

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

2nd February 2011

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

S/2212/10 - WHITTLESFORD

Replacement dwelling (revision to design approved under planning permission S/0845/10/F). - New House (Formerly No.12), Royston Road, Whittlesford, Cambridge, Cambridgeshire, CB22 4NW for Ms Jeanette Myburgh

Recommendation: Approve Conditionally

Date for Determination: 9th February 2011

Notes:

This application has been reported to the Planning Committee for determination as the Officer recommendation is contrary to the recommendation of the Parish Council.

Site and Proposal

1. The site lies on the north side of Royston Road within the Whittlesford Bridge village framework. The land is presently vacant but formerly comprised a single-storey 3-bedroom bungalow that has recently been demolished. Both neighbouring houses are two-storey houses, although their building line is such that No.14 to the west is set behind that of the former bungalow, which followed the building line of No.10 Royston Road to the east.
2. Planning permission was granted in 2005, and subsequently renewed last year, for the erection of a replacement two-and-a-half-storey dwelling on the site. The current application proposes to amend the design of the approved dwelling by increasing the total height of the rear single-storey element from 2.7 metres (approved eaves height) to 3.2 metres, in order to rectify a design flaw and structural issues. The following additional minor changes are also proposed:

South (front) elevation:

- Reduction in extent of first floor glazing to bedrooms 2 and 4.
- Relocation of entrance door, recess and canopy to south elevation.

North (rear) elevation:

- Reduction in depth of window serving master bedroom.
- Reduction in number of rooflights to the loft room from two to one.
- Reduction in extent of glazing and size of roof lantern to the single storey element.

West elevation:

- New window to ground floor bathroom.

- Removal of first floor window and reduction in size of window to stairs.
- Removal of one rooflight.

East elevation:

- Reduction in size of ground floor utility room window.

Planning History

3. **S/0566/03/F** – Application for extensions to existing property to create two-storey flat roofed dwelling refused due to its design, visual impact in the street scene and harmful impact upon the amenities of occupiers of Nos. 10 and 14 Royston Road.
4. **S/0137/04/F** – Application for replacement dwelling refused due to its visual impact in the street scene and impact upon the amenities of occupiers of No.10 Royston Road.
5. **S/0487/05/F** – Planning permission granted for a replacement dwelling and workshop/garden room, following the demolition of the existing bungalow.
6. **S/0845/10/F** – Planning consent granted for the renewal of planning permission S/0487/05/F.

Planning Policy

7. South Cambridgeshire Local Development Framework Development Control Policies DPD, adopted July 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/6 – Biodiversity

NE/15 – Noise Pollution

SF/10 - Outdoor Play Space, 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 Local Development Framework Supplementary Planning Documents:

District Design Guide – Adopted March 2010

Landscape in New Developments – Adopted March 2010

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. **Whittlesford Parish Council** - Recommends refusal stating:

“The Parish Council is still concerned about the dominant 3rd storey window at the front of the property. If the size of the window was substantially reduced and velux windows introduced to one or both sides of the eastern and western elevations the loss of light to the attic room would be minimised.”
12. **The Landscape Design Officer** - Has not commented to date. Any comments received will be reported to Members in an update prior to the Committee meeting.

Representations

13. None received to date.

Planning Comments – Key Issues

Principle of the development

14. Planning permission for the erection of a replacement two-storey dwelling on the site was granted in July 2010, this consent renewing the original permission that was approved in October 2005. During the determination of the renewal application, the change in the planning policy framework, and the introduction of Housing Density Policy HG/1, was taken into account and the erection of just one dwelling on the site considered acceptable in principle.
15. The principle of erecting a two-storey dwelling on the site has been established within the recently approved extant planning permission. In determining the current application, therefore, it is only necessary to consider the implications of the proposed changes, when compared to the approved scheme. The current application proposes no changes to the overall height or siting of the proposed dwelling, but seeks to increase the height of the rear single-storey element by approximately 0.5 metres, as well as carrying out a number of other minor alterations, as set out in paragraph 2 above. A number of these minor alterations have already been approved by this Authority as non-material amendments to the planning permission. The additional changes to the elevations over and above those already agreed essentially involve a reduction in the extent of glazing and would also be considered to be non-material.

