

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

4th July 2007

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

**S/0805/07/O – HIGHFIELDS CALDECOTE
Dwelling at Land rear of 99 Highfields Road
for Mr and Mrs C Thompson**

**Recommendation: Approval
Date for Determination: 21st June 2007**

Site and Proposal

1. The site lies between Highfields Road and West Drive. To the north east is an area of woodland, to the north west are gardens of bungalows at Nos. 37-43 West Drive and to the south west are gardens of properties in Highfields Road.
2. Between the front boundary of gardens at Nos. 97 and 99 Highfields Road and the carriageway is a 3 metre wide verge and a footway.
3. The outline application, received on 26th April 2007, proposes the erection of a single dwelling behind 99 Highfields Road, a bungalow. Access is for consideration, all other matters are reserved. The vehicular access is proposed to the north east of No. 99 and would involve the demolition of a garage. The Design and Access Statement indicates that the dwelling would be a 3 to 4 bedroom bungalow. The density equates to 11 dwellings per hectare.

Planning History

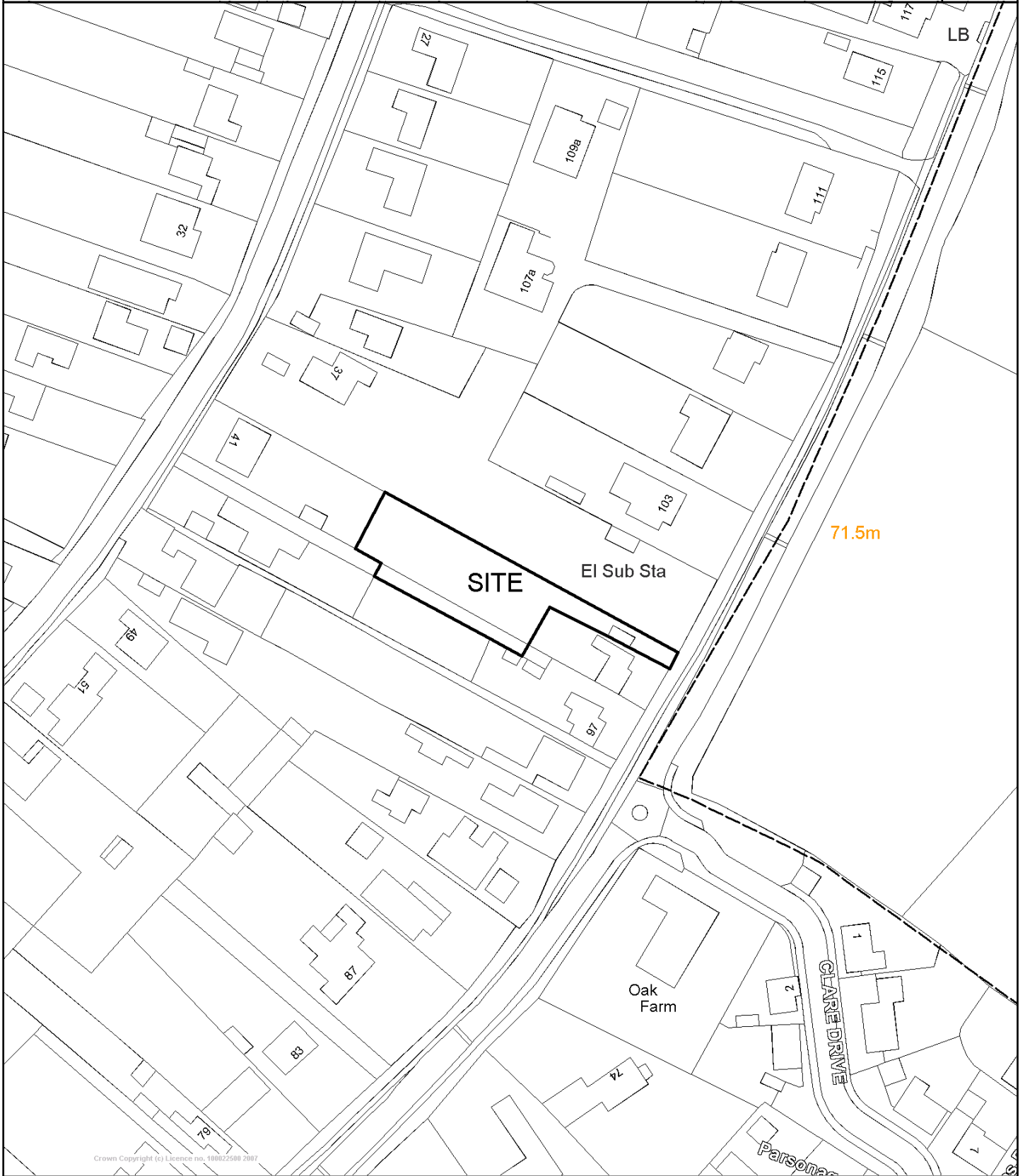
4. Outline planning permission for the erection of a dwelling was granted in September 2005 (**S/0572/05**) and remains extant. This permission reserved all matters. However, included within the red edged site area was land between Nos. 97 and 99 providing for access from Highfields Road.

