

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

6th June 2007

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

S/0622/07/F - GIRTON
Erection of Additional Dwelling on Land Adjacent to 27 Hicks Lane
for Kingsland Estates Ltd

Recommendation: Approval

Date for Determination: 22nd May 2007

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

Site and Proposal

1. Hicks Lane comprises a mix of residential properties. No. 27 is a large detached house with private driveway and parking to the west of the site. There is a barn within the residential curtilage fronting the street and positioned hard on the boundary with the public footpath. The rear garden of No.27 contains a large variety of trees.
2. The 0.07 ha development site is to the west of the house covering the area currently used for parking. No.29, a semi detached house sits to the western side of the site and the boundary is marked by trees and shrubs.
3. This planning application received 27th March 2007 seeks to erect a new dwelling to the side of No.27, separating the site into two separate curtilages. Car parking arrangements are detailed for both the existing house and the proposed dwelling. The dwelling comprises a one and half storey building on the frontage with a courtyard at the rear enclosed on the east and south sides by single storey wings. It would incorporate 3 bedrooms. The density equates to 14.3 dph.

Planning History

4. **S/2198/06/F** application for a new house and garage studio adjacent to 27 Hicks Lane. Application was withdrawn

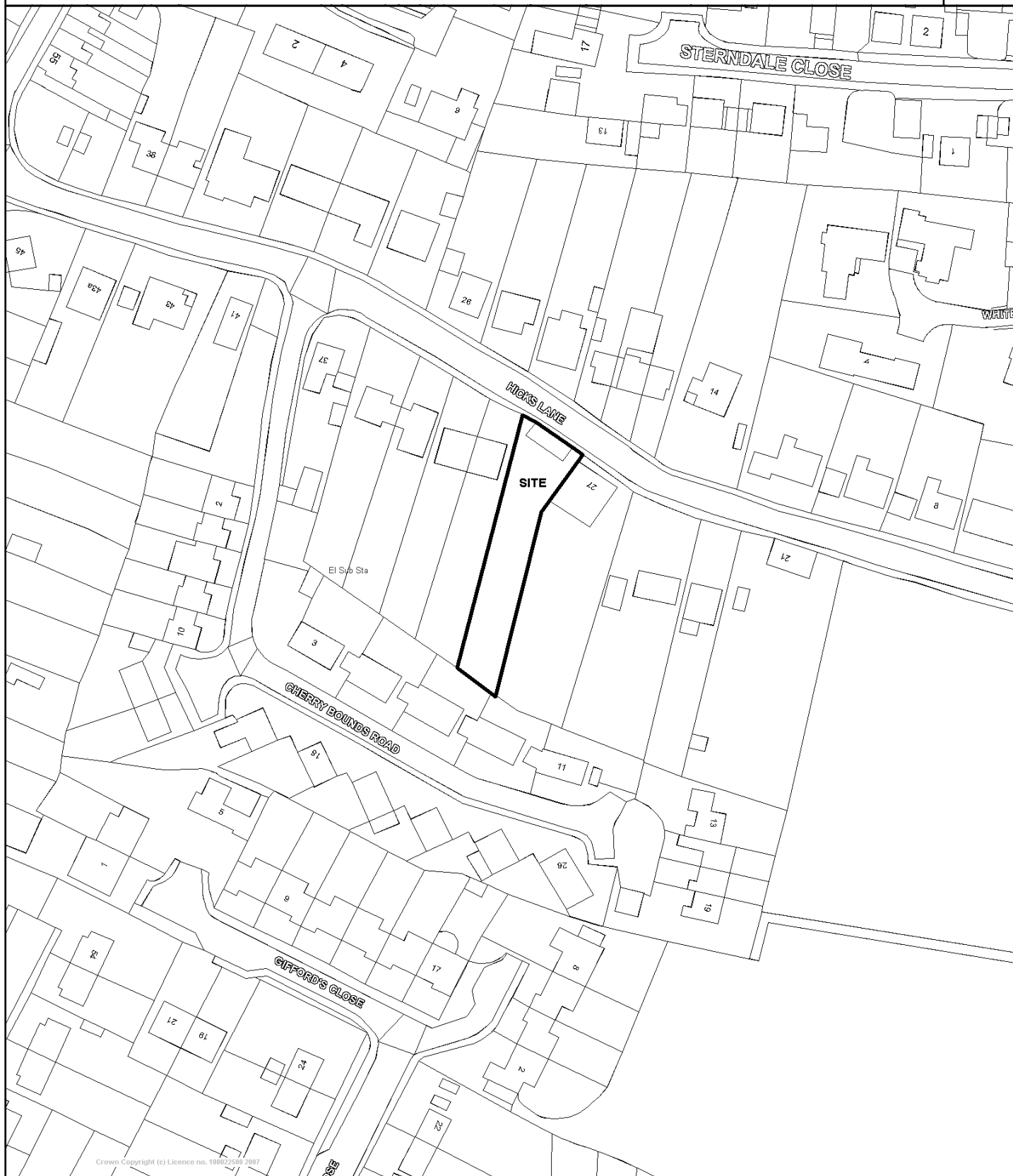
Planning Policy

Cambridgeshire & Peterborough Structure Plan, 2003

5. **P1/3** stresses the need for a high standard of design and a sense of place, which corresponds, to the local character of the built environment.

South Cambridgeshire Local Plan, 2004

6. **SE4** identifies Girton as a group village with a population of less than 3000.



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Scale 1/1250 Date 23/5/2007

Centre = 542306 E 261879 N

JUNE PLANNING COMMITTEE 2007

7. **EN5** requires the retention of trees, hedges and woodland within new development wherever possible and landscaping schemes to accompany applications for development where it is appropriate to the character of the development

Local Development Framework - Core Strategy, adopted January 2007

8. **ST6** identifies Girton as a group village, in which development subject to the criteria included in Policy SE4 of the Local Plan, 2004.

Consultation

9. **Girton Parish Council** objects to the application on the grounds that “the land is misleadingly described as ‘adjacent to’ 27 Hicks Lane when in fact it is part of the garden space and includes all of the off road parking for this dwelling. The plan shows a boundary that appears to require some alterations to No. 27 itself and removes the possibility of off road parking. The application cannot be considered for approval until plans for 27 itself have been submitted since the alterations may be unacceptable in terms of the effect on the street scene. The garden of 27 contains some rare and splendid trees whose conservation should be a condition of any planning permission”.
