

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

9 May 2012

AUTHOR/S: Planning and New Communities Director

S/0371/12 - Sawston

Erection of a single storey dwelling, garage and associated access at land to the rear of 9 Babraham Road, Sawston for Daleway Developments Ltd.

Recommendation: Approve Conditionally subject to completion of S106 Legal Agreement

Date for Determination: 23rd April 2012

This application has been referred to the Planning Committee as the recommendation of refusal by Sawston Parish Council conflict with the officers' recommendation.

Site and Proposal

1. The application site of approximately 0.0056ha comprises part of the driveway and rear garden serving no.9 Babraham Road. The existing dwelling at no.9 Babraham Road is single storey detached bungalow finished in dark red facing brick and a brown concrete roof tile, which has been significantly extended. The property is set back from the roadside with an established landscaped frontage screening views of the site. Babraham Road contains a variety of house types with the immediate property to the west at no.7a being a two-storey dwelling and the plot to the east at no.11 currently being developed for a single storey bungalow to the rear. There is a mature Walnut tree sited upon the western boundary between nos.9 and 7a.
2. Proposals comprise a full planning application for the erection of a single storey four-bedroom dwelling, detached double garage, associated landscaping and vehicular access. The proposal would also involve alterations to no.9 Babraham Road to provide vehicle parking to its frontage and improved boundary treatment to the common boundaries either side of the proposed vehicular access.
3. A Design & Access Statement accompanies the application, along with an Arboricultural Assessment, and the proposals benefit from Pre-Application advice and previous outline consent.

Planning History

4. Outline Planning Application S/1331/11/O for the erection of single storey dwelling was approved.
5. Outline Planning Application S/0930/11/O for the erection of a dwelling was withdrawn.

6. Planning Application S/2450/06/F was approved for the erection of two bungalows and garages in a tandem arrangement following the demolition of existing house at the adjacent property no.11 Babraham Road.
7. Planning Application S/1939/87/F was approved for extensions.
8. Planning Application S/1496/84/F was approved for extensions.

Policies

9. National Planning Policy Framework
10. South Cambridgeshire Local Development Framework Core Strategy 2007
ST/4 Rural Centres
11. South Cambridgeshire Local Development Framework Development Control Policies DPD 2007
 - DP/1 Sustainable Development**
 - DP/2 Design of New Development**
 - DP/3 Development Criteria**
 - DP/4 Development Infrastructure**
 - DP/7 Development Frameworks**
 - HG/1 Housing Density**
 - NE/1 Energy Efficiency**
 - TR/1 Planning for More Sustainable Travel**
 - TR/2 Car and Cycle Parking Standards**
 - SF/10 Outdoor Playspace, Informal Open Space, and New Developments**
12. South Cambridgeshire Supplementary Planning Documents
 - District Design Guide**, Adopted March 2010.
 - Open Space in New Developments**, Adopted January 2009.
 - Trees & Development Sites**, adopted January 2009.

Consultations

13. **Sawston Parish Council** – Recommend refusal based on the change of width of the proposed vehicular access, which is narrower than that previously approved and that the development represents overdevelopment of the site.
14. **Local Highways Authority** – Raise no objection to the development subject to the following conditions:
 - Provision of 2.4m x 43m vehicle visibility splays;
 - Construction to provide adequate drainage measures;
 - Provision of 2m x 2m pedestrian visibility splays;
 - Use of no unbound material within 6m of the highway boundary;
 - Provision of a method statement during construction.
15. **Environmental Health** – Raise no objections subject to a condition limiting the use of power-operated machinery during construction to safeguard the amenity of residents, and the approval of details where pile driven foundations are proposed.

16. **Trees & Landscaping**_– Raise no Objections on the condition that the details supplied within the arboricultural report are acceptable. Since the previous approval site visits have identified no significant tree roots in the area of the driveway and normal construction measures and trenching for services can be carried out.

Representations

17. None have been received.

Planning Comments

18. The key issues to consider in this instance are the impact of the proposal with regard to Housing Provision, the public realm, highway safety, car parking, residential amenity, biodiversity and infrastructure provision.

Housing

19. The site benefits from an extant outline planning consent for the access and erection of a single storey dwelling. The current proposal would result in a density of approximately 18dph as a result of the subdivision of garden land to the rear of an existing property. Sawston is designated as a Rural Centre and is one of the larger and more sustainable villages within the District with a wide range of services and facilities. This density would be below the 30dph threshold outlined within Policy HG/1, but the layout would be in character with the area. Additionally, the site is sufficiently served by public transport links and within reasonable distance from local services and facilities and would therefore facilitate sustainable development. The development proposal would also provide adequate private amenity space and car parking to serve both the proposed and existing dwellings. The layout of the local area is one of linear form of mainly detached properties fronting Babraham Road, however, the plots at nos.11 and 19a Babraham Road set a precedent within the area for backland development.