Planning Policy

Cambridgeshire and Peterborough Structure Plan 2003

5. **Policy P1/3** – Sustainable Design in Built Development states that a high standard of design and sustainability for all new development will be required which responds to the local character of the built environment.
6. **Policy P5/5** - Homes in Rural Areas states that small scale housing development will be permitted in villages only where appropriate, taking into account the need for affordable rural housing, the character of the village and its setting, and the level of jobs, services, infrastructure and passenger transport provision in the immediate area.

S/0805/07/F



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July 2007 Planning Committee

South Cambridgeshire Local Plan 2004

7. **Policy SE8** – Village Frameworks states that there will be a general presumption in favour of residential development within the frameworks of villages.
8. **Policy HG10** – Housing Mix and Design states that the design and layout of schemes should be informed by the wider character and context of the local townscape and landscape. Schemes should also achieve high quality design and distinctiveness, avoiding inflexible standards and promoting energy efficiency.

South Cambridgeshire District Council Local Development Framework Core Strategy Development Plan Document Adopted January 2007

9. **Policy ST/6** (Group Villages) – identifies Caldecote as a Group Village.

South Cambridgeshire District Council Local Development Framework Development Control Policies Development Plan Document Submission Draft January 2006 Examined May 2007

10. **Policy DP/3** (Development Criteria) – explains the criteria to be considered in assessing material planning issues. These include; residential amenity, highways safety, village character and storage and collection of refuse.

Consultation

11. **Highfields Caldecote Parish Council** recommends refusal. It states:

“Backland Development

The Parish Council consider this form of back land development undesirable. It is out of keeping with the linear pattern of development and consequently out of keeping with policy P1/3 of the Cambridgeshire and Peterborough Structure Plan of 2003 and Policies SE4(b) and HG11(4) of the South Cambridgeshire Local Plan 2004.

It would be detrimental to existing and future occupiers of the adjoining properties by vehicular access along the proposed narrow access driveway.

The proposal is therefore contrary to Policy SE4(b) and HG11 of the South Cambridgeshire Local Plan 2004.

The site has flooded in the past, and any development should be designed with this in mind; care must be taken not to block drains or waterways, or increase flood risk to neighbouring properties.

The proposed access is too near an existing road access and would introduce a dangerous point on the existing road, near a roundabout.

The new access should not be allowed to increase risks by allowing poor visibility for emerging vehicles.

Wildlife, all development should make due consideration of problems associated with wildlife disturbance.

Observation of the Crime and Disorder Act Section 17.

Any construction should specify good quality materials.

Any rights of way effecting any development should be the responsibility of the applicant to move.

If the application is approved - Conditions should be applied on the following during construction

- (a) No work should be carried out before 8am and should finish by 6pm. (1pm Saturdays)
- (b) No work on Sundays or Bank holidays.
- (c) Any spoil removed should not be used to raise ground levels and create neighbouring flood problems.
- (d) Site traffic should be diverted away from existing roads if possible, roads if used should be kept free of mud and if necessary regularly swept. Wheel washing facilities should be used.
- (e) Parking and site compounds should be provided to ensure that disturbance to nearby properties is kept to a minimum.
- (f) Planting plans should be agreed before any construction is started to ensure existing planting is preserved if possible".

