

## **SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

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**REPORT TO:** Planning Committee

7 September 2011

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

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### **S/1227/11 – GIRTON**

**Erection of 2 Detached dwellings with Associated car ports, bin stores and access following demolition of existing dwelling – 25 Hicks Lane, Girton, Cambridgeshire, CB3 0JS for Mr Friday**

**Recommendation: Delegated approval**

**Date for Determination: 10 August 2011**

#### **Notes:**

**This Application has been reported to the Planning Committee as the officer recommendation differs from that of the Parish Council.**

#### **Site and Proposal**

1. The site comprises an existing 1930's bungalow with a modest 60 sq.m of floor area in red brick and brown concrete tiles. It has matured front and rear gardens and a small single detached garage. It is set on a sizeable plot comprising 0.11 hectares and measures approximately 80 metres from front to rear boundary. Hicks Lane is predominately residential in character and has an array of building types and designs within it. The immediate neighbours are both two storeys and of varying design; as are those immediately opposite. The street layout on the southern side of Hicks Lane does not follow any prominent building line and the application site benefits from a fair sized front garden with off street parking and mature gardens. The southern boundary of the site comprises an established row of tree screening that also make up the rear boundary of No. 11 Cherry Bounds Road, a cul de sac that runs along the southern boundary of the application site.
2. The application dated 13<sup>th</sup> June 2011 comprises the erection of two 2-storey detached properties of contemporary design. The amended mix comprises 1 x 2 bed property and 1 x 4 bed property. The maximum ridge height to the front elevation is 7.6m. Each property has a lightweight framed carport for two vehicles and cycle and bin storage area to the front and both properties propose a mixture of timber, brick and metal materials.

#### **Planning History**

3. C/0493/57 - Erection of one pair of garages on land between 23 and 29 Hicks Lane - Refused

#### **Planning Policy**

4. **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/5 Cumulative Development  
 DP/7 Development Frameworks  
 HG/1 Housing Density  
 SF/10 Outdoor Playspace, Informal Open Space and New Developments  
 SF/11 Open Space Standards  
 NE/1 Energy Efficiency  
 NE/2 Renewable Energy  
 NE/6 Biodiversity  
 TR/1 Planning for More Sustainable Travel  
 TR/2 Car and Cycle Parking Standards

5. **South Cambridgeshire Local Development Framework Development Supplementary Planning Documents:**

Open Space in New Developments SPD - Adopted January 2009  
 Trees and Development Sites SPD - Adopted January 2009  
 District Design Guide - SPD - Adopted March 2010

6. **Circular 11/95 (The use of Conditions in Planning Permissions)**  
 Advises that planning conditions should be necessary, relevant to planning, relevant to the development to be permitted, enforceable, precise and reasonable in all other respects.

7. **Circular 05/2005**  
 Advises that planning obligations must relevant to planning, necessary, directly related to the proposed development to be permitted, fairly and reasonably related in scale and kind and reasonable in all other respects.

**Consultations**

8. **Girton Parish Council** – Recommends refusal, for the following reasons:

- The style and density are overwhelming and completely out of character
- If two units are constructed they should be semi detached
- We entirely endorse the views of the neighbours Holmes, Arnold and Sewell who have written in
- The application is incorrect with regards to hazardous materials. The GPC requires assurances for the neighbours as to how the removal of asbestos is to be dealt with
- Additionally no public notice has been erected

9. **Environmental Health Officer** - Detailed comments were not available at the time of writing the report though no objections in principle subject to conditions that will be included as an update.

10. **Local Highways Authority** –Suggest standard conditions and informatives regarding bound driveway material; drainage and pedestrian visibility splays and works in a highway.

### **Representations**

11. Five letters of representation received from the occupants of 10, 12, 16, 23 and 27 Hicks Lane who have raised the following concerns
- Overbearing impact
  - Design and materials out of character - resemble factory units
  - Lack of notification and publication
  - Over development
  - Lack of information on boundary treatment
  - Visual harm to the area
  - Concern regarding walnut trees on site
  - Add to on street parking as inadequate parking on site
  - Busier road than the application suggests - farm traffic uses this road
  - Concern regarding reversing onto Hicks Lane
  - Architecturally detrimental - is offensive and causes shock
  - Conventional design preferred
  - One unit or semi detached would be more appropriate
  - Loss of front garden compounds ugliness
  - Surface water and foul drainage concerns
  - Use of Cambridge brick slate or tiles would be preferred
  - Concern regarding the removal of asbestos
  - Metal roof not conventional

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

12. The key issues to consider in this instance are the efficient use of land, the impact of proposals upon the residential amenity of neighbouring dwellings, the impact of proposals upon the character and appearance of the area, obligations and highway safety.

