

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

---

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

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

---

1<sup>st</sup> September 2004

**S/1425/04/F - West Wratting  
House Adj 9 Six Mile Bottom Road for T Mendham**

**Recommendation: Refusal**

### Site and Proposal

1. No. 9 Six Mile Bottom Road is a 2 storey semi-detached hipped roof dwelling with a large single storey extension on its northern side. To the north of the site are a pair of semi-detached dwellings whilst beyond Nos 7 & 9 to the south are a terrace of bungalows.
2. The full application, submitted on 8<sup>th</sup> July 2004, seeks to erect a detached dwelling on the north side of the existing property following the demolition of the existing single storey elements. The proposed dwelling would be a 4-bedroom hipped roof property, the front elevation of which would sit in line with the existing pair of dwellings. The site has an area of approximately 0.03 hectares and the density of the development equates to 33 dwellings/hectare.

### Planning History

3. S/0053/91/F – Consent granted for extension to No.9 Six Mile Bottom Road.

### Planning Policy

4. **Policy P1/3** of the Cambridgeshire and Peterborough Structure Plan requires a high standard of design that responds to the local character of the built environment;
5. West Wratting is identified within **Policy SE5** of the South Cambridgeshire Local Plan 2004 as an Infill-Only Village. In such locations, Policy SE5 states that residential development will be restricted to no more than two dwellings comprising (amongst others) the redevelopment of an existing residential curtilage providing the site does not form an essential part of village character, and development is sympathetic to the historic interests, character, and amenities of the locality.

### Consultation

6. **West Wratting Parish Council** recommends approval although it does query whether there should be a turning area within the site.
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. None

## **Planning Comments – Key Issues**

9. The key issues in relation to this application are:
  - a. Neighbour impact;
  - b. Impact upon character and appearance of the area.
10. Policy SE5 of the Local Plan supports, in principle, the subdivision of existing residential curtilages within infill villages providing there is no adverse impact upon the amenities of neighbours or upon the character of the area.
11. The area in the vicinity of the site is characterised by groups of dwellings with fairly large gaps between them. For instance, there is approximately 10 metres between the existing dwelling and No. 11 to the north and a gap of 12 metres between Nos 5 & 7 to the south. The other side of the road is characterised by pairs of semi-detached dwellings with a minimum gap of 5 metres between them. Where development encroaches into these spaces, it tends to be single storey in height, thereby maintaining the sense of space between groups of dwellings.
12. The proposed dwelling would be sited just 2 metres away from the north wall of No. 9 and would represent a very cramped form of development that would be out of keeping with the character and pattern of development in the vicinity of the site. The applicant approached this Authority prior to submitting the application and was advised that the erection of a detached dwelling directly adjacent to No. 9 would not be likely to receive Officer support for the reasons outlined above. Officers advised that, in order to avoid causing harm to the character of the area, a detached dwelling should be sited centrally between Nos 9 & 11. This would necessitate the use of part of No. 11's garden area. Alternatively, the applicant was advised that extending the existing property in order to create a terrace of 3 dwellings could also be an acceptable way of developing the site. Neither option has come forward in this application.
13. The applicant's agent has referred to a detached dwelling approved by this Authority in 2002 on a site adjacent to 86 High Street, West Wickham. Each application is determined on its own merits and significant weight cannot therefore be attached to an approval in a different village. However, I have checked that application and, whilst there are some similarities in that the approved dwelling occupies a narrow site between two semi-detached dwellings, there is more space on either side of that property.
14. I am satisfied that the design of the dwelling is in keeping with the surrounding area. In addition, I consider that the proposed property would not result in undue harm to the amenities of neighbours.
15. The Parish Council has expressed concern about the lack of on-site turning. Whilst the provision of a turning area would be desirable, this part of Six Mile Bottom Road has a 30mph speed restriction. In addition, other properties in the vicinity of the site that have vehicular accesses and off-street parking do not have turning areas. As such, I consider that an objection could not be sustained on this basis.

## **Recommendation**

### **Refusal**

16. The proposed detached dwelling, by virtue of its proximity to the existing property at No.9 Six Mile Bottom Road, would represent a cramped form of development that would be out of keeping with the character of the area. The consequent harm to the street scene would contravene Policies P1/3 of the Cambridgeshire and Peterborough Structure Plan 2003 and SE5 of the South Cambridgeshire Local Plan 2004 which require new development to be sensitive to the character of their surroundings.

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

**Cambridgeshire and Peterborough Structure Plan 2003**

**South Cambridgeshire Local Plan 2004**

**Planning File Refs: S/1425/04/F and S/0053/91/F**

**Contact Officer:** Lorraine Casey – Senior Planning Assistant  
Telephone: (01954) 713251