

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

7th March 2007

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

S/0134/07/F – HASLINGFIELD

Erection of Two Dwellings and Carports following Demolition of Existing Bungalow at 43 New Road, Haslingfield

Recommendation: Approval subject to the loss of the carports

Date for Determination: 16th March 2007

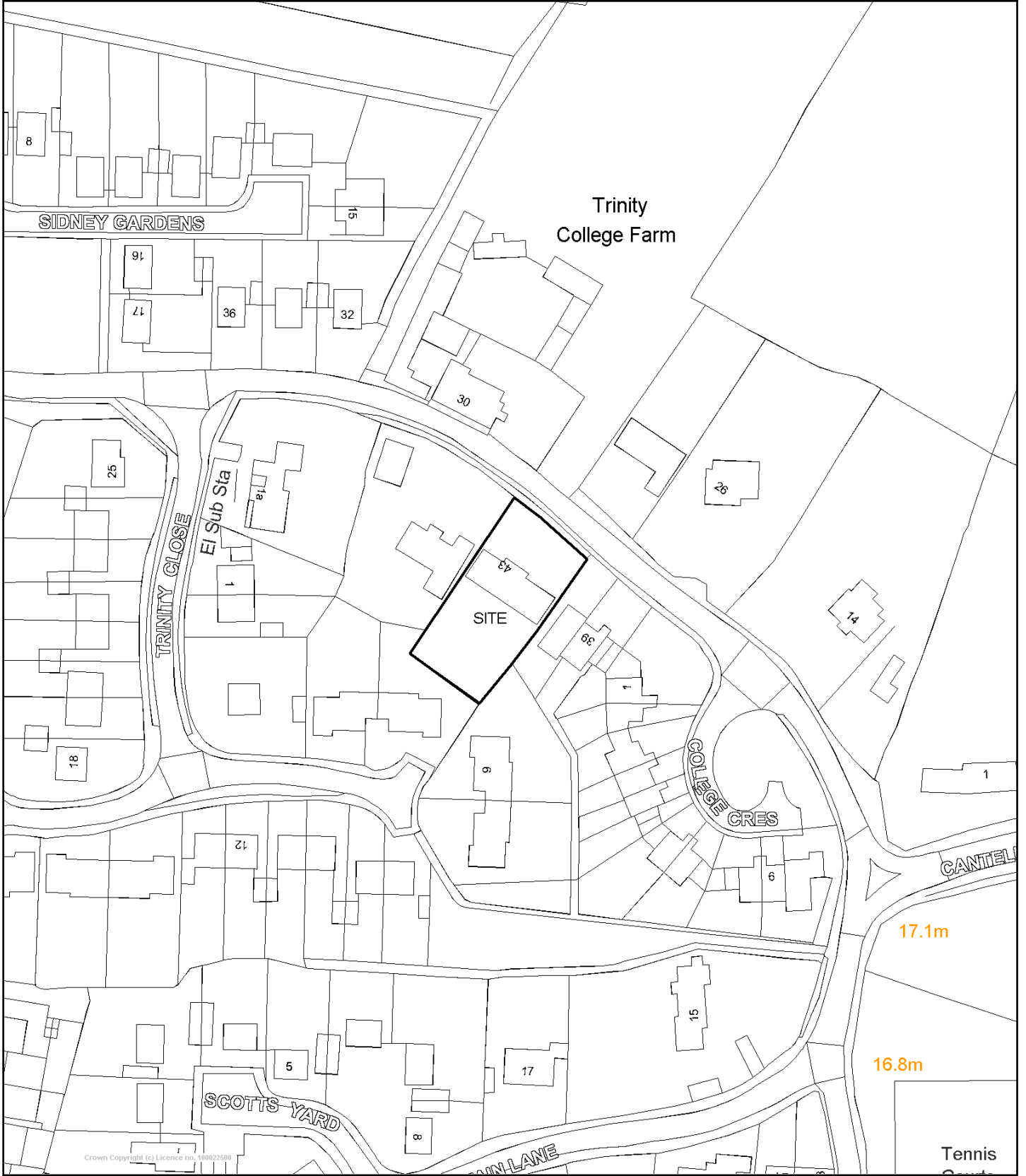
Notes:

