

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

10th June 2009

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

S/0442/09/F – COTTENHAM

Erection of a Dwelling at Land to the Northwest of 18 Lambs Lane for Mr G Peckham

Recommendation: Delegated Approval

Date for Determination: 26th May 2009

Notes:

This Application has been reported to the Planning Committee for determination because that of officers the recommendation of refusal by Cottenham Parish Council differs to that of officers.

Members will visit this site on Wednesday 10th June 2009.

Site and Proposal

1. The application site comprises of a single building plot involving the division of the rear garden of No.18 Lambs Lane, which has an approximate area measuring 0.0276 of a hectare. Cottenham is designated as a Minor Rural Centre by the Core Strategy (2007). Minor Rural Centres allow residential development up to schemes of the size of 30 dwellings within the permitted village development framework. The site is located within the Cottenham village development framework, close to its core and with good access to its services, facilities and public transport provision.
2. The site comprises the furthestmost part of the rear garden of No.18 Lambs Lane, which lies adjacent to Crowlands, a narrow private residential street leading to a piecemeal, linear residential development. Crowlands is a narrow through road and contains an range of housing types, which appear to have been developed in a piecemeal fashion over the years.
3. The application site would be accessed off Crowlands via a driveway leading to two car parking spaces. No.9 Crowlands is situated immediately to the north-west of the application site and comprises a detached bungalow, which has been heavily extended to the rear. Directly opposite the site there is a Victorian terrace. The access road is private and not adopted by the Local Highway Authority; this road is not hard surfaced and is accessed off Lambs Lane, a busy through road.
4. The development would consist of the erection of a single, one-and-a-half storey, two-bedroom dwelling, with a simple pitched, gabled roof. The building's design has been amended by way of revised elevational treatment (drg no 08/499/01Rev B, received 18th May 2009) at the request of officers, to provide a brick plinth and feather edged weather boarded elevations, with a slate roof. The building is designed to have, a barn-like appearance similar to the context of the village and has followed the Cottenham Village Design Statement e.g. the use of a cat slide dormer window upon its northeast roof slope. The plot would provide two off road car parking spaces with



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Planning Committee June 2009

adequate pedestrian visibility splays. It also accommodates refuse and recycle storage and adequate private amenity space. The applicant has acknowledged and agreed to the requirement to provide a contribution towards off site informal open space provision within the village.

5. The application is accompanied by a Design and Access Statement.

Planning History

6. Planning application ref: **S/1993/08/F** for the erection of a dwelling to land north-west of 18 Lambs Lane was refused on 21st January 2009. This application was refused on the grounds that (a) the dwelling's design failed to respond to the local context of the village (b) a window within its first floor north elevation would overlook and result in a loss of privacy to the amenity area of No.9 Crowlands, and (c) the application failed to acknowledge the need to contribute towards provision of public open space infrastructure, to meet the needs of the development.

Planning Policy

7. **South Cambridgeshire Local Development Framework Core Strategy DPD 2007 ST/5 Minor Rural Centres**
8. **South Cambridgeshire Local Development Framework Development Control Policies DPD 2007**

DP/1 Sustainable Development

DP/2 Design of New development

DP/3 Development Criteria

DP/4 Infrastructure and New Developments

DP/7 Development Frameworks

HG/1 Housing Density

SF/10 Outdoor Playspace, Informal Open Space, and New Developments

SF/11 Open Space Standards

NE/1 Energy Efficiency

NE/6 Biodiversity

TR/1 Planning for More Sustainable Travel

TR/2 Car and Cycle Parking Standards

Consultation

9. Cottenham Village Design Statement SPD, adopted 2007.
10. South Cambridgeshire District Council Design Guide (Draft SPD, 2005).
11. **Cottenham Parish Council** – Recommends refusal on the following grounds:
 - a) The proposal would represent over-development of the site; adversely affecting the amenity of neighbouring properties by virtue of loss of privacy, increased noise and traffic. The current proposal sees an increase in windows within the north-west and north-east elevations facing Lambs Row and No.9 The Crowlands;
 - b) The proposal's design does not fit well to this locality, failing to acknowledge the planned position opposite a Victorian terrace. This type of building is normally restricted to back-land plots, which are not visible from the public realm involving

