

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Development and Conservation Control Committee      2<sup>nd</sup> February 2005  
**AUTHOR/S:** Director of Development Services

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**S/2002/04/F - Haslingfield**  
**Erection of Two Dwellings Following Demolition of Existing Dwelling at 1 Butler Way**  
**for Aspire Homes (Cambridgeshire) Ltd**

**Recommendation: Approval**  
**Date for Determination: 24<sup>th</sup> November 2004**

### Update

1. Members may recall resolving to grant delegated powers of approval at the December Committee Meeting subject to the provision of three car parking spaces for each dwelling and provided the two dwellings were set further back into the site.
2. The December committee item is attached as appendix 1.
3. Amended plans have been received showing the dwellings set an additional 1.5m back into the site with each dwelling now having three car parking spaces.

### Planning History

4. See Appendix 1.

### Planning Policy

5. See Appendix 1.

### Consultation

6. **Haslingfield Parish Council**

No recommendation but comments "It would be helpful if the front garden of No. 2 is a turning space".

### Representations

7. An e-mail has been received from the occupier of No. 10 Church Street. He objects to overlooking of his garden and swimming pool and in particular the re-positioning of one of the dwellings that will look directly into his swimming pool. He also raises drainage and sewerage concerns.

Further representations will be reported verbally.

### Planning Comments - Key Issues

8. The key issues in this application are the impact of two dwellings on the amenity of surrounding residents, the impact on the street scene, the impact on the character and appearance of the Haslingfield Conservation Area, the impact on the setting of

nearby Listed Buildings, including the church, the potential impact from additional traffic, parking difficulties and the suitability of the sewerage system to accommodate a further dwelling.

***Amended proposal***

9. The amended scheme provides three car parking spaces in tandem for plot 2. This report is written in advance of the expiration of the consultation period. However, it is understood that the Parish Council and neighbours are likely to object to this parking arrangement.
10. It is my view that there is a balance to be struck between providing the three spaces per dwelling, requested by Members at the December meeting, and maintaining a hedge along the frontage of the site to help assimilate the development into its surroundings. An alternative would be to provide two tandem spaces to the side with one adjacent space that would be in front of the dwelling. This would open up the frontage but would result in a more practical parking arrangement.

***Parking and amenity of occupiers of surrounding properties.***

11. In my opinion the setting back of the dwellings will have no materially greater impact on the dwelling to the rear, No. 10 Church Street and will improve the relationship of the new dwellings to the property opposite, No. 4 Butler Way and adjacent at No.2. The parking arrangements for plot 1 will not impact adversely on neighbour amenity and neither will those for plot 2 in either of the suggested forms - existing residents of Butler Way reverse into the road and the frequency of vehicle movements associated with one additional dwelling will not significantly increase the number of vehicles manoeuvring in Butler Way. There may be occasions where the 3 tandem arrangement will result in additional movements but this is not, in my opinion, significant.

***Impact on the street scene, the impact on the character and appearance of the Haslingfield Conservation Area, the impact on the setting of nearby Listed Buildings***

12. It would be visually better if a hedge could be provided along as much of the frontage of the site as possible. The revised parking arrangements help to achieve this - Plot 1 has one parking space set behind the hedge parallel to the road and plot 2 provides tandem parking resulting in only one car width opening being necessary. I think it would be unfortunate if this opening were doubled to achieve a car parking space perpendicular to the road in front of the dwelling with only tandem parking for two cars to the side but it would still result in a satisfactory visual impact. It may also be possible to consider a similar arrangement for plot 2 as for plot 1 i.e. that a parking space be provided behind the hedge running parallel to the road. However an existing lamppost may have to be repositioned to allow easier access to such a space.

