

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation Control Committee

6th April 2005

AUTHOR/S: Director of Development Services

**S/0124/05/F - Sawston
Bungalow (Retrospective Application) at 6A Dale Way for Messrs D and H Piggott**

**Recommendation: Approval
Date for determination: 2nd May 2005**

Site and Proposal

1. The site, which is triangular in shape and extends to approximately 0.05 hectares/0.11 acres, was previously part of the garden to No.6 Dale Way. The bungalow for which retrospective permission is now sought stands on the site. The parking area and gardens have not been laid out to date. The bungalow has also not been fitted out internally and is currently vacant. Two-storey semi-detached gable roof dwellings and their gardens bound the site.
2. This full, retrospective application, registered on the 24th January 2005 and amended by plan date stamped the 10th March 2005, proposes the erection of a 4.5 metres high, 3-bedroom brick and tile hipped roof bungalow. Two parking spaces are to be provided. The density equates to approximately 20 dwellings to the hectare.

Planning History

3. Planning permission was refused by this Council but granted at appeal in June 2002 for a 2-bedroom bungalow with a gable roof on the site (**S/1192/01/F**). The bungalow for which permission is now sought, which is not in accordance with the approved plans, was subsequently erected.

Planning Policy

4. Structure Plan 2003 **Policy P1/3** requires a high standard of design for all new development which responds to the local character of the built environment.
5. Local Plan 2004 **Policy SE2** states that residential development will be permitted on unallocated land within Sawston provided that (a) the retention of the site in its present form is not essential to the character of the village; (b) the development would be sensitive to the character of the village, local features of landscape or ecological importance, and the amenities of neighbours; (c) the village has the necessary infrastructure capacity; and (d) residential development would not conflict with another policy of the Plan, particularly policy EM8 which relates to the loss of employment sites. It also states that development should provide an appropriate mix of dwellings in terms of size, type and affordability and should achieve a minimum density of 30 dwellings to the hectare unless there are strong design grounds for not doing so.

Consultation

6. **Sawston Parish Council** recommends refusal on the following grounds:

- Overdevelopment of site;
- Permission originally given on Appeal for 2 bedroom bungalow when a larger three bedroom bungalow has been built;
- Larger footprint area;
- Building positioned differently on site from permission previously given.

It also asks whether a site visit could be made before decisions are made.

Representation

7. None received.

Planning Comments - Key Issues

8. The key issue in relation to the proposal is the impact of the development on the character and appearance of the area.
9. The principle of erecting a bungalow on the site has been established at appeal. This application, submitted by prospective purchasers of the site, seeks retrospective permission for the existing bungalow. The existing bungalow is in the same position as the approved bungalow (not in a different position as stated by the Parish Council) but differs from the one approved in the following ways: it includes an additional 4.35m x 3.1m element on the northeast side; it has a larger footprint (existing = 112.5 square metres, approved = 82 square metres); the fenestration has been revised including moving the entrance door from the front to the side elevation; the front elevation is 0.8 metres wider; it has a hipped roof rather than a pitched roof as approved; and is 100mm lower. These revisions, and revisions to the internal layout, result in a 3-bedroom dwelling. The approved dwelling has 2 bedrooms.
10. Whilst the existing dwelling is different to the previously approved dwelling and neighbouring two-storey pitched roof dwellings, these changes do not in my opinion result in any demonstrable harm. The impact of the development on the character and appearance of the area would be acceptable. Adequate private amenity space and parking would be provided and the development would not seriously harm the amenity of occupiers of neighbouring properties.

Recommendation

11. Approval (as amended by drawing no. 1092 2A and certificate date stamped 10.3.05)
 1. The development hereby permitted shall not be occupied until off-street car parking and means of vehicular access to 6 Dale Way and the dwelling hereby permitted have been constructed in accordance with drawing no. 1092 2A date stamped 10.3.05. The car parking spaces shall be retained for parking purposes thereafter - RC In the interests of highway safety and the neighbours' living conditions.

Informatives

Reasons for Approval

1. The development is considered generally to accord with the Development Plan and particularly the following policies:
 - **Cambridgeshire and Peterborough Structure Plan 2003: P1/3** (Sustainable Design in Built Development)
 - **South Cambridgeshire Local Plan 2004: SE2** (Development in Rural Growth Settlements)
2. The development is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise: overdevelopment of site; size and position of bungalow.

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

- South Cambridgeshire Local Plan 2004
- Cambridgeshire and Peterborough Structure Plan 2003
- Planning file Ref: S/1192/01/F & S/0124/05/F

Contact Officer: Andrew Moffat - Area Planning Officer
Telephone: (01954) 713169