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 5th March

Site and Proposal

1. The application received on 19th January 2007 seeks the consent for the demolition of the existing bungalow at No 43 New Road Haslingfield and the erection of two detached, 2 storey, 4 bed dwellings with carports. The site is in the village framework of Haslingfield.
2. The application site is approximately 0.89 ha (894.16 sq. m) in size and currently comprises a single storey dwelling that stretches along the frontage of the plot. There is off road parking to the front of the property for 2 or more cars and approximately 12 metres from the front of the driveway to the closest part of the dwelling house that fronts the road. There is one point of access at present. A rear garden is some 22m deep x 20m wide.
3. The site neighbours a large two storey detached dwelling to the north west and a smaller two storey detached dwelling to the south east. The rear of the plot abuts gardens of the bungalows in Trinity Close, namely No. 5 and 6. The rear garden of No. 5 is particularly shallow in depth, although at present is of a far enough distance from the existing bungalow as to not cause any loss of neighbour amenity.
4. The application submitted proposes the erection of 2 two storey dwellings comprising 4 bedrooms, one en suite, living room, kitchen, dining room, study and front room. The frontages are approximately 9 metres in width and 14.5 metres in depth. The proposed rear gardens measure approximately 17 metres from the rear boundary to the proposed rear elevations.
5. There are two wooden carport structures (3.7 metres to the ridge) included in the submitted application and the addition of a new access at the front of the site.
6. An additional site visit was carried out to ensure the dimensions submitted were accurate.



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Scale 1/1250 Date 26/2/2007

Centre = 540837 E 252399 N

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Planning History

7. There is no history relevant to this application.
8. Preliminary discussions with the applicant advised that the scheme may be better approached as a pair of semi-detached dwellings. However should he wish to pursue the current scheme he would have to ensure neighbour amenity, street scene and parking facilities were all carefully considered. A reduction in the depth of the dwellings was also suggested.

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 2007 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 due to overdevelopment of the plot. "In our view a pair of semi-detached houses would be preferable and more site appropriate. We are also concerned about the adverse impact on adjoining properties, especially the loss of light to No. 41. We would request a site visit to examine the site."
13. **Trees Officer** has no objections to the loss of the silver birch in the rear garden if landscaping is to be submitted but would like to see the beech hedging at the front retained.

Representations

14. There have been 3 letters received with reference to this application.
15. One letter of objection has been received from the occupier of No 5 Trinity Close. Concerns raised include overcrowding of the site, overbearing impact on the occupier and the rear garden, loss of privacy, urbanisation of a rural village, no affordable housing considered, detrimental impact on local wildlife and lack of information regarding the boundary detailing.
16. The occupiers of No. 45 New Road have no objections but there are several concerns regarding the boundaries that the neighbour would like clarified. These are as follows:
 - (a) How far will the new house walls be away from the boundary and their property?
 - (b) Are the external walls to be constructed as the enclosing walls as this is not clear on the drawings?
 - (c) Retention of the existing boundaries.

17. In addition they request that the current fence height is retained in order to preserve privacy and to ensure all fencing is secured throughout construction to safeguard the safety of children and pets.
18. The occupiers of No 41 New Road have several concerns in regard to the loss of light, loss of privacy, inaccuracies and lack of clarity in the plans, environmental issues and overdevelopment of the plot.
19. In more detail concerns raised consider the potential loss of light to various openings on the side of their property as this is considered to be the front of their property in relation to the location of their front door that will open to the side elevation of Plot 1. In particular the front porch that is glazed, which is the only source of light into their downstairs lobby, staircase and upper landing. A window in the downstairs and upstairs cloakroom, again the only source of light into these rooms and two windows in the kitchen, the other window in the kitchen faces north and lets in minimum light.
20. The proximity, design and height of the proposed dwelling at plot 1 is said to reduce light and cause an overbearing impact on the occupiers of No. 41, creating a 'dark tunnel' particularly during the winter months.
21. The proposed roof lights will be at the same level as their bathroom window that is their only opening for this room and they have requested that these be non opening and/or obscure glazed to retain privacy.
22. The letter also refers to further clarification of the plans, concerns raised include the street scene in the drawings submitted, indicating that their property is detached. It is attached to No. 39. This gives a false impression of the street scene, indicating that it is made up of large detached dwellings when it is not. The objector believes semi detached properties would fit more appropriately here.
23. The letter also points out that the drawings show the retention of the existing 1.8 metre boundary fence. This is said to be erroneous as the current boundary consists of a beech hedge, four timber panels (approx 7 metres) and then a privet hedge, which runs along the rest of the boundary. The question is asked whether these hedges that make up the majority of the boundary are to be retained? It also mentions that there is also no mention of the apple trees or silver birch or their fate.
24. The occupiers would wish to see these hedges retained for aesthetic quality and the wildlife that resides within them. A site visit in the late afternoon has also been requested to assess the proposal on site.

Planning Comments – Key Issues

25. The key issues in considering this application are the impact on the street scene and the impact on neighbouring properties, given that redevelopment is acceptable in principle.

