

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation
Control Committee

AUTHOR/S: Director of Development Services

3rd November 2004

**S/1872/04/F - Waterbeach
Bungalow and Garage at Land R/O 1 Cambridge Road
for Loxfield Developments Ltd.**

Recommendation: Approval

Conservation Area

Site and Proposal

1. The 0.046 hectare site consists of part of the rear garden of No. 1 Cambridge Road. It is adjacent to 16 Chapel Street and there is a large telephone exchange to the immediate west. The land is bounded by a large hedge and is used as garden land at present. There is a large yew tree close to the boundary with 16 Chapel Street, about half way down the garden.
2. This full planning application, received on the 8th September 2004, proposes the erection of a bungalow, with a single attached garage. The site is to be accessed from off Chapel Street via an existing private shared drive, serving four existing dwellings. Turning is to be provided on an area in front of the bungalow. The bungalow would have a private rear garden adjacent to the boundary with the playing field.

Planning History

3. **S/1394/00/O** – Outline planning permission was refused by the Council for a bungalow on this site due to concerns that the access, which was to pass in front of No. 16 Chapel Street, would result in loss of amenity due to noise, disturbance and fumes. In considering a subsequent appeal, the Inspector noted that:

“...it is unlikely that a house set 4.5 m back from the carriageway of a cul-de-sac serving only one further property would suffer disturbance from traffic noise, and I do not believe that in this instance the residents of No 16 would experience a degree of noise and disturbance anywhere near that which is unacceptable: they would probably be aware of vehicles passing from time to time, but no more so than is the case with very many residential developments. I have considered the Council's reference to fumes but there is no evidence, or in my view any likelihood, that there would be a material effect on No 16 from that cause”.

The appeal was allowed.

Planning Policy

4. **Policy SE2 ‘Rural Growth Settlements’** of the South Cambridgeshire Local Plan 2004 (“Local Plan”) defines Waterbeach as a Rural Growth Settlement in which residential development will be permitted on unallocated land providing the development meets with the criteria of this and other policies included within the Local Plan.
5. **Policy HG10 ‘Housing Mix and Design’** of the Local Plan requires development to make best use of the site and promoting a sense of community that reflects local needs. Design and layouts should be informed by the wider character and context. In addition, high quality design is sought, combining energy efficiency.
6. **Policy HG11 ‘Backland Development’** of the Local Plan only permits development to the rear of existing properties when it would not 1) result in overbearing, overlooking or overshadowing of existing properties 2) result in noise and disturbance to existing residential properties through the use of its access, 3) result in highway dangers through use of its access or 4) be out of character with the pattern of development in the vicinity.
7. **Policy EN30 ‘Development in Conservation Areas’** of the Local Plan states that proposals will be expected to preserve or enhance the special character and appearance of the Conservation Area
8. **Policy P1/3 ‘Sustainable Design in Built Development’** of the Cambridgeshire and Peterborough Structure Plan 2003 (“Structure Plan”) states that a high standard of design and sustainability should be adopted for all new forms of development.
9. **Policy 7/6 ‘Historic Built Environment’** of the Structure Plan requires all proposals to protect and enhance the quality and distinctiveness of the historic built environment.

Consultations

10. **Waterbeach Parish Council** recommends refusal on grounds that there is inadequate space for cars to pass, no common turning area (particularly for utility vehicles), query whether vehicular and pedestrian visibility splays are adequate. It adds that the new property would be very close to a noisy area of the recreation ground.
11. **The Conservation Manager** – raises no objection subject to the agreement of materials (including clay pantiles to roof and timber windows and doors).
12. **Chief Environmental Health Officer** – recommended conditions to minimise the effects of noise from the construction of the development to nearby residents or occupiers. In addition a boundary wall or close boarded fence, to a minimum of 6ft high, would reduce noise disturbance and provide screening to ensure privacy is maintained from a nearby skateboard park.
13. The comments of the **Trees and Landscape Officer** will be reported verbally at Committee.

Representations

14. Two letters of objection have been received from occupiers of 15 and 18 Chapel Street. The planning issues raised include the number of dwellings that will be using the drive, loss of common turning area, inadequate width to the drive for vehicles to

pass each other, dangerous blind spots where individual entrances join the access road and distance for utility vehicles to drive. Other matters raised include proximity and noise from the recreation ground, condition of the driveway, rights of access and damage to a drain cover and private garden through use of the driveway.

Planning Comments – Key Issues

15. The key issues to consider in respect of this application relate to the access and impact of the close proximity of the recreation ground.

Access and turning

16. The matter of access and turning were not raised as concerns by the Planning Inspector in considering the previous outline application for a bungalow on this site. No plans for access or garaging to serve no. 1 Cambridge Road have been included in this application; therefore the application must be determined on the basis that it will serve five dwellings. In the Inspector's opinion no significant harm can be demonstrated in terms of the access and turning. The existing shared access is dimensioned on the application block plan as 4.5 metres. Parking and turning can be achieved on site. There has been no material change in planning circumstances since that decision was reached.

Impact of noise from the recreation on residential amenities

17. Whilst the Parish and residents have raised this issue, since the granting of outline planning permission no significant change in circumstances has occurred. The Environmental Health Officer has commented further on this matter, and has not raised an objection. It is suggested however, that a suitable boundary treatment would block views from the skate park into the property and would also block some noise. The skate park is a legitimate use of the recreation ground and therefore there are no grounds for noise complaints, unless they relate to use outside normal hours. In light of this advice, I do not consider that this alone would be substantial enough to warrant a refusal.

Recommendation

18. Approval is recommended.
1. Standard Condition A – Time limited permission (Reason A);
 2. This permission shall not include the wall and roofing materials detailed on the approved drawings.
Reason: Samples of these materials are required to be submitted in order to ensure that they are not incongruous with the existing building, which is located within the Waterbeach Conservation Area.
 3. Sc5:
 - a – Details of materials for external walls and roofs (Rc5aii)
 - f – Details of materials to be used for hard surfaced areas within the site including roads, driveways and car parking areas (Reason – To minimise disturbance to adjoining residents);
 4. The doors and windows detailed on the approved drawing shall be constructed of timber.
Reason: The site is within the Conservation Area where materials used must fit comfortably into their context, as required by policy 'EN30 – Development in Conservation Areas' of the South Cambridgeshire Local Plan, 2004.

5. Sc51 – Landscaping (Rc51);
6. Sc52 – Implementation of landscaping (Rc52);
7. Sc56 – Protection of trees during construction (Rc56)
8. Sc60 – Details of boundary treatment (Rc60 Worded to include ‘and to provide privacy and acoustic screening from the recreation ground);
9. Sc26 – Noise Control, worded ‘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 agreed in writing with the Local Planning Authority in accordance with any agreed noise restrictions’ (Rc26).
10. Para C3 9a) and (b) turning and parking (Rc10 safety)

Informatives

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 and demolition there shall be no bonfires or burning of waste except with the prior permission of the Environmental Health Officer in accordance with best practice and existing waste management legislation.

Reasons for Approval

1. The 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) and P7/6 (Historic Built Environment);
 - **South Cambridgeshire Local Plan 2004:** SE2 (Development in Rural Growth Settlements), HG10 (Housing Mix and Design), HG11 (Backland Development) and EN30 (Development in Conservation Areas).
2. The development is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
 - Residential amenity including noise disturbance and overlooking issues
 - Highway safety
 - Visual impact on the locality
 - Impact upon setting of adjacent Conservation Area

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 Refs: S/1872/04/F and S/1394/00/O

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