

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

7th November 2007

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

S/1736/07/F - SAWSTON
Bungalow at 7a Dale Way for A J Rogers Building Ltd

Recommendation: Refusal

Date for Determination: 5th November 2007

Notes:

This Application has been reported to the Planning Committee for determination because the Officer recommendation is contrary to the recommendation of the Parish Council, and at the request of District Councillor Dr Bard.

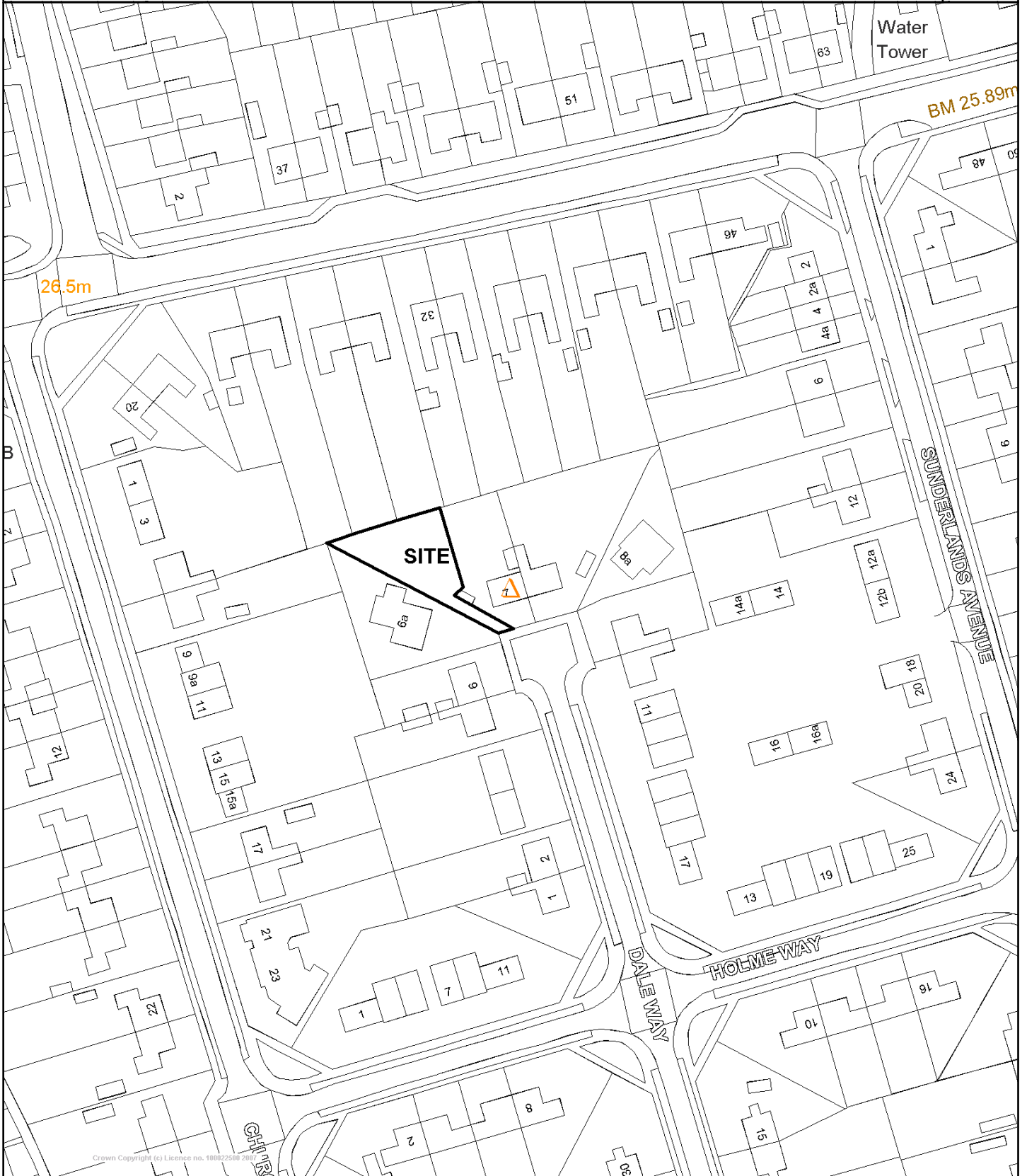
Members of Committee will visit the site on Wednesday 7th November 2007.

