

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

11 May 2011

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

S/0399/11 - COTTENHAM

Erection of 3 bedroom dwelling and vehicular access at land to the rear of 71 High Street following demolition of existing garage building.

- 71, High Street, Cottenham, Cambridge, Cambridgeshire, CB24 8SA for Mr Jerram Dawes

Recommendation: Approve Conditionally

Date for Determination: 04 May 2011

Site and Proposal

1. 71 High Street is a late 19th century dwelling of simple gabled form. The dwelling is built from buff brick and a slate roof with two end stacks and two hipped bay windows at ground floor level on the front elevation. The dwelling has a prominent street fronting position occupying a back of pavement location with a small decorative wall enclosing the front curtilage. The dwelling has been extended at the rear in the early 20th century by way of a two storey lean-to extension and a two storey gabled range. The range runs for approximately 5m before stepping down to single storey height with an adjoining weather boarded double garage/store. A large linear rear garden serves the dwelling accommodating a few mature trees and is bisected by the development framework at roughly its mid point.
2. Surrounding development is predominantly a mix of residential and commercial uses. Development lines the High Street on both sides following a fairly strict back of pavement building line, many plots have long linear rear ranges, often of utilitarian weather boarded character, projecting to the rear of the site. There are gaps in the frontages that form characteristic views to the back of plots allowing glimpses of these elongated rear ranges. Such a frontage gap exists to the south of No.71 between the dwelling and the adjacent Public House, a mono pitch outbuilding divides this space and Smiths Path runs eastwards from the High Street. Development along the high street is characterised by the simple forms of the 19th century and the predominant use of buff brick and slate.
3. The dwelling falls within the Cottenham Conservation Area and development framework.
4. The proposal comprises the erection of a two-storey three-bedroom dwelling to the rear of no.71 High Street Cottenham following the demolition of an existing garage. The proposal would be built in a barn like style adjoining the existing group of rear outbuildings associated with no.71 High Street. The proposal would be accessed via an independent and new access from Smiths

Path allowing both the proposed and existing dwelling to benefit from off road car parking for 2 vehicles each and private garden amenity areas.

5. The application is accompanied by a Design and Access and Heritage Statement and a draft heads of terms for S106 planning obligations.

Planning History

6. Planning Application S/0818/10/F was approved for an extension.
7. Planning Application S/0223/09/F was approved for a new dwelling to rear of no. 71 High Street.

Consultation

8. Cottenham Parish Council – Recommends refusal on the grounds of poor access onto Cottenham Road from Smiths Path and the potential overbearing nature of the dwelling.
9. Cottenham Village Design Group – Comment that the design appropriately reflects the ranges of outbuildings and barns often found along plot edges. In the main the proposed materials are locally appropriate.
10. Conservation Officer – No comments have been received.
11. Trees Officer – Raises no objections
12. Local Highway Authority – Raises no objections subject to the provision of 1.5m x 1.5m pedestrian visibility splays and that the access is constructed in accordance with County Council specification.

Representations

13. None

Planning Comments – Key Issues

14. The key material planning considerations in the determination of this planning application are the impact that the proposal would have upon the historic environment, infrastructure provision, residential amenity, tree protection, car parking and highway safety.
15. The site is located within the village development framework and benefits from extant consent for the erection of a dwelling the principle of residential development is therefore acceptable.

Residential Amenity

16. The proposed dwelling would follow the linear plan of the existing rear range of outbuildings serving no.71 High Street. The proposed dwelling would be located approximately 18m from the rear elevation of no.71. There are no windows within the flank elevation of the proposal other than a high level roof light window. As a consequence there would be no direct overlooking afforded to the rear windows of No.71 or its private garden area. The rear garden allocated to No.71 as part of the proposals would be screened by a

1.8m high boundary fence, which is considered to provide adequate screening to this amenity area from the proposed new dwelling.

17. The proposed dwelling would run along the common boundary with No.69 High Street and would have four roof lights within the northeast roof slope. However, the proposed structure is largely back-to-back with an outbuilding of similar size and proportions that serves No.69. Additionally, the proposed structure is sufficiently divorced from the rear amenity area serving No.69 in spatial terms so that it is considered no significant harm would occur from the four roof lights proposed. The proposed structure is likely to contribute to limited overshadowing of the adjacent site at 69 High Street but this will only fall on the driveway that runs to the rear of the site and again is not considered to harm the dwelling or its rear amenity area.
18. The adjacent site to the south is The Jolly Millers Public House, which does provide some living accommodation. However this site is approximately 15m to the south east of the proposed dwelling with Smiths Path in between, additionally the southern boundary of the site comprises tall landscaping and a proposed 2m high close-boarded fence. By virtue of this spatial relationship there is not considered to be any harm to the amenity of the Jolly Millers Public House, in terms of loss of privacy, outlook or light.

