

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

1st August 2007

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

S/1049/07/RM - WILLINGHAM

**Erection of 6 houses and conversion of storage building into 2 flats following demolition of existing dwelling at
1 High Street
for Chesterton Enterprise Developments**

Recommendation: Approval

Date for Determination: 24th July 2007

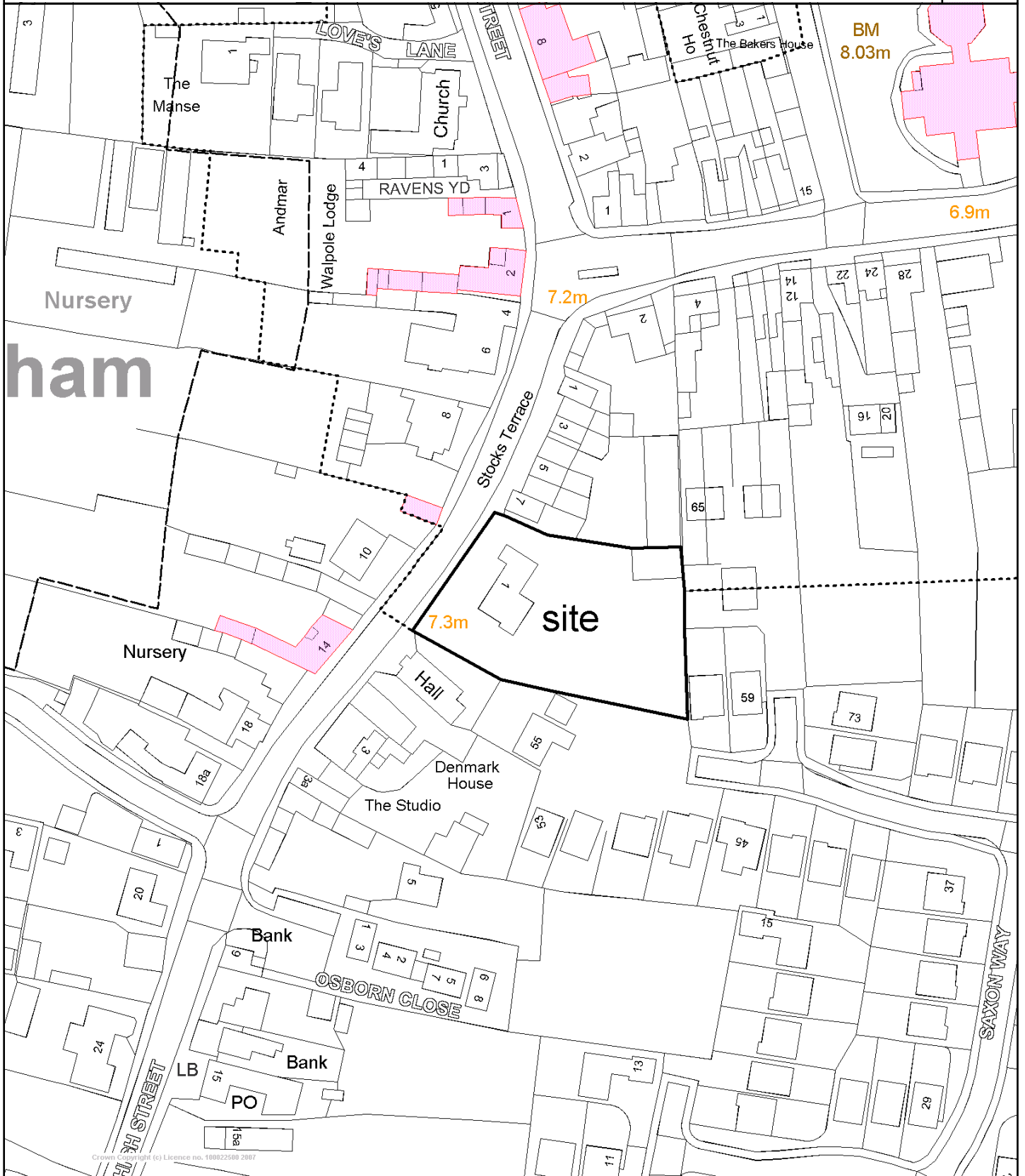
This Application has been reported to the Planning Committee for determination because the Parish Council objection does not accord with the Officer recommendation.

