

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

12 January 2010

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

S/1765/10 – COTTENHAM

**Erection of single storey dwelling and garage. - 22, Rampton Road, Cottenham
for Mr Gerald Cambridge**

Recommendation: Approval

Date for Determination: 17th December 2010

Notes:

This Application has been reported to the Planning Committee on the grounds that the Cottenham Parish Council recommendation of refusal conflicts with the officer recommendation.

Site and Proposal

1. The application site comprises of the subdivision of the garden land formerly attached to No.22 Rampton Road. The site is situated between nos.22 and 20 Rampton Road and is of an approximate area of 0.076ha. The site is located within the Cottenham Village, Framework, which is designated as a Minor Rural Centre by the Councils Core Strategy Settlement Policy ST/5. Residential development and redevelopment up to an indicative maximum scheme size of 30 dwellings is permitted within the village frameworks of Minor Rural Centres.
2. No.22 is a detached narrow fronted Victorian property with a hipped roof. The application site once formed part of the garden to No.22 and has now been left to grow wild, with a new close-boarded fence boundary and timber security gates at the site entrance, which fronts Rampton Road. The site benefits from an extant planning permission to subdivide the plot and provide a new two-storey dwelling between nos.22 and 20 Rampton Road.
3. The adjacent dwelling at No.20 forms a corner plot at the access to a small back land development of 4 properties (Nos.20, 18, 16 and 14 inclusive). No.20 has a first floor secondary bedroom window overlooking part of the site. Surrounding development is predominantly residential and is a mixture of age and form.
4. The proposed development comprises of the erection of a single storey four-bedroom dwelling with detached garage within the rear of the plot. The building would be of a contemporary design with mono-pitch living (green) roofs and would be built in two main sections providing a private garden area between the building and the proposed double garage. The development would be finished in coloured render with timber cladding and a sedum mat roof.

Planning History

5. Planning Application S/1221/10/F for the erection of a single storey dwelling was withdrawn.
6. Planning Application S/1371/08/F was approved for the subdivision of the garden of no.22 to provide a new two-storey dwelling.
7. Planning Application S/1183/85/F was approved for an extension to no.22 Rampton Road.
8. Planning Application S/0135/84/F was approved for an extension to no.22 Rampton Road.

Planning Policy

9. **South Cambridgeshire Local Development Framework, Core Strategy, 2007:**
ST/5 Minor Rural Centres
10. **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
NE/1 Energy Efficiency
NE/6 Biodiversity
SF/10 Outdoor Playspace, Informal Open Space, and New Developments
SF/11 Open Space Standards
TR/2 Car and Cycle Parking Standards
11. **South Cambridgeshire LDF Supplementary Planning Documents (SPD):**
Design Guide SPD – Adopted March 2010
Biodiversity SPD – Adopted July 2009
Landscaping in New Developments SPD – Adopted March 2010
Cottenham Village Design Statement – Adopted November 2007
Open Space in New Developments SPD – Adopted January 2009
12. 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.
13. 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.

Consultation

14. **Cottenham Parish Council** – Recommend refusal commenting that the small change of approximately half a metre reduction to the rear of the property is not significant enough to reduce the impact upon neighbouring properties and the proposed dwelling would result in overdevelopment of this site. The proposal would represent a modern design, which is not in keeping with the neighbouring properties within the street scene.
15. **Local Highways Authority** – Raise no objections to the proposed development subject to a condition being applied to ensure that the proposed pedestrian visibility splay is kept clear of obstruction above the height of 600mm. In addition further conditions will be required to ensure that the proposed manoeuvring area is kept free of obstruction and that the driveway is constructed so that all falls and levels are such that no surface water from the site drains across the public highway.
16. **Landscape Design** – No comments have been received. (consultation period has expired).
17. **Ecology** – Raises no objections commenting that the proposal would provide an exciting opportunity to secure a development with a significant green roof. Green roofed buildings have a huge potential to play in mitigating biodiversity loss in built-up areas. As this technique becomes more widely known it will become more widely used and this is something to be welcomed in terms of biodiversity conservation. I am aware that the current site is largely unkempt grass. The provision of a vegetated sedum roof will make a contribution to offsetting this loss. To further increase the scheme's biodiversity gain a scheme of nest box provision should be provided.

