

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

2 March 2011

AUTHOR/S: Executive Director / Corporate Manager - Planning and
New Communities

**S/2058/10/F – WESTON COLVILLE
Dwelling – Land South of Springhill Lodge, Brinkley Road
For Mr & Mrs Chennells**

Recommendation: Approval conditionally

Date for Determination: 24 January 2011

Members will visit this site on 2 March 2011

Background

1. This application was deferred at 2 February 2011 meeting to allow Members to visit the site on 2 March 2011.
2. Attached as Appendix 1 is the report to Planning Committee of 2 February 2011.

Update including amendment, comments from Ecology Officer and Landscape Design Officer, and response from the agent to the comments of the occupiers of Springwood circulated to Members on 1 February 2011.

Amendment

3. The applicants' agent submitted revised drawings (drawing numbers 10:024-2B date stamped 22 December 2010 and 10:024-1B date stamped 14 February 2011) to address concerns from the occupiers of Springwood, adjacent to the site. The amendments include:
 - a. Existing ground levels shown relative to elevations;
 - b. The height of the single storey rear element reduced by 300mm and the internal floor level reduced by 600mm;
 - c. The glazing to the south elevation removed and replaced with four velux style rooflights; and
 - d. The secondary kitchen window in the south elevation removed and the ground floor cloakroom window in the south elevation would be obscure glazed.

Consultation

4. **Ecology Officer** considers that removal of mature trees and fruit trees on the site would have had a detrimental effect upon the local biodiversity and new planting to compensate for the loss is required. He has no objection to the proposal but considers that should any development be allowed then in addition to a suitable

amount of new native planting a scheme of bat and bird box provision shall also be implemented on the plot and on land controlled by the applicant.

5. **Landscape Design Officer** has no objection to the proposal subject to landscaping conditions.

Representation

6. **The agent has responded to the comments of occupiers of Springwood circulated to Members on 1 February 2011:**
7. Width of the plot – The application site has an irregular boundary to Springwood and thus the width varies between 11m and 14m. This compares quite favourably with that of other properties in Brinkley Road where plot widths can be below 10m. The proposed plot is generous in size.
8. Amenity – Springwood has a double garage with a bedroom and bathroom above, and a greenhouse and garden shed located nearest to the application site. Therefore, the main habitable rooms and private usable garden/patio area of Springwood are located at the further southern end of its curtilage and would not be significantly affected by the proposed dwelling. The gable end wall of Springwood is situated approximately 5.5-7m from the boundary of the application site and there is no first floor window in this gable end, therefore, the proposal has a generous area between dwellings. The new dwelling lies to the north of Springwood and so there will be no issue of overshadowing. The scheme has been amended to remove windows in the side elevation to avoid overlooking to this neighbouring property.
9. Proximity of new dwelling to side boundary – The boundary to Springwood is irregular and thus the width of the application site varies. The side elevations of the proposed dwelling is set away from the south side boundary between 1m (from the nearest side elevation) and 7.5m (from the single storey front wing). Due to the angled setting of the dwelling at Springwood that is also set at different distances from the same boundary with its nearby gable end, there is therefore an acceptable degree of space between the two dwellings. Brinkley Road has an established character of continuous built form.
10. Siting of the dwelling and building line – The siting of the proposed dwelling would create a logical and smooth transition between Springwood and Springhill Lodge that follows a notional building line. The proposed siting also enables the provision of on-site car parking and turning area to allow vehicles to exit safely onto Brinkley Road in a forward gear. It would not be appropriate to site a new dwelling within the area of the garden to the north of Springhill Lodge as much of the area falls outside the village framework and part of that area is being used for the extension to the existing dwelling.
11. Windows and dwelling design – Alterations to windows and openings and reduction in the height of the single storey rear element are shown on amended drawing number 10:024-2B date stamped 22 December 2010.
12. General landscaping proposals - It is not the intention of the applications to damage the amenity of the property. The extensive landscaping works that are being undertaken are part of the overall landscaping plan which is supported by Arboriculturist's advice. The proposed plantings for the application site form part of the whole landscaping scheme for the applicant's property.