Impact on the character of the area

16. The Parish Council has recommended refusal of the application due to the visual impact of the glazing to the roofspace/3rd storey on the front elevation. The Parish Council recommended approval of both the original 2005 application, and the subsequent renewal last year. The extent of this glazing has not altered at all in the current application, so this Authority could not now reasonably require any alteration to the design of this element. It is worth noting that the extent of glazing to the front elevation has, in any case, been

reduced by replacing the previously approved full height windows with standard sized openings.

17. The increase in height of the rear single-storey element would not be discernible from the front of the site and would not materially harm the character of the area or the impact of the dwelling upon its surroundings.
18. The materials to be used for the external elevations of the proposed dwelling, namely white rendered walls and smooth brown interlocking tiles, were agreed in connection with conditions of the previous planning permission, and are noted on the submitted application form. Should the current application be approved, it should be conditional upon the use of these materials (unless otherwise approved in writing).
19. The previous permission was also subject to a landscaping condition. There have been ongoing discussions between the applicant and the Council's Landscape Design Officer, and a full landscaping proposal has been provided with the current application. The formal comments of the Landscape Design Officer are presently awaited but, if the details are considered to be acceptable, there would only be a requirement to impose a condition requiring the implementation of the submitted scheme.

Residential Amenity

20. The current proposal would increase the height of the rear single-storey element by 0.5 metres. With regards to the impact on No.10 Royston Road, to the east of the site, the nearest window in the rear elevation of No.10 serves a utility room (a non-habitable room). The sole window to the kitchen and main patio/sitting-out area are sited approximately 10 metres away from the proposed single-storey element. Whilst the extension would intrude into a 45 degree angle drawn from the centre-point of No.10's kitchen window, given the distance of the extension from this window, it would not encroach into the 45 degree angle when projected 25 degrees upwards, when calculated from the sill level of the window. The increase in height of the single-storey element is not therefore considered to result in an undue loss of light or outlook to No.10's kitchen window, patio area or garden.
21. The proposed single-storey extension lies approximately level with the side elevation of No.14 Royston Road, to the west of the site, within which there is a ground floor hall window and first floor landing and bathroom windows. Given that these windows serve non-habitable rooms, together with the minimal increase in height proposed to the rear element, this revised scheme is not considered to result in material harm to the amenities of occupiers of No.14, either by overbearing or overshadowing, since the site lies to the south-east of that property whose own extensions already impact upon its rear sitting out area.

Infrastructure Requirements

22. In accordance with the requirements of Policies DP/4 and SF/10, as well as the Supplementary Planning Document on Open Space, all residential developments, including replacement dwelling schemes, are expected to contribute towards the off-site provision and maintenance of open space, and the provision of indoor community facilities. Based upon the increase in bedrooms proposed in the replacement dwelling compared to the original

bungalow, this results in a requirement for contributions of £1,154.52 towards open space and £194.85 towards community facilities. The previous permission was subject to conditions requiring a scheme (Section 106 Agreement) in order to secure these payments. The S106 agreement has been finalised, and the relevant payments made. Should permission be granted, a revised agreement would need to be issued with the decision notice.

Recommendation

23. Approval, subject to the prior completion of a revised S106 legal agreement and 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 materials to be used for the development, hereby permitted, shall accord with the specification in the application form and approved plans, unless otherwise agreed in writing by the Local Planning Authority.**
(Reason – To ensure the appearance of the development is satisfactory in accordance with Policies DP/2 and DP/3 of the adopted Local Development Framework 2007.)
 - 3. 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.)
 - 4. Apart from any top hung vent, the proposed first floor windows in the east and west elevations and first floor bathroom window in the north elevation of the dwelling hereby permitted shall be fitted and permanently glazed with obscure glass.**
(Reason – To prevent overlooking of the adjoining properties in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
 - 5. 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 windows, doors or openings of any kind, other than those expressly authorised by this permission, shall be constructed in the side elevations of the dwelling at and above first floor level unless**

expressly authorised by planning permission granted by the Local Planning Authority in that behalf.

(Reason - To safeguard the privacy of adjoining occupiers in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

- 6. No power operated machinery shall be operated on the premises during the period of construction, before 0800 hours on weekdays and 0800 hours on Saturdays nor after 1800 hours on weekdays and 1300 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 in accordance with Policy NE/15 of the 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; Landscape in New Developments.
- Circular 11/95 and 05/2005
- Planning File References: S/2212/10, S/0845/10/F, S/0487/05/F, S/0137/04/F and S/0566/03/F.

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