Representations

18. 3 neighbour letters raising objections to the proposed development have been received from occupiers of nos.61 & 63 Pelham Way and 5 Dunstal Field. The comments of which have summarised below:
 - a. The position of the property is not in keeping with the area. No properties have been built far back from Rampton Road. In 1963 no.24 Rampton Road was refused permission to build a dwelling in a similar location;
 - b. The proposal would be out of character with any property presently upon Rampton Road;
 - c. Vehicular access approved upon the previous application is different to that presently proposed as it was to be shared with no.22;
 - d. The proposal would result in overshadowing as the large shed to the rear of no.24 (which does not benefit from planning permission) does, this would also effect nos.61 and 63 Pelham Way;
 - e. Existing boundaries are of brick construction, although old fencing has been replaced with new fencing and therefore this is inaccurate;
 - f. The replacement of existing holly and plants with laurel is unnecessary when a boundary fence would suffice;
 - g. The approval for a two-storey dwelling was never intended to be built, because no.22 was fenced and bordered as a smoke screen to the proposal to build to the rear;

- h. The scheme is designed to produce money and not for the benefit of the village;
 - i. The site has been cleared of vegetation and levelled with the erection of boundary fencing.
19. 1 neighbour letter of support for the proposed development has been received from the occupiers of no.22 Rampton Road. The comments of which are summarised below:
- a. The proposal would relate well to our property and the site;
 - b. The dwelling would be a reasonable distance from our property and boundary and would not be intrusive or overbearing in relation to no.22 due to its single storey design;
 - c. Unlike the approved two-storey dwelling, this proposal would not take light from any of our windows or garden;
 - d. The proposal would make the best possible use of the site and would fit in well with its surroundings.
20. **The Cottenham Village Design Group** has provided comments stating that the development represents an interesting proposal for a contemporary dwelling, which would work well within this location. Furthermore, the proposed materials and finishes are appropriate to the design of the dwelling. The green sedum roof is a welcome addition due to its environmental and visual benefits. It should be noted that visibility from the street would be minimal.

Planning Comments – Key Issues

21. The key issues to consider in the determination of this application are the impact that the proposed development would have upon residential amenity, the public realm, public open space infrastructure, highway safety and biodiversity.

Principle of development

22. The site falls within the Cottenham Development Framework, which is a Minor Rural Centre, whereby residential development of this density is acceptable in principle. Furthermore, the site benefits from an extant planning permission that could still be implemented.
23. The proposal represents a development density of approximately 14dph, which would fall short of the minimum housing density of 30dph as set out within Policy HG/1 of the South Cambridgeshire Development Control Policies DPD 2007. Nevertheless, given the site's planning history with an extant consent for a single dwelling, anything above a single dwelling upon this site would be considered to represent overdevelopment of the site to the detriment of the character of the area. In addition it is unclear how more than one dwelling could be adequately served by an appropriate means of access.

Design (Public Realm)

24. The proposed dwelling would be located in a back of plot position. This proposed siting is in character with the site layout of those dwellings to the south east of the site at nos.14, 16, 18 and 20 Rampton Road. However, it is acknowledged that the development would depart from the urban grain of development of those dwellings to the northwest of the site, which although do not provide a rigid building line, they do sit in a more forward position fronting Rampton Road.
25. The set back nature of the proposed dwelling is not considered to be detrimental to the character and appearance of the area for the following reasons:
26. The dwellings to the southeast of the site establish a pattern of development beyond the confines of the main linear frontage to Rampton Road. Therefore the proposed rear siting of the dwelling would not be incongruous with the context of the planned nature of the immediate surrounding area. In addition the dwelling would be of single storey form and as such its proposed rearward positioning would mean it would appear comparatively un-prominent within the street scene, relative to the surrounding development.
27. Notwithstanding the above, it is acknowledged that the dwelling would not be completely screened from view from the street scene. Nevertheless, the proposed design is considered to be both of a high quality and visually stimulating and as such, is deemed to have a positive impact upon the public realm. It is those small eccentricities in design, such as this proposal, that bestow any urban environment with a 'sense of place'. The Cottenham Village Design Group also shares this view.

