

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee 7th April 2010
AUTHOR/S: Executive Director (Operational Services) / Corporate Manager
(Planning and Sustainable Communities)

**S/0201/10/F – Great and Little Chishill
Dwelling at land to the West of 24 Barley Road for Mr R J Parry**

Recommendation: Delegated Approval

Date for Determination: 8 April 2010

Notes:

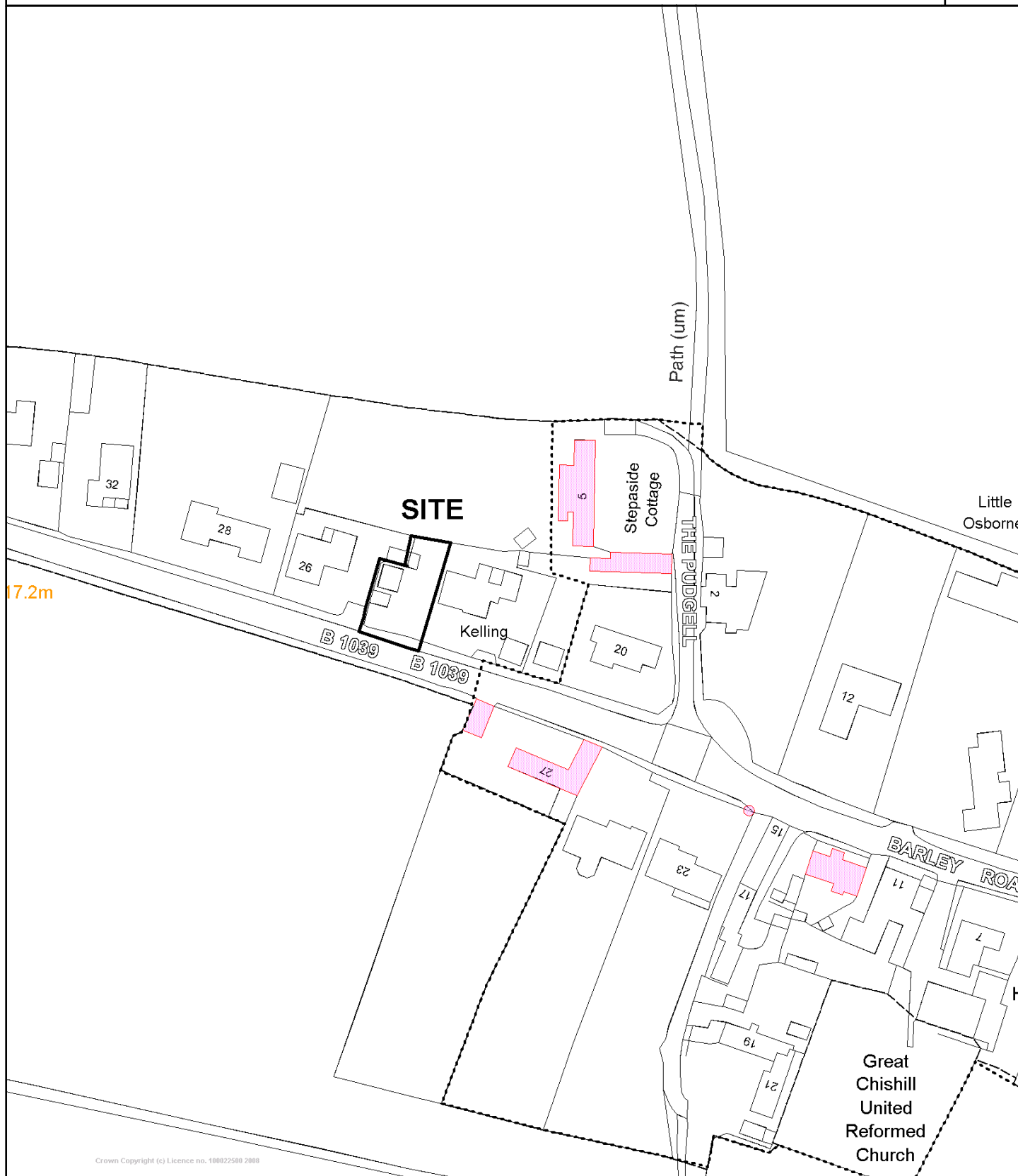
This Application has been reported to the Planning Committee for determination as the recommendation to approve conflicts with the recommendation of the Parish Council.