13. The scheme as amended has responded to comments of the occupiers at Springwood. There will not be an unacceptable level of loss of amenity to neighbouring properties. The siting of the dwelling will read as part of a coherent part of the streetscene albeit that existing trees and hedgerows will screen much of the proposed dwelling from view.

Further planning comments

Biodiversity

14. In view of the comments made by the Ecology Officer, it is suggested that a condition should be added to any planning consent that no development shall be undertaken until a scheme for the provision of bat and bird boxes has been submitted to and approved in writing by the Local Planning Authority.

Recommendation

Approve as amended by drawing numbers 10:024-2B date stamped 22 December 2010 and 10:024-1B date stamped 14 February 2011.

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. **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 or 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.)
3. **The development hereby permitted shall be carried out in accordance with the following approved plans: 10:024-0A, 1A, 3A, and 10:024-2B date stamped 22 December 2010.**
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
4. **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.)
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. **No development shall take place until a plan showing the finished floor levels of the proposed dwelling in relation to the existing and proposed ground levels of the surrounding land has been submitted to and agreed in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details.**

(Reason - In the interests of residential and visual amenity, in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

7. **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.)

8. **No development shall begin until details of a scheme for the provision of open space and community facilities infrastructure, S106 monitoring and waste receptacle provision to meet the needs of the development in accordance with adopted Local Development Framework Policies DP/4 and 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 the need for recreation/open space and community facilities in the village and suitable waste provision for the property in accordance with Policies DP/4 and SF/10 of the adopted Local Development Framework 2007.)

9. **In this condition 'retained tree' means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the first occupation of the dwelling hereby approved.**

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with the relevant British Standard.

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.

(Reason - To protect trees which are to be retained in order to enhance the development, biodiversity and the visual amenities of the area in accordance with Policies DP/1 and NE/6 of the adopted Local Development Framework 2007.)

10. **No development shall take place until details of the following have been submitted to and approved in writing by the Local Planning Authority:**
- i) Contractors' access arrangements for vehicles, plant and personnel;**
 - ii) Contractors' site storage area(s) and compounds(s);**
 - iii) Parking for contractors' vehicles and contractors' personnel vehicles;**
- Development shall not be carried out other than in accordance with the approved details.**

(Reason - In the interests of residential amenity in accordance with Policies DP/3 and DP/6 of the adopted Local Development Framework 2007.)

11. **No demolition, site clearance or building operations shall commence until tree protection comprising weldmesh secured to standard scaffold poles driven into the ground to a height not less than 2.3 metres shall have been erected around trees to be retained on site at a distance agreed with the Local Planning Authority following BS 5837. Such fencing shall be maintained to the satisfaction of the Local Planning Authority during the course of development operations. Any tree(s) removed without consent or dying or being severely damaged or becoming seriously diseased during the period of development operations shall be replaced in the next planting season with tree(s) of such size and species as shall have been previously agreed in writing with the Local Planning Authority.**

(Reason - To protect trees which are to be retained in order to enhance the development, biodiversity and the visual amenities of the area in accordance with Policies DP/1 and NE/6 of the adopted Local Development Framework 2007.)

12. **The dwelling, hereby permitted, shall not be occupied until the parking and turning spaces shown on the approved plans has been laid out and made available for use.**

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

13. **Visibility splays shall be provided on both sides of the access and 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.)

14. **The new accessd driveway hereby permitted shall be constructed in bound material for at least the first 10m from the carriageway edge.**

(Reason - To prevent debris spreading onto the highway, in the interest of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

15. **No development shall begin until a scheme for the provision of bat and bird boxes has been submitted to and approved in writing by the Local Planning Authority; the dwellings shall not be occupied until the next 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.)

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

South Cambridgeshire Local Development Framework Core Strategy DPD 2007

South Cambridgeshire Local Development Framework Development Control Policies DPD 2007

South Cambridgeshire Local Development Framework Development Supplementary Planning Documents:

- District Design Guide 2010
- Open Space in New Developments 2009
- Trees and Development Sites 2009
- Biodiversity 2009

Circular 11/95 – The Use of Conditions in Planning Permissions

Circular 05/2005 – Planning Obligations

Planning application reference: S/2058/10

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