Conservation Area

Site and Proposal

- 1 This 0.20ha (0.50 acres) site occupies a central position in the village, fronting High Street. The site contains a modern two-storey house and a two-storey height outbuilding ('Apple Store'). A number of conifers have recently been felled opening up the site.
- 2 The frontage is marked by a 1.4m high wall with small conifers and shrubs behind. To the north, the side adjoins a terrace of modern dwellings (Stocks Terrace) fronting High Street. To the south, the site is adjoined by a hall with small car park to the rear, and a dwelling on Saxon Way. To the east, the site backs on to rear gardens of dwellings in Saxon Way.
- 3 The Reserved Matters application, received 29th May 2007, proposes to address the detailed matters of siting, design and external appearance. The access was approved at the Outline stage under planning reference **S/0247/06/O**.
- 4 The proposal is for three 2½ storey detached houses to the front of the site with a ridge height of approximately 9.1m and an eaves of 6.5m, a row of three 2½ storey terraced dwellings to the rear with a ridge height of approximately 8.5m and an eaves of 5m, and the conversion of the existing outbuilding to 2 flats.
5. The dwellings comprise two 2 bedroom flats, one 3 bedroom dwelling and four 4 bedroom dwellings.
6. Fourteen car parking spaces are to be provided within the site including those in garages and carports.
7. The proposal is for market dwellings only.
8. The development represents a density of 40 dwellings per hectare.

S/1049/07



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Scale 1/1250 Date 17/7/2007

Centre = 540371 E 270386 N

August 2007

Planning History

9. An earlier application for the erection of 7 houses and the conversion of the storage building to 2 flats was withdrawn by the applicant on 23rd December 2005, prior to determination. The agent agreed to take account of concerns raised by adjoining residents (Planning Reference **S/2147/05/O**).
10. Outline planning permission, ref. **S/0247/06/O**, was granted in July 2006 for the erection of 6 houses and conversion of outbuilding to 2 flats. The access was approved but all other matters reserved. An indicative layout showed a development similar to that now applied for.
11. In February 2007 a Full application was submitted for the erection of 6 houses and 2 flats following the demolition of the existing house and storage buildings. The application was withdrawn in April 2007 following the concern of officers that the layout was poor and would have too great an impact on the amenity of occupiers of existing properties surrounding the site.

Planning Policy

Cambridgeshire and Peterborough Structure Plan 2003

12. **Policy P1/3** (Sustainable Design in Built Development) of the Cambridgeshire and Peterborough Structure Plan 2003 requires compact forms of development through the promotion of higher densities that responds to the local character of the built environment. A high standard of design and sustainability for all new development will be required which provides a sense of place and which responds to the local character of the built environment
13. **Policy P5/5** (Homes in Rural Areas) – small scale housing developments 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.
14. **Policy P7/6** (Historic Built Environment) Local Planning Authorities will protect and enhance the quality and distinctiveness of the historic built environment.

South Cambridgeshire Local Plan 2004

15. **CS10** (Education) where planning permission is granted for 4 or more dwellings, financial contributions will be sought towards the provision of local education facilities.

South Cambridgeshire Local Development Framework Development Control Policies Development Plan Document 2007

16. **Policy HG/2** – (Housing Mix)
“Residential developments will contain a mix of units providing accommodation in a range of types, sizes and affordability, to meet local needs.

1. In developments of up to 10 dwellings, market properties should provide:

- a. At least 40% of homes with 1 or 2 bedrooms; and

b. Approximately 25% of homes with 3 bedrooms; and

c. Approximately 25% of homes with 4 or more bedrooms;

unless it can be demonstrated that the local circumstances of the particular settlement or location suggest a different mix would better meet local needs.”

17. **Policy TR/1** (Planning for more Sustainable Travel) states (in part):

“In considering planning applications the Council will seek to ensure that every opportunity is taken to increase integration of travel modes and accessibility to non-motorised modes by appropriate measures including: (amongst others)

Minimising the amount of car parking provision in new developments, compatible with their location, by encouraging shared use parking (where appropriate) and restricting car parking to the maximum levels;

18. **Policy CH/5** (Conservation Areas)

“Planning applications for development proposals (including applications for Conservation Area Consent for demolitions) in or affecting Conservation Areas will be determined in accordance with legislative provisions and national policy (currently in PPG15) and guidance contained in specific Conservation Area Appraisals (where they exist) and the District Design Guide.”

Consultation

19. **Willingham Parish Council** – recommends refusal. It states:

- a. “Overdevelopment of the site;
- b. Increase of traffic on to an already congested street;
- c. Proximity of the exit to a pedestrian crossing;
- d. Proximity to a busy junction (with Church Street).”

