

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

9 May 2012

AUTHOR/S: Planning and New Communities Director

S/0268/12/FL - HASLINGFIELD

**Erection of a two storey, attached dwelling to side of existing dwellings,
including associated parking and access - Land Adjacent to 18 & 18A Fountain
Lane, Haslingfield
for Mr Tom Jack**

Recommendation: Delegated Approval/Refusal

Date for Determination: 13 April 2012

**This application has been reported to the Planning Committee for
determination as the Parish Council recommendation differs from the
officer recommendation.**

Members will visit the site on 8 May 2012.

Site and Proposal

1. The application site is located within the designated Haslingfield village framework. 18 and 18a Fountain Lane form ground and first floor flats, similar to the arrangement at the neighbouring property of 16 Fountain Lane. To the east are the rear gardens of the bungalow of 22 Fountain Lane and the two-storey property of 11 New Road. The flats have garden space to the side and rear of the building. 15 New Road on the opposite side of the road is grade II listed.
2. The full application, validated on 17th February 2012, seeks the erection of a single two-storey dwelling. This would be attached to the east elevation of the existing flats, and would continue the roof line along. It also includes a forward projecting porch element, and a flat roof single storey element.

Planning History

3. Application **S/0267/12/FL** granted planning permission for a single storey extension to the ground floor flat of 18/18a Fountain Lane.
4. Application **S/0060/07/F** granted consent for a dwelling at 12 Fountain Lane.

Policies

5. **South Cambridgeshire Local Development Framework (LDF) Core Strategy, adopted January 2007: ST/6 Group Villages**
6. **Local Development Framework Development Control Policies (LDF DCP) 2007: DP/1 Sustainable Development, DP/2 Design of New**

Development, **DP/3** Development Criteria, **DP/4** Infrastructure and New Development, **HG/1** Housing Density, **SF/10** Outdoor Playspace, Informal Open Space, and New Developments, **SF/11** Open Space Standards, **NE/1** Energy Efficiency, **NE/6** Biodiversity, **NE/15** Noise Pollution & **TR/2** Car and Cycle Parking Standards.

7. **Open Space in New Developments SPD** – adopted January 2009, & **District Design Guide SPD** – adopted March 2010.
8. **National Planning Policy Framework:** Advises that planning obligations should only be sought where they are necessary to make the development acceptable in planning terms, directly related to the development, and fairly and reasonably related in scale and kind to the development. It adds planning conditions should only be imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other aspects.

Consultations

9. **Haslingfield Parish Council** recommends refusal of the proposal. It is considered too wide, and extends too close to the neighbouring property which it would overshadow. It is also considered to have too few parking spaces with a lack of turning space on site. The existing study window would also open into a passageway.
10. The **Local Highways Authority** objected to the original plan, as vehicle-to-vehicle visibility splays were not shown. Concerns were also raised about the potential impact upon the frontage tree.
11. The **Council's S106 Officer** has confirmed the demand for open space and community infrastructure contributions, and waste receptacle provision, as well the need for a Section 106 monitoring fee.
12. The **Council's Scientific Officer** has considered the implications of the proposal and is satisfied that a condition related to contaminated land investigation is not required.
13. The **Council's Trees Officer** has confirmed there is no objection to the loss of the frontage tree subject to a suitable replacement.
14. The **Council's Building Control Officer** notes there is no obvious problem from the Building Control perspective.

Representations

15. The occupiers of **22 Fountain Lane** agree with the Parish Council view that it would extend too close to their property and it would not enhance the area.

Planning Comments

16. The key considerations in the determination of this application are the principle of development, impact upon the street scene, impact upon the amenity of the occupiers of the adjacent properties, highway safety and

parking provision, impact upon the frontage tree, and infrastructure contributions.

The Principle of Development

17. Haslingfield is classified as a Group Village within the LDF Core Strategy, where residential development up to an indicative maximum scheme of eight dwellings will be permitted within village frameworks subject to site-specific issues. Policy HG/1 of the LDF DCP seeks residential developments to make best use of a site by achieving average net densities of at least 30 dwellings per hectare unless local circumstances require a different treatment. A third dwelling on the site as a whole would represent a density of development of 50 dwellings per hectare. Whilst this is above the density aims of the policy, it is considered appropriate in this instance, especially given the two flats on site.

Impact upon the Street Scene

18. Whilst divided into flats, the building including 16 and 18/18A Fountain Lane itself has the appearance of a pair of semi-detached properties. The proposed extension would follow the “building line” of the building, with the roof ridge matching the existing and hipped as existing. It does differ from the design of the dwelling built through application S/0600/07/F (12a Fountain Lane) in that the roof ridge line has not been dropped. However, this feature is not considered essential in this instance given the size of the new roof in comparison to the existing. The comments from the Parish Council regarding the excessive width are noted. However, it is considered the site has the capacity for a dwelling of this size, and the terrace would be of a similar size to that to the west.
19. 12a Fountain Lane also has a passageway under the dwelling allowing access to the rear for the newly created middle dwelling. This feature in the current proposal is not therefore an alien feature in the street scene. There are no objections to the simple porch or the single storey rear element, the latter of which would match that approved through application S/0267/12/FL at 18 Fountain Lane. The proposal is therefore considered to be acceptable in the street scene, subject to a condition regarding materials.

