

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

5 October 2011

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

S/1400/11 – CASTLE CAMPS

Front Extension and Conversion of Dwelling to Form Two Dwellings at 1 Park Lane for Mr G Martin

Recommendation: Approval

Date for Determination: 10 October 2011

This application has been reported to the Planning Committee for determination as the officer recommendation conflicts with the recommendation of Castle Camps Parish Council

Site and Proposal

1. The site is located within the Castle Camps village framework. No. 1 Park Lane is semi-detached two-storey dwelling that has had a two-storey side extension and single storey front and rear extensions. It is constructed from red brick and plan tiles. It has a partial hard surfaced area within the front garden that provides two parking spaces. The front boundary is defined by a 1.5 metre high hedge, timber field gate, and low picket fence with trees and landscaping.
2. This full planning application, received 19th July 2011, proposes the subdivision of the existing six bedroom house to create one three bedroom house and one four bedroom house. This would result in a new terrace of three dwellings along with No. 2 Park Lane. Single storey bay windows to the front elevation and canopy across both dwellings would replace the existing front extension and create two separate entrances. The whole of the front garden would be hardsurfaced and provide two parking spaces for each dwelling and a shared turning area. The access would measure 3.3 metres in width. Bins would be sited within a low scale willow enclosure behind the front hedges.

Planning History

3. Planning permission was refused for a front extension and conversion of dwelling to form two dwellings under reference **S/0497/10** on the grounds of inadequate parking and waste storage.
4. Planning permission was granted for a two-storey side extension and single storey front extensions under reference **S/0340/07/F**.
5. Planning permission was refused for a first floor rear extension under reference **S/1273/03/F** on the grounds that it would harm the amenities of the neighbour at No. 2 Park Lane.
6. Planning permission was granted for a single storey rear extension and conservatory under reference **S/0627/98/F**.

Planning Policy

7. *Local Development Plan Policies*

South Cambridgeshire LDF Core Strategy DPD, 2007:
ST/6 Group Villages

South Cambridgeshire LDF 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/7 Development Frameworks

HG/1 Housing Density

NE/6 Biodiversity

SF/10 Outdoor Playspace, Informal Open Space, and New Developments

SF/11 Open Space Standards

TR/1 Planning for More Sustainable Travel

TR/2 Car and Cycle Parking Standards

South Cambridgeshire LDF Supplementary Planning Documents (SPD):

Open Space in New Developments SPD - Adopted January 2009

Trees & Development Sites SPD - Adopted January 2009

Landscape in New Developments SPD - Adopted March 2010

District Design Guide SPD - Adopted March 2010

8. *National Planning Guidance*

Planning Policy Statement 1 (Delivering Sustainable Development)

Planning Policy Statement 3 (Housing)

9. *Circulars*

Circular 05/2005 Planning Obligations

Circular 11/95 The Use of Conditions in Planning Permissions

Consultation

10. *Castle Camps Parish Council – Recommends refusal for the following reasons: -*

- "i) Although this conversion may have a minimal external change to its appearance, it will affect the value of 2 Park Lane, as it will become a terraced house not a semi-detached house. On the face of it, the planning department has set a precedent by allowing properties opposite to complete a similar scheme, but it should be borne in mind that these properties were all owned by the same farmer who was therefore unconcerned about devaluing his semi-detached farm residences;
- ii) The density of driveways in the neighbourhood of 1 Park Lane is already too high. The current inhabitants already have four cars and a caravan. The latter is often the only vehicle that is parked on the site. There will be even more cars for a new dwelling which will add to the street chaos of parked cars. There are cars coming in and out of driveways and passing cars which can only use one side of the road, the other side being blocked by parked cars;
- iii) The location plan is well out of date (1980's!). There are four more detached houses on the opposite side of the road: the Vicarage, Bakers Cottage, Bakers Croft and Pightle. It is jammed up with driveways. All this important evidence is absent from an out of date site plan;
- iv) It is a pity that the planning department does not insist on current location plans in this case. Anyone looking at this site plan, who is not familiar with the area is given a false sense of how densely developed it is becoming and it does not show how high

the density of driveways is that come out on the opposite side of the road. Also this road is now turning into a 'rat run'. It is becoming more and more difficult for parking and the loss of visibility up and down the road due to parked cars makes the use of driveways unsafe;

v) The almshouse residents nearby are all pedestrians and they will be affected by the increasing number of cars coming in and out of driveways as they walk along Park Lane;

vi) The photographs showing dwellings on the opposite side of the road have no bearing on this planning application.

vii) Do we have to remind the planning department to check on the number of houses that keep on popping up in Castle Camps as the sewerage system is working close to its full capacity;

viii) The original planning permission was to increase space for a large family with no mention of building a separate house. It appears to be finding yet another way around planning permission.

