

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

9th May 2007

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

S/0346/07/F - SAWSTON

Erection of Bungalow (Retrospective) at Land at 6a Dale Way for Finance & Credit Corporation Limited

Recommendation: Approval

Date for Determination: 19th April 2007

Notes:

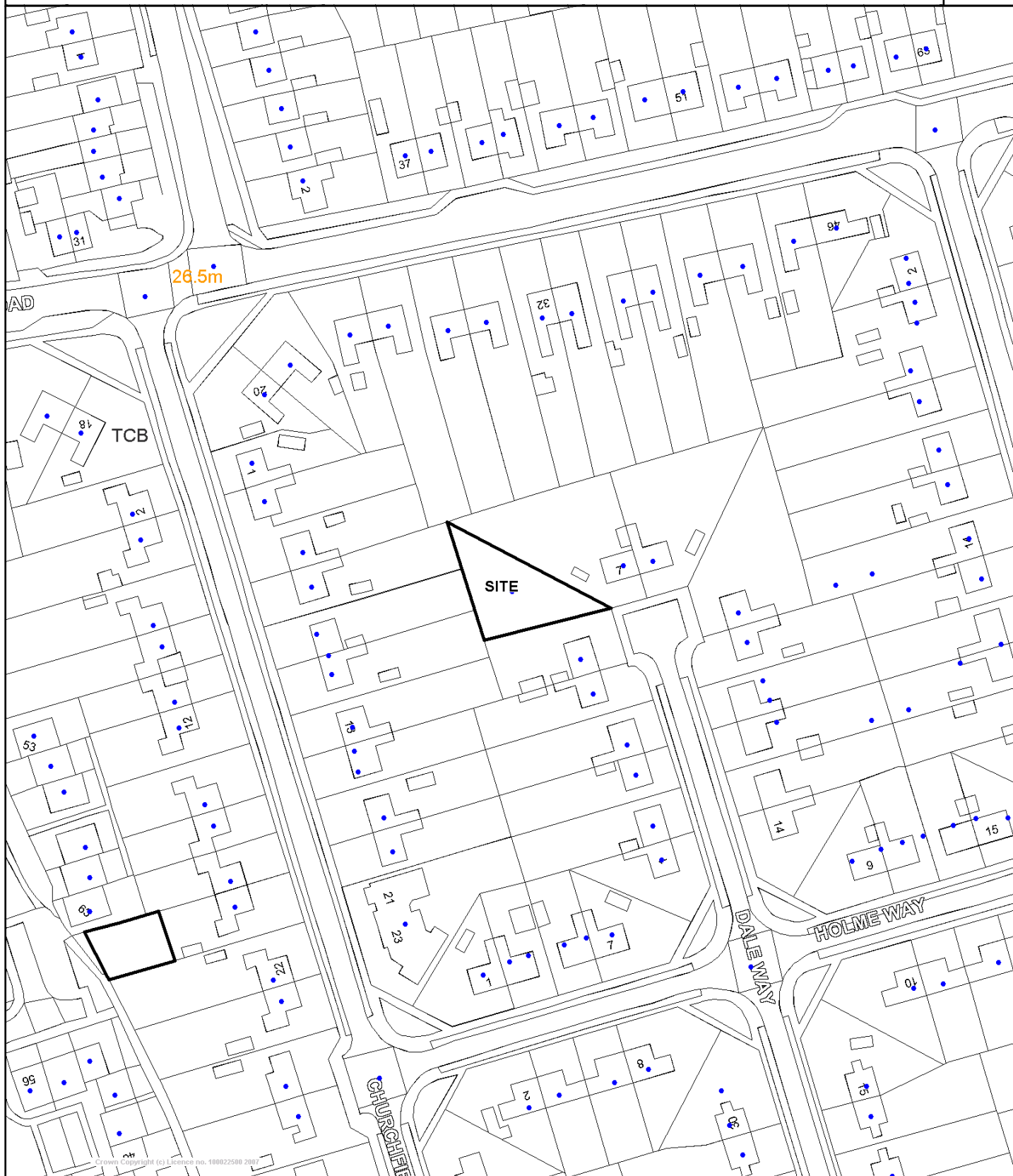
This Application has been reported to the Planning Committee for determination because the Officer recommendation is contrary to the recommendation of the Parish Council.

