

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

9th May 2007

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

S/0594/07/F – DRY DRAYTON Dwelling at Land Adjacent 8 Cottons Field for R Howard

Recommendation: Delegated Approval

Date for Determination: 21st May 2007

Notes:

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

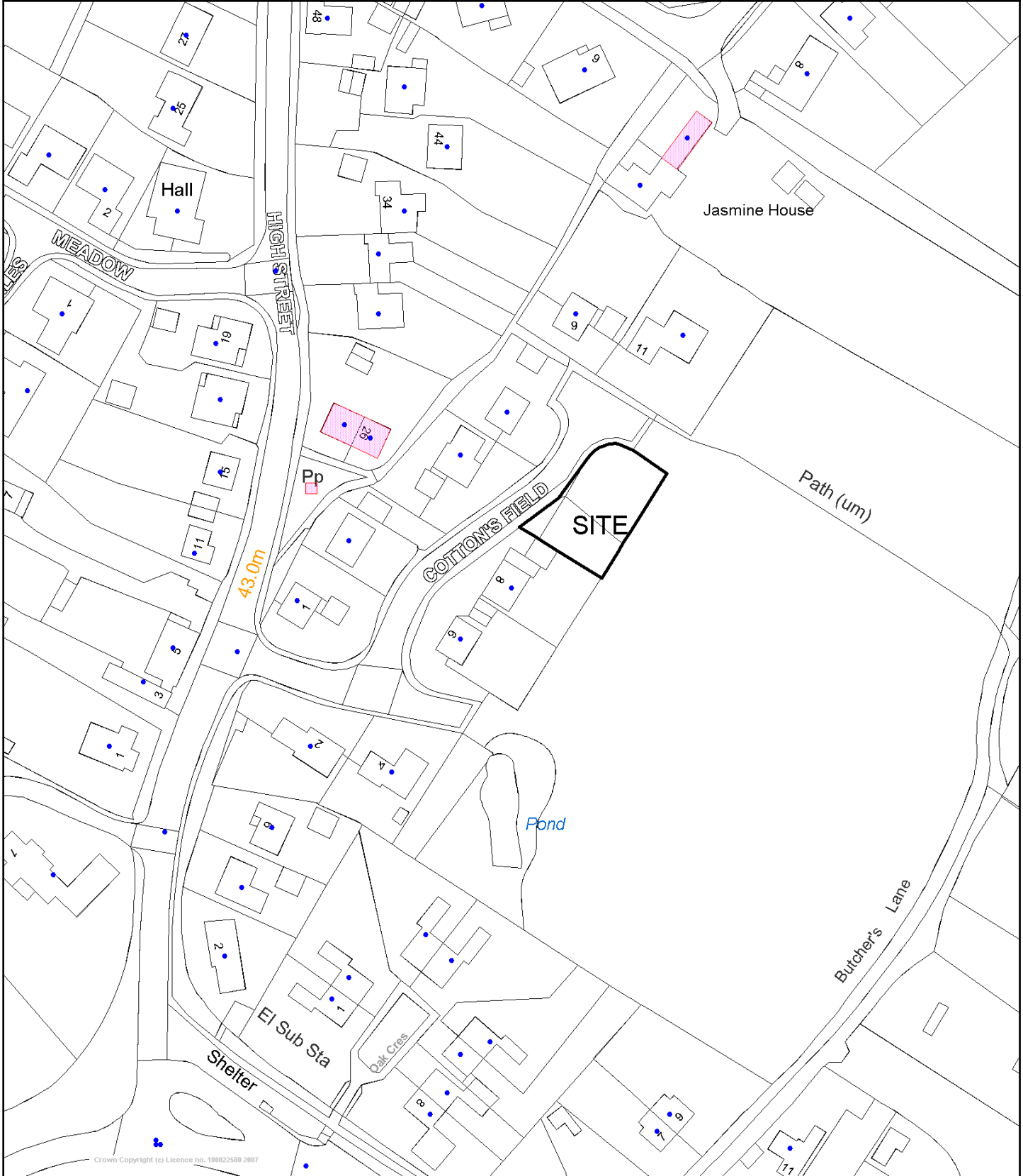
Site and Proposal

1. The 0.05 ha site currently forms part of the enclosed side garden serving a two-storey detached dwelling at No.8 Cotton's Field which forms part of a development of 10 detached dwellings. The field to the rear/southeast falls away to the southeast and is dissected by a public footpath which runs in a south-easterly direction from the end of Cotton's Field.
2. This full application, received on 26th March 2007, proposes the erection of a 4-bedroom two-storey detached house with an integral garage and a lean-to single storey element to the side. The dwelling would have an eaves height of 5 metres and a ridge height of 7.2 metres. The dwelling is to be brick faced with horizontal timber boarding at first floor level on the front and one of the side elevations (to match the other dwellings in the road) with a tiled roof.
3. The density equates to 20 dwellings per hectare.

Planning History

4. **S/0865/02/F** – a full application for an identical two-storey dwelling on the site of the current proposal was approved at Committee on 5th June 2002. Various conditions were imposed on the development relating to external materials, treatment of site boundaries, landscaping, access and parking. Permitted development rights were also removed for the dwelling by condition. This consent can be implemented up to the 11th June 2007.
5. **S/0731/01/F** – a full application for a dwelling on the site was refused under delegated powers for the following reasons:

“Cotton's Field is a development of 10 dwellings on the edge of the village of Dry Drayton. Whilst the majority of the site is within the village framework, part of the site together with part of the gardens of Nos.6, 8 and 11 Cotton's Field are within the countryside and an Area of Best Landscape as defined in the adopted South



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Scale 1/1250 Date 26/4/2007

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Cambridgeshire Local Plan 1993 and the South Cambridgeshire Local Plan Deposit Draft and within the Green Belt as defined in the Cambridge Green Belt Local Plan 1992 and the South Cambridgeshire Local Plan Deposit Draft. A public footpath runs across the field to the southeast from the hammer-head at the end of Cotton's Field.