Public Realm

20. The proposal would be significantly set back from Babraham Road and screened from view by the existing dwelling and would not therefore be prominent within the street scene due to its siting behind no.9 and its single storey height. The proposal would utilise the existing access to no.9, albeit extended into the site, which is not uncommon given similar relationships at nos.11 and 19a Babraham Road. The building design is of a simple character similar to that of the adjacent single storey buildings and would be finished in appropriate external materials. In light of the above the proposal would have an acceptable impact upon the character of the area.

Highway Safety & Car Parking

21. The proposal would utilise the existing access onto Babraham Road that is currently used by no.9 Babraham Road. This access allows for the adequate provision of pedestrian visibility and a condition will be attached to the consent requiring 2m x 2m visibility splays to be provided and permanently maintained. Due to the nature of Babraham Road and the fact that the access would serve only two dwellings, inter-visibility for vehicles is not required in this instance. In addition to the above, conditions will be attached to ensure

that materials and the method of surface water drainage to the access road are approved in writing prior to development commencing on site. The site's access is marginally narrower than that previously approved as it proposes a side access and boundary treatment upon the western boundary of the existing dwelling. However, the previous approval required access for both the existing and proposed dwelling, whereas the current proposal provides alternative car parking to the front of no.9 Babraham Road. As a consequence the narrow pinch point to the access would only serve the proposed new dwelling. This pinch point is set back a sufficient distance from the adopted highway and would not result in an adverse impact upon highway safety.

22. Notwithstanding the above, a methodology statement will also be sought via condition to ensure that the proposed development is constructed with as little interference to the free flow and safety of the adopted public highway as is possible.

Residential Amenity

23. The proposal would comprise a similar building layout to that approved upon the adjacent site at 11 Babraham Road, which is currently under construction and located to the northeast of the site. The proposal would be located at a distance of approximately 4m from the common boundary with no.11 and 7m from the side elevation of that property. The site would also abut the rear garden boundaries of properties within Eccles Close, with the proposed dwelling being sited approximately 21m from the rear elevations of these properties located to the northwest. Given the single storey nature of the proposed dwelling, it is considered that the proposal would not impact upon the amenity of these properties. The residential properties located within Woodland Road to the north are sited a considerable distance away from the proposed development and the proposal is therefore considered to not impact upon the amenity serving these dwellings.
24. In light of the above the proposal is considered to have most impact upon nos.7a and 11 Babraham Road and the existing dwelling at no.9 Babraham Road.
25. As stated above the proposal would be sited parallel with no.11 and would consist of a similar building envelope to this property. Given the modest scale of the building, which is similar to that of no.11, the distance between these properties is considered to be appropriate and would not be unduly overbearing or result in any significant loss of sunlight or daylight. The proposed layout of the double garage to serve the proposed dwelling would also resemble a similar layout to that of the adjacent plot (No.11) and therefore the use and activity of car parking and movement within this area is not considered to result in a significant noise nuisance to the detriment of the living conditions of no.11 Babraham Road.
26. The proposed access would run parallel with the common boundary of no.7a Babraham Road for a distance of approximately 60m. Given that the extent of this access involves a sizeable increase to that which exists currently and would run parallel with the rear garden of this property it is considered that suitable measures will need to be in place in order to mitigate potential noise nuisance resulting from vehicle movements. The proposal indicates the use of a permeable tarmac surface, which would provide a quiet and sustainable

drainage solution for the length of this boundary. In addition it is proposed that a solid brick boundary wall would be provided in sections along the common boundary with no.7a along with replacement fencing to that, which currently exists. This provision is considered to provide adequate mitigation with regard to noise and disturbance. In light of this, it is considered that the proposal would not result in a detrimental impact upon the living conditions currently experienced by the occupiers of this property.

27. The proposed access would also pass the side elevation and proposed garden area serving the existing property no.9 Babraham Road. As a consequence, suitable boundary treatment by way of timber fence and brick wall is proposed to surround the rear garden and side access to this property. This boundary treatment in addition to the access surface material is considered adequate to mitigate the impact of the associated vehicle movements of the new dwelling upon the amenity of the occupiers of no.9 Babraham Road.

