

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

1 December 2010

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

S/1132/10/O – FULBOURN
Outline Application for a Dwelling and Associated Car Parking at Land West of
No. 8 Lucerne Close
for Susan Frances Wade

Recommendation: Approval

Date for Determination: 15 November 2010

Notes:

This application has been reported to the Planning Committee for determination as the Officer recommendation of approval is contrary to Parish Council's recommendation. The Head of Planning considers that Members should visit the site.

Members will visit this site on 1st December 2010.

Site and Proposal

1. The application site is located approximately 4km to the southeast of Cambridge and outside the main village of Fulbourn. Properties in the locality are predominately modern dwellinghouses. The area for the proposed new dwelling is part of the garden area of no. 8 Lucerne Close. The site for the new dwelling measures approximately 0.007 of a hectare in area. No. 8 Lucerne Close is a two storey terraced house attached to nos. 4 and 6. The site boundaries have hedges and fencing. The gable end of no. 8 has windows facing the road. The front garden of no. 8 has fencing and plants to delineate the front car parking area. The existing car parking spaces are accessed via a shared driveway off Lucerne Close. No. 45, to the west of the site on the opposite side of the road, has a blank wall facing the application site.
2. The full application, as amended to clarify the site boundary, was validated on 7th July 2010, seeks outline permission for a one bedroom dwelling and associated car parking with all matters reserved. The maximum eaves height would be approximately 5m and the maximum ridge height would be 7m to form a two storey detached dwelling. The indicative maximum footprint of the proposed dwelling will be 4.5m x 5.5m. The indicative layout shows that the proposal includes one car parking space for the proposed dwelling and there will be sufficient space to the front of no. 8 to accommodate one car parking space for the existing dwelling.
3. The proposed development represents a density of 142 dwellings per hectare.

Planning History

4. **S/1523/09/O** – Outline planning application for a dwelling was withdrawn.
S/1309/00/F – Fencing (retrospective), approved.
S/1024/85/O – Housing, roads, open space, balancing reservoir, school, shops and allotments, approved.
S/1316/84/O – Housing, roads, open space and school, approved.

Planning Policy

5. **South Cambridgeshire Local Development Framework Core Strategy DPD 2007: Policy ST/4 – Rural Centres**
 6. **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/4** Infrastructure and New Developments
 - **DP/7** Development Frameworks
 - **HG/1** Housing Density
 - **SF/10** Open Space
 - **SF/11** Open Space Standards
 - **NE/6** Biodiversity
 - **TR/1** Planning for More Sustainable Travel
 - **TR/2** Car and Cycle Parking Standards
 7. **South Cambridgeshire Local Development Framework Development Supplementary Planning Documents:**
 - **Biodiversity 2009**
 - **Open Space in New Developments 2009**
 - **Landscape in New Developments 2009**
 - **Design Guide 2010**
 8. **South Cambridgeshire Recreation Study 2005**
 9. **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.
 10. **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 respect.
- ## **Consultations**
11. **Fulbourn Parish Council** objects to this application and states that ‘This is an overdevelopment of the site, detracting the openness of the location as the

area to be development sides the footpath and hugs a substantial bend in the road. Highways should be consulted and a copy of their report made available to the Parish Council.'

12. **Landscape Design Officer** has the following comments:

- If a two storey house is to go into this space then the side of the house should be the boundary and the land between the west side of the house and the footway should be 'front garden' and planted with ground cover planting. It is considered that a wall as a boundary to the west and south end of the terrace would be appropriate. The terrace area for bins etc would be hard surfaced along with the access strip that would be necessary to reach the parking court at the north end. This could be enclosed by close board fencing to separate it from the remains of the garden belonging to No 8. No 8 must retain more than just its front square as it has a ground floor window overlooking its garden. It would be a very substandard dwelling without a side garden in my view.
- Boundary treatment between the car parking area to the front of no. 8 could be improved with hedge planting instead of fencing; however, this is outside the application site boundary.
- There is no space for tree planting as shown on the drawing unless the foundations are strengthened which is an expense. It would be possible to have some shrub and herbaceous planting however and climbers to grow over the wall. Landscape conditions should be applied if an approval is given.

13. **The Chief Environmental Health Officer** - no comments received.

14. **Legal Officer** – no comments received.

15. **Local Highway Authority (LHA)** has no objection but recommends condition to be attached for 2.5m x 5m car parking spaces with a 6m reversing space and informatives on highways requirement on surface finish, encroachment under or upon the public highway and general information on work to the public highway and public utility apparatus.

Representations

16. Councillor Scarr requests this application be discussed at Planning Committee with a site visit based on his view that the Council needs to get a feeling how members are viewing such applications.

Planning Comments

17. The key issues to consider in the determination of this application are:

- Principle of residential development;
- Housing density;
- Highway safety;
- Infrastructure and new development;
- Residential amenity interest;
- Street scene; and

- Landscape character and boundary treatment.

Principle of residential development

18. The application falls within Fulbourn village framework and Fulbourn is a Rural Centre. Since Rural Centres comprise the most sustainable villages in the district there is no strategic constraint on the amount of development or redevelopment of land for housing within the village frameworks. Therefore, the proposed subdivision of the plot at no. 8 for a dwelling is acceptable in principle.

Housing Density

19. The site area for the proposed dwelling measures approximately 0.007 of a hectare. The proposal for one dwelling represents a density of 142 dwellings per hectare. The proposal achieves the housing density requirement of 40 dwellings per hectare based on the Policy HG/1 (Housing Density). The area for the existing and proposed dwellings is approximately 0.027 of a hectare. The density of both the existing and proposed dwellings represents 74 dwellings per hectare.

