

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation Control Committee 1st December 2004
AUTHOR/S: Director of Development Services

S/1079/04/F - Fowlmere
Erection of Two Houses following Demolition of Existing Dwelling, The Elms, Lynch Lane for Upware Marina

Recommendation: Approval

Members will visit this site on Monday 29th November 2004.

Site and Proposal

1. The site, which covers an area of approximately 0.13ha, is located to the west of Lynch Lane a narrow lane without footpaths off High Street, close to its junction with Thriplow Road. The site currently contains a detached dwelling towards the northern end of the site. To the west of the site is a detached bungalow. To the north and east of the site, on the opposite side of Lynch Lane, are detached dwellings. To the south the site abuts the village framework and the boundary of the Cambridge Green Belt. There is existing planting on the north and east boundaries of the site.
2. This full application, as amended by drawings received 20th September 2004, proposes the demolition of an existing dwelling, known as The Elms, Lynch Lane, Fowlmere and its replacement with two detached dwellings. The density equates to 15.4 d/ha.
3. The proposed dwelling in the northern section of the site (Plot 1) has five bedrooms and a floor area of approximately 300m², including single garage. It had a proposed main ridge height of 8.4m with lower projecting elements on three elevations. The dwelling will be accessed from the existing entrance to Lynch Lane in the north west corner of the site. The amended drawings position the dwelling within the plot to safeguard existing boundary planting.
4. The proposed dwelling in the southern section of the site (Plot 2) has a similar floor area, including single garage, but has a maximum ridge height of 6.4m and is designed as a chalet style dwelling. It is accessed by a new entrance in the south east corner of the site. The proposed dwelling is located between 3.5m and 4m from the southern boundary of the site.
5. Precise details of materials to be used for both plots are to be agreed although the applicant suggests tiled roofs with brick/render/timber walls.
6. The applicant has submitted specific details for dealing with drainage issues.

Planning History

7. In 2003 outline consent was granted for the erection of a bungalow on part of the garden land to the south of the existing dwelling on the site (**Ref: S/0688/03/F**).

8. **Policy P5/5** of the Cambridgeshire and Peterborough 2004 (The County Structure Plan) Structure Plan permits small scale housing developments in villages having regard to a number of criteria.

Planning Policy

9. **Policy SE4** of the South Cambridgeshire Local Plan 2004 (“The Local Plan”) identifies Fowlmere as a group village where residential development and redevelopment up to a maximum scheme size of 8 dwellings will be permitted within the village framework provided that the retention of the site in its present form is not essential to the character of the village; the development would be sensitive to the character of the village, local features of landscape or ecological importance, and the amenity of neighbours; the village has the necessary infrastructure capacity; and residential development would not conflict with another policy of the Plan.
10. **Policy SE9** of the Local Plan states that development on the edges of villages should be sympathetically designed and landscaped to minimise the impact of development in the countryside.

Consultation

11. **Fowlmere Parish Council** recommends refusal. “The Committee feels that the two designs are far too large, would spoil the ambience of the lane and are totally out of character. The Committee is concerned that two large dwellings could increase the flooding problems experienced in this location.”
12. The **Trees and Landscapes Officer** comments in respect of the amended scheme that the footprint is acceptable in relation to the existing Field Maples and the Walnut. A condition requiring protective fencing during the period of construction should be attached to any consent.
13. The **Building Control Manager** comments that the proposals should greatly improve the road drainage by dispensing potential flood waters in the underlying gravel strata. All surface water from the roofs and any hardened driveways should be dispersed to these strata. The applicant should inform Building Control when soakaways and pipework in respect of the houses are ready for inspection.
14. The **Chief Environmental Health Officer** requests a condition restricting the hours of operation of power driven machinery during the construction period. Should driven pile foundations be proposed a statement of the method of construction should be submitted and agreed. There should be no bonfires or burning of waste on site without prior consent and a Demolition Notice will be required prior to demolition works.
15. In accordance with the Environment Agency’s Standing Advice, a flood risk assessment was required.

Representations

16. The occupier of the bungalow to the east of the site raised no objection in respect of the original drawings.
17. The occupier of Rowan Cottage was concerned in respect of the original drawings that the scheme would present a rather dominant perspective towards the lane. The change from one house and one bungalow to two five-bedroom houses is surprising. Plot 1 would be more acceptable if rotated slightly clockwise from the front eastern

corner so that the front of the house looked directly towards the High Street and making it possible to move it sideways away from the lane, to the south west. Existing boundary trees should remain. In respect of the amended drawings it is appreciated that possibly all that could be done with regard the siting of the properties has been done. It is noted however that the drain gully opposite Lynch House and its exit opposite Primrose Cottage has been added which still does not address the possibility of flooding to the lower part of Lynch Lane.

