

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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

4th August 2004

S/1078/04/F – Highfields Caldecote Erection of House, Land Between 62 & 66 West Drive for I G M Construction

Recommendation: Approval

Site and Proposal

1. The site is located in a residential area on the fringe of the settlement. The land is at present undeveloped, and includes an agricultural access to fields to the north west. The site has a frontage of 11.4m and a depth of 43.0m giving an area of 0.49ha.
2. To the north east the site is adjoined by 62 West Drive, a bungalow with a flat-roofed garage on the boundary with the application site. To the south west the site is adjoined by No. 66, also a bungalow, and on the opposite side of the road there are further bungalows.
3. This full application, received 24th May 2004, proposes the erection of a 3-bedroomed house on the site, of facing brick and natural slate. The design shows a dwelling with a low eaves height, with two dormer windows in the front elevation, and roof lights in the rear elevation. The kitchen and dining room are contained in a single storey range at the rear of the house. The ridge height of the house is 6.7m. Parking and turning for two cars is shown on the frontage. Provision is made adjacent to the dwelling for a 3.5m wide agricultural access serving the fields to the rear of the site.

Planning History

4. Outline planning permission was granted for a dwelling on this site on 16th February 2004 (**S/2595/03/O**). Condition 3 of the consent required the dwelling to be single storey only.

Planning Policy

5. Cambridgeshire and Peterborough Structure Plan 2003 – **Policy 5/5** (Homes in Rural Areas) – small scale housing developments will be permitted in villages where appropriate, taking into account the character of the village and its setting. **Policy 6/4** (Drainage) – development will be expected to avoid exacerbating flood risk by using sustainable drainage systems for the disposal of surface water run-off.
6. **Policy SE4** (Group Villages) of the South Cambridgeshire Local Plan 2004 states that redevelopment up to a maximum scheme size of 8 dwellings will be permitted within the village framework provided that, inter alia, the retention of the site in its present form is not essential to the character of the village; the development would be sensitive to the character of the village and the amenities of neighbours; and the village has the necessary infrastructure capacity.

Consultation

7. **Caldecote Parish Council** – recommends refusal of the application on the grounds of over development of the site, as the house will be adjacent to bungalows. Also, surface water drainage should not be via the public sewer.
8. **The Environment Agency** – comments that there are problems with soakaways in this area, and that surface water harvesting systems would be preferred.

Representations

9. The occupier of No.68 West Drive (second dwelling along to the southwest) has objected to the proposal as being out of keeping with the surrounding bungalow development. There are bungalows from No 56 to 92 on the north west side and from No 51 to 73 on the south east side. The proposal should be considered as over development for the area.

Planning Comments – Key Issues

10. The main issue for Members to consider is whether a dwelling of this height and design is suitable in the context of surrounding development. The proposal is designed more as a chalet bungalow with low eaves height. The ridge height of 6.7m is taller than nearby bungalows; the adjacent bungalow at No 68 has a ridge height of 4.7m, for example. However, the character of the area is not exclusively single-storey. The dwelling at No 56, four plots away from the application site, is of two-storey height, as are the next five dwellings adjoining on this side of West Drive. In my opinion, the proposed dwelling would not be out of keeping with the variety of dwelling types on this side of West Drive.
11. I consider that the development is acceptable in other respects. The proposal will not give rise to unacceptable overlooking or overshadowing of adjacent properties. There is adequate provision for outdoor amenity and car parking/manoeuvring, and safe vehicular access.
12. The outline planning application included an appropriate flood risk assessment. It recommended rainwater harvesting of roof water and porous aggregate hard standings. This principle was accepted, and though the Environment Agency recommended that further details of surface water drainage should be required by condition. A similar condition would be appropriate in this case.

Recommendations

13. Approval
 1. Standard Condition A – Time limited permission (Reason A);
 2. Sc5a – Details of materials for external walls and roofs (Rc5a);
 3. Sc51 – Landscaping (Rc51);
 4. Sc52 – Implementation of landscaping (Rc52);
 5. Surface water drainage details; (Rc To ensure a satisfactory method of surface water drainage)

6. Restriction of hours of use of power operated machinery during the period of construction. (Rc To minimise noise disturbance to adjoining residents during the period of construction).

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 5/5** (Homes in Rural Areas); **Policy 6/4** (Drainage).
 - **South Cambridgeshire Local Plan 2004: Policy SE4** (Development in Group Villages).
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:
 - Residential amenity including overshadowing 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.

General

14. The Environment Agency has the following comments:

“All surface water from roofs shall be piped direct to an approved surface water system using sealed downpipes. Open gullies should not be used.

Full details of any subsequent scheme will be required.

Only clean, uncontaminated surface water, should be discharged to any soakaway, watercourse or surface water sewer.

An acceptable method of foul drainage disposal would be connection to the public foul sewer.

Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or any order revoking or re-enacting that Order), any oil storage tank shall be sited on an impervious base and surrounded by oil tight bunded walls with a capacity of 110% of the storage tank, to enclose all filling, drawing and overflow pipes.

Site operators should ensure that there is no possibility of contaminated water entering and polluting surface or underground waters.

Any culverting or works affecting the flow of a watercourse requires the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Environment Agency seeks to avoid culverting, and its Consent for such works will not normally be granted except as a means of access.

The granting of planning approval must not be taken to imply that consent has been given in respect of the above.”

Background Papers: the following background papers were used in the preparation of this report: Planning files S/1078/04/F and S/2595/03/O

County Structure Plan 2003
South Cambridgeshire Local Plan 2004

Contact Officer: Ray McMurray – Senior Planning Assistant
Telephone: (01954) 713259