10. **Local Highways Authority** advises that the point of access onto Hicks Lane is severely restricted. There is an unsupported statement in the Design Report that visibility is provided but this would seem erroneous. Unless supporting information is provided to support an alternative design, a visibility splay of 2.4m x 90m should be provided and until a satisfactory access is agreed refusal is recommended on the grounds of adverse impact on Highway safety. The developer should be required to provide a 1.8m wide footway, the extra width being dedicated as public highway, across the entire frontage of their ownership.
11. **Trees and Landscape Officer** has no objection to the proposed development, as the trees affected are ‘garden trees’.

Representations

12. Letters received from residents of Nos. 10, 24, 29 and 31 Hicks Lane object to the proposal on the following grounds:
- a. Land is part of the curtilage of Hicks Lane, not adjacent to it;
 - b. Alterations are required to the fabric of 27 Hicks Lane, which give cause for concern, and it would be a tragedy for this building to be lost. The loss of the porch and the provision of a new dwelling within 900mm may have a potential impact on the stability and foundations of this dwelling;
 - c. No. 27 harbours an extensive arboretum containing many valuable specimens and a wildlife haven;
 - d. Existing garden provides a green corridor between Hicks Lane and Duck End which is essential for wildlife conservation;
 - e. Insufficient land to facilitate development without detracting from or devaluing the current dwelling at No.27 or encroaching upon valuable green space;
 - f. Raises issues of car parking as insufficient land to facilitate areas for two dwellings and several cars;

- g. Discrepancy between plans and written statement in regard to one and half storey vs 2 storey dwelling and concern that floor plans don't match.

Planning Comments – Key Issues

13. ***Access and visibility***

The proposed new access point is onto a quiet residential street and will serve a single dwelling only. Pedestrian Visibility splays measuring 2m x 2m are achievable to the east and 1.5m x 2m to the west and have been clearly indicated on the plans. On this basis it is not considered that the new access will have an adverse impact on pedestrian safety. There is an existing pavement running to the front of the site, which will not be affected by the development and it is therefore considered unreasonable to require the developer to provide an additional 1.8m wide footway across the entire frontage of their ownership. Moreover I shall clarify with the Local Highway Authority why vehicle-to-vehicle visibility splays are required for an access serving a single dwelling.

