

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation
Control Committee
AUTHOR/S: Director of Development Services

4 August 2004

S/0103/04/F – Willingham Erection of two houses, Land at 3, Fen End for Black Silk Ltd

Recommendation: Approval

Site and Proposal

1. 3, Fen End is an end-of-terrace dwelling with a side garden area and long rear garden. There is a single storey outbuilding in the side garden that provides a boundary wall onto Fen End, together with a vehicular access that serves the house. There is space to park vehicles within the side area.
2. There are no roadside parking restrictions in this part of Fen End. There is a bus stop a short distance further along the road. The site is adjacent to an office and opposite a social club, each with off-road provision for car parking.
3. This full application, registered 20th January 2004, proposes the removal of the outbuilding and the erection of two 2-bedroomed terraced houses abutting the existing house. The external design is shown to match closely the existing houses, with matching materials. There is no provision for parking within the curtilages of the new dwellings.
4. The application was amended on 22nd June 2004 to accommodate bin storage for each dwelling. The plan shows a passageway between the first new dwelling and No.3 to enable bins to be brought through from the rear gardens of each of these units. A bin store with self-closing door is shown in the front elevation of the second new dwelling.

Planning History

5. Planning permission for the erection of a single detached dwelling in the rear garden area, set back from the road, was refused in 2002 (**S/2398/02/F**). The reasons for refusal were that the development would have been cramped and overbearing, and would have introduced serious overlooking of existing dwellings. An appeal against refusal was withdrawn.

Planning Policy

6. Cambridgeshire and Peterborough Structure Plan 2003 **Policy P1/1** (Approach to Development) – development sites involving the use of previously developed land and buildings within existing settlements should be afforded the highest priority. **Policy P8/5** (Provision of Parking) – parking standards for all new development will be expressed as maximum standards. Lower levels may be required where means of travel other than the private car are available.

7. **Policy 5/5** (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.
8. South Cambridgeshire Local Plan 2004 **Policy SE2** (Rural Growth Settlements) – residential development will be permitted provided that the retention of the site is not essential to the character of the village, the development would be sensitive to the character of the village and the amenity of neighbours; and the village has the necessary infrastructure capacity. Development should achieve a minimum density of 30 dwellings per hectare unless there are strong design grounds for not doing so. **Policy SE8** (Village Frameworks) of the Local Plan states that there will be a general presumption in favour of residential development within the frameworks of villages. **Policy TP1** (Planning for More Sustainable Travel) – car parking requirements will be restricted to the maximum levels set out in Appendix 7/1. (For dwellings, Appendix 7/1 gives a level of an average of 1.5 spaces per dwelling, up to a maximum of two per 3 or more bedrooms in poorly accessible areas).

Consultation

9. **Willingham Parish Council** objects to the proposal. The Council is concerned that this is over-development, parking facilities are inadequate and the roadway is already congested.
10. **Environment Agency** has recommended a condition requiring the submission of details of surface water drainage.

Representations

11. Representations have been received on behalf of four households in the area, nos. 1, 7 and 9 Fen End, and a landlord. All indicate a general satisfaction with the amended proposals. In response the application as originally submitted, the occupier of No. 9 Fen End was concerned at the lack of provision for wheelie bins, the lack of car parking provision given the existing shortage of parking available adjacent to the existing terrace, and the viability of disposing of rainwater via a soakaway. He also queried whether such small dwellings could be viable, the narrowness and shadiness of the proposed rear gardens, and arrangements for the safeguarding of loft spaces in existing dwellings from disturbance during the construction period.

Planning Comments – Key Issues

12. The proposal represents an efficient use of the side garden area for development without resulting in undue impact upon the amenity of neighbouring properties, and providing reasonable private garden area for future occupiers. The design of the dwellings is in keeping with the distinctive appearance of the existing terrace. The development is not provided with car parking, but given the availability of on-street parking and the siting on a bus-route, this is not considered to be reasonable ground for refusal. To achieve on-site parking would compromise the design and possibly the provision of small units of accommodation.

Recommendation

13. Approval, as amended by plans date franked 22nd June 2004

1. Standard Condition A – Time limited permission (Reason A);
2. Sc5a – Details of materials for external walls and roofs (Rc5aii);
3. Surface water drainage details (Reason – To ensure a satisfactory method of surface water drainage);
4. Restriction of hours of use of power operated machinery during the period of construction (Reason – To safeguard the amenity of neighbouring properties).

Informatives

Reasons for Approval

1. The approved development is considered generally to accord with the Development Plan and particularly the following policies:
 - **Cambridgeshire and Peterborough Structure Plan 2003: Policy P1/1** (Approach to Development) **Policy 5/5** (Homes in Rural Areas) **Policy P8/5** (Provision of Parking);
 - **South Cambridgeshire Local Plan 2004: SE2** (Development in Rural Growth Settlements), **Policy SE8** (Village Frameworks), **Policy TP1** (Planning for More Sustainable Travel).
2. The proposal conditionally approved is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
 - Best use of land in development;
 - Residential amenity including noise disturbance and overlooking issues
 - Highway safety;
 - Visual impact on the locality.
3. All other material planning considerations have been taken into account. None is of such significance as to outweigh the reason for the decision to approve the planning application.

Background Papers: the following background papers were used in the preparation of this report: File refs: S/0103/04/F and S/2398/02/F.

Cambridgeshire and Peterborough Structure Plan 2003.

South Cambridgeshire Local Plan 2004.

Contact Officer: Ray McMurray- Senior Planning Assistant
Telephone: (01954) 713251