Biodiversity & Landscaping

28. There is an existing Walnut tree sited upon the common boundary between nos.7a and 9 Babraham Road, which would be within close proximity to the proposed access drive to the proposed dwelling. A arboricultural assessment and method statement has been submitted, which outlines that the proposed access road will require a no-dig construction and the use of bark savers prior to development and remaining in situ thereafter in order to protect the Walnut tree within the adjacent property. Similarly the Walnut tree has been identified to require a crown lift and reduction in order to facilitate the demolition of the existing garage and proposed access road. This work has since been undertaken. Site investigations have also since been undertaken, which identify that there are no significant tree roots within the vicinity of the proposed access.
29. In addition to the above it is also identified that 14 other trees require removal to facilitate the proposed layout but these are of poor quality and are of little visual amenity value. The current proposal provides full hard and soft landscaping proposals, which are considered to be sympathetic to this backland setting.

Infrastructure Provision

30. The proposal would provide a four-bedroom property. In order to meet the requirements of this development in respect to the increase in the capacity of occupants to the village the proposal would require the provision of an off-site contribution towards public open space within the village and community infrastructure. This has been calculated at £4,258.90 (index linked) with respect to public open space infrastructure and £718.78 with respect to community infrastructure.
31. In addition to the above the proposal would require a sum of £69.50 to provide refuse bins and a £50.00 S106 Monitoring fee. The applicant has agreed to meet the above obligations by way of a S106 legal agreement.

Conclusion

32. 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 approved in this instance.

Recommendation

33. Approve subject to the following 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: Haydens Arboricultural Impact Assessment dated 27th June 2011, 01, 03, 05, 06, 07, 08, 09, 10 and 11.

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

3. 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 development within Classes A, B, D and E of Part 1 of Schedule 2 of the Order shall take place unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf.

(Reason - In the interests of safeguarding the character of the area and the amenities of the occupiers of neighbouring properties in accordance with Policies DP/2 and DP/3 of the adopted Local Development Framework 2007.)

4. During the period of construction, no power operated machinery shall be operated on the site before 0800 hours and after 1800 hours on weekdays and 1300 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.)

5. No external lighting shall be provided or installed within the site other than in accordance with a scheme, which has been submitted to and approved in writing by the Local Planning Authority.

(Reason -To minimise the effects of light pollution on the surrounding area in accordance with Policy NE/14 of the adopted Local Development Framework 2007.)

6. The boundary details, hereby approved, upon drawing nos.06 & 10 shall be implemented in full prior to the first occupation of the proposed dwelling.

(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.)

7. Prior to the commencement of any development, a scheme for the provision and implementation of surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved plans prior to the occupation of any part of the development or in accordance with the implementation programme agreed in writing with the Local Planning Authority.

(Reason - To ensure a satisfactory method of surface water drainage and to prevent the increased risk of flooding in accordance with Policies DP/1 and NE/11 of the adopted Local Development Framework 2007.)

8. The proposed 2m by 2m pedestrian visibility splays shown upon drawing no.5 are to be implemented and thereafter permanently maintained kept clear of obstruction above a height of 600mm.

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

9. The garage, hereby permitted, shall be retained for the purposes of car parking.

(Reason - To ensure the continued provision of off-street parking space in the interests of highway safety and to safeguard the amenities of adjoining occupiers in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

10. No development shall commence until a methodology statement of the construction of the development, hereby permitted, has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

11. 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.)

12. The materials to be used for the development, hereby permitted, shall accord with the specification in the application form and approved plans, unless otherwise agreed in writing by the Local Planning Authority.

(Reason – To ensure the appearance of the development is satisfactory in accordance with Policies DP/2 and DP/3 of the adopted Local Development Framework 2007.)

Informatives

1. In order to prevent surface water discharging to the public highway the access shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway.

2. In the interests of highway safety the access shall be a minimum width of 5.0m for a minimum distance of 6m measured from the near edge of the highway boundary.
3. In the interest of highway safety no unbound material shall be used in the surface finish of the driveway within 6.0m of the highway boundary.
4. The development involves work to the public highway that will require the approval of the County Council as Highways 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 19780 and the New Roads and Street Works Act 1991 are also obtained from the County Council.
5. Should driven pile foundations be proposed, then before works commence, a statement of the method of construction of these foundations shall be submitted and agreed by the District Environmental Health Officer so that noise and vibration can be controlled.
6. During construction there shall be no bonfires or burning of waste on site except with the prior permission of the Environmental Health Officer in accordance with best practice and existing waste management legislation.

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

- South Cambridgeshire Development Control Policies Development Plan Document (2007)
- South Cambridgeshire Local Development Framework Supplementary Planning Documents
- LDF Adopted Core Strategy Development Plan Document (2007)
- NPPF

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