

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

5 October 2011

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

S/1423/11 – DUXFORD

Erection of Dwelling following Demolition of Existing Bungalow at 13 Grange Road for Mr B. Tyler

Recommendation: Approval

Date for Determination: 27 September 2011

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

Site and Proposal

1. The site is located within the Duxford village framework. It measures 0.0685 of a hectare in area and currently comprises a detached single storey, render and tile bungalow. A single storey flat roof garage is set back to the side with at least two parking spaces to the front adjacent a private driveway. Access is off Grange Road. The front boundary is defined by a low hedge and the side boundary is defined by a low hedge and chain link fencing. The land levels rise east to west and north to south. The site lies within flood zone 1 (low risk).
2. No. 15 Grange Road is situated to the south west. It is a bungalow that is set at a slightly higher ground level. It has a high-level living room window in its side elevation facing the site and patio doors serving a dining area in its rear elevation. There is a patio area immediately to the rear of the bungalow and a garden at an elevated level. The side boundary comprises a 1.8 metre high fence adjacent the building and a high leylandii hedge adjacent the rear patio and garden.
3. This full planning application, received 18th July 2011, proposes the erection of a one and a half storey, four bedroom dwelling following demolition of the existing bungalow. It would be sited 15 metres back from the road and have an L shaped footprint with a projecting wing to the rear. The dwelling would have a height of 3.4 metres to the eaves and 6.4 metres to the ridge. An integral garage would be provided at ground floor level. The first floor accommodation would mainly be within the roofspace and served by dormer windows. The materials of construction would be buff bricks/weatherboarding for the walls and slate for the roof. The existing access would be closed and a new central access created to serve a parking and turning area to the front of the new dwelling. The existing tree on the corner and the majority of the hedge on the front boundary would be retained.

Planning History

4. A planning application was withdrawn for the erection of a dwelling following demolition of the existing bungalow under reference **S/0081/11**.

Planning Policy

5. ***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

6. ***National Planning Guidance***

Planning Policy Statement 1 (Delivering Sustainable Development)
Planning Policy Statement 3 (Housing)

7. ***Circulars***

Circular 05/2005 Planning Obligations
Circular 11/95 The Use of Conditions in Planning Permissions

Consultation

8. **Duxford Parish Council** – Recommends refusal on the grounds of reduced amenity of neighbouring property and overbearing.
9. **Local Highways Authority** – Requires a condition in relation to the provision of 2.0 metres x 2.0 metres pedestrian visibility splays on either side of the access within the site area that are kept clear from obstruction above a height of 600mm, that the driveway is constructed with adequate drainage measures and bound material within 6 metres of the public highway, that a method statement is submitted in relation to demolition and the effects upon the public highway, and temporary facilities for vehicles visiting the site during the period of construction. Also requests an informative in relation to works to the public highway.
10. **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 informatives with regards to pile driven foundations and the burning of waste on site.
11. **Trees and Landscapes Officer** – Has no objections but suggest an informative in relation to the foundations of the new dwelling in relation to the tree (not afforded statutory protection).
12. **Landscape Design Officer** – No reply (out of time).

13. **Ecology Officer** – No biodiversity survey in relation to the presence of bats is required as the roof is in good order with few access points, the loft is relatively small with limited opportunities for roosts, and there are no records of bats in this area.

Representations

14. The occupiers of **No. 15 Grange Road** object to the application on the grounds that the height and siting of the dwelling would be inappropriate as it would be overbearing and result in a loss of light to their living room window.
15. The occupiers of **No. 12 Grange Road** object to the application on the grounds of the height of the dwelling due to rising ground levels and a loss of privacy.
16. The occupiers of **No. 12A Grange Road** object to the application on the grounds of the height of the dwelling due to rising ground levels and its impact upon the character of the area and a loss of sunlight and privacy.

Planning Comments – Key Issues

17. The key issues to consider in the determination of this application are the principle of the 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

18. 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 planning considerations. The existing dwelling is of no historic or architectural merit and its demolition is supported.

Density

19. The development of one dwelling would equate to a density of 15 dwellings per hectare. Whilst this would be below the density requirement of 30 dwellings per hectare that should be achieved in villages such as Duxford, it is considered appropriate in this case given the character and appearance of the area that comprises detached dwellings set within moderate sized narrow plots.

Character and Appearance of the Area

20. Grange Road comprises a variety of types and sizes of dwellings that range from single storey to two-storeys in height. Whilst it is noted that No. 15 Grange Road is a bungalow, No. 9 Grange Road is a chalet style property. The replacement of the existing bungalow with a different scale of dwelling is therefore considered acceptable in principle providing it would not have an adverse visual impact upon the appearance of the street scene.
21. The siting of the dwelling 15 metres back from the road and behind the front elevation of the existing bungalow on the site and Nos. 9 and 15 Grange Road, is not considered be out of keeping with the pattern of development in of the area, given that it would still retain a linear form of development along Grange Road. The setting back of the dwelling would reduce its prominence in the street scene.
22. The proposed dwelling would be chalet style with its first floor rooms main in the roofspace. Whilst it is acknowledged that there is a change in land levels from the

road to the front of the site and from No. 9 to No. 15 Grange Road, the dwelling would have a similar ridge height as the existing dwellings at Nos. 9 and 15 Grange Road. The development is not therefore considered to be out of keeping with the character and appearance of the area.

23. Although it is noted that the side elevation of the dwelling would measure 12.5 metres in length when viewed from Grange Road, it is not considered to have an unacceptable visual impact as it would have a low eaves height and be visually broken up by different forms, materials, and a feature chimney.
24. The scale and form of the dwelling is therefore considered acceptable. The design would be similar to that at No. 9 Grange Road with a one and a half storey eaves height and dormer windows to the front. The materials are considered appropriate.

