

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

6th June 2007

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

S/0698/07/F – CALDECOTE

Dwelling at Land Adj. 2 Damms Pasture, Clare Drive for Mrs R Harrap

Recommendation: Approval

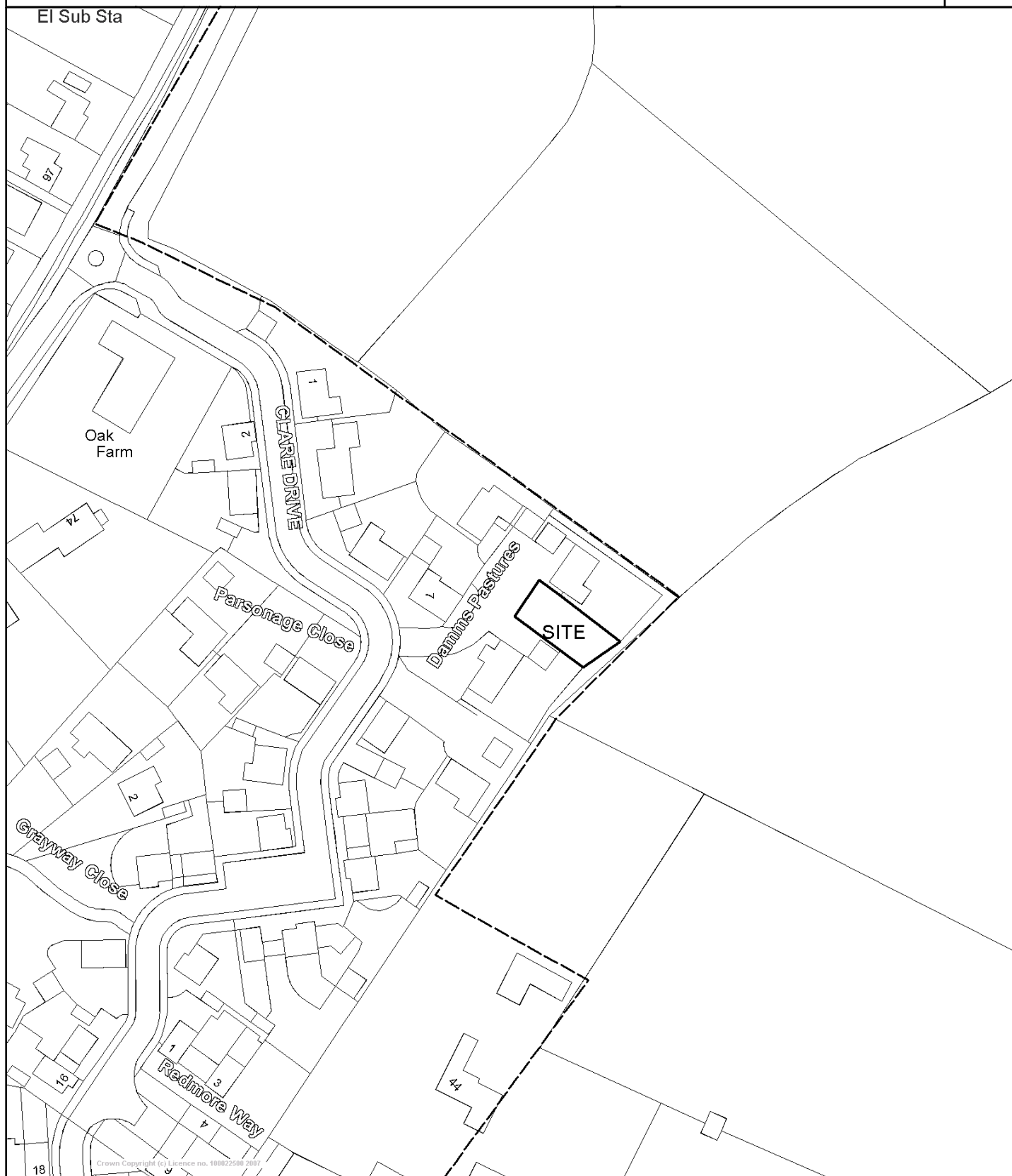
Date for Determination: 6th June 2007

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. Damms Pasture is a small cul-de-sac of 3, two storey, detached dwellings, accessed from a private, shared access and turning area.
2. The 0.023 ha application site is a parcel of land that currently serves as a field access, which is positioned between the dwellings at 2 and 3 Damms Pasture. The site is a rectangular parcel of land that occupies an area adjacent to the side, south facing gable elevation of number 2, which contains a small first floor window serving an ensuite bathroom and ground floor door serving a utility room. The boundary consists of a 1.8 metre high close boarded fence. To the south, the dwelling at number 3 is detached from the application site by its own detached double garage and driveway. The boundary adjacent to this property consists of a mixture of 1.8 metre high close boarded fence to the rear of the site, with a blank facing wall of the garage and a 1.2 metre high post and rail fence adjacent to the shared access and turning area.
3. The application site is currently gated, along the frontage with the shared access and turning area, and laid with a hardcore access surface and uncut grassed scrub. The rear boundary of the site is currently open to the field beyond.
4. This full application, received on 11th April 2007 is for the erection of a detached dwelling, featuring a two storey gable with 1 ½ storey dormer window alongside in the front elevation. An integral garage is included in this elevation, providing parking space for one car. A further parking space is provided in front of the kitchen window, at 90 degrees from the house. The rear elevation is designed with two rear facing dormer windows. To the rear of the dwelling a single storey conservatory is also proposed. The dwelling has living space at two floors, the first floor serving four bedrooms, one with en suite facilities, a landing and a bathroom.
