

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation
Control Committee

AUTHOR/S: Director of Development Services

4th August 2004

S/1065/04/O – Haslingfield
Erection Of An Additional Dwelling And Change of Use of Land from Residential to Public House Use, 2 Badcock Road and Land Adjoining Road, for J A Jessop

Recommendation: Approval

Members of Committee will visit the site on Monday 2nd August.

Site and Proposal

1. The site is located within the village framework for Haslingfield and outside of the designated Conservation area. No. 2 Badcock Road is located on a corner plot and a neighbour to The Little Rose Public House, that is located off Orchard Road.
2. The outline planning application received 21st May 2004 proposes the erection of an additional dwelling located to the south of No. 2 Badcock Road and change of use of Land from residential to Public house use. The exchange of land use is necessary for the erection of the dwelling. The resultant density, including the existing dwelling, equates to 24d/hectare.
3. Details of siting and means of access to Badcock Road are included in the application, whilst design and landscaping are reserved for further consideration:

Planning History

4. None relevant to this application

Planning Policy

5. Policy **SE8 ‘Village Frameworks’** of the South Cambridgeshire Local Plan (“Local Plan”) states there is general presumption in favour of residential development within village frameworks.
6. Policy **SE4 ‘List of Group Villages’** sets out the criteria for residential development in villages such as Haslingfield, subject to a number of criteria.
7. Structure Plan 2003 **Policy P1/3 Sustainable Design in Built Development** requires a high standard of design, which responds to the local character of the built environment for all new development.
8. Local Plan 2004 Policy **HG10 Housing Mix and Design** states that the design of the housing schemes should be informed by the wider context of the local townscape and landscape; and schemes should achieve high quality design and distinctiveness.

Consultation

Haslingfield Parish Council recommends approval

9. **Chief Environmental Health Officer** No objection but suggested any approval be conditioned to limit problems that may arise from noise during construction.
10. **Local Highways Authority** has no objections subject to several standard highway conditions.

Representations

11. None received

Planning Comments – Key Issues

12. The key issues to consider in respect of this application is the impact of the proposed dwelling on the residential amenities of nearby properties and the impact of the development on the character and appearance of Badcock Road and the surrounding street scene. The principle of the development accords with Development Plan Policies.
13. **Neighbour Impact** – The impact the proposal has on the surrounding properties is minimal. The occupiers of No. 2 Badcock Road will have less garden area to the front of their property, but minimal loss to the rear. The distance between no. 3 and 5 Badcock Road shows an existing example of how the two properties would relate. There is adequate screening and a sufficient distance on the Public House boundary to avoid any overlooking of the occupiers of No. 16 Badcock Road. The proposed application has no adverse impact on the neighbouring properties
14. **Street Scene** – The existing street scene is predominately open. There are trees and natural screening along neighbouring boundaries. The entrance into Badcock Road is also very open and 'green'. The first house that comes into view is that of No. 1 and 2. The proposal to erect another property to the South of No. 2 would not adversely affect the openness of the street scene but would create a new dwelling in a plot that is similar to that of the surrounding properties, with similar amenity space. The loss of garden land to the front of No. 2 afford better views of the Public House and create new amenity space for the public house. The cherry tree and Sycamore are to be retained. The neighbouring properties on entering Badcock Road are set in the street scene a similar way to that of the proposed. I am of the opinion that the proposal fits in well with its surrounding properties and is not out of character with existing properties.

Recommendation

Approval

1. Application for the approval of reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission, or before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
(Reason – To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development which have not been acted upon)

2. No development shall commence until full details of the following reserved matters have been submitted to and approved in writing by the Local Planning Authority: -
 - b) design and external appearance of the building
 - c) the landscaping of the site
 (Reason – The application is for outline permission only and gives insufficient details of the proposed development).
5. An adequate space shall be provided within the site to enable vehicles to park clear of the public highway.
(Reason – In the interest of Highway Safety)
6. The permanent space to be reserved on site for parking shall be provided before the dwelling, hereby permitted, is occupied and shall thereafter be maintained.
(Reason – In the interest of Highway Safety)
7. Visibility splays shall be provided on both sides of the access and shall be maintained free from any obstruction over the height of 600mm within a area of 2.0 m x 2.0 m measured from and along respectively the highway boundary
(Reason – In the interest of Highway Safety)
8. During the period of construction, no power operated machinery shall be operated on the site before 08.00 hours on weekdays and 08.00 hours on Saturdays nor after 18.00 hours on weekdays and 13.00 hours on Saturdays (nor at any time on Sundays or Bank holidays) unless otherwise previously agrees in writing with the Local Planning Authority in accordance with the agreed noise restrictions.
(Reason – To protect the amenities of adjoining residents)
9. Details of the treatment of all site boundaries shall be submitted to and approved in writing by the local planning authority and the work completed in accordance with the approved details before the dwelling, hereby approved, is occupied.
(Reason – To ensure that the appearance of the site does not detract from the character of the area.)

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: P1/3** (Sustainable design in built development)
 - **South Cambridgeshire Local Plan 2004: SE4** (List of Group Villages),
 - **SE8** (Village Frameworks)
 - **HG10** (Housing Mix and Design)
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:
 - Neighbour amenity during construction

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

1. Should driven pile foundations be proposed, then before works commence, a statement of the method for construction of these foundations shall be submitted and agreed by the District Environmental Health Officer so that noise and vibration can be controlled.
2. During construction there shall be no bonfires or burning of waste on site except with the prior permission of the Environment Health Officer in accordance with best practice and existing waste management legislation.

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
- Planning File reference S/1065/04/O

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