

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

7 August 2013

AUTHOR/S: Planning and New Communities Director

**S/1174/13/FL – FULBOURN
Erection of Dwelling at 8 Lucerne Close, Fulbourn, CB1 9YR
(for Mr Gledhill & Ms Wade)**

Recommendation: Approval

Date for Determination: 31st July 2013

This Application has been reported to the Planning Committee for determination as the recommendation of Fulbourn Parish Council differs from the officer recommendation.

To be presented to the Committee by Katie Christodoulides

Site and Proposal

1. The application site is located outside of the main village of Fulbourn in the part of the parish associated with Cherry Hinton. The area is predominantly residential with the properties comprising an estate of modern dwellings. The area proposed for the new dwelling is part of the garden area of No.8 Lucerne Close. The site for the new dwelling measures 0.014 of a hectare in area. No. 8 Lucerne Close is a two storey end of terrace property, attached to dwellings Nos. 6, 4 & 2 Lucerne Close. The site boundaries comprise of part hedging and part fencing, with vehicular access to the north from a shared driveway off Lucerne Close. An area of hard standing to the front of the dwelling denotes parking for the site.
2. The application, validated on 5th June 2013, seeks permission for a one-bedroomed dwelling to the west of No.8 Lucerne Close, within its garden area.

Planning History

3. **S/1132/10/O**-Outline planning application for a dwelling and associated car parking was approved at planning committee.
4. **S/1523/09/O**-Outline planning application for a dwelling was withdrawn.

Planning Policy

5. The **National Planning Policy Framework (NPPF)** promotes a presumption in favour of sustainable development.
6. **South Cambridgeshire Local Development Framework (LDF) Core Strategy, adopted January 2007:**

ST/4 Rural Centres

7. **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 and 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 Biodiversity
 - TR/1 Planning for More Sustainable Travel
 - TR/2 Car and Cycle Parking Standards
8. **South Cambridgeshire LDF Supplementary Planning Documents (SPD):**
 - District Design Guide SPD – adopted March 2010
 - Open Space in New Developments SPD - adopted January 2009
 - Landscapes in New Developments SPD - adopted March 2010
9. **Circular 11/95 (The Use of Conditions in Planning Permissions)** advises that planning conditions should be necessary, relevant to planning, relevant to the development to be permitted, enforceable, precise and reasonable in all other respects.

Consultation by South Cambridgeshire District Council as Local Planning Authority

10. **Fulbourn Parish Council** – Recommends refusal and states that this is inappropriate development on a small plot, which would encroach on the little green space in this dense development. The required additional parking space would take more of the grassed area. Approval of this application would set a precedent.
11. **Scientific Officer (Environmental Health)**–Raises no objections and recommends conditions and an informative to protect neighbouring amenity during construction.
12. **Trees Officer**–No objections, given there are no significant trees on the site.
13. **Local Highways Authority**–No significant adverse effect upon the Public Highway should result from this proposal should it gain benefit of Planning Permission. Recommends conditions and informatives in relation to highway safety.
14. **Landscape Design Officer**–No objections and recommends condition in relation to soft and hard landscape works are submitted for approval.

Representations by members of the public

15. None were received.

Material Planning Considerations

16. The key issues to consider in the determination of this application are the principle of development, the impacts of the development upon the character and appearance of the area, amenities of neighbouring properties, parking and highway safety, trees and landscaping and developer contributions.

Principle of Development

17. The site is located within the Village Framework of a 'Rural Centre' where development and redevelopment without any limited 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.
18. The site measures 0.014 hectares in area. The erection of one dwelling would equate to a density of 71 dwellings per hectare. Whilst this would be significantly higher than the minimum density of 40 dwellings per hectare in more sustainable locations such as Fulbourn, given the character of the area, the proposal is considered to be an appropriate density of development in this instance.

