

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation Control Committee 5th January 2005
AUTHOR/S: Director of Development Services

S/2177/04/F - Balsham
Dwelling on Land adjacent 1 Bartons Close for Mr & Mrs Walker

Recommendation: Approval
Date for Determination: 17th December 2004

Adjacent to Conservation Area

Site and Proposal

1. The application site, which has a frontage of 14m, an average depth of 16m and an area of 0.02 hectares, is currently the side garden to No.1 Bartons Close, a two-storey brick and plaintile semi-detached dwelling with parking to the side and its main entrance and two small windows in its side elevation facing the site. A bungalow fronting West Wickham Road with a shallow rear garden (No.12 West Wickham Road) lies to the north. The garage and parking/manoeuvring area serving a two-storey dwelling (No.27 Horseshoe Close) lies to the east. No.1 Bartons Close is to the south with Bartons Close and bungalows on the opposite side of the road to the west.
2. This full application, registered on the 22nd October 2004, proposes the erection of a part single storey, part two-storey 2-bedroom dwelling. The two-storey element has a ridge height of 6m and an eaves height of 4.3m. The single storey element has a ridge height of 4.5m and an eaves height of 2.5m. Materials are to be agreed. One off-road parking space is proposed. A pine tree towards the rear of the site is likely to be compromised by the development. The density equates to approximately 45 dwellings to the hectare.

Planning History

3. A full application for a dwelling on the site was withdrawn (**S/0208/04/F**).
4. Outline permission for a dwelling on the site was refused in 1988 on the grounds that "The erection of a dwelling on this site of restricted area and in close proximity to dwellings at 1 Barton Close and 12 West Wickham Road would represent a cramped form of development which would dominate the outlook at the rear of the bungalow at 12 West Wickham Road and would overshadow that property to an unacceptable degree" (**S/2458/87/O**).

Planning Policy

5. 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.
6. Balsham 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. 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. Structure Plan 2003 **Policy P7/6** states that Local Planning Authorities will protect the quality and distinctiveness of the historic built environment. Local Plan 2004 **Policy EN30** relates to development within and affecting the setting of conservation areas and states that the District Council will refuse permission for schemes which do not fit comfortably into their context.

Consultation

8. **Balsham Parish Council** recommends refusal for the following reasons:

“1) The site is too small and totally unsuitable for a two-storey building.
2) The proposed dwelling is out of character with the area.”

9. **Conservation Manager** states that the site is surrounded by modern development and the proposal would have no significant impact on the character and appearance of the Conservation Area.

Representations

10. Objections have been received from the occupiers of 12 West Wickham Road, 27 Horseshoe Close and “Daymar”, Bartons Close on the following grounds:
- The dwelling is too obtrusive and too large for the site;
 - No.12 West Wickham Road’s bedroom and breakfast room windows would be overlooked from the proposed dwelling;
 - Overlooking of and loss of light to No.27 Horseshoe Close and “Daymar”, Bartons Close;
 - Loss of views;
 - The site is unsuitable;
 - No mention is made within the application of the pine tree within the site close to the boundary between the site and No.27 Horseshoe Close;
 - Cars use this section of Bartons Close for parking and the creation of an access would create further parking problems and increase the volume of traffic on the narrowest part of Bartons Close; and
 - If it was felt that development of this land was appropriate, a single storey dwelling would be more in keeping with the current surroundings.

Planning Comments – Key Issues

11. The key issues in relation to this application are the affect of the proposal on:
- The character of the area; and
 - The amenity of neighbours.
12. The proposed dwelling would sit between the bungalow at 12 West Wickham Road and the two-storey house at 1 Bartons Close. Whilst dwellings in Bartons Close are

generally of a simpler design than the proposed dwelling, there is a mix of dwelling designs in the locality, particularly in West Wickham Road. I consider that the proposal is acceptable in terms of street scene impact and the character of the area.

13. The nearest part of the proposed dwelling is set off No.12 West Wickham Road's rear boundary by approximately 5m, the ridge of the single storey element is approximately 7.5 from the boundary and the ridge of the 6m high element is approximately 11.5m from the boundary. On balance, whilst the development would have an impact on the outlook from No.12 West Wickham Road, I do not consider that this impact would warrant refusal. A condition should be attached to any approval removing permitted development rights for extensions to the proposed dwelling so that the Local Planning Authority could ensure that any subsequent extensions did not seriously affect the amenity of neighbours and the occupiers of No.12 West Wickham Road in particular. In terms of other impacts on neighbours, I do not consider that the development would have a serious impact on the amenity of neighbours through overlooking or undue overshadowing or by being unduly overbearing.
14. A previous outline application for a dwelling on the site was refused in 1988. For the reasons identified above, and in order to make the best use of land, I consider that the present scheme is acceptable.
15. The proposed dwelling would have adequate amenity space. One off-road parking space is to be provided for this two-bedroom dwelling. I consider that the proposal is acceptable in terms of parking and highway matters.
16. The likely removal of a pine tree towards the rear of the site is not reason to refuse the application.

Recommendation

17. Approval
 1. Standard Condition A – Time limited permission (Reason A);
 2. Sc5a and f – Details of materials for external walls, roofs and hard surfaced areas (Rc To ensure the satisfactory appearance of the development);
 3. Sc51 – Landscaping (Rc51);
 4. Sc52 – Implementation of landscaping (Rc52);
 5. Sc60 – Details of boundary treatment (Rc60 and to protect the amenity of neighbours);
 7. Sc21 (Part 1, Classes A, B & C) – Removal of permitted development rights (Rc21c harm to the amenity of neighbours)
 8. Visibility splays shall be provided on both sides of the access and on the northern side of No.1 Barton Close's access and shall be maintained free from any obstruction over a height of 600mm within an area of 2m x 2m measured from and along respectively the back of the footway (Rc In the interests of pedestrian/highway safety)

Informatives

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: SE4** (Residential Development in Group Villages), **HG10** (Housing Design) and **EN30** (Development Affecting the Setting of 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;
 - Character and visual impact of the locality;
 - Pine tree;
 - Parking and traffic problems.

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 files Refs: S/2177/04/F, S/0208/04/F & S/2458/87/O

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