Impact upon the Amenity of the Occupiers of the Adjacent Properties

20. The proposal would extend the existing building towards the neighbouring property of 22 Fountain Lane. This is a bungalow with a flat roof garage set close to the shared boundary. There will be views of the proposal from the rear garden of 22 Fountain Lane, and some acute views from rear facing windows. The existing garage does screen some of these views. The proposal would not appear overbearing, although conditions would be needed to ensure the east facing first floor window that serves a bathroom is obscure glazed, and no further windows are added to this elevation. The Parish Council notes concerns regarding overshadowing. The proposal is located to the west of 22. The property would result in the reduction of some light in the late evening. However, this reduction is not considered enough to warrant a reason for refusal. Subject to conditions, no harm is considered to result to the occupiers of 22 Fountain Lane.

21. 11 New Road is set to the south of 22 Fountain Lane. It has a larger garden, and is a two-storey property. It also has a large tree close to the shared boundary. Again the proposal would be seen from the rear garden area. However, the bulk of development would be away from the shared boundary, and the degree of separation will ensure an adequate relationship. The proposal does have a first floor window that would potentially cause some overlooking. This serves a landing, and again a condition can ensure it is obscure glazed. The rear facing bedroom 1 window is set further from the boundary and its relationship is considered acceptable. Conditions can ensure no further windows are added to the rear elevation. No harm would therefore result to the occupiers of 11 New Road.
22. Comments from the Parish Council with regard to the existing flats are noted. The first floor flat has a window serving the landing, which would need to be bricked up and therefore this room would not benefit from natural lighting. Whilst unfortunate, this area is not a habitable room and therefore no serious harm would result. The ground floor entrance would face onto the passageway, and this area would not receive direct sunlight. The passageway would be open to the rear and so some light would get to the doorway, which again does not serve a habitable room. The proposal is considered acceptable to the occupiers of the existing flats.

Highway Safety and Provision

23. The proposed layout plan shows the creation of a shared access into the site, serving the flats at 18 Fountain Lane, and the new property. Negotiations are ongoing to ensure that adequate vehicle-to-vehicle visibility splays can be achieved. A satisfactory arrangement has yet to be demonstrated, and Members will be updated on this matter.
24. With regard to parking provision, the site plan shows four parking spaces within the frontage area, which would serve the new dwelling and the two flats at 18 and 18a Fountain Lane. The Council's maximum parking standards seeks 1.5 dwellings per dwelling. A scheme of four spaces is therefore considered acceptable in this instance. A condition is likely to be required when the final detail is approved to ensure retention of these spaces in relation to each unit.

Impact upon the Frontage Tree

25. To the front of the site is a mature tree, which has recently been drastically pollarded. The tree is offered no protection in its own right, although its retention would be preferable. The revised plan show it to be removed, and the Council's Trees Officer has verbally confirmed there is no objection to this, subject to a suitable replacement being planted across the frontage. A landscape condition can ensure this comes forward.

Infrastructure Contributions

26. The Section 106 Officer has confirmed the need for infrastructure contributions within the village. The applicant has completed the draft Heads of Terms form as part of his application, and this was passed to the Council's Legal Team. At the time of writing, no Agreement has been signed, and Members will be updated where appropriate.

Other Matters

27. The setting of the grade II listed property of 15 New Road located to the north side of Fountain Lane is not considered to be compromised as a result of the scheme.

Recommendation

28. Delegated approval/refusal, subject to agreement from the Local Highways Authority regarding vehicle-to-vehicle visibility splays, and the completion of the Section 106 Agreement.
29. If approved, conditions regarding the following will be required: time implementation, plan numbers, materials to match, landscaping and its implementation, obscure glazed to the side facing first floor window, removal of permitted development rights to the side and rear at first floor level, parking spaces and vehicle-to-vehicle visibility splays to be in place prior to occupation and thereafter retained, retention of agreed parking spaces, and a restriction of power operated machinery during construction

Background Papers: the following background papers were used in the preparation of this report:

- **South Cambridgeshire Local Development Framework (LDF) Core Strategy, adopted January 2007**
- **Local Development Framework Development Control Policies 2007**
- **Open Space in New Developments SPD – adopted January 2009, & District Design Guide SPD – adopted March 2010.**
- **National Planning Policy Framework**
- **Planning Ref Files: S/0268/12/FL, S/0267/12/FL, and S/0060/07/F.**

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