

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Planning Committee

6 July 2011

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

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### **S/1077/11 - SWAVESEY**

**Vehicular Crossover at 104 Middle Watch, for South Cambridgeshire District Council**

**Recommendation: Approve**

**Date for Determination: 22<sup>nd</sup> July 2011**

#### **Notes:**

**This Application has been reported to the Planning Committee as the applicant is South Cambridgeshire District Council.**

#### **Site and Proposal**

1. The application site measures approximately 0.06 hectares and is within the village framework. The public highway defines the eastern and southern boundary. The public highway to the east has traffic calming measures along the stretch of road directly in front of the application site. There are also two Grade II Listed Buildings to the east on the opposite side of the road. The attached neighbour is located to the north and there is another residential property to the west.
2. The bungalow on site is of very similar design to the surrounding residential properties to the north, west and south. These nearby properties all have driveways.
3. The planning application was valid on the 27<sup>th</sup> May 2011. The proposal seeks to create a vehicular crossover. The proposed driveway is not being applied for, as it can be achieved under permitted development.

#### **Planning History**

4. **C/0469/50** – No objections to houses, road and sewer.

#### **Planning Policy**

5. **South Cambridgeshire Local Development Framework Development Control Policies DPD 2007:**

**DP/2** - Design of New Development

**DP/3** - Development Criteria

#### **Consultations**

6. **Swavesey Parish Council** – The Parish Council recommends approval with no additional conditions.

7. **Conservation** – No harm to nearby Listed Building, recommends some additional landscaping to preserve the streetscene.
8. **Local Highways Authority** – It requests that the visibility splays are maintained free of any obstructions over 600mm high. It also requests a condition to ensure adequate drainage so that no water drains into the public highway. In addition it requests informatives to ensure the developer has all relevant information.

### **Representations**

9. None currently received

### **Planning Comments – Key Issues**

10. The key issues to consider in the determination of this application are:
  - The impact of proposals upon the character and appearance of the area
  - Highway Safety

### **Character and Appearance**

11. The site currently comprises of a relatively large front garden, with a footpath leading up to the bungalow and some garden planting.
12. It should be noted that nearly the entirety of the front garden could be covered in tarmac or concrete without requiring planning permission under The Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 Part 1 Class F. This part of the act allows for significant areas of hardstanding subject to that all water drains within the developer's own land. The focus of the application should, therefore, be the vehicular cross over and not the hardstanding and gravel turning area within the front garden. While additional planting to help screen the proposed driveway might be desirable it would not be reasonable to add a landscape condition onto this application.
13. With many of the properties within the local area having driveways over the grass verge and the loss of a small area of grass verge, the proposed vehicular crossover is considered to preserve the visual appearance of this local area.

### **Highway Safety**

14. The proposal is for a vehicular crossover to serve a single dwelling. There are no material considerations that outweigh the comments made by the Local Highways Authority. It is, therefore, considered the proposal will not have a detrimental impact upon Highway Safety subject to appropriate conditions being added to any consent.

### **Conclusion**

15. The proposal is considered to preserve the visual appearance of the local area and does not detrimentally affect highway safety, subject to appropriate conditions.

### **Recommendation**

16. **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: CP/95/3.  
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
3. The 2.0 x 2.0 metre visibility splays as shown on drawing number CP/95/3 must be permanently maintained free of any obstruction exceeding 600mm high.  
(Reason – In the interests of Highway Safety.)
4. The access shall be constructed with adequate drainage measures so that water run-off does not drain onto the adjacent public highway, unless otherwise agreed in writing with the Local Planning Authority.  
(Reason – In the interests of Highway Safety.)

## Informatives

1. County Council as Highway Authority. It is an OFFENCE to carry out any works within the public highway, which includes a public right of way, without the permission of the Highway Authority. Please note that it is the applicants responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council.
2. Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, the cost of which must be borne by the applicant.

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

- South Cambridgeshire Local Development Framework 2007

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