

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Planning Committee

9 May 2012

**AUTHOR/S:** Planning and New Communities Director

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### **S/0102/12/FL – MILTON Dwelling at 53 Cambridge Road for Mr J. Hammond**

**Recommendation: Approval**

**Date for Determination: 9 May 2012**

#### **Notes:**

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

**Members will visit the site on Tuesday 8<sup>th</sup> May.**

#### **Site and Proposal**

1. The site is located within the Milton village framework. It currently forms part of the rear garden to No. 53 Cambridge Road and measures 0.03 of a hectare in area. No. 53 Cambridge Road is a single-storey detached bungalow that has its gable fronting the road, but the adjacent dwellings are two-storey. It has a long rear garden that backs on to a private road that serves Barnabas Court, a sheltered housing scheme. 1.8 close boarded fences align the boundaries. A grassed verge / amenity area with a walnut tree is situated to the north. The garden to No. 55 Cambridge Road lies to the south.
2. This full planning application, received 16 January 2012, as amended, proposes the erection of a detached, two-storey four bedroom dwelling. It would measure 10.2 metres in length, 6.1 metres in width, and have a height of 4.9 metres to the eaves and 8.9 metres to the ridge. Access would be via Barnabas Court to the rear and the dwelling would be set back 5.5 metres from that road, to allow two parking spaces to be provided to the front. The materials of construction would be bricks for the walls and concrete tiles for the roof.

#### **Planning History**

3. A lawful development certificate was approved for a loft conversion and garage conversion under reference **S/0400/10/LDC** at No. 53 Cambridge Road.
4. An appeal was dismissed for a replacement dwelling under reference **S/1314/09/F** at No. 53 Cambridge Road on the grounds of harm to the amenities of the neighbour.

#### **Planning Policy**

5. ***Local Development Plan Policies***

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

**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  
Landscape in New Developments SPD - Adopted March 2010  
Trees & Development Sites SPD - Adopted January 2009  
District Design Guide SPD - Adopted March 2010

6. ***National Planning Guidance***

National Planning Policy Framework

7. ***Circulars***

Circular 11/95: The Use of Conditions in Planning Permissions

**Consultation**

8. **Milton Parish Council** – Recommends refusal as amended on the grounds that the height of the building is too great in relation to the bungalows at Barnabas Court and 53 Cambridge Road. Cramped and congested form of development, incongruous, and inappropriate. Harmful to the character and appearance of the area contrary to the aims of the relevant Development Control Policies including DP/2.
  9. **Local Highways Authority** – Comments that the proposed access to the new dwellings is off the private section of Barnabas Court and there would be no significant affect upon the public highway.
  10. **Environmental Health Officer** – Has concerns that problems may arise from noise and suggests conditions restricting times of use of power operated machinery and deliveries. Also suggests informatics with regards to pile driven foundations and the burning of waste on site.
  11. **Trees and Landscapes Officer** – Request details of canopy works and no-dig foundation details to be submitted.
  12. **Landscape Design Officer** – Comments are awaited.
- Representations**
13. None received.

## **Planning Comments – Key Issues**

14. The key issues to consider in the determination of this application are the principle of the development and the impacts upon the character and appearance of the area, the amenities of neighbours, highway safety, and trees and landscaping.

### **Principle of Development**

15. The site is located within the village framework of a ‘Group Village’ where there is a reasonable range of services and facilities and residential developments of up to eight dwellings are considered acceptable in principle subject to all other planning considerations.

### **Housing Density**

16. The site measures 0.03 of a hectare in area including shared parking area. The erection of one dwelling would equate to a density of 33 dwellings per hectare. Whilst this density would not meet the requirement of at least 40 dwellings per hectare for sustainable villages such as Milton as set out under Policy HG/1, it is considered acceptable in this case as the area comprises detached dwellings set within similar sized plots.