5. The four-bedroom dwelling has a ridge height of 9.2m for the main dwelling, and with the front gable measuring 8m to the ridge and 5.1m to the eaves. The front and rear



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eaves of the main dwelling, where the dormer windows are included, measure 4.4m in height.

6. The density equates to 43 dwellings per hectare.

Planning History

7. **S/0149/07/F** – application for a single dwelling with integral garage on the site of the current application which was withdrawn following concerns raised by officers with regard to potential impact on the neighbouring dwelling and also regarding apparent inaccuracies in the plans.
8. **S/1369/99/F** – permission was conditionally granted for the erection of the estate of 38 houses of which Damms Pasture forms a part. The site, the subject of the application was not formally designated as public open space as part of this consent.

Planning Policy

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 adds small-scale developments will be permitted in villages only where appropriate, taking into account the character of the village and its setting.
11. Caldecote is identified within **Policy ST/6** of the South Cambridgeshire Local Development Framework (LDF) Core Strategy adopted January 2007, as a Group Village. In such locations, 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.
12. **Policy SE9** of the Local Plan 2004 seeks to ensure that development on the edge of villages be sympathetically designed and landscaped to minimise the impact of the development on the countryside.
13. **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

14. **Caldecote Parish Council** – recommends refusal and comments that development would not be sympathetic to and would not be in keeping with other properties, water logging on site previously, insufficient parking – temptation to remove proposed fence and turning provided on private drive turning point and Parish Council has a policy of not approving additional houses until the sewage pumping station is upgraded. In the event that the application is approved the Parish Council make further comments regarding need to consider wildlife impact, Crime and Disorder Act, use of good quality materials, effect on street scene, rights of way, access, and conditions to control activities during construction.