Site and Proposal

1. This 0.034 hectare application site is located at the end of a cul-de-sac and comprises a triangular shaped parcel of land situated within the curtilage of No.7 Dale Way, a two storey semi-detached dwelling which is under separate ownership. To the south of the site is No.6a Dale Way, a bungalow which Members may recall was granted retrospective planning consent at the Committee meeting held in May of this year. Between the pairs of semi-detached dwellings at Nos. 7/8 and 9/10 Dale Way is a recently constructed bungalow for which planning permission was granted at Committee in December 2006.
2. The full application, received on 10th September 2007, seeks to erect a two/three-bedroom hipped roof brick and tile bungalow on the site. The bungalow would be 4.8 metres high, with a lower 4.5 metre high forward projecting wing, and would be set approximately 17 metres back from the frontage of the plot. The density of the development equates to 29 dwellings per hectare.

Planning History

3. **S/1168/07/F** – Application for erection of a 3-bedroom hipped roof bungalow on this site was refused for the following reasons:
 - a) The erection of a further bungalow between the bungalow at No.6a Dale Way and the two storey dwelling at No.7 Dale Way would result in an unduly cramped appearance at the end of the cul-de-sac, to the detriment of the character and appearance of the area. Consequently, the proposal would be contrary to Cambridgeshire and Peterborough Structure Plan 2003 Policy P1/3, which requires a high standard of design that responds to the local character of the built environment, and to Policies ST/4 and DP/3 of the Local



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Development Framework 2007 which resist development that would have an adverse impact upon village character.

- b) By virtue of the siting of the bungalow, it would be an overbearing presence when viewed from kitchen and bedroom windows in the north-east side elevation of the adjacent bungalow at No.6a Dale Way. Consequently, the proposal would be contrary to Policies ST/4 and DP/3 of the South Cambridgeshire Local Development Framework 2007 which resists development that would have an unacceptable adverse impact on residential amenity.

Planning Policy

4. **Policy P1/3** of the Cambridgeshire and Peterborough Structure Plan 2003 stresses the need for a high standard of design and a sense of place which corresponds to the local character of the built environment.
5. Sawston is identified within **Policy ST/4** of the South Cambridgeshire Local Development Framework Core Strategy as a Rural Centre. This policy states that development and redevelopment without any limit on individual scheme size will be permitted within the village framework providing adequate services, facilities and infrastructure are available or can be made available as a result of the development.
6. **Policy DP/2** of the 2007 Local Development Framework requires all new development to be of high quality design, whilst **Policy DP/3** states that permission will not be granted for proposals that would have an unacceptable adverse impact on (amongst other issues): residential amenity, from traffic generated, on village character, or from undue environmental disturbance.

Consultations

7. **Sawston Parish Council** recommends approval.
8. **The Local Highways Authority** raises no objections subject to a condition being added to any permission requiring the provision of 2m x 2m pedestrian visibility splays within the curtilage of the property, the plan to be amended accordingly to reflect this.

Representations

9. No representations received from neighbouring properties.

Representation from District Councillor, Dr Bard

10. District Councillor Dr Bard states:

“As you will be aware, Sawston Parish Council decided on a split vote at a meeting of its Planning Committee on 25th September to support this application....It would seem to me that the most equitable way forward would be to bring the matter to committee, preferably with a committee site visit. The principle of allowing development on these triangular corner plots has now been established by the permissions at 6a and 8a Dale Way. It therefore concerns me that having just allowed, on an officer recommendation, a retrospective application for a bungalow, with a significantly larger footprint than that originally approved, on the adjacent site at 6a Dale Way, a refusal could be successfully challenged at appeal.”