12. **Local Highways Authority** has no objection subject to a condition requiring the provision of 2.0m x 2.0m pedestrian visibility splays.

Representations

13. One letter has been received from the occupier of No. 97 Highfields Road. No objection is made to the erection of a bungalow but requests a six foot (1.8m high) wooden fence be erected adjacent to No. 97 prior to construction. Also points out that during periods of heavy rainfall the site is prone to flooding.

Planning Comments – Key Issues

14. This application follows on from the extant approval in Outline for a dwelling on the site. The applicants have a prospective purchaser who would prefer the access to run along the north eastern flank of the dwelling rather than the south western. This could not be considered as an amendment to the previous planning permission being outside that application site.
15. The key issues are:
- i) The impact of the proposal on the amenities of adjacent residents
 - ii) The impact of the proposal on the visual quality of the street scene and the character of the village
 - iii) The impact of the proposal on highway safety

Neighbour amenity

16. As stated above outline permission for a dwelling has been granted. The revised application repositions the access away from the neighbouring property resulting in a better relationship as the occupiers of No. 97 will not suffer any noise and disturbance associated with vehicles running alongside their property.
17. All other matters of amenity relating to the erection of a dwelling have been considered in the previous application. In addition the layout, scale, appearance and landscaping are reserved matters and will be considered at the time of submission of a Reserved Matters application.
18. The applicant's property, No. 99, has, along its north eastern flank, a hall, bathroom and secondary kitchen window. A 2m high close boarded timber fence has been

erected to separate the dwelling from the access. I consider this to be acceptable to prevent undue noise and disturbance to the occupiers of this property and am mindful that the windows are not significant in terms of serving habitable rooms. It will be important nevertheless to ensure that the materials used for the driveway are such that will minimise any noise nuisance.

Visual impact

19. As stated above outline permission already exists. The principle of a dwelling on this backland plot has already been accepted. It will be important to ensure that the design, scale and layout of the dwelling is in keeping with its surroundings and that appropriate landscaping can help to assimilate it. These matters will be considered at the Reserved Matters stage. The extant consent requires the dwelling to be single storey only. A similar condition is necessary.
20. The garage building makes no positive contribution to the street scene. There is therefore no objection to its demolition. No. 99 has parking space on an existing drive on its south west sides.

Highway Safety

21. The revised access position utilises an existing access. Unusually the property benefits from two existing accesses. The north easterly serves a garage which is to be demolished. I note the comments of the Local Highways Authority and consider that a condition requiring pedestrian visibility splays is sufficient to ensure safe use of the access. The proposed access will be 4m wide and will be further from the roundabout access with Clare Drive than the approved access.

Other issues

22. The neighbour has requested a fence to be erected *prior to construction*. I do not consider this would be a necessary condition but could be an informative on the decision notice if Members are minded to approve the application. A boundary treatment condition is necessary and this can require a fence to separate the properties.

Recommendation

23. Approval subject to the following conditions:

Standard Outline Conditions – submission of reserved matters to consider layout, scale, appearance and landscaping, landscaping implementation, details of surface water drainage, boundary treatment, materials for hard surfaced areas, noise restrictions during the course of construction, limitation to single storey only and provision of visibility splays.

Additional Informative

Notwithstanding the above conditions, the applicant should carefully consider noise and disturbance to the occupiers of the adjoining property, No. 97, during the course of development. The erection of temporary fencing along the boundary with this property prior to development commencing is strongly recommended.

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)
P5/5 (Homes in Rural Areas)
 - **South Cambridgeshire Local Plan 2004:**
SE8 (Village Frameworks),
HG10 (Housing Mix and Design)
 - **South Cambridgeshire District Council Local Development Framework Core Strategy Development Plan Document Adopted January 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:
 - Residential amenity
 - Highway safety
 - Visual impact on the street scene

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

- South Cambridgeshire Local Plan 2004
- Cambridgeshire and Peterborough Structure Plan 2003
- South Cambridgeshire District Council Local Development Framework Core Strategy Development Plan Document Adopted January 2007
- South Cambridgeshire District Council Local Development Framework Development Control Policies Development Plan Document Submission Draft January 2006 Examined May 2007
- Planning Application Files Ref: S/0805/07/O and S/0572/05/O

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