Residential Amenity

28. The proposed dwelling is of single storey design with a mono pitch form. The dwelling, being single storey, would have a large footprint sited approximately 2.4m from the northeast (rear) boundary of the site. This is the common boundary with nos.59, 61 and 63 Pelham Way and at present is formed by a mix of 1.8m timber fencing, 1.2m post and rail fencing and tall Holly and Alder bushes. A 2m close-boarded fence is proposed to consolidate this boundary. This would fall within the scope of permitted development (Part 2, Class A).
29. By virtue of the fact that the proposed dwelling is single storey and mono pitch in form it is the lowest part of the dwelling roof that is adjacent to the common boundary. This has an eaves height of approximately 2.5m and extends away from the common boundary up to a height of approximately 4.7m (at a pitch of approx 15 degrees) to a distance of approximately 8m from this boundary. By virtue of this low form and shallow pitch there is not considered to be a significant visual overbearing impact upon the properties in Pelham Way. Whilst nos.59, 61 and 63 are to the northeast of the proposed dwelling, the low form and pitch would not afford a significant loss of sunlight to these properties. This is adequately demonstrated by the light impact assessment submitted as part of the Design and Access Statement (drawing nos. RRCC-D1-P1, RRCC-D2 P1, RRCC-D3-P1). In addition the proposed building would not obstruct a 25-degree vertical angle above the proposed boundary fence from the rearmost part of the gardens of nos. 59, 61 and 63.

30. Due east of the site lies no.18 Rampton Road, which benefits from an 'L' shaped rear garden that shares the common boundary, with the application site (upon slightly elevated land). The proposed dwelling would be sited approximately 11m from no.18 at a distance of 4m from the common boundary narrowing to 1m to the furthest corner of the rear garden of no.18. Similar to the relationship with the northeast boundary the mono pitch roof of the proposed dwelling would project away from the common boundary. By virtue of the low form and shallow pitch there is not considered to be a significant visual overbearing impact upon the amenity currently experienced by the occupiers of no.18 Rampton Road.
31. Nos.22 and 24 Rampton Road lie due south and southwest of the application site. The proposed garage structure would be sited hard to the common boundaries of these properties. The garage structure shares a similar mono-pitch roof form to that of the main dwelling, albeit at a smaller height of approximately 2.5m to eaves and 3.8m at its highest point. Furthermore, the element of the garage that would be most visible to these properties would be its sedum roof and timber fascia board detail, both of which are considered, materials that soften the visual impact of this structure. In light of the garages form, due north orientation, back-to-back distance from these properties and the existing boundary details (2m in height) the structure is not considered to result in an adverse impact upon the amenities of these dwellings.
32. Further to the above, the proposed sedum mat roof is considered to visually soften the appearance of the development from views into the site. This is considered to substantially reduce the apparent visual overbearing impact upon those dwellings to the northeast and southwest of the proposed structure. Surrounding properties overlook the application site, however, its inverted design provides a central garden area, which could not be overlooked, therefore afforded a satisfactory provision of private amenity space.
33. Representations received from the occupants of neighbouring dwellings raise concerns, in addition to those discussed above, for loss of a private view and for loss of value to existing dwellings. However, these are not material planning considerations and cannot be afforded any weight in the determination of this planning application. In light of the sensitive nature of the site with regard to the amenity of surrounding properties, it is considered necessary to remove by condition the permitted development rights of the proposed dwelling.

Landscaping & Ecology (Biodiversity)

34. The proposal provides an indicative layout that addresses hard and soft landscaping. Whilst this is broadly acceptable in principle, there are specific elements of this outline scheme that are not favourable, such as the provision of what appear to be conifer trees upon the northern boundary with Pelham Way. In light of the comments under the title 'residential amenity' high level planting within this area is not required. As a consequence it is necessary to request a landscape condition to ensure that the specific planting method and details of hard landscaping is agreed in writing prior to development commencing on site. In addition to this, due to the ambiguity of the boundary provision, it is necessary to condition that the detail of all boundary treatments is also agreed in writing, prior to development commencing on site.