Site and Proposal

1. The site, which is triangular in shape and extends to approximately 0.05 hectares/0.11 acres, was previously part of the garden to No.6 Dale Way. It is occupied by a 4.6 metre high, 3-bedroom brick and slate hipped roof bungalow. The parking area and gardens have not been laid out to date, and the bungalow is currently vacant. To the east and south are two storey dwellings whilst, on the opposite corner of the site to the east, a bungalow is presently under construction within the garden area of No.9 Dale Way.
2. The full retrospective application, submitted on 22nd February 2007, seeks consent for the retention of the bungalow on the site. In addition, two parking spaces are to be provided. The density of the development equates to 20 dwellings/hectare.

Planning History

3. **S/1192/01/F** – Application for erection of a 2-bedroom gable roofed bungalow on this site was refused but allowed at appeal. The bungalow that was constructed on the site, however, (and which still stands on the site at present) did not accord with the approved plan in the following ways:
 - (a) It included an additional 4.35m x 3.1m kitchen extension on the northeast side;
 - (b) It had a larger footprint (112.5m² compared to the approved 82m²);
 - (c) The front elevation was 0.8 metres wider, the dwelling 1.5 metres deeper and the rear projection 1 metre wider than the approved scheme;
 - (d) The fenestration was revised including moving the entrance door from the front to the side elevation;
 - (e) It had a hipped rather than gable/pitched roof;
 - (f) It was 100mm lower than the approved bungalow;
 - (g) These revisions, and revisions to the internal layout, resulted in a 3 (rather than 2) bedroom dwelling.



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Scale 1/1250 Date 30/4/2007

Centre = 548855 E 249767 N

Planning Committee May

4. Under application reference **S/0124/05/F**, retrospective consent was sought for the unauthorised bungalow. The application was referred to Committee on 6th April 2005 with an Officer recommendation for approval, but was refused at Committee for the following reason:

“By virtue of its enlarged footprint (over and above the footprint approved under planning reference **S/1192/01/F**) and its close proximity to the northeast boundary of the site, the proposal would result in an unduly cramped form of development in the corner of the cul-de-sac.

The proposal is therefore contrary to Cambridgeshire and Peterborough Structure Plan 2003, Policy P1/3 which requires a high standard of design for all new development which responds to the local character of the built environment; South Cambridgeshire Local Plan 2004 Policy SE2 which states that residential development will be permitted on unallocated land within Sawston provided that the development would be sensitive to the character of the village; and South Cambridgeshire Local Plan 2004 Policy HG10 which requires the design and layout of residential developments to be informed by the wider character and context of the local townscape.”

5. In agreement with the local Members, an enforcement notice was then issued in January 2006 requiring remedial works to be carried out to the bungalow, namely: the removal of the kitchen element; the reduction in size of the living room element by 1.5 metres in length and 1 metre in width; and a reduction in the ridge height of that part of the roof constructed over the living room element. The remainder of the unauthorised works, including the 0.8 metre increase in width, were considered to be acceptable.
6. The applicant's agent appealed the enforcement notice but this was submitted one day after the deadline for submission of an appeal. As such, a further identical application, reference **S/0767/06/F**, was submitted in the knowledge that it would be likely to be refused, with a view to submitting an appeal, within the 6 month deadline, for the bungalow as built. However, due to financial difficulties, the applicant failed to submit the required planning fee, despite numerous requests, and the application was therefore withdrawn by this Authority.
7. The bungalow is now on the market and this application has been submitted by potential purchasers of the property.
8. **S/2085/06/F** – Planning permission was granted at Committee in December 2006 for the erection of a 4.9 metre high-hipped roof bungalow on 0.04 hectare of land adjacent to 9 Dale Way. This bungalow, which is presently under construction, has a footprint of approximately 100m².

