

## **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/0060/07/F – HASLINGFIELD**  
**Dwelling at Land Adjacent 12 Fountain Lane for Mrs P Kahn**

**Recommendation: Approval**

**Date for Determination: 7<sup>th</sup> March 2007**

**Notes:**

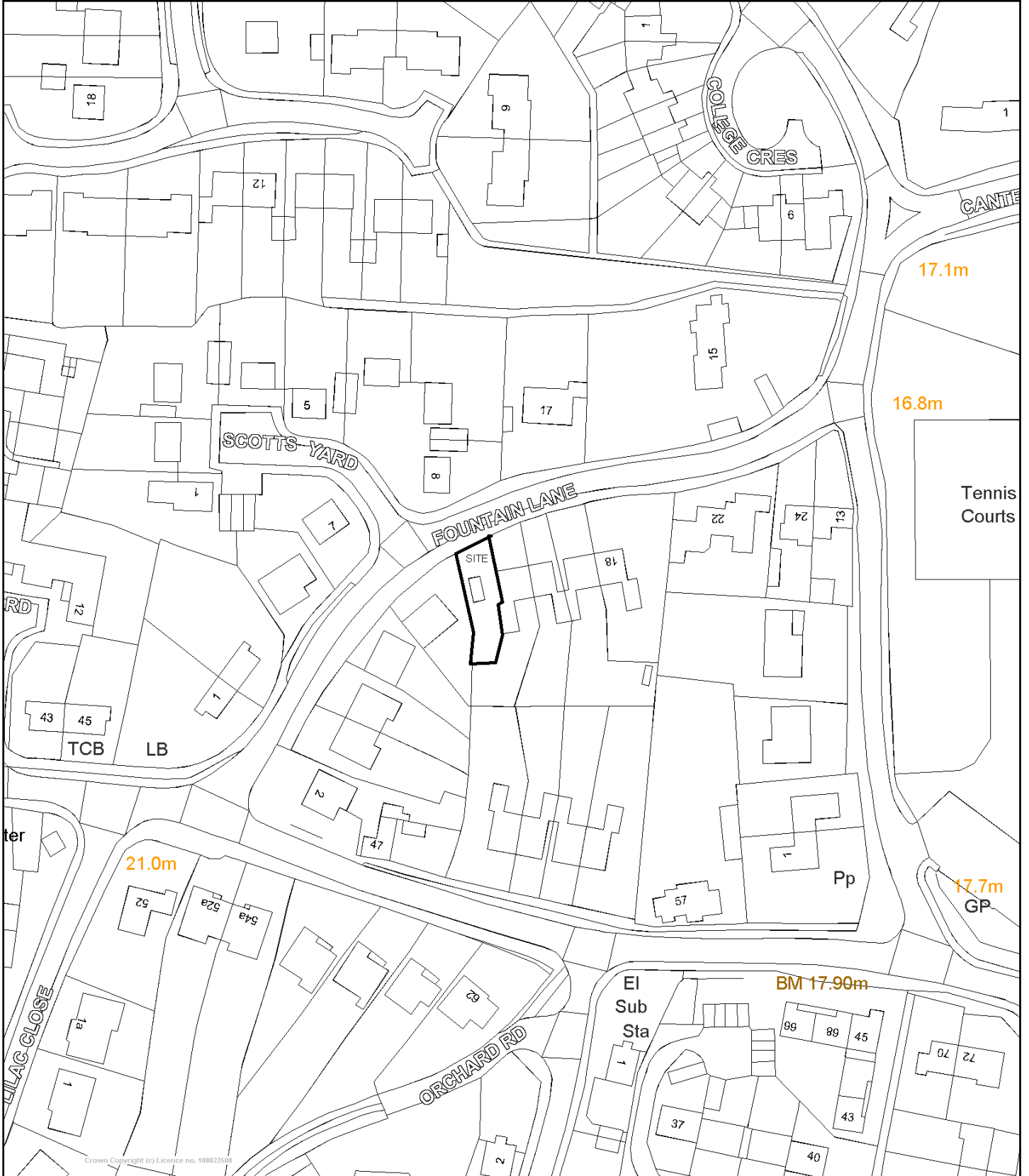
**This Application has been reported to the Planning Committee for determination because the Officer recommendation conflicts with the Comments of the Parish Council.**

**Members will visit this site on Monday 5<sup>th</sup> March.**

**Site Visit**

**Site and Proposal**

1. The application received 10<sup>th</sup> January 2007 seeks the consent for the erection of a new dwelling house at Land adjacent 12 Fountain Lane, Haslingfield. The proposed scheme comprises an attached 2 bed dwelling to that of No 12 creating an end of terrace development.
2. The 0.027ha application site is located within the village framework. Neighbouring properties comprise a 2-storey chalet bungalow sited to the south west at an angle to the application site, allowing clear views into the rear garden of No.12. The adjoining property to the east mirrors that of No. 12 and shares a boundary wall.
3. The rear of the application site is currently used as garden land and the front part of the application site is used for off road parking for the vehicles of No. 12. The application splits the plot in two and allows for space to the rear of both properties to have private amenity space. Access is proposed from Fountain Lane. No 12 parking arrangements are to be located at the front of the dwelling for 2 off road parking spaces. The proposed scheme shows 2 off road parking spaces with a turning area on site.
4. The scheme comprises a 2-bed property attached to that of No 12. A small passageway at ground floor level between the two dwellings allows access to No. 12 without the requirement to cross the proposed new rear garden area and retains the single storey flat roof element at the rear of No. 12, internally a kitchen.
5. The proposed design of the dwelling introduces a slightly subservient ridgeline and a roof hipped away from No. 10 Fountain Lane. The density equates to 37 dwellings per hectare.



