

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

2nd June 2010

AUTHOR/S: Executive Director (Operational Services)/
Corporate Manager (Planning and New Communities)

S/0330/10/F – GREAT SHELFORD

Erection of Three Dwellings (Revised Design) at 66 Cambridge Road for David Reed Homes Limited

Recommendation: Approval

Date for Determination: 21 May 2010

Notes:

This Application has been reported to the Planning Committee for determination because the recommendation of approval is opposed by Great Shelford Parish Council.

Site and Proposal

1. The application relates to plot numbers 3, 4 and 5 in a development of 9 houses which is currently under construction. These three plots are located to the rear of an existing house at 68 Cambridge Road. To the north west, the estate adjoins the development of detached houses at Marfleet Close. To the south east, the estate adjoins a development of detached houses at The Hectare. Access to the site has been formed by demolishing the dwelling at 66 Cambridge Road and providing a 5.5 m driveway between numbers 64 and 68 Cambridge Road.
2. Planning permission for the erection of three houses on this land has already been granted under reference S/0569/07/F.
3. The full application, validated 26 March 2010, proposes the following:
Plot 3: a corner plot with a detached 4-bedroomed house with a floor area of 281 sqm, with a ridge height of 8.4m;
Plots 4 and 5: a semi-detached pair of 3-bedroomed dwellings each with a floor area of 102 sqm, with ridge heights of 8.3m.
4. Compared with the previously approved scheme:
 - a) the plots of the detached house and the semi-detached pair have swapped;
 - b) the floor area of the detached house has increased by 59%;
 - c) the distance of proposed bedroom windows to the rear boundary with 68 Cambridge Road on Plots 4 and 5 (directly to the rear) has been reduced from 12.2m to 10.2m. The number of first floor rear bedroom windows has increased from 1 to 4. The distance to nearest window in Plot 3 (obliquely to the rear) has increased from 8.5m to 10.5m.
 - d) ridge heights are similar to those previously approved.

Planning History

S/1743/09/F

Plots 3, 4 and 5: Amended design Withdrawn 19.2.10



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Scale 1/1250 Date 18/5/2010

Centre = 545736 E 253140 N

June 2010 Planning Committee

S/1034/09/F	Plot 6: Amended design	Approved 14.9.09
S/1033/09/F	Plot 9: Amended design	Approved 14.9.09
S/1414/08/F	Dwelling (Plot 9)	Approved 10.10.08
S/1799/07/F	8 houses following demolition of existing house (Plots 5 – 8 amended designs)- Approved 15.11.07	
S/0596/07/F	8 houses following demolition of existing house	Approved 20.8.07.
S/2411/06/F	8 houses following demolition of existing house	Withdrawn

Policies

5. **East of England Plan 2008**
SS1 Achieving Sustainable Development
ENV7 Quality in the Built Environment

South Cambridgeshire Core Strategy 2007 **ST/4** Rural Centres

6. **South Cambridgeshire Development Control Policies 2007**
DP/1 Sustainable Development
DP/2 Design of New Development
DP/3 Development Criteria
DP/4 Infrastructure and New Developments
DP/5 Cumulative Development
DP/7 Development Frameworks
NE/6 Biodiversity
TR/2 Car and Cycle Parking Standards

District Design Guide SPD 2010

7. **Great Shelford Village Design Statement (2004)**
8. **Circular 11/95** (The Use of Conditions in Planning Permissions)

Consultations

9. **Great Shelford Parish Council:** Recommendation of refusal. The increase in floor area of the house originally on Plot 5, from around 89sq m to 155 sq m represents an unacceptable scaling up of the development on the site. The proposal to replace a single house on Plot 5 with 2 houses will be more intrusive for the occupiers of No.68 who in addition will be overlooked by 4 windows immediately to the rear of them and 4 from Plot 3. The bulk and scale of the dwelling on Plot 3 will be intrusive to the street scene. The original layout as approved on August 20th 2007 should be adhered to.

Representations

10. Objection has been received from the occupiers of 68 Cambridge Road, on the following grounds:

- a) there are now two houses to the rear instead of one, resulting in four windows directly overlooking the rear garden, which will be located only 10 metres from the boundary fence;
- b) there will also be overlooking from windows in the rear elevations of houses on Plots 3 and 9;
- c) this will be extremely overbearing and imposing and a huge intrusion on the occupiers' privacy;
- d) the semi-detached houses will look out of place squeezed between two very large detached houses. The previously approved layout looked much better.
- e) There will be more noise and intrusion from two families instead of one using their rear gardens;
- f) The whole site has become over-developed, overcrowded and overbearing.