15. **Environment Agency** – comments that soakaways must be proven to work satisfactorily or alternative proposals must be submitted. In Caldecote an alternative method of surface water disposal is likely to be necessary.
16. **Representations**
17. At the time of preparing this report representations have been received from 3 neighbouring owner/occupiers at Nos 1, 2 and 3 Damms Pasture. The main concerns raised are as follows:
- (a) Loss of light to neighbouring dwelling by virtue of size and height of proposed house and by virtue of rear elevation extending beyond rear elevation of No.2.
 - (b) Proposed house would extend beyond No.2 by 1.2 metres – significantly affecting privacy.
 - (c) Concerns regarding parking provision. Whilst two spaces are shown, one is at 90 degrees to the house and would likely not be used. A car would overhang the shared access/driveway by approximately 3 metres if parked in front of the garage, allowing for access to the garage.
 - (d) Obstructions to visibility to proposed drive would make access unsafe – fence and wall of neighbouring dwelling.
 - (e) House not in keeping with neighbouring dwellings in terms of design, size, overall plot size, distance between houses (currently approximately 17-19 metres between dwellings, new relationship would be 2m), parking arrangements, guest parking and congestion.
 - (f) Vehicular access or egress would be unsafe during construction – where would deliveries be arranged safely?
 - (g) Increased vehicular movements would pose hazard to pedestrians, particularly children, especially as there are no street lights in Close.
 - (h) Risk of flooding does not appear to have been addressed.
 - (i) No right of access for dwelling over Close, which is a private drive.

Planning Comments – Key Issues

18. 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) Flood Risk
 - (d) Highway Safety

Impact upon the character and appearance of the Streetscene

19. The design of the proposed dwelling has features that include similar attributes to some of the existing dwellings in the street scene. Whilst the existing dwellings in Damms Pasture are larger structures overall, the projecting front gable, eaves height and dormer windows are not uncommon in the Clare Drive estate, of which Damms

Pasture forms a part. No. 3 Damms Pasture includes such features in its front elevation and would be positioned adjacent to the proposed dwelling.

20. The height of the main body of the proposed dwelling is approximately 0.5m taller than the ridge of the neighbouring dwelling at No.2, which measures 8.7m to the ridge. However, the mass of the proposed dwelling, by virtue of the ridge being set back further from the shared access area compared with the neighbouring dwelling, coupled with a lower eaves height, would not be out of keeping with the existing dwellings in the streetscene to warrant a refusal of the application.
21. The integral single garage is not a typical feature in Damms Pasture, but, given that the overall design and appearance of the dwelling is similar to the existing built form, it would not be significantly out of keeping within the streetscene to warrant a refusal of the application.
22. Whilst the application site is more confined than those either side of the proposed development that would not mean that the proposal is necessarily out of character with the street scene, such as to cause undue harm. I am of the opinion that the proposed dwelling would not be significantly out of character with the area and would not unduly affect the character and appearance of the street scene.

Impact on Residential Amenity

23. The proposed dwelling is to be positioned so that it is located approximately 0.6m back from the frontage of the existing dwelling at No. 2 Damms Pasture. The rear elevation of the main body of the proposed dwelling would, as a result, be approximately 1.2m beyond the line of the rear wall of the neighbouring dwelling. Whilst the proposed structure is slightly deeper in footprint, the element of the structure that would be beyond the neighbouring dwelling would have a lower eaves height than the existing dwelling and be approximately 2.9m above the existing boundary fence.
24. As discussed previously the proposed dwelling is of a similar height and scale to the neighbouring dwellings in Damms Pasture. Whilst the dwelling would change the outlook for the neighbouring dwelling, given the scale and position of the proposed dwelling and the location of the proposed openings I am therefore satisfied that the proposed development would not result in an unacceptable loss of privacy, light or overbearing impact on the neighbouring dwellings. Conditions are proposed, however, to ensure that no further openings are inserted into the facing elevations and that permitted development rights are removed, to control the impact of any further development, given the confined nature of the site.

Flood Risk

25. With regard to the issues raised previously by the Parish Council and residents, the site is identified as being in Flood Zone 1 (low risk) area, as identified by the Environment Agency. As such, a flood risk assessment is not required for this development. The applicants have stated that it is their intention for surface water to be disposed to a soakaway and main sewer for the disposal of foul water. However, soakaways have previously been found not to work properly in the typical soil conditions found in Caldecote. Whilst it is the obligation of the applicants to obtain the necessary permission of the relevant statutory undertakers prior to carrying out this work, given the Authority's previous experience in Caldecote, it would be appropriate to secure suitable surface water drainage systems by condition, to ensure that the installed system will prove adequate.

