

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

7 September 2011

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

S/1297/11 – SAWSTON

Extension of Time for Implementation of Planning Consent S/2435/07/F for Change of Use of Shop/ Dwelling to Dwelling with Home Office, Erection of Bungalow and Garage, Formation of Driveway, and Realignment of Public Right of Way

At 82 Mill Lane, for Fabco Properties Ltd.

Recommendation: Approval

Date for Determination: 23rd August 2011

A. Update to the report

Agenda report paragraph number 3 – Proposal

Amended plans were received on 23rd August 2011 that change the boundary treatments of the site following initial concerns from the Rights of Way and Access Team to the impact upon pedestrians using the footpath. The boundary treatments now comprise 1.2 metre high fencing to the front of the new bungalow and 1.8 metres high fencing including trellis to the side of the listed building.

Agenda report paragraph number 20 - Consultations

The Landscape Design Officer has made the following comments: -

Fencing for existing dwelling

I would prefer to see a 1.8m close boarded fence on oak posts around the rear garden of no.82 rather than the proposed panel fence with integral trellis. This will form a more enduring, robust boundary which will retain its appearance much better. To increase security the householder can plant shrubs that will tumble over the top (on the inside and outside), giving extra height and preventing intruders gaining access. This would be a more effective deterrent than trellis and the close board fence would be more long-lasting than panel fencing on softwood posts.

Fencing for new dwelling

The new dwelling should have a hedge for its front boundary rather than a fence. It is possible to buy hedging at more or less mature size but I would have no objections to young plants being used and given time to mature if this is preferred on cost grounds. This will contribute to the greening of the space and give the householder the option of increasing the height above 1m to give additional privacy if required.

Tree planting

The proposed tree planting in the front garden of the new dwelling is too close to the building, however one could be planted on the corner of the existing house's rear garden. I suggest that a small tree (5-10m ultimately) would be appropriate so that its crown is relatively low and therefore will contribute to the greening of the Public Right of Way. It is more likely to be retained in the long term than one that towers above

the house given the proximity of the tree at the front. I suggest something like a bottom worked Prunus subhirtella Autumnalis at size 12-14cm girth. Since this flowers in a modest way through the winter it provides some substance all year round.

Footpath and driveway

The choice of brushed concrete for the footpath will make repair more difficult in the future if it is not well laid. I should like to see contraction and expansion joints marked on the landscape plan to ensure that they are created. I agree that the surface should be distinguishable from the car driveway. This could be done by using asphalt and rolling in pea gravel to give it a different appearance as an alternative surface. Please can it be clarified whether the footpath is to be at a higher level than the car driveway, or whether it is intended to be flush with it. The method of drainage of the driveway should be included so that I can check that water does not drain on to the highway. This can be achieved by using a porous surface for much of it (gravel, porous asphalt, porous block paving etc) with the last 6m from the edge of the highway in a sealed surface if gravel is being used (to prevent gravel travelling out on to the highway). The drain at the edge of the site can be a slit drain or a concrete dish, leading to a soakaway. The latter is more practical in the case of gravel as it can be cleaned out more easily.

The information supplied is not adequate for the discharge of the landscape condition. I need a revised landscape plan showing the proposed tree and hedge planting, giving species, size and spacings, and details of the boundary treatments and surfaces and drainage of the driveway and footpath.

Agenda report paragraph number 20 - Consultations

The Conservation Officer has no objections to the amended boundary treatment.

Agenda report paragraph number 46 - Planning Comments

Whilst the Landscape Design Officer's comments are noted in relation to the boundary treatment of the site, a high hedge to the front of the new bungalow and a 1.8 metre high solid fence adjacent the listed building are not considered acceptable, as they would have an adverse impact upon the safety of the pedestrians using the public right of way. Details of hard and soft landscaping of the site would be a condition of any consent.

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