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Scale 1/1250 Date 26/2/2007

Centre = 540833 E 252244 N

March 2007 Planning Committee

## **Planning History**

6. An application submitted in 2005, planning reference **S/0253/05/O**, sought outline consent for a detached dwelling house. Officers were minded to refuse this scheme under delegated powers due to adverse impact on the neighbouring properties by virtue of being overbearing and over development of the plot. It was withdrawn before a formal decision was made.
7. Informal advice was given to the applicant at that time that a smaller, semi detached scheme or two storey extension may receive the support of officers. The applicant at the time did not wish consider this option further
8. The current owner of the property, Mrs Kahn also sought preliminary advice. The same advice was given and officer concerns raised regarding parking and turning, and neighbour amenity were duly expressed. This scheme reflects the comments made in the early discussions.

## **Planning Policy**

9. **Policy P1/3** 'Sustainable Design in Built Development' 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.
10. **Policy ST/6** of the Core Strategy 'Group Villages' identifies Haslingfield as a Group Village.
11. **Policy HG10** 'Housing Mix and Design' sets out the requirements for residential developments to make the best use of sites in addition to be informed by the wider character and context of the surrounding area.

## **Consultation**

12. **Haslingfield Parish Council** recommends refusal for the following reasons.

"The proposed building is overdevelopment of a narrow plot. Further, the plot is on a bend and is raised above street level. In short, the plot is not appropriate for an additional dwelling. We would also query the boundary line with No. 12. The apparent passageway through to the rear of No. 12 seems to be within the boundary."

## **Representations**

13. One letter of objection has been received from the occupiers of 5 Scotts Yard. Issues raised are as follows:
  - Parking is already hazardous; the introduction of a new dwelling would further intensify this.

## **Planning Comments – Key Issues**

14. The main issues in relation to this application are; the impact on the character of the street scene, the impact on the neighbouring properties and Highway safety.

### ***Character and appearance on the street scene***

15. The proposed development takes on the form of an end of terrace development. This type of development is not apparent in the street scene on this stretch of road. However there is a variation of dwellings in Fountain Lane comprising semi detached, detached and chalet bungalow all varying in design and detail. In my opinion another dwelling type is not unacceptable, particularly as the proposal takes on the simple style and form to that of the existing dwelling. The ridgeline is slightly subservient to the height of No. 12 and could be perceived as a large two-storey side extension. The front door is located in a single storey porch located at the side of the property, nearest to that of No. 10 Fountain Lane. This has been located in such a way so parking is not restricted. I am of the opinion that the street scene and character of Fountain Lane is not adversely affected by the introduction of the proposed scheme.

### ***Impact on neighbouring properties***

16. The proposed scheme is to be attached to that of the existing dwelling at No. 12. A small passageway is proposed at ground floor to allow rear access to the occupiers of No. 12. The proposed scheme will have minimal impact on the occupiers of No. 12 and will not introduce any additional overlooking than already exists from No. 14 and No. 10. The impact on No. 10 will also be minimal. The two-storey element of the proposed dwelling is located 3 metres from the boundary that separates it from No. 10. The single storey element is closer with only 1 metres distance, allowing access to the rear of the proposal.
17. The house at No. 10 Fountain Lane is a chalet bungalow that has had various additions over time and has box dormers on the rear elevation. The house is angled approximately 45<sup>o</sup> south west to that of No. 12 and therefore the openings in the rear elevation look directly into the rear garden of No. 12. The proposed dwelling will have minimal views into the rear garden of No. 10 given the distance between them and the oblique views from the proposed openings.

### ***Impact on Highway Safety***

18. The proposed parking shows two off road parking spaces but with no potential to turn on the site. Subject to vehicles being able to manoeuvre onto the highway in forward gear I am of the view that highway safety is adequate on this plot. I am also of the view that this can be arranged with some minor amendments to the layout.

### **Recommendation**

19. Subject to amendments to the arrangement of parking facilities, Approve, subject to:
1. Standard Condition A – Time limited permission (Reason A);
  2. Sc5a – Details of materials for external walls and roofs (Rc5a);
  3. Sc60 – Details of boundary treatment (Rc60);
  4. Sc5f – Details of materials to be used for hard surfaced areas within the site including roads, driveways and car parking areas (Reason – To minimise disturbance to adjoining residents);
  5. Sc22 – No windows at first floor level in the west elevation of the development (Rc22);
  6. Restriction of hours of use of power operated machinery during construction (Rc26)
  7. Notwithstanding the submitted details, no development shall commence until details of the parking and turning of vehicles have been submitted to and

approved in writing by the Local Planning Authority. The development shall be built in accordance with the approved details and that area shall not thereafter be used for any purpose other than parking and turning of vehicles. (Reason – To ensure Highway safety is not compromised);

### **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: HG10** (Housing Mix and Design)
  - **Local Development Framework: Core Strategy 2007 ST/6** (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:
  - Highway safety

### **Informatives**

1. General Environment Agency Standing Advice re soakaways.

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

- Local Development Framework Core Strategy 2007
- South Cambridgeshire Local Plan 2004
- Cambridgeshire and Peterborough Structure Plan 2003
- Planning Files Ref: S/0060/07/F and S/0253/05/O

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