Impact on the character and appearance of the street scene

26. The proposed development comprises two detached properties that fill the majority of the frontage, much like that of the existing bungalow. Although there is an increase in depth of the houses from approximately 9 metres to 14.5 metres, the projection does not significantly project the existing building line to the rear of No. 41 New Road and is less than that of No. 45.

27. The design of the 2 dwellings mirrors one another and the design is not out of keeping given the varying designs in the streetscape. The major difference is that of the height, measuring 8 metres to the ridge. This is similar to the height of No 45 and marginally taller than that of No. 41. I am of the opinion that this does not adversely impact on the setting or character of the street scene.
28. The proposed carports sited at the front of the plot are out of character and there is nothing in the street scene that reflects building forward of the building line. The garage at No 45 is on a far larger plot and has a very open frontage. The introduction of carports here would over develop the plot and therefore I am of the opinion these should be omitted from the scheme.

Impact on the occupiers/owners of No. 41 New Road

29. The dwelling house at No. 41 is sited in such a way that its front door is located on the side elevation, immediately opposite that of the proposed plot 1. The openings in the side elevation of plot 1 comprises two roof lights at first floor, one over the ground floor dining room allowing for extra light overhead and the other for the en suite bathroom to bedroom 1. At ground floor is a large glazed window for the dining area; the plans do not show these as opening.
30. The elevation facing No. 41 comprises two gable ends and a sloping roof that lowers to ground floor eaves height, linking the taller two-storey elements together; this has been designed in such a way that it will have less impact on the neighbouring properties. For No. 41, the existing boundary comprises mostly hedging and tree tops from the neighbouring plot, the proposed long sloping roof, albeit very different from that of the existing will potentially open up an area that will help overcome any impact the development of this site may have on the occupiers of No 41 and help reduce loss of light to the windows in this neighbouring property.
31. The windows on the adjacent elevation of No. 41 are for lobby areas, stairways and secondary windows to that of the kitchen. The cloakroom windows on this elevation are the only openings for light and ventilation but this is not classified as 'habitable rooms'.
32. Although the proposal does not create an ideal relationship and the development is very different to that of the existing dwelling, I am of the opinion that the minor impact the development may have on these openings would not warrant a recommendation for refusal.

Impact on the occupiers/owners of No. 5 Trinity Close

33. The existing dwelling sits approximately 27 metres from rear elevation to the closest point of No. 5 Trinity Close. The proposed scheme sits approximately 22.5 metres from elevation to elevation. This is seen as an adequate distance between the two properties. The increase in height from single to two storey at 8 metres to the ridge will introduce a new elevation to the occupier of No. 5 Trinity Close. However I am of the opinion that this is also an adequate distance between dwellings and will not adversely compromise the privacy of the occupiers at No. 5. The distance between the rear elevation of No 5 and that of the property at No. 45 New Road is a few metres less than the proposed scheme and again therefore I am of the opinion the I could not justify a recommendation for a refusal.

Impact on the occupiers of No. 45 New Road

34. It is my opinion that there is not any adverse impact on the dwelling at No. 45 New Road.

Recommendation

35. Subject to the omission of the carports, Approve subject to the following conditions:
1. Standard Condition A – Time limited permission (Reason A);
 2. Sc5a – Details of materials for external walls and roofs (Rc5a(ii));
 3. Sc51 – Landscaping (Rc51);
 4. Sc52 – Implementation of landscaping (Rc52);
 5. Sc60 – Details of boundary treatment (Rc60);
 6. Sc21 – Removal of PD rights, Part 1 Classes A and B (alterations and additions). (Reason - To protect from overdevelopment of the site and to protect the amenity of neighbouring properties);
 7. 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);
 8. Sc22 – No further windows at first floor level in the south east elevation of Plot 1 and the north west elevation of Plot 2. (Rc22);
 9. Sc26 - Restriction of hours of use of power operated machinery during construction (Reason - To safeguard the amenity of the adjoining properties);
 10. The development shall not be occupied until space has been laid out (in accordance with the attached plan hereto) for 2 cars to be parked and to turn clear of the Highway, and that area shall not thereafter be used for any purpose other than parking and turning of vehicles. (Reason – In the interest of Highway Safety);
 11. The existing hedge on the front boundary of the site shall be retained except at the point of access unless otherwise agreed in writing with the Local Planning Authority; and any trees or shrubs within it which, within a period of five years from the completion of the development or the occupation of the buildings, whichever is the sooner, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. (Reason – To protect the hedge, which is of sufficient quality to warrant its retention and to safeguard the character of the area).

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:**
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:

- Loss of privacy
- Overdevelopment of the plot
- Loss of light
- Adverse impact on neighbouring properties
- Impact on the street scene

General

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 File Ref: S/0134/07/F

Contact Officer: Saffron Garner – Senior Planning Assistant
Telephone: (01954) 713256