Site and Proposed Development

1. The application site is land to the West of No. 24 Barley Road and lies adjacent to the Great and Little Chishill Conservation Area. No 24 is a bungalow with permission to extend into the loft space to create a dormer bungalow. It has an existing access at the East end of the frontage and a detached garage in the South East corner of the site. The land levels on site slope down to the West and in general in the area they slope down to the West and South, meaning that the road to the South is sited lower than the existing properties. To the West of the site is No.26 Barley Road, a detached dwelling sited on slightly lower land, to the North (rear) of the site is the garden of Stepside Cottage, a Grade II Listed Building, which runs along the rear boundary of Nos. 22, 24 and 26 Barley Road, and to the South (front) of the site is Barley Road and open countryside beyond.
2. The planning application seeks permission for the erection of a single dormer bungalow with associated access and parking. It will involve the demolition of an outbuilding on the site as well as the part demolition of another building. As detailed below, the site has an extant permission for a single storey dwelling in a similar location. The application has been amended since submission to move the access further to the East, which is more similar to the position of the approved access and the hedge is now shown as being retained along the majority of the frontage. The amended plans have been sent out for consultation. The period for response expires on 8th April 2010.

Relevant Planning History

3. S/2094/06/F – Planning permission granted at appeal for a single storey dwelling on the plot with associated access.
4. S/0059/08/F – Planning permission granted for a revised scheme for a single storey dwelling and access.
5. S/0617/08/F – Planning permission granted for a detached garage to the front of No. 24 Barley Road.



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Scale 1/1250 Date 19/3/2010

Centre = 542025 E 238922 N

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6. S/1160/09/F – Planning permission granted for extensions and alterations to No. 24 Barley Road to allow conversion of the loft space with roof lights and dormer windows and a conservatory to the rear.

Planning Policy

7. 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/7 – Development Frameworks

HG/1 – Housing Density

CH/4 – Development affecting the Setting of Listed Buildings

CH/5 – Conservation areas

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

SF/11 – Open Space Standards

Circulars

8. **Circular 11/95** (The Use of Conditions in Planning Permissions) – Advises that conditions should be necessary, relevant to planning, relevant to the development permitted, enforceable, precise and reasonable in all other respects.
9. **Circular 05/2005** (Planning Obligations) – Advises that planning obligations must be relevant to planning, necessary, directly related to the proposed development, fairly and reasonably related in scale and kind and reasonable in all other respects.

Consultation

10. **Great and Little Chishill Parish Council** – Has recommended refusal and comments that the proposed dwelling is larger than the original permission for a bungalow, is disproportionate to the size of the site and there will be an increase of occupancy. The proposed dwelling and No. 24 will be extremely close together and there will be little contribution for outdoor play space or informal open space. The impact on the Grade II Listed Stepside Cottage and No. 5 The Pudgell will be significant.
11. **Local Highways Authority** – Does not object to the proposed development (as amended) and request conditions controlling the gradient of the access, the parking and turning area, drainage, details of the retention of the bank at the point of access, temporary facilities off the public highway for the parking, turning and unloading of construction vehicles and the permanent removal of permitted development rights for the erection of gates across the access.

Representations

12. Two written representations have been received from the owners of 5 The Pudgell and two written representations have been received from the owner of No. 26 Barley Road, objecting to the proposed development on the following grounds.
13. **No. 5 The Pudgell** – Owners object on the grounds that the application would change the impact on their property, going from a bungalow into a house with windows overlooking their property and garden. They believe it is an overcrowding of the plot and will drastically reduce their light and privacy. They

believe the development would be detrimental to the character of their house which is a Listed Building and to the Conservation Area. They also state that the dwelling would affect several mature trees on their property.

14. **No. 26 Barley Road** – Owner objects on the grounds that the density of residential use of the plot would increase over the existing permissions and would be detrimental to the character of the village. The housing would not be for a local family and would not serve the local community. The application requires demolition of part of a building which is shared by No. 26 and the application does not explain how this would be made good. There is insufficient parking space for a three bedroom house and would require more parking than the previously approved two bedroom property. This means cars would park in the road and impact on highway safety.

Planning Comments

15. The main planning considerations in this case are the principle of the development, the impact on residential amenity of neighbouring properties, parking and highway safety, impact on the setting of Listed Buildings and the Conservation Area and the impact on the character of the area.

Principle

16. The site area measures approximately 300 sqm, meaning that the scheme equates to a net density of approximately 34 dwellings to the hectare, which is above the minimum net density of 30 dwellings per hectare required by Policy HG/1 – Housing Density. The site is located within the Development Framework and the proposed development is therefore considered to be acceptable in terms of policy DP/7 – Development Frameworks. The principle of the proposed dwelling is therefore considered to be acceptable.