The site is a visually important gap within the cul-de-sac and provides a visual link between the housing development and the adjacent countryside when looking out from Cotton's Field and into the village from the countryside. The erection of a dwelling on this site would therefore seriously detract from the character and appearance of the locality and would no longer provide for a satisfactory transition between the countryside and the built-up area.

Notwithstanding the above, the existing dwellings with Cotton's Field are set well back from the road whereas the proposed dwelling would be less than 2 metres from the footway. As a result of its position and design and its size in relation to the plot, the proposed dwelling would be out of keeping with the character of existing dwellings in the road and would appear incongruous in the streetscene.

There would also be a serious level of overlooking of the rear garden of No.8 Cotton's Field from the first floor conservatory windows on the south elevation of the proposed dwelling.

The proposal is therefore contrary to the aims of PPG2 'Green Belts' 1995 paragraph 3.15, Cambridgeshire Structure Plan 1995 Policies SP12/2, SP12/6 and SP12/10, adopted South Cambridgeshire Local Plan 1993 Policies H6, H18 and C1 and South Cambridgeshire Local Plan Deposit Draft Policies SE7, SE14 and EN1."

6. **S/0846/94/F** – planning permission was granted for a change of use of a strip of agricultural land adjacent to the rear of Nos.4, 6, 8 and 11 Cotton's Field to garden land. The application site included part of the strip of land subsequently incorporated into the garden of No.8.
7. **S/1246/89/F** – a full application for a bungalow on the front part of the site was refused for the following reasons:
 1. "Development of the site is unacceptable leading to a cramped form, out of character with the surrounding development which is typified by large detached houses in spacious plots.
 2. The site which creates an open, landscaped break in this cul-de-sac is fundamental to the visual amenity and should, for this reason be maintained free from development.
 3. Furthermore, the visual quality will be eroded by the construction of a dwelling in close proximity to the road. This will create harsh lines on this visually important corner rather than the existing soft landscaping approach."

Planning Policy

8. Dry Drayton is identified as a Group Village in the Adopted Local Plan and Local Development Framework (LDF) Core Strategy (Policy ST/6) 2007. The part of the site on which the proposed dwelling would be sited is within the village framework. The rear part of the site is currently garden to No.8 but is outside the village framework and within the Green Belt.
9. **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.