Highway Safety

26. The development provides for two off-road parking spaces, one in the garage and one in front of the dwelling, which accords with the maximum parking standards identified within Appendix 7/1 of the Local Plan. As such, I am of the opinion that it would not be reasonable to resist the proposed development on the grounds of a lack of parking provision. Conditions to ensure the availability of the parking spaces and to require the provision and retention of the front boundary feature, to prevent a lack of parking provision and obstruction to the neighbouring driveway are considered reasonable, should members be minded to approve the development.
27. With regard to the comments raised regarding increased traffic generation and the impact upon the safety of users of the estate, whilst the proposal would be likely to create additional vehicular movements above that of the existing farm access, the level of movements typically associated with a single dwelling would be unlikely to result in an undue impact on highway safety. Furthermore, given that the Close would serve 4 dwellings as a result of the proposed development and is not a through route to any schools or other public amenities, the use of the access would be confined to activities incidental to the use of those dwellings only. Issues regarding the ownership and maintenance of the shared access area are not within the control of planning legislation and would therefore not constitute a material consideration for the planning application. The grant of planning consent would not prejudice the need for the applicants to comply with all other relevant legislation.

Recommendation

28. Approval (as amended by letter and plans date stamped 26th March 2007).
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. 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.)
 7. During the period of construction, no power operated machinery (or other specified machinery) shall be operated on the premises before 08.00 hours on weekdays and 08.00 hours on Saturdays nor after 18.00 hours on weekdays and 13.00 hours on Saturdays (nor at any time on Sundays or Bank Holidays), unless otherwise previously agreed in writing with the Local Planning Authority in accordance with any agreed noise restrictions. (Reason - To minimise noise disturbance to adjoining residents.)
 8. No further windows, doors or openings of any kind, other than those hereby permitted, shall be inserted in the south-west and north-east elevations of the development, unless expressly authorised by planning permission granted by

the Local Planning Authority in that behalf. (Reason - To safeguard the privacy of occupiers of the adjoining properties.)

9. The first floor windows in the south-west and north-east elevations of the dwelling, hereby permitted, shall be fitted and permanently maintained with obscured glass. (Reason - To safeguard the privacy of occupiers of the adjoining properties.)
10. No development shall commence until a scheme of surface water drainage has been submitted to and agreed in writing by the Local Planning Authority; the scheme shall be carried out in accordance with the approved details. (Reason - To ensure that suitable surface water drainage systems are installed. The Authority has previous experience that would suggest that soakaways may not work satisfactorily in this location.)
11. Notwithstanding the provisions of Article 3 and Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order), the following classes of development more particularly described in the Order are expressly prohibited in respect of the property unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf:-
 - i) PART 1, (Development within the curtilage of a dwellinghouse, all Classes).
 - ii) PART 2, (Minor operations), Class A (erection of gates, walls or fences). (Reason – To safeguard the character of the area and the amenities of neighbouring dwellings.)

Informatives

1. Environmental Health and Environment Agency informatives regarding bonfires, waste and drainage.
2. Should driven pile foundations be proposed, then before works commence, a statement of the method of construction of these foundations shall be submitted to and agreed by the District Environmental Health Officer so that noise and vibration can be controlled.

Reasons for Recommendation

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/6 (Group Villages)
 - **Cambridgeshire and Peterborough Structure Plan 2003:**
P1/3 (Sustainable design in built development) and
P5/5 (Homes in Rural Areas);
 - **South Cambridgeshire Local Plan 2004:**
SE4 (List of Group Villages),
SE9 (Village Edges) and
HG10 (Housing Design and Mix)

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 including noise disturbance, loss of light and overlooking issues
 - Character and Appearance of the Streetscene
 - Flood Risk
 - 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 Files Ref S/0698/07/F, S/0149/07/F and S/1369/99/F
- Documents referred to in the report including appendices on the website only and reports to previous meetings

Contact Officer: Michael Osbourn – Acting Senior Assistant Planning Officer
Telephone: (01954) 713379