the Outline plans mean that the position of the approved dwelling (siting was approved at Outline stage) could not be achieved. Consequently the application has been amended to take account of the true dimensions and converted to full. This full application proposes the erection of a 2½ storey 4 bedroom detached house with attached single storey double garage to the side. The house would be approximately 8.8m high to the ridge and 5.2m to the eaves. The density equates to 12.5 dwellings per hectare.
3. A small gable is located to the front of the dwelling for the staircase. A single-storey element is set to the rear of the dwelling to provide a family room. The garage is set to the southeast of the dwelling, and would measure 5m in height to the ridge. The garage would be located 1.5m from the verge and 3.5m from the road to the southeast.

#### **Planning History**

4. **S/1698/06/F** – This application for a house adjacent to No. 11 was for a two and a half storey property, whose single storey garage element was located next to no. 11, with the bulk of the house approximately 2.2m from the road. The dwelling measured 8.5m to the ridge of the roof. It was refused under delegated powers because of its size and siting resulting in a two-storey building mass being positioned closer to the street on the southwestern side than any other dwelling in Thatchers Wood. It would therefore have appeared incongruous, dominate the street scene and be out of character with the open surroundings.



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Scale 1/1250 Date 26/2/2007

Centre = 540095 E 266008 N

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5. **S/1950/06/F** – This application for a house was refused on a plot of land adjacent to no. 18 Thatchers Wood, by letter dated 5<sup>th</sup> December 2006. This was refused for similar reasons as the above i.e. that the main height (8.8m) and bulk of the dwelling were located much closer to the road than the existing dwellings in this spacious and open estate, and would therefore appear incongruous and would harm the visual quality of the surroundings.
6. **S/1949/06/F** – This application for a house was refused by letter dated 5<sup>th</sup> December 2006 for similar reasons. The two and a half storey element would come up to within 3.2m of the footpath and 5m from the road, almost twice as close to the road as any existing dwelling. It would have therefore appeared incongruous in the street scene and harmed the visual quality of the surroundings.
7. **S/0892/06/O** – Outline planning permission was granted for a dwelling on the application site as the plot has the capacity to accommodate a dwelling within the building lines of the existing dwellings on the estate.

### **Planning Policy**

8. **Policy P1/3** of the Cambridgeshire and Peterborough Structure Plan 2003 ('the County Structure Plan') requires a high standard of design and sustainability for all new development and which provides a sense of place which responds to the local character of the built environment. This policy is supported by policy DP/2 of the Local Development Framework, Submission Draft 2006.
9. **Policy P5/5** of the County Structure Plan adds small-scale developments will be permitted in villages only where appropriate, taking into account the character of the village and its setting.
10. **Policy ST/6** of the adopted South Cambridgeshire Local Development Framework lists Longstanton as a Group Village.
11. **Policy SE9** of the South Cambridgeshire Local Plan 2004 (the Local Plan) seeks development on the edge of villages to be sympathetically designed and landscaped to minimise the impact of the development on the countryside.
12. **Policy HG10** of the Local Plan 2004 states the design and layout of schemes should be informed by the wider character and context of the local townscape and landscape.

### **Consultation**

13. **Longstanton Parish Council** – recommends refusal. It states:  
"The applicant states that the current application is for a new detached 4 bedroom house. The Parish Council recommends a refusal because this development will detract from the original Thatchers Wood aesthetic appeal as it stands and will be moving out of the original building line".
14. **Chief Environmental Health Officer**  
No objections.
15. **Conservation Manager**  
"Last year I commented on the outline application for this site. At that time I noted the following:



19. The special character of Thatchers Wood – openness, green expansive frontages shared open space will be significantly harmed.
20. The new dwelling would come forward of the building line.
21. The new dwelling will harm the spacing and rhythm of the street scene.
22. The building is larger in scale than existing dwellings.
23. No. 19 states that the site could possibly take a new house provided that the massing is reduced, the roof pitch to respect the 40deg. pitch of the estate, the garage be detached and placed to the rear, the fence set back, the gap increased between the proposed new house and No. 23 and reduce the ground floor rear extension in order to lessen the overshadowing to the rear of No. 23.
24. Open spaces on corners were left there by the MoD for safety reasons. There are no pavements or road signs.
25. Good that there will be hardstanding at the front corner and no fence to obstruct the view of drivers around the corners. Perhaps this should set the precedence for future new buildings at this estate.
26. No. 16 comments: “This new build is going to be seen from all rear windows of our house and we will be looking onto it from our rear garden. It is accepted that there is a large tree that currently blocks some of the view in the summer – however this is not a permanent feature – and the new owners may well chop it down in the future.”
27. Increase in number of windows looking into No. 16 and loss of pleasant view and light.
28. No. 16 would like to see changes: height no greater than existing dwellings, the roof of the extension should not be higher than the roof at No. 22 and width should be similar to No. 23 or dwelling set further forward.