### **Character and Appearance of the Area**

17. Cambridge Road is characterised by two-storey detached dwellings set within moderate sized plots in a linear form of development. The exceptions are the commercial garage premises at No. 61 Cambridge Road that has buildings to the rear and No. 53 Cambridge Road that is a single storey dwelling. To the rear of Cambridge Road is Barnabas Court that comprises a building that rises up to three storeys in height.
18. Whilst it is acknowledged that the siting of the proposed dwelling to the rear of No. 53 Cambridge Road and its two-storey scale would be visible above the roofline of the existing property due to its single storey nature, it should be noted that the existing building at Barnabas Court is already seen from public views in Cambridge Road and forms the backdrop this dwelling. At the rear of Cambridge Road, the dwelling would be seen as part of a cluster of buildings including the Barnabas Court development and the buildings to the rear of the commercial garage. The design of the dwelling would be simple and the materials would be similar to that in the surrounding area. The proposed dwelling is therefore considered appropriate and would not result in harm to the character and appearance of the area.

### **Neighbour Amenity**

19. The dwelling would be sited 15 metres from the boundary of No. 53 Cambridge Road and have a window-to-window distance of 25 metres to the main habitable room in the rear elevation of that property. This relationship is considered acceptable in compliance with the Design Guide, and would not result in an unduly overbearing mass that would lead to a loss of outlook or light, or overlooking that would lead to a loss of privacy.
20. The dwelling would be sited adjacent to the very rear section of the adjoining garden at No. 55 Cambridge Road. It is not considered to adversely affect the amenities of that property through being visually dominant when viewed from that garden as the main sitting out area is the rear of the property approximately 20 metres away. It would not result in overshadowing as it would be orientated to the north.

21. The dwelling would be sited 15 metres from the west elevation of Barnabas Court. It is not considered to harm this neighbour as the closest windows serve a stairwell and the main habitable room windows to this building face north. The dwelling would only overshadow part of the verge / amenity area along the Barnabas Court access road. In terms of neighbour amenity, therefore, the proposed dwelling would have an acceptable impact.

### **Highway Safety**

22. The proposal is not considered to result in an increase in traffic that would be detrimental to highway safety. Access would be off a private road and therefore local highway authority standards do not apply. However, adequate pedestrian visibility splays have been provided to ensure the safety of pedestrians from the adjacent sheltered housing scheme.
23. Two on-site parking spaces have been provided in accordance with the Council's maximum standards. The proposal is therefore unlikely to result in on-street parking that would cause a hazard.

### **Trees and Landscaping**

24. The proposal would not result in the loss of any important trees that contribute significantly to the visual amenity of the area providing foundation details and no-dig construction techniques in relation to the adjacent walnut tree are agreed as a condition of any consent.

### **Developer Contributions**

25. The South Cambridgeshire Recreation Study 2005 identified a shortfall of sport and play space within Milton. No open space is shown within the development. The increase in demand for sport and playspace as a result of the development requires a financial contribution of approximately £4,258.90 (index linked) towards the provision and management of open space off-site and 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 has agreed to this contribution.
26. The South Cambridgeshire Community Facilities Assessment 2009 states that Milton has an excellent standard of facilities. However, due to the increase in the demand for the use of this space from the development, a financial contribution of £703.84 (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 planning consent. The applicant has agreed to this contribution.
27. South Cambridgeshire District Council has adopted the RECAP Waste Management Design Guide. In accordance with the guide, developers are requested to provide for 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 agent has confirmed that the applicant would be willing to contribute towards this request.

### **Conclusion**

28. 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**

29. Approval as amended. The following conditions and informatics are suggested: -

### Conditions

- i) Time Limit
- ii) Approved Plans
- iii) Materials
- iv) Removal of Permitted Development Rights for Extensions
- v) Hard and Soft Landscaping
- vi) Foundations and No-Dig Construction
- vii) Implementation of Landscaping
- viii) Parking
- ix) Power Operated Machinery noise during construction
- x) Developer Contributions

### Informatics

- i) Burning of Waste
- ii) Pile Driven Foundations

**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
- National Planning Policy Framework
- Planning File References: S/0102/12/FL, S/0400/10/LDC, and S/1314/09/F

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