

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Development and Conservation  
Control Committee

1<sup>st</sup> September 2004

**AUTHOR/S:** Director of Development Services

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**S/1301/04/F – Sawston  
House at Land Between 14 & 16 Brookfield Road for T Coppolaro**

**Recommendation: Approval**

### Site and Proposal

1. The application site is a 0.029 hectare plot of land located between two end-terraced gault brick and slate dwellings on the north side of Brookfield Road.
2. The full application, submitted on 24<sup>th</sup> June 2004, seeks to erect a dwelling on the site. The proposed dwelling would be a 6.9 metre high 2-bedroom brick and slate property with an asymmetrical roof. The front elevation of the dwelling would sit in line with the front of Nos 14 & 16 Brookfield Road and a single parking space would be provided in front of, and parallel to, the dwelling. The density equates to 34 dwellings/hectare.

### Planning History

3. **S/1757/02/F** – In October 2002, full planning consent was granted for the erection of a detached dwelling on the site. The approved dwelling is the same height and depth as that currently proposed but is 0.7 metres narrower and partially incorporates garaging/a parking space within the property.

### Planning Policy

4. Sawston is designated within the South Cambridgeshire Local Plan 2004 as a Rural Growth Settlement where **Policy SE2** states residential development will be permitted providing the development would be sensitive to the character of the village and the amenities of neighbours.
5. **Policy P1/3** of the County 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.

### Consultation

6. **Sawston Parish Council** objects to the application for the following reasons:
  - Loss of light to neighbours;
  - Overdevelopment of site;
  - Parking problems.

7. **The Chief Environmental Health Officer** raises no objections in principle although does express concern about noise disturbance to nearby residents during the construction period. As such, a condition restricting the hours of use of power operated machinery during the construction period needs to be attached to any planning consent.

### **Representations**

8. One letter of objection has been received from No.13 Brookfield Road. The main points raised are:
- There is limited parking space for residents in Brookfield Road. Doubt if it would be possible to manoeuvre a vehicle into the on-site parking space;
  - The provision of such an off road space would result in the loss of the kerb-side parking facility;
  - Would result in a loss of light and possibly increased noise/disturbance to the residents of No.16;
  - Position of entrance door in side of dwelling would result in a loss of privacy to No.16 and be out of keeping with other properties in Brookfield Road which have entrances facing the road.

### **Planning Comments – Key Issues**

9. There is an extant planning consent for the erection of a dwelling on this site. The principle of developing the site has therefore been established and the key issues in relation to the present application relate to the affect of the proposal on:
- a. Neighbours;
  - b. The character and appearance of the area;
  - c. Car parking.
10. The proposed dwelling is the same height and depth as the property for which consent has been granted. The principal differences are, firstly, that the 2 storey element of the dwelling extends approximately 0.7 metres closer to No.14 Brookfield Road than the previously approved scheme. No.14 does have a ground floor lounge window facing towards the site. However, I consider that the additional width of the dwelling would not result in a significant loss of light to this window when compared with the approved scheme and no objections have been received from the owner/occupier of this property.
11. The residents of No.13 Brookfield Road have expressed concern on the basis that the dwelling would result in a loss of light and privacy to No.16. The height/scale of the part of the building adjacent to No.16 is identical to that previously approved. As such, an objection could not be sustained on this basis. The main entrance to the dwelling has been moved from the side of the dwelling adjacent No.14 to the side adjacent No.16. The previous consent was conditional upon a close boarded fence being erected along both sides of the site. Providing this condition is reapplied, I am satisfied that the relocation of the entrance would not result in a significant loss of amenity to the occupiers of No.16.

12. Concerns have been expressed in respect of the design of the dwelling. The previously approved scheme incorporated a parking space on the site, half of which was contained within the dwelling itself. I consider the replacement of the car port style opening at the front of the building with 2 windows to be a significant improvement to the appearance of the property and more in keeping with the character of adjacent properties.
13. The current application proposes the provision of a parking space parallel to the road. To enable a car to manoeuvre into and out of this space, approximately 10 metres would need to be left clear in front of the dwelling, thereby resulting in the loss of existing on-street parking. The applicant has therefore been advised to remove the parking space from the site in order to ensure that existing on-street parking spaces would not be compromised as a result of this development. I do not consider that approving a dwelling without parking would result in significant harm to the area given that the property is a small unit of accommodation and given that there are no other instances within Brookfield Road where this situation could be replicated.
14. In order to protect the amenities of the neighbours, the previous consent removed permitted development rights for extensions and alterations to the dwelling. Should Members be minded to grant consent for the scheme, I would recommend that this condition be reapplied.

#### **Recommendation**

15. Subject to the receipt of an amended plan showing the removal of the parking space from the front of the site, approval subject to the following conditions:
  1. Standard Condition A – Time limited permission (Reason A);
  2. Sc5a – Details and samples of materials for external walls and roofs (Rc5aii);
  3. No development shall take place until a 1.8 metre high close boarded fence has been erected on the north east and south west site boundaries from points level with the front elevation of the house to the rear boundary unless otherwise agreed in writing by the Local Planning Authority. (Reason – To protect the privacy of adjoining residents);
  4. Sc21 – Withdrawal of permitted development rights – Part 1, Classes A, B and C and D (Reason – To ensure that additions to the house do not detract from the amenities of adjoining residents by reason of loss of privacy, loss of light or overshadowing);
  5. Sc22 – No windows at first floor level in the north east and south west elevations of the development (Rc22);
  6. During the period of construction no power operated machinery shall be operated on the premises 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 agreed in writing with the Local Planning Authority in accordance with any agreed noise restrictions (Rc26);

## **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:** P1/3 (Sustainable design in built development);
  - **South Cambridgeshire Local Plan 2004:** SE2 (Development in Rural Growth Settlements).
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;
  - Visual impact on the locality
  - Highway safety/parking issues.
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, 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 Environmental Health Officer in accordance with best practice and existing waste management legislation.
3. Before the existing property is demolished, a Demolition Notice will be required from the Environmental Health Department establishing the way in which the property will be dismantled, including any asbestos present, the removal of waste, minimisation of dust, capping of drains and establishing hours of working operation. This should be brought to the attention of the applicant to ensure the protection of the residential environment of the area.

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

**Local Plan, Structure Plan, File Refs: S/1301/04/F and S/1757/02/F.**

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