Representation from the Applicant's Agent

11. The application has been accompanied by a statement which draws attention to the bungalow recently erected next to No.9 Dale Way, which has a slightly larger footprint than the presently proposed bungalow, on a site of almost identical size. Also, the whole area is currently under redevelopment where a number of semi-detached houses are being replaced with a larger number of units at a greater density. This site falls within the same policy.

Planning Comments – Key Issues

12. The key issues to consider in the determination of this application are:
 - Impact upon character and appearance of area;
 - Residential amenity;
 - Highway safety.

Impact upon character of area

13. As stated within paragraph 3 above, an application to erect a bungalow on this site has recently been refused due to the impact upon the character of the area and upon the amenities of occupiers of No.6a Dale Way. The current scheme differs from the previous proposal in that the forward projecting wing has been reduced in width by 1.7 metres (moved further away from 6a Dale Way) and reduced in height by 0.5 metres.
14. Dale Way is occupied predominantly by two-storey semi-detached dwellings. At the end of the cul-de-sac, two hipped roof bungalows have been constructed in recent years within the gardens of Nos. 6 and 9 Dale Way. The principle of erecting bungalows as opposed to two storey dwellings on infill plots has been established within recent consents. Although I agree with the applicant's agent's comment that the size of the site and bungalow is similar to that of the recently constructed bungalow adjacent to No.9, I still consider that erecting a further bungalow at the end of the cul-de-sac would result in an unduly cramped form of development and be harmful to the character of the area. Looking at the bungalows built nearby, there is a good degree of spacing between these dwellings and the two storey development either side (between 7 and 12 metres), thereby retaining a degree of spaciousness and symmetry to the form of development at the end of the road. The bungalows are also oriented such that they face the end of the cul-de-sac and this helps to reinforce the symmetrical character, and to create an appearance of rounding off the development at the end of the road. The proposed new bungalow is, at its nearest point, sited just 3 metres away from the dwelling built at No.6a Dale Way and fails to follow the orientation established by the recently constructed new bungalows at 6 and 9 Dale Way. I therefore consider that the erection of a further property on this site would, in principle, be overly cramped and harmful to the character of the area, and the alterations made to the design of the property, when compared to the previously refused scheme, have not altered my view in this respect.

Residential amenity

15. Since the previous application was refused, I have managed to gain access to No.6a Dale Way in order to assess the impact of the development upon the amenities of occupiers of this dwelling. This property has a kitchen window in its north-east side wing. The dwelling would not be sited within a 45 degree angle taken from the centre-point of this window and I am satisfied that it would not result in an undue loss outlook

to this window. There is also a secondary bedroom window in the north-east facing wall that looks directly towards the proposed forward projecting wing. Given that the wing has been moved 1.7 metres further away from the neighbour's window, has been reduced in height by 0.5 metres, and is 7 metres away from the window, as well as the fact that the window is a secondary opening to a bedroom, I am satisfied that the proposal is now acceptable in this respect.

Highway safety

16. Providing visibility splays can be provided within the site, the Local Highways Authority has raised no objections to the application. An amended site layout plan has been requested to show the visibility splays as well as to demonstrate that there is sufficient space within the proposed plot and the remaining curtilage of No.7 Dale Way to accommodate two cars on each site.

Recommendation

17. Refusal:
 - The erection of a further bungalow between the bungalow at No.6a Dale Way and the two storey dwelling at No.7 Dale Way would result in an unduly cramped form of development at the end of the cul-de-sac, to the detriment of the character and appearance of the area. Consequently, the proposal would be contrary to Cambridgeshire and Peterborough Structure Plan 2003 Policy P1/3, which requires a high standard of design that responds to the local character of the built environment, and to Policies ST/4 and DP/3 of the Local Development Framework 2007 which resist development that would have an adverse impact upon village character.

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

South Cambridgeshire Local Development Framework (LDF) 2007;

Cambridgeshire and Peterborough Structure Plan 2003;

Planning application references: S/1736/07/F and S/1168/07/F

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