

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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

**S/2244/04/F - Histon
Two Dwellings at Land Adjacent to 20 Pages Close
for Mills and Douglas (Builders) Ltd.**

**Recommendation: Approval
Date for Determination: 29th December 2004**

Site and Proposal

1. This site of 0.169 hectares is a relatively flat area of garden land to the side of 20 Pages Close. The front and rear boundaries are hedged, with pedestrian access off Pages Close to the front and vehicular access via an unsurfaced track to the rear, which is a private road. The neighbouring dwellings are Victorian houses that front the footpath and both have windows facing the site. In addition, no. 22 has two first floor rear windows that are to the north of the site and face southeast.
2. This full planning application, received on the 3rd November 2004 proposes a pair of semi-detached dwellings with a two storey rear projection. They will be sited in line with neighbouring dwellings.

Planning History

3. **S/0896/80/F** - permitted the part use of the barn as a dental laboratory, with a condition limiting its use by the current occupier.
4. **S/1868/80/F** - planning permission for the erection of two storey extensions forming sitting room and bedroom to the house was approved.
5. **S/0064/81/O** - outline planning permission for the erection of one dwelling with a garage was first granted for the site.
6. **S/1592/02/O** - outline planning for a dwelling on the site was again approved.
7. **S/1572/04/F** - full planning permission was refused for two dwellings of a similar design and layout to the scheme now submitted, however the pair of semi-detached houses were sited 7m back from the path behind the line of the neighbouring dwellings. This application was refused on grounds of loss of light to no. 22 and the siting being out of character with the existing built form in the area.

Planning Policy

8. **Policy SE2** 'Rural Growth Settlements' of the South Cambridgeshire Local Plan 2004 defines Histon as a Rural Growth Settlement in which residential development will be permitted on unallocated land providing the development meets with the criteria of this and other policies included within the Local Plan.

9. **Policy HG10** 'Housing Mix and Design' of the Local Plan requires developments to include a mix of housing types and sizes, with the design and layout being informed by the wider area.
10. **Policy TP1** 'Planning More Sustainable Travel' of the Local Plan seeks to restrict car parking levels to maximum levels set out in Appendix 7/1. For dwellings with 3 or more bedrooms the maximum car parking to be required is two spaces per dwelling. This is in order to reduce over-reliance on the car and to promote more sustainable forms of travel.
11. **Policy P1/3** 'Sustainable Design in Built Development' of the Cambridgeshire and Peterborough Structure Plan 2003 states that a high standard of design and sustainability should be adopted for all new forms of development.

Consultation

12. **Histon Parish Council** recommends refusal commenting that it feels inadequate levels of car parking are proposed, that light will be lost to neighbouring dwellings, particularly no. 22 and that the submitted drawings do not show properly the relationship between the dwellings and the neighbouring house.
13. **The Chief Environmental Health Officer** has no comments to make.

Representations

The occupiers of no. 22 have commented that:

14. '... the building now planned has been moved forward to line up with the other houses in Pages Close. Although this will improve the light entering our kitchen window during early morning, for the rest of the day it would leave us in the dark and we would still need to turn on the light, even in summer time. The effect would not be so bad if the building were a bungalow or smaller house further from ours but two houses will only just fit between us and 20 Pages Close and we are worried that they will overshadow not only the kitchen but other rooms as well'.

Planning Comments - Key Issues

15. The key issues to consider in respects of this application are car parking and loss of light to the neighbouring dwelling.

Car Parking

16. The site is within 300 metres of the village centre and is a highly sustainable location in terms of access to local facilities, services and public transport. The proposals include two car parking spaces per dwelling and as such, fully accords with national and local policies in terms of the car parking levels provided.

Loss of Light

17. The proposed dwellings will be sited to the south-west of the neighbouring house at no. 22 Pages Close. Following pre-application discussions the siting proposed has been altered. The dwellings will be sited with a 4 metre gap from the sidewall of no. 22 Pages Close and the rear projection will come 3 metres past its rear wall. This siting now ensures that there will not be a significant loss of light to the rear windows of no. 22 Pages Close.

Recommendation

18. Approval as amended by drawings CHD/3751/04, CHD/3750/04, CHD/3752/04/A, franked the 17th December 2004 and subject to the conditions listed below.

1. Standard Condition A - Time limited permission (Reason A);
2. Sc5a - Details of materials for external walls and roofs (Rc5a);
3. Sc51 - Landscaping (Rc51);
4. Sc52 - Implementation of landscaping (Rc52);
5. Sc60 - Details of boundary treatment (Rc60).
6. Para C3 b) p. parking. RC – Para RC10 – 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)
 - **South Cambridgeshire Local Plan 2004:**
SE2 (Development in Rural Growth Settlements)
HG10 (Housing Mix and Design) and
TP1 (Planning More Sustainable Travel)
2. The development is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
 - Car Parking
 - Neighbouring amenities - light

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 file Ref: S/2244/04/F

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