14. ***Parking***

In its current form the site provides off-road car parking for the occupiers of 27 Hicks Lane. Should the development go ahead this provision will be removed and the site will provide parking for the new dwelling only. To ensure continued off street car parking for No.27 a new access point to the east of the existing house is to be created. This will involve the removal of a small section of the frontage wall and will create parking for two vehicles. This arrangement can be a condition of the planning consent.

15. ***Trees & Wildlife***

A number of concerns have been raised about the potential loss of the arboretum in the rear garden of No.27 Hicks Lane and the wildlife haven that it provides. However the proposed development fronts the street to the west side of the existing dwelling in an area already developed and will not interfere with the rear garden areas. As the Tree Officer confirms only garden trees are impacted by the proposal.

16. ***Alterations to No.27 Hicks Lane***

In order for the proposal to be viable a few small alterations to the appearance of No.27 Hicks Lane are necessary. These involve the removal of a small porch and 2 first floor windows and one ground floor window to the west elevation and the insertion of a new window at first floor to the rear of the dwelling, a side door and obscure glazing to a first floor west elevation window. These alterations are minimal and will not change the character of the existing dwelling nor impact upon the street scene. The relocation of the first floor window does not present any issues of overlooking to neighbouring properties, as it will face directly into the garden of No.27.

17. ***Character of the street scene***

The design of the proposed dwelling carefully reflects the existing character of the street and the dwelling therefore takes on a barn appearance. The proposed dwelling is set back from the front boundary, which will soften its impact on the street scene and also improves the pedestrian visibility at its access point. The proposed dwelling will have an increase in ridge height of approx 0.5m from that of the existing barn and will extend to the rear as a single storey structure creating a courtyard with parking. The slight increase in ridge height will not impact greatly upon the street scene, as the dwelling will remain subservient to the neighbouring properties. The bulk of the development will have a limited visual impact upon the street scene as the frontage element hides much of the structure from public view.

18. ***Impact on No.29***

The proposed new dwelling does not present any issues of overlooking, loss of privacy or being overbearing to No.29. The courtyard element has been designed to keep the main accommodation away from No.29. A formalised boundary treatment of fencing restricts any views across from the ground floor windows. The location of the access point adjacent the boundary with No.29 does not significantly alter the existing situation in terms of noise or disturbance to this neighbour from vehicular movements, as the area along the boundary behind the existing barn is currently used for car parking and in effect this will be a like for like situation.

Recommendation

19. Subject to clarification of vehicle-to-vehicle visibility splays with the Local Highway Authority, approve as per plans PL (21) 02 stamped 27th March 2007 and plan PL (21) 03 and letter provided as additional information 11th May 2007.

Conditions

1. Standard Condition A – Reason - A;
2. Before the development, hereby permitted, commences, the alterations of windows and doors to the west elevation of No.27 shall be implemented.
(Reason - To protect the amenities of No.27 from the proposed development);
3. Before the development, hereby permitted, commences the new vehicular access point and parking layout for No.27 shall be constructed and thereafter maintained.
(Reason - To ensure appropriate off road parking provision for the occupiers of No.27 Hicks Lane to the benefit 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**, adopted January 2007
ST6 (Group villages)
 - **Cambridgeshire and Peterborough Structure Plan 2003:**
P1/3 (Sustainable design in built development)
 - **South Cambridgeshire Local Plan 2004:**
SE4 (Development in Group Villages)
EN5 (Landscaping of new development)
2. The development is not considered to be significantly detrimental to the following material planning considerations, which have been raised during the consultation exercise:
 - Design in the Street Scene
 - Parking and Highway Safety
 - Impact on No 27 Hicks Lane and Trees
 - Loss of Open Space.

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

- South Cambridgeshire Local Development Framework (LDF) Core Strategy, adopted 2007
- South Cambridgeshire Local Plan, 2004
- Cambridgeshire & Peterborough Structure Plan 2003
- Planning Files ref: S/0622/07/F and S/2198/06/F

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