18. The occupier of Lynch House comments, in respect of the original drawings, that the proposed new development is substantially larger than that under consideration in 2003. The replacement house for The Elms would be much closer with three upstairs windows looking directly into Lynch House and its garden. The development is not in character with other properties in Lynch Lane and there is no pressing need for such houses in Lynch Lane. There is concern that any damage to existing vegetation would diminish the quality of the lane and affect the growing population of birds that nest in these trees. There is great concern about flooding in the lane and this issue has rightly been raised by the Parish Council, and in late 2002/early 2003 the lane was flooded for several weeks. Due to the heavy rain the existing drainage system was unable to cope and this situation was aggravated by blocked drains at the back of The Elms. No strategic improvements have been made since these floods (of which photographs are supplied). Additional housing at The Elms would be a serious aggravation and this problem should be addressed. Access for emergency vehicles to existing properties is already inadequate, additional development would exacerbate this. Increasing the amount of daily traffic up and down the lane significantly.
19. No comments have been received in respect of the revised drawings.
20. The occupiers of Sear Acre state, in respect of the original drawings, that if consent is granted it should be limited to two dwellings with as much of the existing vegetation as possible retained. The height of the dwelling on Plot 2 should not be increased. The method of drainage should be checked as flooding takes place in the lane. The entrance to Plot 2 is inadequate, as it would not allow for easy access by a car let alone an emergency service vehicle. What provisions will the developer be making to ensure that the condition of Lynch Lane is maintained during the construction period? No comments have been received in respect of the revised drawings.
21. The occupier of Primrose Cottage comments in respect of the original drawings that the principle of the application is not the major concern but particular attention should be paid to the quality of design and use of materials. Access to Plot 2 should be considered carefully to ensure that there is sufficient area made available within the scheme for parking, turning and manoeuvrability. Given the condition of Lynch Lane in winter months a condition should be imposed requiring any construction vehicles to use the entrance to Plot 1 only. Due regard should be given to protect the visual impact of the development from both neighbouring properties and longer views from the south.

Planning Comments – Key Issues

22. The key issues to be considered with this application are the effect of the development on the character of the area, the amenity of neighbouring properties, drainage issues and highway matters.
23. The principle of erecting an additional dwelling on this site was accepted in granting outline planning consent for the erection of a bungalow in part of the garden to the south of the existing house in 2003, when the intention was to retain the existing dwelling. The demolition of the existing dwelling and the erection of a replacement house further north on the site in my view allows greater scope for the development

of the southern part of the site. The proposed dwelling on Plot 1 is well designed and proportioned and with use of good materials will in my view compliment the area. It is set a minimum of 8m from the northern boundary of the site to allow the retention of existing boundary planting. In my view the dwelling will not have an adverse impact on the amenity of adjacent dwellings either adjacent or opposite the site. Members will be able to assess these issues on site.

24. The proposed dwelling on Plot 2 is shown in a similar position to that of an illustrative plan for the bungalow submitted with the earlier application. Although the proposed dwelling is now two-storey it has been designed with a low eaves and ridge line (6.4m). The proposed dwelling is sited gable end on to the southern boundary of the site, which, along with boundary planting that can be secured by condition, will help to reduce the impact of the building at the edge of the village.
25. In response to the concerns raised locally about flooding in Lynch Lane the applicant was asked to produce a flood risk assessment in respect of the proposed development. The applicants' agent states that the flooding relates to a low point in Lynch Lane outside Lynch House where the surfaced road meets the public soft road. At this point a drain runs along the hedge to a soakaway at the southern end of Lynch Lane. The soakaway used to discharge into a ditch running along the boundary south of Plot 2, but this has been filled and therefore does not function as it should. Proposals have been put forward for alleviating this situation which involves forming a new concrete ring soakaway at the southern end of Lynch Lane and to form a new lateral shingle filled soakaway along the boundary south of Plot 2. These proposals have been accepted by the Building Control Manager.
26. With regards to increased traffic, consent already exists for the development of this site by two dwellings. I am content that parking and turning provision will be adequate.

Recommendation

27. That consent be granted, as amended by drawings franked 29th September 2004, subject to safeguarding conditions including the implementation of the proposed scheme for surface water drainage.

Informatives

Reasons for Approval

1. The development is considered generally to accord with the Development Plan and particularly the following policies:
 - **County Structure Plan: Policy P5/5**
 - **South Cambridgeshire Local Plan 2004: SE4 and SE9**
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
 - Drainage issues

Background Papers: the following background papers were used in the preparation of this report: Planning Application files S/1079/04/F and S/0688/03/O
South Cambridgeshire Local Plan 2004
Cambridgeshire and Peterborough Structure Plan 2003

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