

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee
AUTHOR/S: Planning and New Communities Director

7 November 2012

S/1809/12/FL - IMPINGTON
Erection of dwelling and Single Storey Rear Extension-2 Hereward Close
For Mr Stuart Williams

Recommendation: Delegated Approval

Date for Determination: 2 November 2012

This Application has been reported to the Planning Committee for determination because the recommendation of the Parish Council differs to that of officers.

To be presented to the Committee by Katie Christodoulides

Site and Proposal

1. The site is located within the designated Impington Village Framework. It measures 0.04 of a hectare in area and currently comprises a two storey, semi-detached red facing brick and tile dwelling with a large garden to the side and rear and large block paved parking area to the front. The site forms a large corner plot and to the rear of the existing dwelling is a timber outbuilding. No.2 Hereward Close forms the eastern dwelling of a pair of semi-detached dwellings. Hereward Close is characterised by two storey semi-detached dwellings in a linear development pattern, which are symmetrical in design with a hipped roof and central chimney stack. A row of four terraced dwellings are located to the west of Hereward Close at the end of the cul-de-sac.
2. The full application, received as valid on 7 September 2012, seeks the erection of a dwelling and single storey rear extension to No.2 Hereward Close. The proposal would be attached to the east elevation of the existing dwelling at No.2 Hereward Close, and would continue the roof line along with the addition of a single storey rear extension. Roof lights would be inserted into the existing dwelling and proposed dwelling on the front (south) facing roof slopes. Amended plans were received on 16 October 2012 to incorporate the existing dwelling into the application site, since the proposals include works to that dwelling as well as the proposed new one. The application is accompanied by a Design and Access Statement and a draft Heads of Terms.

Planning History

3. Application **S/0257/07/F** was refused for a garage, new boundary fence and new access due to the proposed garage being visually prominent and detrimental to the existing character of the area and the removal of the existing hedge and proposed fence having an unacceptable visual impact to the character of the street.

Planning Policy

4. **South Cambridgeshire Local Development Framework (LDF) Core Strategy, adopted January 2007:**

ST/4 Rural Centres

5. **South Cambridgeshire Local Development Framework (LDF) Development Control Policies, DPD, adopted July 2007:**

DP/1 Sustainable Development

DP/2 Design of New Development

DP/3 Development Criteria

DP/4 Infrastructure in New Developments

HG/1 Housing Density

HG/2 Housing Mix

SF/10 Outdoor Playspace, Informal Open Space, and New Developments

SF/11 Open Space Standards

NE/1 Energy Efficiency

NE/6 Biodiveristy

TR/2 Car and Cycle Parking Standards

6. **South Cambridgeshire LDF Supplementary Planning Documents (SPD):**

District Design Guide SPD - Adopted March 2010

Open Space in New Developments-Adopted January 2009

Trees & Development Sites SPD - Adopted January 2009

Landscape in New Developments SPD - Adopted March 2010

Consultation by South Cambridgeshire District Council as Local Planning Authority

7. **Histon & Impington Parish Council**-Recommends refusal on the grounds of the proposal being overbearing, over massing and disruptive to the street scene and building line of the north/south part of Hereward Close.
8. **Local Highways Authority**-No significant adverse effect upon the Public Highway should result from this proposal should it gain benefit of Planning Permission as the existing access is to be shared with both of the properties.
9. **Trees and Landscape Officer**-No objections as there are no trees on the site which will be impacted on.
10. **Landscape Design Officer**-No response to date.
11. **Environmental Health Officer**-Recommends conditions to protect neighbouring amenity during construction.
12. **Section 106 Officer**-No response to date.

Representations

13. None were 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 of the development upon the character and appearance of the area, amenities of neighbouring properties, parking and highway safety and trees and landscaping.

Principle of Development

15. The site is located within the village framework of a 'Rural Centre' where development and redevelopment without any limit on individual scheme size will be permitted within village frameworks provided that adequate services, facilities and infrastructure are available or can be made available as a result of the development.
16. The site measures 0.04 of a hectare in area. The erection of one dwelling would equate to a density of 24 dwellings per hectare. Whilst this would be slightly below the minimum density of 30 dwellings per hectare and 40 dwellings per hectare in more sustainable locations, in order to protect the character of the area it is considered to be an appropriate density of development in this instance.

Character and Appearance of the Area

17. The northern side of Hereward Close is generally characterised by two storey semi-detached brick built dwellings set within narrow plots in a linear form of development. To the south of Hereward Close are two storey semi-detached black stained weather boarded dwellings set within much larger plot sizes. To the west and end of the cul-de-sac lies a terrace row of four brick built dwellings.
18. The development site occupies a corner plot and as a result the plot size is increased in width in comparison with the adjoining neighbouring plots which are narrower and longer in depth. Whilst it is acknowledged that the siting of the proposed dwelling to the side of No.2 Hereward Close would be clearly seen in street scene views, the design of the dwelling would be simple and match the existing dwellings, with the size and scale of the proposal being in keeping with the adjacent properties. 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 proposed dwelling would be sited to the side of No.2 Hereward Close and to the southern side of the end bungalow at No.52 Hereward Close which faces gable end to the development site. The bungalow at No.52 Hereward Close has a door within the side elevation with a conservatory and rear elevation windows facing to the rear garden area. The proposed dwelling and single storey rear extension would be located 7.3 metres from the common boundary with No.52 Hereward Close with the driveway serving that bungalow being sited between this boundary. The 1st floor windows of the proposed dwelling would be 10.6 metres from the rear boundary and over 15 metres from the flank/side elevation of No.52, thereby complying with the District Design Guide's recommendation of back-to-flank distance of 12 metres. Therefore, the proposals are not considered to result in any loss of privacy, overbearing impact or loss of light and would therefore be acceptable in terms of neighbouring amenity impact.