- the conversion of barns or existing buildings. Therefore this building would not be compatible with this location in relation to the surrounding area;
- c) The access road is very narrow with poor visibility onto Lambs Lane. Any construction traffic would need to access the site via this road, which would compromise safety. Similar proposals have been refused due to inadequate access points; and
 - d) The proposal would therefore be contrary to Policies DP/2 and DP/3 and should be refused accordingly.
12. **Local Highways Authority** – Request that the applicant shows the 2 metre x 2 metre pedestrian visibility splays within their own land and not on third party land as shown on the approved drawings. The applicant must show the dimensions of the proposed car parking spaces, which should be 2.5m x 5m with a 6m reversing space. It believes that the proposed parking area is sufficient for 1 vehicle only.
13. **Landscape Design** – There are no objections to the proposal on landscape grounds.

Representations

14. **Cottenham Village Design Group** – “The Cottenham Design Group (CDG) have no comment on the proposed siting of a new dwelling in this location and consider that this design is significantly improved on the earlier refusal (S/1993/08/F). The CDG particularly support the addition of a cat slide dormer window to add interest to the proposed elevation onto Crowlands. The proposed use of locally approved materials such as buff brick, black weatherboarding, slate roofing and white painted timber windows is welcomed. However, given the small size of the building, we suggest that too many different materials might now be specified and perhaps the cedar boarding might be replaced with brick or weatherboarding. The provision of perspective drawings would help to further judge the design against the terrace of Victorian cottages opposite and other neighbouring buildings”.
15. The application has now been amended to address the concerns of materials raised by the CDG.
16. 4 Letters of representation have been received, which are summarised below:
- a) The proposal would constitute over-development of the site resulting in a loss of light and outlook to properties within the Victorian terrace Lambs Row due to the close proximity of approximately 9m;
 - b) The proposal would result in reduced privacy into the garden of No.20 Lambs Lane whilst also increasing existing parking problems;
 - c) The revised design has appeared to address previous concerns over design and adequate car parking. However, the fenestration within the northwest elevation appears to increased, which would impact upon the privacy afforded to the occupiers of No.9 Crowlands (a residential care home); and
 - d) Construction traffic would cause considerable traffic and congestion problems, not to mention loss of amenity to existing residents and a risk of safety.

Planning Comments – Key Issues

17. The key considerations in the determination of this planning application are the impact that the proposed development would have upon the residential amenity of the surrounding neighbouring properties, the public realm and highway safety, along with public open space provision.

Access

18. The application site is to be accessed via Crowlands, which is a private road off Lambs Lane. The ownership of a right of access across this road is not for determination as this is a civil matter and not a material planning consideration. Nevertheless, the proposal does provide adequate car parking for at least 1.5 vehicles clear of this road, which would meet the requirements of the Council's maximum car parking standards. The site is well located in relation to the core of the village, with easy access to its services, facilities and public transport links.
19. The Local Highway Authority has made reference within its comments to the inadequate provision of pedestrian visibility splays and car parking on site, however, as the car parking provision is more than adequate to meet this Council's standards and I am of the opinion that, the two no. 2m x 2m pedestrian visibility splays are in fact within the ownership of the applicant, clear of the private road "Crowlands". This objection cannot be supported by officers.
20. It is acknowledged the addition of one dwelling in this location would result in an increase in traffic movements to and from Crowlands. Notwithstanding this, the Local Highway Authority have not objected to the principle of one dwelling and, as the likely traffic movements associated with this proposal would be minimal it would not result in any significant adverse impact upon highway safety within either Crowlands or the adopted Highway at Lambs Lane.
21. Representations have raised concerns over the impact that the construction of the development would have upon neighbour amenity, safety and congestion. Given the narrow form of Crowlands and the limited access to the site it is considered that the construction of the dwelling should be carefully managed. It is therefore considered that a condition requiring details of contractor's access, parking and storage arrangements to be agreed in writing prior to development commencing be added to an approval.