Historic Environment (Design)

19. The proposed design follows the linear form of the existing rear range of outbuildings and does so in a style considered contextual to the local Cottenham vernacular. The dwelling has been designed with a 'barn-like' articulation, both in terms of materials, simple rectilinear form and the minimal openings proposed. To this end the proposals are not considered to appear incongruous to the area and the development would be considered to preserve the character and appearance of the Conservation Area. This is particularly important as, although a rear development, the gap in the street frontage will provide strong views to the development when finished. The building's siting, form and design mimics that of the extant consent for the site.
20. Due to the site being upon the village edge and within the Conservation Area there is little scope to extend the dwelling within the confines of the village framework. Any such extension would have a considerable impact upon the character and appearance of the Conservation Area and the public realm. As a consequence it is considered appropriate to remove the dwellings permitted development rights to ensure that the character of the site and surrounding area is retained.

Highway Safety & Car Parking

21. The proposal would provide sufficient off road parking clear of the public highway for two vehicles for each dwelling. This also includes adequate turning area to allow both properties the ability to turn and exit the site within a forward gear. Furthermore the proposal would improve the existing access onto the High Street for no.71 High Street with 1.5m x 1.5m pedestrian visibility splays and 2.4m x 70m vehicle to vehicle visibility splays.
22. The proposed dwelling would gain access to the public highway (High Street) via Smiths Path. This is an existing private road of unknown ownership that

has limited visibility to the south due to the flank elevation of the Jolly Millers public House. Nevertheless, the proposal would improve visibility to the north due to the demolition of the garage serving no.71 High Street and the improved visibility to the access serving no.71. In light of the fact that the proposal would only increase the vehicle movements using this track by one it is the view of officers and the Local Highway Authority that no adverse impact upon the safety and free flow of the High Street would occur as a result of the proposed development.

Trees and Landscaping

23. The proposal would involve the removal of a number of conifer trees upon the northern boundary, however these trees are considered to be of little merit and there is no objection from the tree officer to their removal. The proposal shows indicative hard and soft landscaping detail, nevertheless, it is considered necessary to condition a scheme to be submitted prior to development commencing to ensure that an adequate species mix and planting methods are provided.

Planning Obligations

24. The South Cambridgeshire recreational study audit identifies Cottenham as having a shortfall in both play space and sport space. In accordance with Policies SF/10 and DP/4 and the adopted SPD on Open Space, the development will require a contribution towards this shortfall. In addition to this the proposal would also require the provision of refuse storage and S106 monitoring fees. The agent has indicated a willingness to agree to the provision of the above obligations through the submission of a draft heads of term. A section 106 agreement is currently being drafted and will be issued to secure the above obligations prior to the approval of the application.

Conclusion

25. Having regard to applicable national and local planning policies, and having taken all relevant material considerations into account, it is considered that planning permission should be approved in this instance.

Recommendation

26. Approve

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: 591/10/006D, 591/10/02C & 591/10/01C.
(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 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.)
4. 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.)
5. No development shall take place until a scheme for the siting and design of the screened storage of refuse has been submitted to and approved in writing by the Local Planning Authority. The screened refuse storage for each dwelling shall be completed before that dwelling is occupied in accordance with the approved scheme and shall thereafter be retained.
(Reason - To provide for the screened storage of refuse in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
6. The building, hereby permitted, shall not be occupied until covered and secure cycle parking has been provided within the site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.
(Reason - To ensure the provision of covered and secure cycle parking in accordance with Policy TR/2 of the adopted Local Development Framework 2007.)
7. The development, hereby permitted, shall be carried out in accordance with the external materials referenced within the application forms and approved drawings, unless otherwise agreed in writing by the Local Planning Authority.
(Reason - To ensure the appearance of the development is satisfactory in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)
8. 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.)

9. 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 development within Classes A, B, C, D, E, F and G 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 - In the interests of maintaining the character of this setting in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)

10. No unbound material shall be used in the surface finish of the driveway within 6 metres of the highway boundary of the site.

(Reason – Top avoid displacement of loose material onto the highway, in the interests of highway safety.)

11. 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 1.5m x 1.5m 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.)

12. 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 onto the highway.)

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