ix) Plans that say 'would increase first time buyer affordable housing stock' never do because the price is always too high; and,

x) If planning permission would have been granted for a separate dwelling when the extension was passed, then I see no reason why it should be allowed now. "

11. **Local Highways Authority** – Requires the gates to be removed and the access to widened to 5.5 metres prior to occupation of the development in order to allow vehicles to enter and leave the site, the access to be constructed in accordance with Local Highway Authority standards where it crosses the public highway, that the driveway is constructed from unbound materials within 6 metre of the highway boundary and with adequate surface water drainage measures. Also requests informatics in relation to works to the public highway and the re-location of public utility apparatus.
12. **Environmental Health Officer** – Concerned that problems could arise from noise during construction and suggests a condition in relation to the hours of use of power operated machinery. Also requests informatics with regards to pile driven foundations and the burning of waste on site.
13. **Trees and Landscapes Officer** – Has no objections to removal of existing trees along the frontage but these should be replaced with new trees.
14. **Landscape Design Officer** – Requests landscaping conditions in relation to the position of planting beds, commitment that the topsoil would be at least 400mm deep, and details of fencing for the protection of the existing hedge and trees. If the trees are to be removed, replacement trees should be planted.

Representations

15. The occupier of **No. 1 Mill Houses, Park Lane** comments that the design and access statement states that the access would measure 5.5 metres in width and the gates would be removed but this is not shown on the plan. Extending the access would prevent any cars parking on-street opposite No. 1 Mill Houses. This parking currently results in vehicles travelling along Park Lane having to use the wrong side of the road which is directly in the path of vehicles exiting 1 Mill Houses. Turning 1 Park Lane into two dwellings would substantially increase the risk of additional cars at the property but this recommendation would ensure that it does not become an additional, unnecessary road traffic accident risk.

Planning Comments – Key Issues

16. The key issues to consider in the determination of this application are the principle of development and density, and the impacts of the development upon the character

and appearance of the area, trees and landscaping, highway safety, and neighbour amenity.

Principle of Development

17. The site is located within the village framework of a 'Group Village' where residential developments of up to 8 dwellings are considered acceptable in principle subject to all other material planning considerations.

Density

18. The site measures 0.06 of a hectare in area. The conversion of the existing dwelling to two dwellings would equate to a density of 33 dwellings per hectare. This would comply with the density requirement of at least 30 dwellings per hectare for villages such as Castle Camps.

Character and Appearance of the Area

19. The conversion of the existing extension to form a new dwelling would create a terrace of three properties rather than a pair of semi-detached properties. This is not considered to be out of keeping with the character and appearance of the area that comprises a range of sizes and types of dwellings.
20. The front extension would be subservient in scale to the main dwellings and have a satisfactory design. The materials would match the existing dwelling. The rear extension would not be visible from the road and is defined as permitted development that does not require planning permission.
21. The loss of the front garden would not have an unacceptable visual impact upon the street scene, given that it would be partially screened by landscaping and could be carried out as permitted development in connection with the existing dwelling.
22. Bin storage would be provided within willow enclosures between the hedge along the frontage and the parking spaces. The low height and design of the screen would not have an unacceptable visual impact upon the appearance of the street scene.

Trees and Landscaping

23. The proposal would not result in the loss of any important trees that contribute significantly to the visual amenity of the area. However, a landscaping condition would be attached to any consent to protect the hedge along the site frontage where not required for access and provide two new trees to replace any loss of existing trees and soften the development.

Highway Safety

24. The shared access (as amended) would measure 5.5 metres in width. This would meet Local Highway Authority standards and allow two vehicles to pass each other without the presence of vehicles waiting on Park Lane to enter the site. Visibility splays measuring 2.4 metres x 70 metres would be provided from the centre point of the access in both directions. Pedestrian visibility splays measuring 2.0 metres x 2.0 metres would also be provided on both side of the access and maintained clear from obstruction over a height of 600mm. The access driveway (as amended) would be constructed from bound hard surfaced materials with adequate surface water drainage measures.

25. Whilst it is acknowledged that the proposal would increase traffic generation to and from the site, it is not considered significant in terms of its impact upon highway safety. The number of driveways would not change.
26. Two on-site parking spaces could be provided for each dwelling that would be in accordance with the Council's maximum standards. This would not lead to on-street parking that would cause an obstruction to the free flow of traffic along Park Lane and be detrimental to highway safety. Adequate turning space could also be achieved on site to allow vehicles to enter and exit in forward gear although this is not a requirement to meet Local Highway Authority standards.