20. **Police Architectural Liaison Officer states:**

“I would recommend that gates 1.8m high are provided for the rear driveways for plots 1 & 2, together with a 1.8m high pedestrian gate to the rear of the garage but in front of the bin store area for plot 3, as close as possible to the south corner of the garage, to deter unauthorised or criminal access to the rear of these dwellings. There should also be a 1.8m high fence with a similar height gate extending from the front elevation of plot 3 to the existing 1.8m high wall along the southern site boundary.

21. The private drive should be provided with lighting by means of column mounted white down lighters to BS 5489: 1996 Code of practice for outdoor lighting. To provide adequate lighting thought should be given to placing columns on the outside of the bend opposite the rear garden wall of plot 1 and outside plot 8 in line with the front elevation of the garage for plot 3.”

22. **Cambridgeshire County Council Senior Archaeologist**

Advise that further works are required at this site – to be undertaken in advance of development. Recommends that this condition be carried forward to any consent awarded to the Reserved Matters application in order to secure the works.

23. **Cambridgeshire County Council Chief Financial Planning Officer**
Comments are awaited. However, comments in relation to the recently withdrawn application for the same number of dwellings required an education and community facilities financial contribution of £19, 250.
24. **Old West Internal Drainage Board**
Provided soakaways are used to accommodate all run-off from the site the Board's surface water receiving system will not be affected.
25. **Cambridgeshire Fire and Rescue Service**
Additional water supplies for firefighting are not required. Access and facilities for the Fire Service should be provided in accordance with the Building Regulations Approved Document B5, Section 17.
26. **Chief Environmental Health Officer**
No objections subject to a condition to restrict the use of power operated machinery during the period of demolition and construction and informatives to address pile driven foundations, bonfires and burning of waste and the requirement for a demolition notice.
- Council's Conservation Officer**
27. "The details contained in this reserved matters application broadly follow those set out in the original outline approval and have taken on board comments made at a pre-app meeting with the agent. The design of the dwellings at the front take their queues from the early Victorian 3 storey parapet walled dwelling opposite and, while they are higher than the adjacent dwellings forming Stocks Terrace, they are lower than the elaborate Victorian Hall structure immediately to the south of the site. The dwellings to the rear of the site are subservient to those at the front, and form a mews court, which is an appropriate model.
28. One concern I have is over the height and design of the boundary fences to the front gardens on plots 1-3. I would prefer to see these boundaries formed in 900mm high picket fencing with planting. Close boarding is not appropriate in such a prominent location.
29. No objection. In the event that the scheme is approved, I would request that the following conditions are added:
- a. Samples of all external materials to be agreed before construction commences. Plots 1, 2 and 3 to be in Flemish Bond brickwork (using snapped headers as necessary);
 - b. Lintel to garage door on plot 3 to be agreed (I would suggest it is faced in timber set flush with the face of the brickwork);
 - c. All rooflights to be conservation type;
 - c. Large scale details (minimum 1:10) to be agreed for head cill and jambs of sash windows and dormer windows to plots 1-3;
 - e. Coping brick to new front wall to be half round type (sample to be agreed)."
- Local Highways Authority**
30. "All the details shown on the submitted drawings are acceptable to the Highway Authority and therefore, the proposal should have no significant adverse effect upon the Public Highway."

Representations

31. One letter of objection has been received from the occupiers of 67 Saxon Way.
32. The points of objection are summarised below:
 - a. Overdevelopment of this garden site
 - b. No permission will be granted for any contractors or buildings connected with 1 High Street to cross the writer's land to access the storage buildings.

Planning Comments – Key Issues

33. The key issues to consider in the determination of this application are:
 - a. Impact upon the character and appearance of the Conservation Area;
 - b. Impact upon the visual quality of the street scene
 - c. Impact upon residential amenity;
 - d. Housing mix.

Impact on Conservation Area and Street Scene

34. The comments of the Council's Conservation Officer are noted. The existing dwelling on site is of no architectural merit and does not enhance the street scene. The scheme has been the subject of pre-application discussions and I believe it will preserve the character and appearance of the Conservation Area.
35. The Conservation Officer is concerned about the boundary treatment at the front of the site. I share these concerns and feel this detail should be specifically excluded from the consent if Members are minded to approve. A boundary treatment condition was imposed on the outline planning permission and has to be complied with.
36. Other conditions recommended by the Conservation Officer would be appropriate to impose.