***Other issues***

13. Please see Appendix 1.

***Conclusion***

14. If Members are minded to approve the amendments, it is my opinion that the following options, in relation to the parking layout, should be considered:
  1. That the submitted layout be accepted;
  2. That a revised layout, showing two tandem spaces and one in front for plot 2, perpendicular to the road, be submitted;

3. That a revised layout showing two tandem spaces with one in front for plot 2, parallel to the road be submitted (it may be necessary for the applicant to undertake the repositioning of the lamppost).
15. In light of the above I consider it appropriate to require the submission of a revised layout plan by condition (in the case of 1 above the submitted plan will be accepted as the required layout)

### **Recommendation**

16. Approval as amended by plan reference BW-04/d and subject to the following conditions:
  1. Standard Condition A - Time limited permission (Reason A);
  2. **Sc5a** - Details of materials for external walls and roofs (Rc5a);
  3. **Sc5e** - Details of finished floor levels (Rc5e);
  4. **Sc51** - Landscaping (Rc51);
  5. **Sc52** - Implementation of landscaping (Rc52);
  6. **Sc60** - Details of boundary treatment (Rc60);
  7. **Sc5f** - Details of materials to be used for hard surfaced areas within the site including roads, driveways and car parking areas (Reason - To protect the visual quality of the area);
  8. No development shall commence until details of the design and materials to be used for the external windows and doors have been submitted to and approved in writing by the Local Planning Authority; the development shall be carried out in accordance with the approved details.  
(Reason - To ensure that visually the development accords with neighbouring buildings and respects the visual quality of its surroundings)
  9. Notwithstanding the submitted plans, no development shall commence until a plan showing space to be laid out within the site for the parking of 3 cars for each dwelling has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until space has been laid out in accordance with the agreed details 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 site for the parking of vehicles.)
  10. No development shall commence until precise details of both the existing provision for surface water drainage and foul sewage disposal and the proposed method of surface water drainage and foul sewage disposal have been submitted to and approved in writing by the Local Planning Authority; the development shall be carried out in accordance with the approved details.  
(Reason - To ensure satisfactory drainage of the site and satisfactory disposal of foul sewage from the site).
  11. No power operated machinery shall be operated on the premises during the period of demolition and construction, before 08.00 hours on weekdays and 08.00 hours on Saturdays nor after 18.00 hours on weekdays and 13.00 hours on Saturdays (nor at any time on Sundays or Bank Holidays) unless otherwise previously agreed in writing with the Local Planning Authority in accordance with any agreed noise restrictions.  
(Reason - To minimise noise disturbance to adjoining residents)

12. No windows, doors or openings of any kind shall be inserted in the south or west elevations of the house on plot 1 or the south, east or west elevations of the house on plot 2, hereby permitted, unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf.  
(Reason - To safeguard the privacy of occupiers of the adjoining properties.)
13. The first floor windows in the south elevation of the buildings shown serving bathrooms and en-suite rooms on plan no. BW-04/c, hereby permitted, shall be fitted and permanently maintained with obscured glass.  
(Reason - To safeguard the privacy of occupiers of the adjoining properties.)
14. Notwithstanding the provisions of Regulations 3 and Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order), the following classes of development more particularly described in the Order are expressly prohibited in respect of the property and each unit thereon unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf:-
  - i) PART 1, (Development within the curtilage of a dwellinghouse, all classes)
  - ii) PART 2, (Minor operations), Classes A (erection of gates, walls or fences)

(Reason - To safeguard the character of the area and to ensure that additions or extensions which would not otherwise require planning permission do not overdevelop the site with consequent harm to the setting of the Conservation Area, nearby Listed Buildings and the visual quality of the street scene).

### **Informatives**

It may be necessary to consider the repositioning of a lamppost to the front of the site. Permission would have to be sought from Cambridgeshire County Council and the repositioning done in accordance with its requirements at the expense of the developer.

### **Reasons for Approval**

1. The approved 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** (List of Group Villages)  
**HG10** (Housing Mix and Design)  
**EN30** (Development in Conservation Areas),  
**EN28** (Development within the Curtilage or Setting of a Listed Building)
2. The proposal conditionally approved is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
  - Residential amenity including overlooking issues
  - Highway safety
  - Visual impact on the locality

- Impact upon setting of adjacent Conservation Area and nearby Listed Buildings

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

- Planning Files reference S/0029/04/O, S/1176/04/F, S/2002/04/F
- South Cambridgeshire Local Plan 2004
- Cambridgeshire and Peterborough Structure Plan 2003

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