Neighbour Amenity

27. The siting of the parking areas are not considered to result in noise and disturbance to the amenities of neighbours. Whilst it is acknowledged that the parking area to the new mid terrace dwelling would be close to the window in the front elevation of No. 2 Park Lane, it would be separated by a hedge. It should also be noted that these works could be carried out as permitted development in connection with the existing dwelling.

Developer Contributions

28. The South Cambridgeshire Recreation Study 2005 identified a shortage of playspace within Castle Camps. No public open space is shown within the development. The increase in demand for play space as a result of the development requires a financial contribution of £3,104.38 (index linked) towards the improvement of existing open space in the village to comply with Policy SF/10 of the LDF. This would be secured via a legal agreement that would be a condition of any consent. The applicant is aware of this contribution.
29. The South Cambridgeshire Community Facilities Assessment 2009 states that Castle Camps has an excellent level and standard of community facilities but investment is required to maintain this standard. Due to the increase in the demand for the use of this space from the development, a financial contribution of £513.04 (index-linked) is sought towards the provision of new facilities or the improvement of existing facilities in order to comply with Policy DP/4 of the LDF. This would be secured via a legal agreement that would be a condition of any consent. The applicant is aware of this contribution.
30. South Cambridgeshire District Council has adopted the RECAP Waste Management Design Guide which outlines the basis for planning conditions and obligations. In accordance with the guide, developers are requested to provide for the household waste receptacles as part of a scheme. The fee for the provision of appropriate waste containers is £69.50 per dwelling. This would be secured via a legal agreement that would be a condition of any planning consent. The applicant is aware of this contribution.

Other Matters

31. The loss of the value of a property is not a material planning consideration that can be taken into account in this application.
32. The location plan is only used to identify the position of the site within the village.
33. The new dwelling is not required to be "affordable housing" in terms of planning. The market price of the dwelling is not a material planning consideration that can be taken into account in this application.

34. The impact of the development upon the sewerage system is a building control matter. In any case, it is unlikely to warrant a significant increase given the size of the existing dwelling.
35. The decision for the earlier planning application for an extension was based upon its own merits, as would the decision for this application for a dwelling.

Conclusion

36. 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

37. Approval. The following conditions and informatics are suggested: -

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: To be confirmed.**

(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)

- 3. The external materials of construction for the building works hereby permitted shall match those used for the existing building unless otherwise agreed in writing with 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.)

- 4. The dwelling, hereby permitted, shall not be occupied until four parking spaces have been provided within the site in accordance with the layout shown on drawing number to be confirmed; the spaces shall be thereafter retained for parking purposes.**

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

- 5. Visibility splays shall be provided on either side of the junction of the proposed access road with the public highway. The minimum dimensions to provide the required splay lines shall be 2.4 metres measured along the centre line of the proposed access road from its junction with the channel line of the public highway, and 70 metres measured along the channel line of the public highway from the centre line of the proposed access road in both directions.**

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

- 6. Visibility splays shall be provided on both sides of the access within the site and shall be maintained free from any obstruction over a height of**

600mm within an area of 2.0 metres x 2.0 metres 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.)

7. **No development shall take place until full details of 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.)
8. **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.)
9. **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 shall be completed before 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.)
10. **During the period of demolition and construction, no power operated machinery shall be operated on the site before 08.00 hours and after 18.00 hours on weekdays and before 08.00 hours and after 13.00 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.)
11. **No development shall begin until details of a scheme for the provision of recreational, community, and waste infrastructure to meet the needs of the development in accordance with adopted Local Development Framework Policies SF/10 and DP/4 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 recreational, community, and waste infrastructure in accordance with Policies SF/10 and DP/4 of the adopted Local Development Framework 2007.)

Informatives

1. Should pile driven foundations be proposed, then before works commence, a statement of the method of construction for these foundations shall be submitted and agreed by the Environmental Health Office so that noise and vibration can be controlled.
2. During construction, there shall be no bonfires or burning of waste on site except with the prior permission of the District Environmental Health Officer in accordance with best practice and existing waste management legislation.
3. The development involves work to the public highway that will require the approval of the 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 Streets Act 1991 are also obtained from the County Council.
4. Public utility apparatus may be affected by this proposal. Please 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 Core Strategy DPD 2007
- South Cambridgeshire Local Development Framework Development Control Policies DPD 2007
- South Cambridgeshire Local Development Framework Supplementary Planning Documents: Open Space in New Developments, Trees & Development Sites, Landscape in New Developments, and District Design Guide.
- Planning Policy Statements 1 and 3
- Planning File References: S/1400/11, S/0497/10, S/0340/07/F, S/1273/03/F, and S/0627/98/F

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