### **Principle of Development and Efficient use of land**

13. The site comprises green field land and as such, in accordance with the guidance set out in Planning Policy Statement 3; Housing (PPS3) it is important to make an initial assessment of the impact that residential development would have upon the character and appearance of the area. In this case surrounding development is predominantly residential and density of neighbouring and surrounding plots are varied. To this end it is considered that the principle of residential development of the site in question would not be detrimentally uncharacteristic to the character and appearance of the area in this instance.
14. The application site is approximately 0.11 hectares in area and two dwellings are proposed. Thus the resultant density of development would be approximately 18dph, which is lower than the requirement of the LPA's housing density policy HG/1. However, in light of the nature of the linear form of Hicks Lane and the predominately developed plot frontages with extensive rear gardens the proposed development is considered to be appropriate to its location and prevalent form. Hence the proposals are considered to constitute an efficient use of land.

### **Neighbour impact**

15. The proposed dwellings are of two storey height being approximately 7.6m to roof ridge at its highest and approximately 5.5m at its lowest. There are approximately 2.10m between the two units and between 600mm and 1m distance between the new units and the existing properties at No. 23 and 27 Hicks Lane. The proposed openings at first floor are to landings and bathrooms. These windows can be fixed and fitted with obscure glazing where necessary. It is considered that neighbour amenity by means of overlooking is acceptable.
16. With regard to the location of the proposed units in relation to the existing properties they have been located in such a way that they sit comfortably in the street scene, set back from the road and situated to relate well to the properties either side of it. Therefore ensuring that bulk and overbearing impact are appropriately addressed.
17. One of the main issues at the pre-application stage was that the front garden area should be retained and the new built form reflective of the existing bungalows building line. This has helped to retain its deep frontage, set the new properties well into the plot and also ensured minimal impact on the existing neighbouring units.
18. It is considered that in light of the above there is no adverse impact on neighbour amenity to the occupiers of the immediately adjacent properties by means of overlooking or being overbearing.

### **Character and appearance**

19. The proposed dwellings are situated within the setting of existing residential units. The setting of the site, in terms of surrounding residential development, is very much one of varied architecture and time periods, ranging from some properties built pre 20<sup>th</sup> Century, a range of 1930/1950 bungalows, 1960's and more recent 21<sup>st</sup> century properties. A large proportion of nearby dwellings use a mixture of light coloured brick, render, concrete tiles, slate, timber, and comprise a mixture of gable fronts, hipped roofs, cladding and various fenestration arrangements. There is no uniformity to the street scene and embraces all dwelling types.
20. The proposed scheme comprises gable fronted contemporary properties comprising brick, timber cladding and metal roofing. The materials are partly reflective of the immediate area in terms of cladding and brickwork and the proposal for red brick is not considered to be out of character for Girton as there are many examples of red brick within the village. There are no metal roofs in the immediate vicinity; however, this new roofing material is used widely on new developments in and around Cambridgeshire for its economical and ecological benefits.
21. The proposed dwellings do not reflect the historic character and appearance of the immediate area. Rather it is of a very modern design, which is at least partly informed by the materials proposed. As a piece of modern architecture the structure is considered to be well designed with good detailing, good proportions and appropriate material choices. As such the proposal is of visual interest. Thus whilst the proposal is not conventional in its character

such as much of the surrounding development it certainly is not considered to materially harm the character and appearance of the area due to the quality of design.

### **Planning Obligations**

22. The proposal provides two units, one 2 bed and the other a 4 bed. As the development involves the demolition of one 2 bed dwelling provision for the new four-bed unit is required. In order to meet the requirements of this development in respect to the increase in the capacity of occupants to the village the proposal would require the provision of an off site contribution towards public open space within the village and community infrastructure. This has been calculated at £4258.90 (index linked) with respect to public open space infrastructure and £703.84 with respect to community infrastructure.
23. In addition to the above the proposal would require a sum of £69.50 per dwelling to provide refuse bins and £250 S106 Monitoring fee. The applicant has agreed to meet the above obligations by way of a condition.