Trees and Landscaping

25. The proposal would not result in the loss of any important trees or landscaping that contribute to the visual amenity of the area. A landscaping condition would be attached to any consent to ensure the front hedge is retained and improved. An informative would be attached to any consent in relation to the impact upon the existing tree.

Highway Safety

26. The proposal is not considered to result in a material increase in traffic generation to and from the site that would be detrimental to highway safety. The access width is suitable. The provision of 2.0 metres x 2.0 metres visibility splays would be a condition of any consent. At least two on-site parking spaces would be provided for the new dwelling that would accord with the Council's parking standards as well as on-site turning space. The proposal would not therefore lead to on-street parking that would cause a hazard and adversely affect the free flow of traffic along Grange Road.

Neighbour Amenity

27. The proposed dwelling is not considered to seriously harm the amenities of the neighbour at No. 15 Grange Road through be unduly overbearing in mass or through a significant loss of light to the high level living room window in the side elevation of that property. That window currently faces the side elevation of the existing bungalow and does not have an outlook. However, it does receive some light. The siting of the proposed dwelling has been negotiated and is now considered to result in at least the same impact as existing situation, given that although a greater height it would be angled away from the side elevation rather than towards the side elevation to allow a greater feeling of space. The relationship is therefore, on balance, considered satisfactory.
28. The dwelling would project 1.9 metres beyond the rear elevation of the dwelling at No. 15 Grange Road. This is not considered to result in an unduly overbearing mass when viewed from the dining room window in the rear elevation, patio area, or rear garden because of its chalet form.
29. The first floor windows in the rear elevation of the new dwelling are not considered to result in overlooking that would led to a significant loss of privacy to the neighbour at No. 15 Grange Road. Although it is noted that the rear garden is not currently overlooked given the single storey nature of the existing bungalow, the bedroom window would be set 2 metres off the boundary, set back behind the patio area, and not result in a direct view of that garden. The secondary bedroom roof lights in the

side facing roof slope would be conditioned to be high level or fixed shut and glazed with obscure glass.

30. The proposed dwelling is not considered to adversely affect the neighbours at Nos. 12 and 12A Grange Road at the front of the site through a loss of light or privacy. Although it is noted that the ground levels rise and the development would be sited on land higher than these properties, it would be located a distance of 45 metres from the front elevation of No. 12 Grange Road and 5 metres and an oblique angle from No. 12 Grange Road. These relationships are therefore acceptable. It should also be noted that the existing single storey dwelling on the site is closer and overlooks these properties at present.

Developer Contributions

31. The South Cambridgeshire Recreation Study 2005 identified a shortage of sport and play space within Duxford. No sport or public open space is shown within the development. The increase in demand for sport space as a result of the development requires a financial contribution of £1,154.52 (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's agent has confirmed agreement to this contribution.
32. The South Cambridgeshire Community Facilities Assessment 2009 did not audit community facilities in Duxford. However, due to the increase in the demand for the use of this space from the development, a financial contribution of £190.80 (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's agent has confirmed agreement to this contribution.
33. 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's agent has confirmed agreement to this contribution.

Conclusion

34. 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

35. Approval. The following conditions and informatives 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: 1:1250 location plan and drawing numbers 2608/01 Revision B, 03, and 04.

(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 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.)

4. 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.)

5. No development shall take place until full details of 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.)

6. 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.)

7. 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.)

8. No development shall take place until details of surface water drainage measures from the driveway 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 - In the interests of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

9. No development shall take place until a method statement relating to the process of demolition and the effects that this may have upon the public highway have been submitted to and approved in writing by the Local Planning Authority. The statement should make particular reference to the control of debris, mud and dust, pedestrian and vehicle movements and the control of contractor parking. Development shall be carried out in accordance with the approved details.

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

10. No development shall take place until details of the space to be provided clear of the public highway for the parking, turning, loading, and unloading of all vehicles visiting the site during the period of construction 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 - In the interests of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

11. 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 windows, doors or openings of any kind, other than those expressly authorised by this permission, shall be constructed in the south west side elevation/roof slope of the dwelling at and above first floor level unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf.

(Reason - To safeguard the privacy of adjoining occupiers in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

12. The rooflights in the south west side elevation/roof slope of the dwelling, hereby permitted shall be installed at least 1.7 metres above finished floor level (first floor) or fixed shut and glazed with obscure glass.

(Reason - To safeguard the privacy of adjoining occupiers in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

13. No development shall begin until details of a scheme for the provision of open space, community facilities and waste receptacles 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 open space, community facilities and waste receptacles in accordance with Policies SF/10 and DP/4 of the adopted Local Development Framework 2007.)

14. 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.)

Informatives

1. The granting of a planning permission does not constitute a permission or licence to a developer to carry out any works within, or disturbance of, or interference with, the Public Highway, and that a separate permission must be sought from the Highway Authority for such works.
2. The driveway should be constructed from bound materials in order to avoid the displacement of loose materials on to the public highway.
3. The foundations of the dwelling should be considered in relation to the proximity of the development to the tree.
4. 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.
5. During demolition and 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.
6. Before the existing property is demolished, a Demolition Notice will be required from the Building Control section of the Council's planning department establishing the way in which the property will be dismantled, including any asbestos present, the removal of waste, minimisation of dust, capping of drains and establishing hours of working operation.
7. See attached Environment Agency advice regarding soakways.

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/1423/11 and S/0081/11

Contact Officer: Karen Pell-Coggins - Senior Planning Officer
Telephone: (01954) 713230