Character and Appearance of the Area

19. The properties in Lucerne Close are characterised by two storey terraced houses set within small plots in a linear form of development. Within the surrounding residential area lies a mixture of two storey semi-detached, detached and terraced properties sited within a variety of plot sizes.
20. The proposed development site forming the garden area of No.8 Lucerne Close lies adjacent to Lucerne Close, with the dwelling being sited close to the public highway. Whilst it is noted that the proposed dwelling would result in the loss of private green space, the area is characteristic of dense residential development. The proposed dwelling would be sited slightly forward of the linear row of terraced dwellings forming Nos 2, 4, 6 and 8 Lucerne Close. The proposed dwelling would therefore be clearly seen in street scene views, however given the design of the dwelling which would be simple, with the size and scale being in keeping with the adjacent properties, the proposal is considered appropriate and would not result in harm to the character and appearance of the area.

Neighbour Amenity

21. The proposed dwelling would be sited to the west and slightly forward of No.8 Lucerne Close. Given the proposed dwelling would be set off from the common boundary with No.8 Lucerne Close by 2.6 metres and 4 metres from the common boundary with No.6 Lucerne Close, with the proposed dwelling being modest in terms of its design, size height and window layout, the proposal has been assessed in terms of loss of light, loss of privacy and overbearing impact and is considered to be acceptable in terms of neighbour amenity.

Highway Safety and Parking Provision

22. Access to the site would be via Lucerne Close, and the existing shared driveway to the north of the site. Four off street car parking spaces are proposed for the new dwelling and existing dwelling at No.8, which would satisfy the District Council's parking standards. The proposal is not considered to result in any significant adverse effect upon the public highway.

Trees and Landscaping

23. The proposal would not result in the loss of any important trees within the site. Following comments received from the Landscape Officer, a condition shall be added to any consent granted for a landscaping scheme to be submitted for approval.

Developer Contributions

24. The South Cambridgeshire Recreation Study 2005 identified the sport and play space within Fulbourn is excellent. 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 £743.82 (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.
25. The South Cambridgeshire Community Facilities Assessment 2009 states that Fulbourn has an excellent standard of facilities. Due to the increase in the demand for the use of this space from the development, a financial contribution of £284.08 (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.
26. 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.

Conclusion

27. 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

28. Approve, subject to the completion of the S106 Agreement and the following conditions:

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: D.2001, JMA3119.01 & D.100.1 (Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
- (3) No development shall take place until details of the materials to be used in the construction of the external surfaces of the 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.)
- (4) No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development. The details shall also include specification of all proposed trees, hedges and shrub planting, which shall include details of species, density and size of stock.
(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.)
- (5) 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.)
- (6) No construction site machinery or plant shall be operated, no noisy works shall be carried out and no construction related deliveries taken at or despatched from the site except between the hours of 0800-1800 hours on weekdays, 0800-1300 hours on Saturday, and not at any time on Sundays or Bank or Public Holidays.
(Reason - To protect the amenity of the locality, especially for people living and/or working nearby, in accordance with Policy NE/15 of the adopted Local Development Framework 2007.)

Informatives

- (a) There shall be no burning of any waste or other materials on the site.

- (b) No unbound material shall be used in the surface finish of the driveway within 6 metres of the highway boundary of the site.
- (c) No part of any structure shall overhang or encroach under or upon the public highway and no gate/door/ground floor window shall open outwards over the public highway.
- (d) The applicant should take all relevant precautions to minimise the potential for disturbance to neighbouring residents in terms of noise and dust during the construction phases of development. This should include the use of water suppressions for any stone or brick cutting and advising neighbours in advance of any particularly noisy works. The granting of this planning permission does not indemnify against statutory nuisance action being taken should substantiated noise or dust complaints be received. For further information please contact Environmental Health Service.
- (e) This development involves work to the public highway that will require the approval of the County Council as the Highway 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 applicant's responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council.
- (f) Public utility apparatus may be affected by this proposal. Please contact the appropriate utility service to reach agreement on any necessary alterations, the cost of which must be borne by the applicant.

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 2007: District Design Guide SPD - Adopted March 2010, Open Space in New Developments-Adopted January 2009, Landscape in New Developments SPD - Adopted March 2010
- National Planning Policy Framework
- Planning File References: S/1132/10/O & S/1523/09/O

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