

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

9 May 2012

AUTHOR/S: Planning and New Communities Director

**S/0185/12/FL – WATERBEACH
Dwelling at 64A Cambridge Road for Mr and Mrs P. Clark**

Recommendation: Approval

Date for Determination: 4 April 2012

Notes:

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

Site and Proposal

1. The site is located within the Waterbeach village framework. No. 64A Cambridge Road is a two-storey, link detached, buff brick and concrete tile house that is situated in a prominent corner position at the entrance to the village. It has a small front garden and a parking area to the rear shared with No. 64 Cambridge Road. A high hedge aligns the front and side boundaries. There is a large open grass amenity area at the corner of Cambridge Road. Green Belt land lies opposite the site. The site is situated in flood zone 1 (low risk).
2. This full planning application, received 8 February 2012, proposes the erection of two-storey dwelling attached to the existing dwelling at No. 64A Cambridge Road. It would measure 4.2 metres in width, 8.1 metres in length and have a height of 4.8 metres to the eaves and 7 metres to the ridge. It would be set down in height by 0.5 metres from the adjoining dwelling and be set back from the front elevation of that property by 3 metres and project beyond the rear elevation by 1.2 metres at ground floor level and 3.6 metres at first floor level. One parking space would be provided within a previously approved garage within a shared parking area to the rear. The hedge along the front and side boundaries would be retained.

Planning History

3. Planning permission was granted under reference S/1897/11 for a two-storey side extension of the same design and size as the proposed dwelling.
4. Planning permission was granted under reference S/1883/11 for triple garage in the shared parking area to the rear to serve Nos. 64 & 64A Cambridge Road.
5. Planning permission was refused under reference S/0851/08/F for a dwelling on the site on the grounds of its size and scale, a lack of car parking, an inadequate amenity space for the existing dwelling, and a lack of developer contributions.
6. Planning permission was granted under reference S/1802/95/F for a dwelling at No. 64A Cambridge Road.

7. Planning permission was refused under reference S/0765/95/O for two dwellings on the site and at No. 64 Cambridge Road on the grounds of resulting in a cramped development that would be out of keeping with the character and appearance of the area.
8. An appeal was dismissed under reference S/0941/87/O for one bungalow on the site and at No. 64 Cambridge Road on the grounds of resulting in a development that would be out of keeping with the character and appearance of the area and poorly related to adjacent dwellings.
9. Planning permission was refused under reference S/0942/87/O for two houses and garages on the site and at No. 64 Cambridge Road on the grounds of being out of keeping with the character and appearance of the area and poorly related to adjacent dwellings.

Planning Policy

10. ***Local Development Plan Policies***

South Cambridgeshire LDF Core Strategy DPD, 2007:

ST/5 Minor 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

Landscape in New Developments SPD - Adopted March 2010

Trees & Development Sites SPD - Adopted January 2009

District Design Guide SPD - Adopted March 2010

11. ***National Planning Guidance***

National Planning Policy Framework

12. ***Circulars***

Circular 05/2005 Planning Obligations

Circular 11/95 The Use of Conditions in Planning Permissions

Consultation

13. **Waterbeach Parish Council** – Recommends refusal on the grounds of being out of character with the street scene, overdevelopment of the site and cramped, and loss of visual amenity in a prominent position at the entrance to the village.

14. **Local Highways Authority** – Requests conditions in relation to the removal of permitted development rights for the creation of an access to the front of Nos. 64, 64A, and the proposed dwelling from Cambridge Road as the dwellings have car parking to the rear and that the manoeuvring area shown on the drawings is maintained so that vehicles can leave the property in forward gear. Also suggest informatives in relation to works to the public highway, dimensions of parking spaces and reversing area, and that the existing gate is oversailing the highway that is in breach of the Highways Act 1980.
15. **Environmental Health Officer** – No reply (out of time).
16. **Landscape Design Officer** – Has no objections but requests a landscaping condition to retain and protect the existing hedge along the site boundaries.

Representations

17. None have been received.

Planning Comments – Key Issues

18. 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, and highway safety.

Principle of Development

19. The site is located within the village framework of a 'Minor Rural Centre' where there is a good range of services and facilities and residential developments of up to 30 dwellings are considered acceptable in principle subject to all other planning considerations.

Housing Density

20. The site measures 0.04 of a hectare in area including shared parking area. The net site area measures 0.02. The erection of one dwelling would equate to a density of 50 dwellings per hectare. This density would meet the requirement of at least 40 dwellings per hectare for sustainable villages such as Waterbeach as set out under Policy HG/1.

Character and Appearance of the Area

21. The extant consent under reference S/1897/11 for a two-storey side extension to the existing dwelling has the same siting, scale, design, and materials as the proposal. The dwelling is not therefore considered to harm the character and appearance of the area subject to retention of the hedge along the boundaries of the site. The private amenity area of the existing house would be reduced to 60sq.m. which is smaller than the 80sq.m. guideline in the District Design Guide. The new dwelling would exceed the guideline amenity space. As the guidelines are not standards set in policy this would not warrant refusal of the application, and officers are satisfied that the garden areas would be adequately usable.

Neighbour Amenity

22. Given the existing extant consent under reference S/1897/11 for a two-storey extension to the dwelling of the same siting, scale, and design, the proposed dwelling in lieu is not considered to adversely affect the amenities of neighbours.

Highway Safety

23. The development is not considered to result in an increase in traffic generation that would be detrimental to highway safety.
24. Three parking spaces would be provided in the approved but unimplemented consent for a garage that would be situated within the shared parking area to the rear of the dwellings. This would result in one garage space per dwelling plus one informal parking space. This is considered acceptable for a sustainable location such as Waterbeach with good public transport links, as the Council's maximum parking standards require an average of 1.5 spaces per dwelling. It should also be noted that there is unrestricted parking along Cambridge Road. If the garage is not implemented then there will remain ample informal parking in this area. The submission and approval of a plan to show how spaces within the parking area will be allocated between the 3 dwellings it serves would be a condition of any consent.
25. A condition would be attached to any consent to remove permitted development rights for an access on to Cambridge Road. An informative will be attached with regards to the gate oversailing the highway.

Developer Contributions

26. The South Cambridgeshire Recreation Study 2005 identified a shortfall of sport and play space within Waterbeach. 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 £2,244.90 (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.
27. The South Cambridgeshire Community Facilities Assessment 2009 did not audit indoor community space in Waterbeach. However, due to the increase in the demand for the use of this space from the development, a financial contribution of £371.00 (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.
28. 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.

Other Matters

29. The proposal would not increase the risk of flooding to the site and surrounding area subject to satisfactory methods of surface water drainage.
30. A landscape condition would be attached to any consent to retain the existing soft landscaping along the boundaries.

Conclusion

31. 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

32. Approval. The following conditions and informatives are suggested: -

Conditions

- i) Time Limit
- ii) Approved Plans
- iii) Materials
- iv) Boundary Treatment
- v) Removal of Permitted Development Rights for Extensions and Outbuildings and Access
- vi) Hard and Soft Landscaping
- vii) Implementation of Landscaping
- viii) Parking and Turning plan to be agreed
- ix) Contractors Parking
- x) Cycle Store
- xi) Power Operated Machinery noise during construction
- xii) Developer Contributions

Informatives

- i) Works to Highway
- ii) Gate
- iii) Burning of Waste
- iv) 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/0185/12/FL, S/1897/11, S/1883/11, S/0851/08/F, S/1802/95/F, S/0765/95/O, S/0941/87/O, & S/0942/87/D

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