

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

1 February 2012

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

S/2272/11 – IMPINGTON

Erection of Dwelling at Land to the East of 37 Cambridge Road (Fronting Burrough Field) for Mr I. Purkiss.

Recommendation: Approval

Date for Determination: 6th January 2012

Notes:

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

Site and Proposal

1. The site is located within the Impington village framework. It measures 0.018 of a hectare in area and previously formed part of the rear garden of No. 37 Cambridge Road. It has now been fenced off along the eastern boundary of that property to create a separate plot of land that is situated at the end of a cul-de-sac between Nos. 19 and 32 Burrough Field. The boundary to Burrough Field consists of a 1.8m timber fence along with a street lamp and semi-mature sycamore tree. The site lies in Flood Zone 1 (low risk).
2. Burrough Field is a cul-de-sac of residential dwellings comprising detached two-storey dwellings set within wide spacious plots and finished in buff brickwork with concrete pan tiles. There are examples of extensions within the street scene. The street is of low density housing with most properties benefiting from off road car parking, front and rear gardens. No. 19 Burrough Field is situated to the south of the site and is set forward from the plot. It has a single storey rear extension and an outbuilding at the bottom of the garden. A hoigh wall aligns the boundary. No. 32 Burrough Field is situated to the north of the site and is parallel to the plot. It has a single storey side element and a single storey rear extension. There is a side/ rear patio area. A high fence aligns the boundary.
3. This full planning application, received 10th November 2011, proposes the erection of a part two-storey and part single storey two bedroom dwelling. It would be sited 5.6 metres back from the road and have two-storey gable facing the road with single storey monopitched elements to create a wider gable to the front. It would also have a single storey lean-to extension to the rear. The two-storey element would have a height of 5 metres to the eaves and 7 metres to the ridge and the single storey element would have a height of 2 metres to the eaves and 3.6 metres to the ridge. One parking space would be provided on a driveway at the front. The materials of construction would be buff bricks/cedar boarding for the walls and concrete tiles for the roof. The existing tree on the site would be removed.

Planning History

4. A planning application for a dwelling on the site under reference **S/0467/11** was withdrawn.
5. An appeal was dismissed for a dwelling on the site under reference **S/1467/09/F** on the grounds of its design being out of keeping with the character and appearance of the area, a loss of privacy to the neighbour at No. 32 Burrough Field, and awkward manoeuvring and potential for on-street parking.
6. A planning application for a dwelling on the site under reference **S/1088/09/F** was withdrawn.
7. An appeal was dismissed for a dwelling on the site under reference **S/1688/99/F** on the grounds of its design being out of keeping with the character and appearance of the area and a loss of privacy and overbearing mass to the neighbour at No. 19 Burrough Field.

Planning Policy

8. ***Local Development Plan Policies***

South Cambridgeshire LDF Core Strategy DPD, 2007:
ST/4 Rural Centres

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

NE/11 Flood Risk

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

9. ***National Planning Guidance***

Planning Policy Statement 1 (Delivering Sustainable Development)

Planning Policy Statement 3 (Housing)

10. ***Circulars***

Circular 05/2005 Planning Obligations

Circular 11/95 The Use of Conditions in Planning Permissions

Consultation

11. **Impington Parish Council** – Recommends refusal and makes the following comments: -

“Committee feel the proposed development would represent a marked contrast to the uniform rhythm and character of Burrough Field by virtue of its ridge line not aligned to the angle of other rooflines and its narrow built form. Its close proximity and corner windows on the southern corner overlook No. 19’s bedrooms and dining room. On road access to car park space suggested will require significant reversing distance on highway which children do play. Site plan does not accurately indicate constraint to access of 30 and 32. All those present feel that it is not compatible with its location due to corner windows being out of keeping, staggered gable frontage and narrow built form and would fail to preserve or enhance the character of the area.”

12. **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 and that the driveway is constructed with adequate drainage measures and bound material within 6 metres of the public highway. Also requests an informative in relation to works to the public highway.