10. **Policy P5/5** of the County Structure Plan encourages small-scale developments in villages only where appropriate, taking into account the character of the village and its setting.
11. **Policy ST/1** of the South Cambridgeshire Local Development Framework (LDF) Core Strategy adopted January 2007, states that a Green Belt will be maintained around Cambridge which will define the extent of the urban area. The detailed boundaries of the Green Belt will be established in Development Plan Documents.
12. In Group Villages, Policy SE4 of the South Cambridgeshire Local Plan 2004 states that residential development up to a maximum of 8 dwellings will be permitted providing the site does not form an essential part of village character, and providing development is sympathetic to the historic interests, character, and amenities of the locality. The part of the site on which the proposed dwelling would be sited is within the village framework. The rear part of the site is currently garden to No.8 but is outside the village framework and within the Green Belt.
13. Paragraph 3.15 of PPG2 'Green Belts' states that the visual amenities of the Green Belt should not be injured by proposals for development within or conspicuous from the Green Belt which, although they would not prejudice the purposes of including land in Green Belts, might be visually detrimental by reason of their siting, materials or design.
14. **Policy SE9** of the Local Plan 2004 seeks development on the edge of villages to be sympathetically designed and landscaped to minimise the impact of the development on the countryside.
15. **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

16. **Dry Drayton Parish Council** – comments have not been received at the time of compiling this report. However, when addressing the previous application on this site, for the same development the Parish Council recommended refusal and stated “The Parish Council repeat their objections originally made and have noted that the repositioning of the proposed house sites it on the original boundary line of the village envelope and a strip of Green Belt land which has been purchased by the owners on the southerly boundary of Cotton's Field without the benefit of which this development could not take place. Properties within Cotton's Field are covenanted against further development to one dwelling per plot. It is felt by the Council that what is a piece of amenity land is included in the indicated site plan.”
17. **Corporate Manager (Health and Environmental Services)** – comments awaited at the time of writing this report and will be reported verbally at Committee.
18. **Landscape Officer** – comments awaited at the time of writing this report and will be reported verbally at Committee.

Representations

19. No comments have been received at the time of writing this report. Any received will be reported verbally at Committee.

Planning Comments – Key Issues

20. Notwithstanding the adoption of the Structure Plan and Local Plan in 2003 and 2004 respectively, there has been no substantive change in planning policy affecting the development of this site since the time of the previous approval.
21. Its also worth noting that the proposed scheme is identical to the previously approved scheme, reference S/0865/02/F, which can be implemented at any point up to 11th June 2007, subject to compliance with the various conditions of that consent.
22. On balance, given that the Council has previously considered acceptable the merits, of the siting, design, location, scale and form of the proposed dwelling and its curtilage and that the proposal accords with Development Plan Policies, I consider that there are unlikely to be grounds to withhold consent.

Recommendation

23. Delegated Approval (subject to no new issues being raised by consultations from those raised at the time of approved scheme reference S/0865/02/F).
 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. SC60 – Details of boundary treatment (RC60);
 6. Visibility splays shall be provided on both sides of the access and shall be maintained free from any obstruction over a height of 600mm within an area of 1.4m x 2.0m measured from and along respectively the back of the footway. (Reason – in the interests of highway safety);
 7. The permanent space to be reserved on the site for parking shall be provided before the use commences and thereafter maintained. (Reason – In the interests of highway safety);
 8. SC21 – Withdrawal of Permitted Development – Part 1 – A, B, C and E (RC21 a).

+ Environmental Health and Environment Agency conditions and informatives where applicable.

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**, adopted January 2007
 - ST/1** (Green Belt)
 - ST/6** (Group Villages)

- **Cambridgeshire and Peterborough Structure Plan 2003:**
P1/3 (Sustainable design in built development)
P5/5 (Homes in Rural Areas)
- **South Cambridgeshire Local Plan 2004:**
SE4 (List of Group Villages)
SE9 (Village Edges)
HG10 (Housing Design and Mix)

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/0594/07/F; S/0865/02/F; S/0731/01/F; S/0846/94/F; S/1246/89/F
- Documents referred to in the report including appendices on the website only and reports to previous meetings

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