Housing

22. The proposal would represent a density of 36 dwellings per hectare, which is within the acceptable threshold of Policy HG/1 considering that Cottenham is defined as a Minor Rural Centre. As a consequence, the development is considered an efficient use of land and will not require the provision of affordable housing. Crowlands is a linear private road with housing primarily located in a sporadic fashion along the southwest of the main access road. The proposal would involve an infill within this linear form along the southwest side of the road, albeit involving the subdivision of the furthestmost rear garden of no.18 Lambs Lane. The proposal is therefore considered to follow the planned layout of the area and is not considered to be detrimental to the pattern and form of existing development.

Amenity

23. The South Cambridgeshire Draft Design Guide SPD (2005) stipulates the acceptable minimal distances in terms of privacy and light. A back-to-back distance of 12m is considered acceptable in terms of adequate light for a blank wall fronting a neighbouring window. A distance of 18m is considered acceptable in terms of an adequate distance for privacy between two windows.
24. The proposed dwelling and the first floor windows within its south-east elevation would be located approximately 26m from the rear of Nos.18 and 20 Lambs Lane, which is considered acceptable in terms of the impact upon the privacy of these

properties. The roof light window within the south-west roof slope would serve a landing/stairwell and would have a sill height at 1.6m from which minimal overlooking would result, however an amendment sharing a sill height of not lower than 1.7m had been requested in order to totally avoid this in accordance with common practice. The building would be 6.4m in height and due to its distance from Nos.18 and 20 Lambs Lane would not be considered to hinder daylight or natural light or be overbearing in terms of its mass to these dwellings or their main private areas, both of which are primarily located directly to the rear of these.

25. The proposed dwelling would be located approximately 8m south of the side elevation of No.9 Crowlands, a bungalow serving a care home. No.9 Crowlands has an extensive rear extension within close proximity to its southern boundary, which was not fully taken into consideration upon the determination of Planning Application (S/1993/08/F). Given the acute angle and distance between the windows within the north-west elevation of the proposal to the front elevation of No.9 it is considered that no loss of privacy or loss of daylight would occur. Furthermore, the extension along the southern boundary of No.9 blocks views to the main private amenity area of this property, which is further to the north of the site, approximately 20m away from the proposed north-west elevation of the development. In light of the above it is considered that reason for refusal 2 of planning application ref:(S/1993/08/F) has been overcome, as it is no longer considered relevant.
26. The dwelling would be approximately 11m away from the Victorian terrace directly opposite the application site. The first floor windows within the northeast elevation fronting this terrace are shown as being an obscure glazed bathroom window and a roof light window with a sill height of 1.6m above the internal floor level. In line with the design guidance previously referred the proposal is considered to adhere to the principles set out within the Design Guide and the development would therefore not result in a detrimental impact upon the amenity that the surrounding properties currently enjoy.

Design

27. The proposal has benefited from pre-application advice following the previously refused scheme. The building's design now represents an individual dwelling of interest, which borrows from the local Cottenham vernacular. The amended plans provide a uniform external finish of natural, traditional materials that would not look out of place within a Conservation Area (the site is not within or adjacent to Cottenham Conservation Area). The dwelling would be afforded views from the public realm and the new simple design would be considered to preserve if not enhance this aspect of the street scene. The development would be located opposite the buildings of most architectural interest within Crowlands; the Victorian terrace Lambs Row. Nevertheless, the development would not compete with these buildings, due to its subservient form it would, by virtue of its use of high quality materials and simple form assimilate well within this building group.
28. There are a wide variety of dwellings in terms of their size, scale and design within Crowlands. There are no dominant housing types within the streetscape and many of which fail to recognise Cottenham Design. No.26 Crowlands, located at the rear of the road, follows a similar design to this proposal, with the use of slate roofing upon a modest dwelling fitted into a small plot off the main access road. This dwelling is considered a building of architectural merit and is considered a good example to follow for its quality of design.
29. The scheme as amended is considered to overcome the reason for refusal 1 of Planning Application S/1993/08/F.