13. **Urban Design Team** – Has the following comments: -

“Whilst this site was not included in the original development, its location and context are considered suitable for an infill development. The principle of an infill development for this location is therefore supported, as it would continue the grain of the development that currently exists in this part of Burrough Field and improve the overall appearance of the area.

A key concern of the previous application was raised regarding the location, mass and scale of the proposed dwelling in relation to the boundary and dwelling of no. 32 Burrough Field. In the current proposals both the orientation and the built form of the proposed building respond well to the restrictive nature of the site.

The massing and scale of the proposed dwelling is considered appropriate to the context of the site. The proposed single-storey element relates well to the proportions of the front porches prevalent in the area, while the proposed two-storey element is sufficiently set back from the pavement, and would continue the grain of development by matching the building line and approximate eaves and ridge heights of No.32, Burrough Field whilst being sympathetic of the amenity of No.19. Burrough Field. The proposed design would effectively protect the adjacent property from overshadowing and overbearing, and also balances the jutting of the three properties to be more uniform.

The design is of high quality and is commended: the scheme proposes an appealing contemporary design, which complements the pitched angles and rhythm of gables of adjacent properties, and so positively relates to the streetscape. It would serve as a terminating vista for Burrough Field and help enhance the image of the area.

The palette of materials proposed for the scheme is satisfactory: concrete interlocking roof tiles and buff facing brickwork are proposed to match the adjacent houses. The proposed timber cladding panels and composite windows with powder-coated finish would help relate the scheme to its urban context. Officers suggest the colour of the composite windows be dark grey in order to tie in with the contemporary style of the dwelling, and request that conditions be imposed regarding window frame colour.

The proposals respond positively to the constraints of the site and make efficient use of available land. The design is good quality and is well integrated into the existing urban fabric. Issues raised within previous applications have now been adequately addressed and the current design proposals are in general conformity with Policy DP/2 of the South Cambridgeshire District Council Development Plan (Adopted July 2007) and the design principles set out in the South Cambridgeshire District Council District Design Guide (Adopted March 2010). It is therefore recommended that the application be approved with the aforementioned condition regarding window frame colour.”

14. **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.
15. **Trees and Landscapes Officer** – Has no objections.
16. **Landscape Design Officer** – Requests landscape and boundary conditions to achieve some planting in the front garden to visually soften the development. Suggests a climber on the front of the house to compensate for the loss of the tree.

Representations

17. Six letters have been received from neighbours that raise the following issues: -
 - a) Character of the area including narrowness of plot, cramped development, and scale and design of dwelling out of keeping with Burrough Field;
 - b) Neighbour amenity including loss of privacy, overbearing impact, loss of light, and on-street parking;
 - c) Highway safety including blocking of access to adjacent properties from on-street parking, restricted manoeuvring and egress of vehicles, lack of visibility, and maintenance of pedestrian visibility splays; and,
 - d) Other matters including impact upon adjacent trees, future landscaping, removal of existing asbestos building, safety of boundary wall, land not previously used as a vehicular access, no pedestrian access to rear, accuracy of drawings, position of bins on collection days, and removal of street light.

Planning Comments – Key Issues

18. 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, neighbour amenity, highway safety, and trees and landscaping.

Principle of Development

19. The site is located within the village framework of a ‘Rural Centre’ where residential developments with no limit on size are considered acceptable in principle subject to all other planning considerations.

Density

20. The development of one dwelling would equate to a density of 56 dwellings per hectare. This would comply with the density requirement of at least 40 dwellings per hectare that should be achieved in sustainable villages such as Impington and make the most efficient use of the land.

Character and Appearance of the Area

21. The proposal is not considered to harm the character and appearance of the area. The site does not form an important open space within the street scene, as the area comprises dwellings set close together. Whilst it is acknowledged that the plot width is narrower than the other plots in Burrough Field and that the dwelling would be smaller and have a design with a gable facing the road rather than the ridgeline as with other dwellings in the area, it would reflect features of dwellings in Burrough Field such as the front gable extensions to the properties at Nos. 19 and 20. It is not therefore considered to be out of keeping with its surroundings. The main materials would be similar to existing and the use of timber cladding and contemporary windows would give the dwelling a horizontal emphasis to identify with the existing dwellings.