Residential amenity

17. The proposed dwelling would be situated approximately 9 metres from the boundary with No. 5 The Pudgell to the North and is approximately 6 metres in height to the ridge. At a distance of 9 metres it is not considered that it would cause any significant loss of light to No. 5 or its garden, despite its location to the South of the neighbouring garden. The proposed rear dormer window is to be obscurely glazed and would be conditioned as such and also to be fixed shut (other than any top-hung vent) and would not therefore create any opportunity for overlooking the garden or windows of No. 5. The roof windows are shown as being high level and would be conditioned to be a minimum of 1.7 metres from finished floor levels. This would ensure that there would not be any opportunity for overlooking to the North of the dwelling.
18. Given that it would be cut into the site slightly, at 6 metres to the ridge, the proposed dwelling would have a similar impact on No. 26 as the previously permitted dwelling (S/0059/08/F) which was 5.6 metres to the ridge without any indication that it would be cut into the site. At a distance of just over 8 metres from the side elevation of No. 26, it is not considered that it would significantly increase any impact on the side facing windows of the neighbour, particularly given the existence of the garage which is currently on site but would be removed to make way for the dwelling.
19. The insertion of further windows at or above first floor level would be controlled by condition to prevent any future increase in overlooking of any neighbouring properties.

Parking and Highway Safety

20. The access to the property has been amended during the course of the application to a location which is closer to that previously permitted. The Local Highways Authority is content that this would allow turning of vehicles on site and that it would not compromise highway safety. Given the existing permission and the fact that the access is in broadly the same location, it is not considered reasonable to impose the conditions which have been requested by the Local Highways Authority in respect of the gradient of the access, drainage or the provision of off site parking for construction traffic. Conditions restricting the erection of gates and requiring the provision and retention of parking and turning areas and visibility spays are however considered both necessary and reasonable. It is therefore considered that the proposed development is acceptable in terms of its impact on highway safety.
21. The proposed parking layout would allow two cars to be parked and turned on site. This is in accordance with the Council's parking standards and is considered sufficient to provide for the needs of a three bedroom dwelling.

Impact on setting of Listed Buildings and the Conservation Area

22. The proposed dwelling would be separated from the adjacent Listed buildings and Conservation Area to the East by No. 24. Given the permission which exists for a dwelling on the plot, the slight increases in height and width, as well as the installation of windows in the roof, are not considered to compromise the setting or historic character of those Listed Buildings to the East nor would it cause any significant harm to the character or appearance of the Conservation Area.

Impact on the Character of the Area

23. The proposed dwelling is sited further forward on the plot than the most recently approved dwelling by approximately a metre, meaning it is approximately 2 metres further forward on the site than the existing dwelling. Whilst this would make the dwelling more prominent from the road, the existence of the high hedge to the front of the property, most of which would be retained under the amended scheme, would mitigate any increase in the prominence of the property. In addition, the ridge height of the proposed property would be lower than that of the adjacent dwelling, No. 24, as it would be cut into the site, and it is therefore considered that any additional impact due to its location further forward is negligible.
24. The hedge, which is important to the character of the area, would be largely retained, and the amendments to the access which also narrowed the width of the driveway allow for the retention of as much of the hedge as would have been retained on previously permitted schemes. Although the access would provide glimpses of the dwelling, it would remain largely screened below eaves height. This is in line with the comments of the planning inspector who granted the first permission, who noted the importance of the hedge to the frontage and the pattern of accesses along the street. The retention of the hedge would also be controlled by condition.
25. The proposed dwelling is therefore considered to be acceptable in terms of its impact on the visual amenity of the area.

Other Matters

26. Whilst the existing permissions did not require a scheme of for the provision of public open space and play space in accordance with policies SF/10 and SF/11,

it is considered necessary to require it as part of this scheme, given the potential for the dwelling to create extra demand for such provision within the village. The applicant's agreement has been sought to enter into a legal agreement for the provision of a scheme to satisfy the condition and an update on this matter will be provided to the Committee.

Recommendation

27. Delegated approval subject to no new material planning issues arising out of the amendment consultation. and as amended by drawing 09016-01 Rev D subject to the following conditions:

Conditions

1. Standard 3 year condition
2. Approved plans
3. Materials
4. Rear dormer to be obscurely glazed and fixed shut
5. Rear rooflights to be high level
6. No further windows
7. Parking and turning areas and visibility splays to be provided as shown.
8. Details of surfacing of driveway
9. Details of boundary treatments
10. Hedge to be retained
11. No gates to the front of the property
12. Power operated machinery
13. Open space and play space contributions

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

- East of England Plan 2008
- South Cambridgeshire Local Development Framework Core Strategy DPD 2007
- South Cambridgeshire Local Development Framework Development Control Policies DPD 2007
- Circular 11/95 Circular (The Use of Conditions in Planning Permissions) and Circular 05/2005 (Planning Obligations)

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