Impact on residential amenity

37. Following a withdrawn application the scheme has been amended to scale down the row of terrace properties to the rear of the site and move them further away from the back boundary of with No. 57 Saxon Way. The fenestration detail has also been amended such that the impact of the dwellings on these plots 6-8 on the nearest dwellings, particularly Nos. 57, 61 and 63 Saxon Way is acceptable.
38. An existing 1.8m high wall will separate the access from No. 7 Stocks Terrace and the access moves away from this boundary at the end of this wall. The occupiers of this property will not therefore suffer undue noise and disturbance through the use of the access or the proposed turning area.
39. Plot 8 lies close to the boundary of No. 55 Saxon Way but to the north. This property has a double garage close to the boundary and is angled away. The impact will, in my opinion, be acceptable.

40. Plot 4 shows a bedroom window that will directly overlook the rear of No. 63 Saxon Way and its garden. This would have to be obscure glazed and hung such that no overlooking could occur. This can be controlled by condition.
41. The rear elevation of plots 6-8 show all windows above ground floor to be either high level or obscure glazed with the exception of a single window in plot 8 that is positioned such that any overlooking is blocked by the mass of the building. Conditions would need to ensure that there is no overlooking of the existing dwellings that lie to the east of the site, particularly Nos. 57, 61 and 63 Saxon Way.
42. There are no windows in the side of plot 8 that would overlook the garden to No. 55 Saxon Way and similarly none in the side of plot 1 that would overlook the side and garden of no. 7 Stocks Terrace. Conditions can ensure this situation remains in perpetuity.
43. The back-to-back distance between plot 3 and No. 55 Saxon Way is approximately 22m. The oblique angle and existing vegetation render this acceptable in my view.

Housing mix

44. The mix does not accord with the newly adopted Policy HG/2 referred to above but the proposal has been negotiated for some time now and would have accorded (but for the lack of 1 bed properties) with the previous Local Plan 2004 Policy HG10. On balance I do not consider the mix to be unacceptable particularly as it is providing two small 2-bed flats as part of the scheme.

Archaeology

45. I note that the County Senior Archaeologist is requesting a condition to require a scheme of works prior to development commencing. However, there is already a condition on the Outline Planning Permission requiring a scheme of archaeological works. To repeat it at this Reserved Matters stage is unnecessary as the condition remains in force. A reminder through an informative should suffice.

Car Parking

46. The scheme accords with the Council's maximum car parking standards.

Affordable Housing

47. Since permission for 8 market dwellings on the site remains extant there is no requirement to provide affordable housing.

Education Contribution

48. This is required by virtue of condition 19 of the outline planning permission.

Recommendation

49. Approval of reserved matters of siting, design and external appearance subject to conditions referred to above, and to other safeguarding conditions, all in accordance with the outline planning permission reference S/0247/06/0 dated 7 July 2006.

Informatives

1. This permission should be read with Outline Planning Permission ref. **S/0247/06/O**. All conditions contained within that permission should be complied with.
2. The requirement for a scheme of archaeology works contained within the Outline Planning Permission should be discussed with the Cambridgeshire County Council Senior Archaeologist prior to any development commencing.

3. Should driven pile foundations be proposed, then before development commences, a statement of the method for construction of these foundations shall be submitted to and agreed by the District Environmental Health Officer. This is necessary in order to safeguard the amenity of the occupiers of nearby dwellings from disturbance from noise and vibration during the construction period.
4. Before the existing buildings are demolished, a Demolition Notice will be required from the Council's Environmental Health Section, in order to establish the means by which the demolition will take place including the removal of any asbestos present, the removal of waste, minimisation of dust, capping of drains, and establishing hours of working operation, so as to ensure the protection of the residential environment of the area.
5. During construction there shall be no bonfires or burning of waste on the site except with the prior permission of the District Council's Environmental Health Officer in accordance with best practice and existing waste management legislation.
6. The applicant is reminded of the need for an education contribution, required by Condition 19 of the above-mentioned outline planning permission.

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)
P7/6 (Historic Built Environment)
 - **South Cambridgeshire Local Plan 2004:**
CS10 (Education),
 - **South Cambridgeshire Local Development Framework Development Control Policies Development Plan Document 2007:**
HG/2 (Housing mix)
TR/1 (Planning for more sustainable travel)
CH/5 (Conservation Areas)
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 locality
 - Impact upon setting of adjacent Conservation Area
 - Infrastructure

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

- South Cambridgeshire Local Plan 2004

- South Cambridgeshire Local Development Framework Development Control Policies Development Plan Document 2007
- Cambridgeshire and Peterborough Structure Plan 2003
- Planning files Ref. S/0247/06/O, S/2147/05/O, S/0310/07/F and S/1049/07/RM.

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