

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

2nd February 2011

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

S/2101/10 – IMPINGTON

**Conversion and Extension of Studio to Form New Dwelling –
10 College Road.**

Recommendation: Approval

Date for Determination: 19th January 2011

Notes:

This Application has been reported to the Planning Committee because the Parish Council has recommended refusal, contrary to Officer recommendation.

Members will visit the site on the morning of the 2nd February 2011.

Site and Proposal

1. The application site comprises an existing single storey, detached studio adjacent to 10 College Road and situated within the linear pattern of development along College Road. The local area is characterised by mainly two storey detached and semi-detached dwellings with white rendered walls, plain tile roof and feature bay windows. The dwellings are set within spacious plots with parking to the front gardens and some with mature hedges and trees. The application site has a mature tree to the front boundary and hedging and fencing to its boundaries. The site also falls within the village framework of Impington and is located near to but not within a protected village amenity area to the east.
2. The proposal involves the extension and conversion of the existing studio to a two storey, two bedroom detached dwelling. The new building would have a hipped roof, with tiles to match the existing neighbouring buildings and a white render finish to the walls. Parking would be sited for two cars at the front of the site.

Planning History

3. In 1996, planning permission was granted for a design studio, which is now the subject of this application (S/0377/96/F). The studio is sited to the west of the main dwelling and is single storey with a dual-pitched roof.
4. Outline planning consent was refused for a dwelling in 1986 (S/1397/86/O) as it would result in a "cramped form of development on a narrow site, out of keeping with the open and pleasant character of College Road where the houses are generally set in generous plots." The width of the application site was 8.7m compared to the current site, which is 8.2m.

5. Outline consent was later granted in 1986 for a wider, two storey dwelling (S/1828/86/O) set within a plot measuring just over 12m in width

Planning Policy

6. **South Cambridgeshire Core Strategy DPD – Adopted January 2007**
Policy ST/4 Rural Centres
7. **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 Outdoor Playspace, Informal Open Space and New Developments
SF/11 Open Space Standards
TR/1 Planning For More Sustainable Travel
TR/2 Car and Cycle Parking Standards
8. **South Cambridgeshire LDF Supplementary Planning Documents (SPD):**
District Design Guide – Adopted March 2010

Consultation

9. **Impington Parish Council** – Recommend refusal due to overdevelopment. The Parish also highlight condition 3 of planning permission S/0377/96/F for the studio, which requires the existing studio to be used only by the present or future owner/occupier of 10 College Road in order to protect residential amenity.
10. **Local Highway Authority** – No objection, subject to conditions to ensure: adequate visibility splays, appropriate drainage from the driveway away from the public highway and bound material to the driveway.

Representations

11. **Owner/Occupier of 12 College Road** – Objection due to loss of amenity, loss of light and privacy. Recommend that the building is sited further forward in the plot to improve the impact upon neighbours. In addition the block plan incorrectly shows a single storey, lean-to element to the rear of 12 College Road, which does not exist.

Comments – Key Issues

12. Histon and Impington villages are identified as a Rural Centre in the Core Strategy DPD 2007 and as such can accommodate development without any limit on individual scheme size. The site would be required to provide a total of two dwellings to meet density levels sought under Policy HG/1 of the Development Control Policies DPD; however, it is considered that two dwellings would be inappropriate on this site due to the narrow size of the plot, the character of the local area and residential amenity. Therefore, a

single dwelling is accepted in principle and the application is principally assessed in relation to the following issues: residential amenity, the character of the local area, parking and community open space and infrastructure.

Residential Amenity:

13. The development would be set behind the front wall of the existing dwellings at 10 and 12 College Road and distanced 2.3m from the side wall of No 10 and 5.5m away from side wall of No.12. The development would therefore potentially impact more on No.10 due to its closer proximity.
14. The impact of the development on No.10 would be mitigated by the existing two storey rear projection at this property. Ground and first floor windows in the west side of No.10 would be affected by the proximity of the new building but do not serve habitable rooms. Overshadowing would occur to part of the rear garden area but this would be for a small duration in the afternoon and would only affect a small proportion of the rear garden area. Overlooking from the proposed openings in the east roof slope would be limited as these windows serve a bathroom and stairwell and face obscurely glazed bathroom windows at the side of No.10.
15. Concern has been raised by the neighbour at No.12 in relation to loss of privacy and light and a site visit has been carried out to assess these issues. The neighbour has correctly pointed out that the submitted plans are inaccurate and subsequent amendments have been requested to accurately reflect the siting of a detached garage and shed at No.12, adjacent to the east boundary. The applicant's agent has confirmed that the amended plans will be submitted prior to 2nd February 2011 for members to view at planning committee.
16. The design of the building is perceived to mitigate the impact on the neighbour at No.12 given the low eaves height and hipped roof form which would limit the overall bulk and mass of the building. The siting of the new dwelling immediately adjacent to the neighbouring garage and the spacing between the development and the neighbouring dwelling is also thought to avoid undue overbearing impact. The design of the building also shows that its height reduces to single storey level to the rear. A condition is therefore recommended to restrict potential rear extensions permitted under The Town and Country Planning (General Permitted Development) Order 1995.
17. Whilst first floor windows are proposed in the west elevation these are noted to be high level and a condition is recommended to ensure these windows are retained at high level to prevent overlooking. Mutual overlooking already occurs from the rear windows of most of the dwellings along College Road and therefore the development is not considered to result in an adverse loss of neighbour privacy.