Planning Policy

9. Sawston is identified within **Policy ST/4** of the South Cambridgeshire Local Development Framework (LDF) Core Strategy, adopted January 2007, as a Rural Centre. In such locations, **Policy SE2** of the South Cambridgeshire Local Plan 2004 states that residential development will be permitted on unallocated land within the village framework provided that (a) the retention of the site in its present form is not essential to the character of the village; (b) the development would be sensitive to the character of the village, local features of landscape or ecological importance, and the amenities of neighbours; (c) the village has the necessary infrastructure capacity; and (d) residential development would not conflict with another policy of the Plan.

10. **Policy HG10** of the South Cambridgeshire Local Plan 2004 requires the design and layout of residential developments to be informed by the wider character and context of the local townscape.
11. **Policy P1/3** of the County 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.

Consultations

12. **Sawston Parish Council** objects to the application for the following reasons:
 - (a) “Overdevelopment of site
 - (b) Shared access problems
 - (c) Not consistent with original planning application
 - (d) Bungalow built much bigger than original plans
 - (e) Smaller bungalow may be more acceptable.”

Representations

13. A letter of objection has been received from the occupiers of No. 7 Dale Way. Their concerns relate to the position of the kitchen element and its proximity to their boundary and garden area.

Planning Comments – Key Issues

14. The key issue to consider in the determination of this application relates to the impact of the development upon the character and appearance of the area.
15. When retrospective consent was originally sought for the bungalow that stands on the site (under reference S/0124/05/F), the Officer’s report to Committee stated:

“Whilst the existing dwelling is different to the previously approved dwelling and neighbouring two-storey pitched roof dwellings, these changes do not in my opinion result in any demonstrable harm. The impact of the development on the character and appearance of the area would be acceptable. Adequate private amenity space and parking would be provided and the development would not seriously harm the amenity of occupiers of neighbouring properties.”
16. Although the above application was refused, Officers remain of the view that the bungalow that has been constructed on the site does not harm the character and appearance of the area and does not have an unduly cramped appearance arising from its increased footprint, when compared to the approved scheme, and proximity to the north-eastern boundary of the site.
17. The kitchen extension, the removal of which is required by the enforcement notice, measures just 4.35m x 3.1m, with an eaves height of 2.6m and a ridge height of 3.9m. It is set well back from the front of, and appears subservient to, the main dwelling and, given the angle of the plot, it is not readily visible in the street scene.
18. The enforcement notice requires, in addition, the reduction in length, depth and height of the living room element. This element is at the rear of the bungalow and is not visible at all in the streetscape. As such, the alterations required by the enforcement notice will result in no discernable improvement to the character of the area.
19. In addition to the above, there has been a material change in circumstances since the previous applications on this site, in that planning permission has been granted for a 3-

bedroom bungalow within the garden of No.9 Dale Way. This dwelling is presently under construction and, at 4.9 metres high, is 0.3 metres higher than the bungalow constructed on the application site, whilst its footprint is also comparable in size. Furthermore, consent has also been granted recently for the replacement of 28 Airey houses in the locality with 44 dwellings, resulting in a much more dense form of development in the immediate area (S/0951/06/F). Given that the area surrounding the site has, since the previous retrospective application for this bungalow, become much more intensively developed, Officers consider it would be even more difficult to argue now that the bungalow, as constructed, represents a cramped form of development that is harmful to the character of the area.

Recommendation

20. Approval:

Conditions

1. The development hereby permitted shall not be occupied until the off-street car parking for the dwelling hereby permitted has been provided in accordance with drawing no. 1092 3.
(Reason – In the interests of highway safety)

Informatives

Reasons for Approval

1. The development is considered generally to accord with the Development Plan and particularly the following policies:
 - **South Cambridgeshire Local Development Framework (LDF) Core Strategy:**
ST/4 (Rural Centres)
 - **Cambridgeshire and Peterborough Structure Plan 2003:**
P1/3 (Sustainable design in built development)
 - **South Cambridgeshire Local Plan 2004:**
SE2 (Rural Growth Settlements)
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:
 - Overdevelopment of the site;
 - Size and position of bungalow.

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

- South Cambridgeshire Local Development Framework (LDF) Core Strategy;
- Cambridgeshire and Peterborough Structure Plan 2003;
- South Cambridgeshire Local Plan 2004;
- Planning application references: S/1192/01/F, S/0124/05/F, S/0767/06/F, S/0951/06/F, S/2085/06/F and S/0346/07/F.

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