Public Open Space

30. Cottenham is identified as having a shortfall within its provision for sport and play space. The proposal would consist of a two-bedroom property with no provision of on site public open space. In accordance with Policies SF/10 and SF/11 the application would require a contribution towards off-site informal open space for the village to meet the increased demand resulting from the development. This is calculated at an off site financial contribution of £1,630.65 with a commuted maintenance sum of £614.25. This would see a total contribution of £2,244.90 to be secured by condition or section 106. Due to the applicant acknowledging this requirement, reason for refusal 3 of Planning Application S/1993/08/F is considered to be overcome.

Recommendation

31. Approve, as amended by plan No.08/499/01 Rev B received 18th May 2009.

Conditions

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission. (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. The proposed access, turning area and car parking space shall be provided before the dwelling hereby permitted is occupied and thereafter retained as such. (Reason - In the interests of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
3. During the period of construction, no power operated machinery shall be operated on the site before 0800 hours and after 1800 hours on weekdays and 1300 hours on Saturdays, nor at any time on Sundays and Bank Holidays, unless otherwise previously agreed in writing by the Local Planning Authority. (Reason - To minimise noise disturbance for adjoining residents in accordance with Policy NE/15 of the adopted Local Development Framework 2007.)
4. Visibility splays shall be provided on both sides of the access and shall be maintained free from any obstruction over a height of 600mm within an area of 1.5m x 1.5m measured from and along respectively the highway boundary. (Reason - In the interest of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no development within Classes A, B, C and E of Part 1 of Schedule 2 of the Order shall take place unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf. (Reason - In the interests of residential amenity in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
6. No development shall begin until details of a scheme for the provision of outdoor sports and playing space and informal open space infrastructure to meet the needs of the development in accordance with Policy SF/10 of the Local Development Framework Development Control Policies 2007 has been submitted to and approved in writing by the LPA. (Reason: To ensure the

development provides a suitable level of public open space for occupants of the development, in accordance with Policies SF/10 and SF/11 of the South Cambridgeshire Local Development Framework 2007.

7. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the dwelling is occupied in accordance with the approved details and shall thereafter be retained. (Reason - To ensure that the appearance of the site does not detract from the character of the area in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)
8. No development shall take place until details of the materials to be used in the construction of all hard surfaces of the dwelling hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details. (Reason - To ensure the appearance of the development is satisfactory in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)
9. No development shall take place until details of the following have been submitted to and approved in writing by the Local Planning Authority:
 - i) Contractors' access arrangements for vehicles, plant and personnel;
 - ii) Contractors' site storage area(s) and compounds(s);
 - iii) Parking for contractors' vehicles and contractors' personnel vehicles;Development shall not be carried out other than in accordance with the approved details. (Reason - In the interests of residential amenity in accordance with Policies DP/3 and DP/6 of the adopted Local Development Framework 2007.)

Informatives

1. See attached Environment Agency standing advice regarding soakaways.
2. In relation to condition 4, above, the provision of recreational infrastructure to meet the need as of the development, in accordance with Policies DP/14 and SF/10 of the South Cambridgeshire Local Development Framework 2007, amounts to a financial contribution of £2, 244.90, as calculated at the date of this decision. The applicant has agreed to such a contribution and an agreement under S106 (scheme) is required to secure this.

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

- South Cambridgeshire Local Development Framework Core Strategy DPD (adopted January 2007)
- South Cambridgeshire Local Development Framework, Development Control Policies DPD (adopted) 2007.
- Cottenham Village Design Statement (SPD) (adopted 2005)
- South Cambridgeshire District Council Design Guide (Draft SPD), 2005
- Planning File Refs: S/1993/08/F and S/0442/09/F

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