35. The provision of a living roof system is welcomed, as it would provide mitigation to the loss of garden lawn by providing an attractive habitat for invertebrates and birds. In addition the roof will mitigate views into the site from neighbouring properties that would screen the urban form of the development proposed. The detail and provision of the living roof system will be conditioned to ensure that it is adequately implemented to a standard for its longevity. The roof will aid surface water drainage throughout the site by limiting run off to the proposed soakaway system and will help insulate the dwelling within the winter and cool it in summer months. This will better enable the applicant to pursue a higher level of energy efficiency within the code for sustainable homes as indicated within the Design and Access Statement. Despite the habitat provision, by virtue of the roof and proposed landscaping, it is considered that a scheme for bird nest box provision is also required by condition to ensure further biodiversity enhancement.

Highway Safety

36. The proposed access is to serve only the single dwelling proposed. To this end the access width of 3m, is deemed sufficient by the Highway Authority. Furthermore, it is demonstrated on plan ref. RRCC-02-P1 that suitable pedestrian visibility can be achieved on site subject to a condition ensuring no obstruction above 600mm in height. To this end the proposal is not considered to result in any undue harm upon highway safety. The Local Highway Authority recommends that conditions regarding the construction specification of the vehicular access with regard to drainage and the retention of the manoeuvring area. It is considered reasonable and justified to apply such conditions in this instance.

Planning Obligations

37. In section 4.6 of the submitted Design and Access Statement the applicant agrees to the financial contributions to meet the needs of public open space, community facilities, bin provision, S106 monitoring fees and the Councils legal fees. Public open space contributions amount to £4,258.90 in this instance and community facility contributions amount to £718.78 in this instance. The section 106 monitoring fee would equate to £50 with refuse provision amounting to £69. By virtue of this agreement it is considered reasonable and justified to condition these payments to be made prior to the occupation of the dwelling house.

Recommendation

38. Approve

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: Location Plan, RRCC-02-P1, RRCC-03-P1, RRCC-04-P1, RRCC-05-P1, RRCC-06-P1 & RCC-07-P1.**

(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. **The dwelling, hereby permitted, shall not be occupied until details of a scheme for the provision of outdoor sports, play and informal open space infrastructure, community infrastructure, S106 monitoring and refuse provision to meet the needs of the development in accordance with Policies DP/4, SF/10 and SF/11 of the Local Development Framework Development Control Policies 2007 has been submitted to and approved in writing by the LPA.**

(Reason - To ensure the development provides a suitable level of public open space for occupants of the development, in accordance with Policies DP/4, SF/10 and SF/11 of the South Cambridgeshire Local Development Framework 2007.

5. **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.)

6. **Details of the green/living roof shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site. The green roof shall be:**

a) **Biodiversity based with extensive substrate base (depth 100-150mm);**

The green/living roofs shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency. The development shall be carried out strictly in accordance with the details so approved, shall be maintained as such thereafter and no change there from shall take place without the prior written consent of the Local Planning Authority.

b) Evidence that the roof has been installed in accordance with sub points a) above shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development hereby approved.

(Reason - To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with Policies DP/1, DP/3 and NE/6 of the adopted Local Development Framework 2007.)

7. **No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before that/the dwelling is occupied in accordance with the approved details and shall thereafter be retained.**

(Reason - To ensure that the appearance of the site does not detract from the character of the area in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)

8. **No development shall begin until a scheme for the provision of bird nest boxes has been submitted to and approved in writing by the Local Planning Authority; the dwellings shall not be occupied until the nest boxes have been provided in accordance with the approved scheme.**

(Reason - To achieve biodiversity enhancement on the site in accordance with adopted Policies DP/1, DP/3 and NE/6 of the adopted Local Development Framework 2007.)

9. **The pedestrian visibility splay shown upon plan no.RRCC-02-P1 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 highway boundary.**

(Reason - In the interest of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

10. **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, B, C and E 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 - In the interests of preserving the character and appearance of the surrounding area and the amenity of residents in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

11. **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.)

12. **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, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant 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.)
13. **The proposed access and turning area shall be provided before the dwelling hereby permitted is occupied and thereafter retained as such.**
(Reason - In the interests of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
14. **The garage, hereby permitted, shall not be used as additional living accommodation.**
(Reason - To ensure the continued provision of off-street parking space in the interests of highway safety and to safeguard the amenities of adjoining occupiers in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

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