Neighbour Amenity

22. The proposed dwelling is not considered to seriously harm the amenities of the neighbour at No. 19 Burrough Field. Although it is noted that the single storey element of the dwelling would be located right on the boundary, it would orientated to the north and have an low eaves height of 2 metres (the same as a fence that could be constructed under permitted development rights) with a shallow roof sloping way with a maximum height of 3.6 metres at a distance of 3.5 metres from the boundary. The two-storey element would be set 2 metres off the boundary adjacent to the rear of the garden and orientated to the north west. This relationship is, on balance, considered acceptable and would not lead to an unduly overbearing mass or significant loss of light from the property or private patio area. The first floor bathroom window in the front and side elevation would not result in a loss of privacy as it would be fixed shut and permanently maintained with obscure glass in order to avoid overlooking. This would be a condition of any consent.
23. The proposed dwelling is not considered to seriously harm the amenities of the neighbour at No. 32 Burrough Field. The dwelling would be orientated to the south but be set in line with that property. It is not therefore considered to lead to an unduly overbearing mass or significant loss of light to that property or its private patio area. The first floor bedroom window in the rear elevation would be set off the boundary and allow an oblique angle of view similar to other neighbours. This is not considered to result in overlooking that would lead to a severe loss of privacy.
24. The first floor bedroom window in the rear elevation is not considered to overlook the properties to the west in Cambridge Road as it would be situated 12 metres off the boundary and 40 metres from the dwellings.
25. The parking and turning of vehicles on Burrough Field outside the site is not considered to seriously harm the amenities of nearby neighbours as this could happen in any case, as there is unrestricted on-street parking and it is a public highway.

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.
27. One on-site parking space would be provided for the new dwelling. This is considered appropriate as it that would accord with the Council's maximum parking standards and is a sustainable village with good public transport links and easy access to services by walking and cycling. The ease of access to the parking space has been improved by its central position would be unlikely to lead to awkward manoeuvring.

The proposal is not therefore likely to lead to on-street parking that would cause a hazard and adversely affect the free flow of traffic along Burrough Field. The provision of 2.0 metres x 2.0 metres visibility splays either side of the parking space would be a condition of any consent. The previous use of the land for a builders yard but with no vehicular access is noted and the application has been considered on the basis of a new access being created.

Trees and Landscaping

28. 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 achieve some landscaping at the front of the site to soften the impact of the development upon the street scene and compensate for the loss of the tree.

Developer Contributions

29. The South Cambridgeshire Recreation Study 2005 identified a shortage of sport and play space within Impington. 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 £2,244.90 (index linked) towards the provision of new space or 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.
30. The South Cambridgeshire Community Facilities Assessment 2009 states that Impington has community facilities of a poor standard. In addition, there is a shortfall of space. Due to the increase in the demand for the use of this space from the development, a financial contribution of £378.88 (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.
31. 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.

Other Matters

32. The application plans are accurate in relation to the site. The plans do not have to show neighbouring properties.
33. The removal of an asbestos building is covered under Environmental Health legislation and is not a planning consideration.
34. A refuse storage area is provided within the single storey element at the front of the building. This could also be used for cycle parking.

The grass verge in front of the site is public highway and not privately owned land. Its current use for as a refuse area for properties in Burrough Field on collection day cannot be enforced.

35. The safety of the boundary wall is a civil matter between the applicant and the neighbour.
36. The removal of the streetlight is an issue between the applicant and the utility company.

Conclusion

37. 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

38. 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 number PL-01.
(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. 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 any 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.)
10. The first floor bathroom window in the east and south elevations of the dwelling, hereby permitted shall be fixed shut and permanently maintained 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.)
11. 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.)
12. 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. 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.
4. 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.
5. 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.
6. 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/2271/11, S/0467/11, S/1467/09/F, S/1088/09/F, and S/1688/09/F.

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