#### **Planning Comments – Key Issues**

29. The key issues to consider in the determination of this application are:
  - (a) Impact upon the character and appearance of the Streetscene;
  - (b) Impact upon Residential amenity;
  - (c) Surface Water Drainage and Sewage.

#### ***Impact upon the character and appearance of the Streetscene***

30. The Council has previously accepted the principle of developing the corner plots within the Thatchers Wood estate for new dwellings in 2000, 2003 and 2006, subject to the proposed development being of a suitable design, size and scale to accord with the streetscene.
31. The Thatchers Wood development is characterised by large dwellings set in wide green open frontages with houses set back at least 10m from the road in a uniform arrangement. The density has the appearance of being very low. However, the site does not lie within the Conservation Area and the corner plots are large and can accommodate development. The proposal is for a large dwelling which is in keeping with the scale of surrounding properties. The main bulk of the dwelling will respect the

building line. The garage will come forward of this line and I would prefer to see it removed. However, on balance I do not consider the garage would have an unacceptable visual impact on the street scene and the main bulk of the dwelling is set back from the road in line with properties to the north and west.

32. Members may recall granting planning permission at the Feb 2007 Committee for a dwelling of very similar design on a site with very similar characteristics on land adj No. 11 Thatchers Wood. (Ref S/2395/06/F).

33. I note that the Conservation Manager has stated that development of these corner sites is undesirable but I consider that on balance planning permission for dwellings that keep the main bulk within existing building lines on large open plots and of appropriate scale and design should not be withheld.

#### ***Impact on Residential Amenity***

34. The proposed dwelling is to be positioned so that it is located in line with the frontage of the existing dwelling at No. 23 Thatchers Wood. Whilst the proposed structure is slightly deeper in footprint, the 2 ½ storey element of the structure would be located 19.5m from the rear boundary fence, which lies adjacent to No. 22 Thatchers Wood. Some windows are proposed in the side elevation facing No. 23 Thatchers Wood, but these serve three W.C.'s, a kitchen and a utility room and secondary lounge windows at ground floor level. This will not result in any loss of privacy to No. 23.

35. Views into the rear garden of No. 22 will be possible but this garden is already overlooked by existing windows in No. 23 and No. 24 at a similar distance. Again I do not consider there will be any material loss of privacy.

36. The bulk of the new dwelling will be visible from No. 22 but this bulk is some 19.5m away from the boundary fence and positioned to the northeast. I do not consider it will appear overbearing or result in any material loss of light. An existing tree will help to visually separate the site from view.

#### ***Surface Water Drainage and Sewage***

37. With regard to the issues raised previously by the Parish Council, the site is identified as being in Flood Zone 1 (low risk) area. As such, a flood risk assessment is not necessary for this development. The applicants have stated that it is their intention for the development to be connected to the main sewer for the disposal of foul water, which is an acceptable method of water disposal. It is the obligation of the applicants to obtain the necessary permission of the relevant statutory undertakers prior to carrying out this work. Should this permission be denied it would therefore also be the responsibility of the applicants to find an alternative method of foul water disposal. The applicant intends to recycle rain and grey water.

#### ***Highway Safety***

38. Vehicle speeds around this small group of dwellings are low and the erection of the proposed dwelling will not harm visibility such that any material loss of highway safety will result.

## Recommendation

39. Approval (as amended by letter date stamped 26<sup>th</sup> January 2007 and plans ref. 603.01 Rev A and 603.02 Rev A date stamped 7<sup>th</sup> February 2007).
1. Standard Condition A – Time limited permission (Reason A);
  2. Sc5a – Details of materials for external walls and roofs (Rc5aii);
  3. Sc51 – Landscaping (Rc51);
  4. Sc52 – Implementation of landscaping (Rc52);
  5. Sc5f – Details of materials to be used for hard surfaced areas within the site including driveways and car parking areas (Reason – To minimise disturbance to adjoining residents and to ensure a high quality for the development).

## 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)  
**P5/5** (Homes in Rural Areas)
  - **South Cambridgeshire Local Plan 2004:**  
**SE9** (Village Edges) and  
**HG10** (Housing Design and Mix)
  - **South Cambridgeshire Local Development Framework (LDF) Core Strategy**, adopted January 2007  
**ST/6** (List of Group Villages)
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
  - Character and Appearance of the Streetscene
  - Surface and Foul Water Disposal
  - Highway Safety

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

- South Cambridgeshire Local Development Framework Core Strategy (adopted January 2007)
- South Cambridgeshire Local Plan 2004
- Cambridgeshire and Peterborough Structure Plan 2003
- Planning File Ref: S/2395/06/F; S/1948/06/F; S/0892/06/O

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