Character of the Local Area

18. Concern has been raised by the Parish Council with regard to overdevelopment but the proposed dwelling is considered to be of suitable

size and scale in relation to the plot and the character of housing in the area. The dwelling would generally follow the linear form of development along College Road but would be set back from the neighbouring dwellings with a hipped roof and low eaves that would create a subservient appearance to the building within the streetscene. Sufficient space would be provided at the front for parking and one metre spacing would be provided between the building and the side boundaries.

19. The refused and approved outline applications in 1986 proposed a dwelling further forward in the plot but also showed at this time that the dwelling at No.12 was not extended. Since this time No.12 has been extended at two storey level towards No.10 (S/1231/88/F) and the erection of the design studio at No.10 has reduced the extent of openness once associated between these properties. Therefore, the current proposal would not appear cramped within the plot or the streetscene, as is illustrated within the submitted 3-dimensional street drawings.
20. The Parish Council refers to condition 3 of planning permission S/0377/96/F, which requires the existing studio to be used only by the present or future owner/occupier of 10 College Road in order to protect residential amenity. This condition did not preclude the possibility of a separate dwelling on the site per se; moreover this condition was designed to protect residential amenity given the potential subdivision of the plot at the time and the need to formally assess such a proposal in a new planning application.

Parking

20. The subdivision of the existing plot at 10 College Road would require a maximum total of 3 parking spaces split between the two properties and the applicant has provided this, as shown on drawing 242-04P.

Community Open Space and Infrastructure

21. The new development would put extra demand on community infrastructure and community open space in Impington, which has a recognized shortfall in sport and play space. The applicant has confirmed that a contribution towards these elements, in accordance with Policies DP/4 and SF/10, can be secured via a Section 106 agreement.

Conclusion:

22. The development is not considered to have an unacceptable adverse impact on residential amenity in terms of overbearing impact and loss of light. The siting and design of the dwelling would appear subservient within the streetscene and its overall appearance would not appear cramped or out of scale with the location. Sufficient parking would be provided on site and existing landscaping retained to the front boundary.

Recommendation

23. Approval, as amended by drawings 242/01P Rev A and 242-07P Rev A, (franked 12th January 2010), subject to the following 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: 242/01P Rev A and 242-07P Rev A, (franked 12th January 2010) and 242-04P, 242-05P, 242-06P.**
(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 a sample of the roof tile for the dwelling, hereby permitted, has 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 access shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway, in accordance with a scheme submitted to and approved in writing by the Local Planning Authority.**
(Reason - To prevent surface water discharging to the highway in the interests of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
 5. **The visibility splays shown on drawing 242-04P shall be provided on both sides of the access prior to the completion of the development or the occupation of the dwelling, whichever is the sooner, and shall thereafter be maintained free from any obstruction over a height of 600m.**
(Reason - In the interest of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
 7. **During the period of 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.)
 8. **No development shall begin until details of a scheme for the provision of recreational infrastructure to meet the needs of the development, in accordance with adopted Local Development Framework Policy SF/10, 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 recreational infrastructure in accordance with the above-mentioned Policy SF/10 and Policy DP/4 of the adopted Local Development Framework 2007.)

9. **No development shall begin until details of a scheme for the provision of community services infrastructure 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 community services infrastructure in accordance with Policy DP/4 of the adopted Local Development Framework 2007.)

10. **The rooflights in the west roofslope of the dwelling, hereby permitted, shall be installed with a sill height of not less than 1.7m above the finished internal floor level and thereafter retained as such.**

(Reason - To prevent overlooking of the adjoining properties in accordance with Policy DP/3 of the adopted Local Development Framework 2007).

11. **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 rear extension within Class A 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 ensure that future additions that would otherwise be permitted under this Order can be considered in relation to the amenities of adjoining neighbours in accordance with Policy DP/3 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 (LDF) Development Control Policies, adopted July 2007
- South Cambridgeshire Local Development Framework (LDF) Core Strategy, adopted January 2007
- Supplementary Planning Documents: District Design Guide.
- Circular 11/95 and 05/2005
- Planning File References: S/0377/96/F, S/1397/86/O, S/1828/86/O

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