

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation Control Committee 5th January 2004
AUTHOR/S: Director of Development Services

S/2250/04/F - Meldreth
House (Amended Design) (Retrospective Application) Land Adjacent 20 Howard Road

Date for Determination - 29/12/04
Recommendation: Approval

Site and Proposal

1. The house is located in the centre of Meldreth, and attached to No. 20 Howard Road, creating an end of terrace house. It has a frontage of approximately 7 metres and a depth of 30 metres. Originally the area was the side garden to No. 20 Howard Road. The house has a public footpath along the southeast boundary that leads to a small recreation ground located to the rear of the property. There is adequate off road parking for two cars on site
2. The retrospective application received 3rd November 2004 is for an amended design to a house that was approved in 2003, file reference S/1984/03/F. There is an additional 0.5 metres on the width of the house; this has affected the side passageway along the southeast elevation that was initially approved. The boundary fence is now very close to the southeast elevation and a new external pathway has been created using the garden space to the rear and additional gateways. There is an additional bedroom in the loft space which is lit by two rooflights in the rear elevation. Permitted development rights were not withdrawn at the previous application stage, and the room would be allowed under these rights as stated in the Town and Country Planning (General Permitted Development) Order 1995. There is no change to the height of the house.

Planning History

3. **S/1984/03/F** - The house approved in 2003 was very similar to that of the amended design, a three-bedroom end of terrace property with off road parking and a small rear garden. The layout internally is very similar to that of the adjoining property, No. 20 Howard Road.

Planning Policy

4. Structure Plan 2003 **Policy P1/3** requires all new development to be of a high standard of design which responds to the local character of the built environment.
5. Meldreth is a Group Village and Local Plan 2004 **Policy SE4** states that residential development up to a maximum of 8 dwellings (and exceptionally 15 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 amenities of neighbours; the village has the necessary infrastructure capacity; and residential development would not conflict with another policy of the Plan.

6. Local Plan 2004 **Policy HG10** seeks to ensure that the design of schemes is informed by the wider character and context of the local townscape and high quality design and distinctiveness is achieved.

7. **Consultation**

Meldreth Parish Council has recommended refusal; its comments are as follows:

1. Noted but do not approve that the house is 6.5 metres wide, contrary to the original approved application of 6 metres in width.
2. Noted that there appears to be an additional bedroom placed under the roof with rear lights.

Representations

8. None received

Planning Comments - Key Issues

9. The key issues in relation to this application are the effect of the proposal on the character of the area and the amenity of the neighbours.
10. The house is 0.5 metres wider than that of the approved dwelling. The affect this change has is mostly on the occupiers of the new house. It has restricted access to the rear of the property from the front and has altered the view from the street scene marginally. The internal arrangements are exactly the same as that of the approved, except the new room in the roof. In my opinion the affect on the character of the area is insignificant and the new dwelling house looks almost identical to that of No. 20.
11. The extra 0.5 metres has not compromised neighbour amenity and there are no further openings in the southeast elevation that would overlook. The new arrangement for the rear garden means a new opening in the boundary fencing and an additional gate for the access to the garden to No. 20. This does not adversely affect the neighbouring properties but does create a new access onto the public footpath.
12. I am of the view that the additional pedestrian openings and the 0.5 metres extra width do not adversely affect the street scene or the amenity of the neighbouring properties and recommend this application for approval.

Recommendation

13. Approve.

Conditions of Consent

1. Sc60 - Details of boundary treatment (Rc60);
2. Sc22 - No windows at first floor level in the southeast elevation of the development (Rc22);
3. The first floor window in the south east elevation of the building, hereby permitted, shall be fitted and permanently maintained with obscured glass (Reason - to safeguard the privacy of the occupiers of the adjoining property and in accordance with the requirements of Polices within the South Cambridgeshire Local Plan 2004);

4. The development shall not be occupied until the area shown hatched on the plan attached hereto has been drained and surfaced (or other steps as may be specified), and that area shall not thereafter be used for any purpose other than the parking of vehicles;
(Reason - To ensure adequate space is provided and thereafter maintained on the site for parking of vehicles and in accordance with the Policies within the South Cambridgeshire Local Plan 2004).

Informative

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)
 - **South Cambridgeshire Local Plan 2004:**
SE4 (Residential development in Group Villages)
 - **HG10** (Housing Mix and Design)
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 and overlooking issues
 - Street Scene

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/1984/03/F and S/2250/04/F

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