Highway safety

20. Access to the application site would be via Lucerne Close and the existing shared driveway to the north of the site. The submitted illustrative block plan shows that there would be sufficient space for the provision of on-site car parking spaces for the proposed and existing dwelling. The proposal does not appear to meet the 6m reversing space as required by Local Highway Authority. Given that the proposed car parking space is similar to the existing car parking spaces to the front of no. 8 with same reversing distance, it is considered that the proposal is acceptable. The car parking and reversing arrangement would not cause serious harm to highway safety. Details of the access would be subject to an application for approval of a reserved matter.

Infrastructure and new development

21. The applicant's agent is aware of the need to provide contributions towards off site informal open space (an approximate sum of £743.82), community facility (an approximate sum of £290.11) and waste receptacles (£69.50 per dwelling) assuming that the proposal would be a one-bedroom unit. The applicant is willing to make these contributions and she understands that this would be secured through a scheme by way of a condition.

Residential amenity interests

22. The dwellinghouse at no. 8 is set off from the proposed common boundary with the application site. The illustrative plan shows that the proposed dwelling would be along the common boundary and adjacent to the garden area of no. 8. Subject to detailed design in terms of the scale, height, layout, position and window arrangement, it is considered that a modest size single storey or a one and a half storey dwelling set off from the shared boundary with no. 8 similar to a double garage in form, would be acceptable and would avoid causing serious harm to residential amenity interests of occupiers at no. 8 by overlooking, being overbearing and affecting daylight. Given that all

matters are reserved in this application, the detailed design would be assessed by application for approval of reserved matters.

23. The dwellinghouses at nos. 10 and 45 are sufficiently distant from the application site that the proposal would be unlikely to cause harm to the residential amenity interests to occupiers of these two neighbouring properties.

Street scene

24. Properties at Lucerne Close are predominately two storey terraced houses and the surrounding area also include detached, semi-detached and link-detached dwellings. There are examples of dwellings built at the edge of or very close to highway land e.g. nos. 45, 27, 49, 30, 24 and 36 Lucerne Close. It is noted that the proposed dwelling would be detached from the existing dwelling which does not follow the existing terraced pattern in this row of terrace (nos. 2, 4, 6 and 8 Lucerne Close). Having considered the development pattern and character of the surrounding area, it is considered that a modest scale detached building with the character and appearance of an outbuilding to no.8 would be acceptable and would be compatible with this prominent location and appropriate in terms of scale, mass in relation to the surrounding area and the existing dwelling.
25. Properties in the locality generally have shallow gardens. The proportion of the size of the proposed plot is considered to be in keeping with the density and character of the built environment at Lucerne Close. The principle of a modest scale dwelling is considered to be acceptable and would not be an overdevelopment of the site in visual terms.
26. The open character of the site would be protected by careful design of the position, height and scale of the proposed building, garden layout and appropriate boundary treatment.

Landscape character and boundary treatment

27. The proposed landscaping and boundary treatment are not considered sufficient to assure that the development is satisfactorily assimilated into the character and appearance of the area and would enhance biodiversity. A condition would be attached to any consent for a landscape scheme to be submitted and agreed. Landscaping details would in any case be a reserved matter.

Recommendation

28. Approve as amended by drawing number KMA3199/01 (site location plan) date stamped 20th September 2010.
29. Conditions
 1. **Approval of the details of the layout of the site, the scale and appearance of buildings, the means of access and landscaping (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.**
(Reason - The application is in outline only.)

- 2. Application for the approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.**
(Reason - The application is in outline only.)
- 3. The development hereby permitted shall begin not later than the expiration of two years from the date of approval of the last of the reserved matters to be approved.**
(Reason - The application is in outline only.)
- 4. No development shall begin until details of a scheme for the provision of Outdoor Playspace and Informal Open Space to meet the needs of the development in accordance with adopted Local Development Framework Policies SF/10 and SF/11 have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a timetable for the provision to be made and shall be carried out in accordance with the approved details.**
(Reason – To ensure that the development contributes towards outdoor playspace and informal open space in accordance with Policies SF/10, SF/11 and DP/4 of the adopted Local Development Framework 2007.)
- 5. No development shall begin until details of a scheme for the provision of community facilities to meet the needs of the development in accordance with adopted Local Development Framework Policy DP/4 has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a timetable for the provision to be made and shall be carried out in accordance with the approved details.**
(Reason – To ensure that the development contributes towards outdoor playspace and informal open space in accordance with Policy DP/4 of the adopted Local Development Framework 2007.)
- 6. No development shall begin until details of a scheme for the provision of waste receptacles to meet the needs of the development in accordance with adopted Local Development Framework Policy DP/4 have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a timetable for the provision to be made and shall be carried out in accordance with the approved details.**
(Reason – To ensure that the development contributes towards waste management in accordance with Policy DP/4 of the adopted Local Development Framework 2007.)
- 7. 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.)

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

South Cambridgeshire Local Development Framework Core Strategy DPD 2007
South Cambridgeshire Local Development Framework Development Control Policies DPD 2007

South Cambridgeshire Local Development Framework Development Supplementary Planning Documents:

- Biodiversity 2009
- Open Space in New Developments 2009
- Landscape in New Developments 2009
- Design Guide 2010

South Cambridgeshire Recreation Study 2005

Circular 11/95 – The Use of Conditions in Planning Permissions

Circular 05/2005 – Planning Obligations

Planning application references: S/1132/10, S/1523/09/O, S/1309/00/F, S/1024/85/O and S/1316/84/O.

Contact Officer: Emily Ip – Planning Officer
Telephone: (01954) 713250