Highway Safety and Parking Provision

20. The proposal is not considered to result in any significant adverse effect upon the public highway as the existing access to the site is to be shared between the existing and proposed dwelling. Given the large existing driveway, the proposed parking provision is considered acceptable. In order to ensure the adequate provision of parking, a condition shall be added to the decision for no boundary treatment to separate the driveways for the two dwellings.

Trees and Landscaping

21. The proposal would not result in the loss of any important trees within the site. The existing front and side boundary hedge is to be retained as part of the proposal. This is considered important in terms of reducing the visual impact of the development and providing adequate screening. A condition shall therefore be added to the decision to ensure the retention of this existing hedgerow.

Developer Contributions

22. The South Cambridgeshire Recreation Study 2005 identified a shortfall of sport and play space within Impington. No open space is shown within the development. The increase in demand for sport and play space as a result of the development requires a financial contribution of £3,104.38 (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.
23. The South Cambridgeshire Community Facilities Assessment 2009 states that Impington has a poor standard of facilities. Due to the increase in the demand for the use of this space from the development, a financial contribution of £513.04 (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.
24. The 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 the scheme. The fee for the provision of appropriate waste containers is £69.50 per dwelling.
25. The applicant has provided a draft Heads of Terms for the proposal dwelling, and instructions have been sent to the Council's Legal Team. Therefore a condition can be added to the consent.

Conclusion

26. 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

27. Approval as amended by plans stamped 16 October 2012. The following conditions are suggested:-

Conditions

- i) 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.)
- ii) The development hereby permitted shall be carried out in accordance with the following approved plans: A001(amended 16 October 2012), A101 (amended 16 October 2012), A102, A103, A104, A105 & A107.**
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
- iii) No development shall take place until details of the materials to be used in the construction of the external surfaces of the extension and/or new dwelling 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.)
- iv) The development shall commence in line with the landscape details submitted on plan number A101 (amended 16 October 2012), unless agreed in writing with the Local Planning Authority. The development shall be carried out in accordance with the approved details.**
(Reason - To ensure the development is satisfactory assimilated in the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)
- v) 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.)
- vi) No development shall begin until details of a scheme for the provision of recreational, community services and refuse infrastructure to meet the needs of the development in accordance with adopted Local Development Framework Policies SF/10 & SF/11 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 public open space, community facilities and refuse in accordance with the above-mentioned Policies SF/10 & SF/11 and Policy DP/4 of the adopted Local Development Framework 2007.)

- vii) **During the period of demolition and construction, no power operated machinery shall be operated on the site and no deliveries shall be made to or from the site before 0800 hours and after 1800 hours on weekdays and before 0800 hours and after 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.)
- viii) **The existing hedge on the front and side boundary of the site shall be retained except at the point of access; and any trees or shrubs within it which, within a period of five years from the completion of the development or the occupation of the buildings, whichever is the sooner, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.**
(Reason - To protect the hedge which is of sufficient quality to warrant its retention and to safeguard biodiversity interests and the character of the area in accordance with Policies DP/1 and NE/6 of the adopted Local Development Framework 2007.)
- ix) **No demolition, site clearance or building operations shall commence until the hedgerow protection comprising weldmesh secured to standard scaffold poles driven into the ground to a height not less than 2.3 metres shall have been erected around the hedgerow to be retained on site at a distance agreed with the Local Planning Authority following BS 5837. Such fencing shall be maintained to the satisfaction of the Local Planning Authority during the course of development operations. Any tree(s) removed without consent or dying or being severely damaged or becoming seriously diseased during the period of development operations shall be replaced in the next planting season with tree(s) of such size and species as shall have been previously agreed in writing with the Local Planning Authority.**
(Reason - To protect trees which are to be retained in order to enhance the development, biodiversity and the visual amenities of the area in accordance with Policies DP/1 and NE/6 of the adopted Local Development Framework 2007.)
- x) **No boundary treatment shall be erected within the existing shared driveway to separate the two dwellings.**
(Reason-In the interest of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

Informatives

- xi) 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.
- xii) Should driven pile foundations be proposed, then before works commence, a statement of the method for construction of these foundations shall be submitted and agreed by the District Environmental Health Officer so that noise and vibration can be controlled.

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: District Design Guide SPD - Adopted March 2010, Open Space in New Developments-Adopted January 2009, Trees & Development Sites SPD - Adopted January 2009,Landscape in New Developments SPD - Adopted March 2010
- National Planning Policy Framework
- Planning File References: S/0257/07/F

Contact Officer: Katie Christodoulides – Planning Officer
Telephone: (01954) 713314