Planning Comments

11. The current proposal represents the fifth change to the original scheme approved under S/0596/07/F. The main concerns relating to this proposal are neighbour amenity and street scene impact.

Neighbour amenity

12. The concerns raised refer to the amenity of the occupiers of 68 Cambridge Road. The proposal will introduce additional bedroom windows at first level located 10.2m from the rear screen fence. This will introduce a greater degree of overlooking over the rear garden of the property than previously approved in S/0596/07/F. Members will note that the rear garden of No.68 has a depth of approximately 19m and that the minimum window-to-window distance between properties will be 29m. These are reasonable distances and, on balance, it is not considered that the additional harm to privacy represented by the current proposal is not so serious as to justify a refusal of planning permission. Any additional noise and disturbance arising from two gardens is also likely to be mitigated by the distance between properties. If approved, it is recommended that permitted development rights for future extensions and windows on the rear elevations be removed.
13. The proposal will improve the amenity to the rear garden of the dwelling approved on Plot 9 by giving it a more open aspect and access to sunlight compared to the previously approved layout.

Street Scene

14. The side and rear elevations of the detached house on Plot 3 show a variety of roof form, articulation and materials which will contribute to the character of the development when viewed from Cambridge Road and the estate road. The forward projecting wing on the front elevation of Plot 3 will partially obscure the view of the group of houses when approaching around the corner of the access road, but not to the extent that the visual interest of the development would be seriously affected. The ridge heights of dwellings are similar to those previously approved.

Recommendation

15. In accordance with the application dated 1 March 2010, approve subject to conditions:

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 development hereby permitted shall be carried out in accordance with the following approved plans: Drawing nos 10002-01, 10002-02, 10002-04.**
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
3. **No development shall take place until details of the materials to be used in the construction of the external surfaces of the buildings 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.)
4. **No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development. The details shall also include specification of all proposed trees, hedges and shrub planting, which shall include details of species, density and size of stock.**
(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)
5. **No development shall commence until full details of a scheme for the provision of a replacement orchard has been supplied to and approved in writing by the Local Planning Authority. The scheme shall contain details of the timing of all plantings, tree species, stock size, tree positioning, and ground preparation for optimal survival in accordance with good agricultural practice. The scheme shall be carried out as approved, and where trees have failed to sustain adequate growth they shall be replaced within a period of five years from the implementation of the scheme as agreed in writing. None of the trees within the scheme shall be removed without the prior permission of the Local Planning Authority.**
(Reason - To ensure that the development compensates for the loss of existing orchard habitat and provides landscape enhancement in order to comply with Policy P7/2 of the Cambridgeshire and Peterborough Structure Plan 2003 and Policies DP/4 and NE/6 of the South Cambridgeshire Development Control Policies Development Plan Document 2007.)
6. **All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a**

programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, another tree of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)

7. **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 (the enlargement, improvement or other alteration of dwellinghouse) or B (the enlargement of a dwellinghouse consisting of an addition or alteration to its roof) 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 - To safeguard the privacy of adjoining occupiers in accordance with Policy DP/3 of the adopted Local Development Framework 2007)
8. **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 windows, doors or openings of any kind, other than those expressly authorised by this permission, shall be constructed in the rear elevations of the dwellings, hereby approved, at and above first floor level, unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf.**
(Reason - To safeguard the privacy of adjoining occupiers in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
9. **During the period of demolition and 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 with 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.)

Informatives

1. Conditions applied to planning permissions S/1799/07/F and S/0596/07/F apply to the wider development area and must be read in conjunction with this planning permission.

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

East of England Plan 2008

South Cambridgeshire Core Strategy 2007

South Cambridgeshire Development Control Policies 2007

South Cambridgeshire District Design Guide 2010

Great Shelford Village Design Statement 2006

Circular 11/1995 Use of Conditions in Planning Permissions

Planning file refs: S/0330/10/F, S/1743/09/F, S/1034/09/F, S/1033/09/F, S/1414/08/F,
S/1799/07/F, S/0596/07/F, S/2411/06/F.

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