### **Highway Safety and Parking Provision**

24. The comments of the Local Highway Authority are noted. No concerns regarding highway safety have been raised. The plans show an adequate depth for the parking of two cars for each property and in light of the 30mph speed limit, the existing relationship and neighbouring relationships no concern has been raised with regard to the reversing of vehicles from the application site. This was questioned at the pre-application stage and the lack of an onsite turning area was seen as a benefit to retaining the deep frontage this plot currently has and enabling new planting to the front of the proposed properties.

### **Other matters**

25. The Parish Council and a neighbour representation questioned the publication of the application. As the site is not in a Conservation Area, within the setting of a listed building, or affecting the public highway, a site notice was not required. Neighbours, others than those abutting the application were notified at the discretion of the officer. In total 5 properties were notified of the proposal and these were 14, 16, 23 and 27 Hicks Lane and 11 Cherry Bounds Road. It is considered that notification of the scheme was carried out appropriately.
26. As raised by the Parish Council and representations the application site could equally house two semi detached properties, however, officers have assessed the proposal for two detached units under this scheme and consider the proposal to meet the necessary policy requirements subject to conditions. Conditions will include the requirement for further information on the proposed boundary treatment that has also been raised as a concern by neighbours.

27. With regard to the removal of asbestos from the site this will be carried out according to the requirements of environmental health and the applicant is aware of the concerns raised. Members will be updated accordingly.
28. Concerns about drainage are also noted. Further information with regard to this will be required via condition and will have to be appropriately addressed prior to development commencing. The site is not in a flood zone and no comments have been made by the Environment Agency in this respect.
29. With regard to trees on site members will be updated accordingly. Members are reminded that the site is not in a conservation area and no trees on the site are protected by TPO's. It is unlikely that they will have a material impact on the proposal.

### **Conclusion**

30. 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 granted in this instance.

### **Recommendation**

31. Allow approval as amended subject to the following conditions:

### **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 and documents: Site Location Plan franked 14<sup>th</sup> June 2011, 11015-SP-100 Rev A, 11015-SE-201, 11015-SE-200 franked 14<sup>th</sup> June 2011 and amended plans 11015-SP-102 Rev B and 11015-SP-101 Rev B franked 19<sup>th</sup> August 2011.**  
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
3. **Prior to the commencement of any development, a scheme for the provision and implementation of foul water drainage shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved plans prior to the occupation of any part of the development or in accordance with the implementation programme agreed in writing with the Local Planning Authority.**  
(Reason - To reduce the risk of pollution to the water environment and to ensure a satisfactory method of foul water drainage in accordance with Policy NE/10 of the adopted Local Development Framework 2007.)

5. **Prior to the commencement of any development, a scheme for the provision and implementation of surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved plans prior to the occupation of any part of the development or in accordance with the implementation programme agreed in writing with the Local Planning Authority.**  
(Reason - To ensure a satisfactory method of surface water drainage and to prevent the increased risk of flooding and harm to highway safety in accordance with Policies DP/1, DP/3 and NE/11 of the adopted Local Development Framework 2007.)
6. **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 and does not adversely harm highway safety in accordance with Policies DP/2, DP/3 and NE/6 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 take place until details of the materials to be used in the construction of the external surfaces of the buildings hereby permitted have 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.)
9. **Apart from any top hung vent, the proposed first floor windows in the side elevations of the dwellings, 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.)

10. **No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment for each dwelling shall be completed before that/the dwelling is occupied in accordance with the approved details and shall thereafter be retained.**

(Reason - To ensure that the appearance of the site does not detract from the character of the area in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)

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 2m x 2m measured from and along respectively the back of the footway.**

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

12. **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.)

13. **No development shall begin until details of a scheme for the provision of public open space and community facilities infrastructure and waste receptacles to meet the needs of the development in accordance with adopted Local Development Framework Policy DP/4 and 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 public open space in accordance with the above-mentioned Policy SF/10 and Policy DP/4 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 2007

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