

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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

6 November 2013

S/1897/13/FL – HARLTON
Erection of a new dwelling to replace bungalow at 10 Haslingfield Road,
Harlton
for Miss Kelly Bird

Recommendation: Approval

Date for Determination: 13 November 2013

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

To be presented to the Committee by Andrew Winter

Site and Proposal

1. The application site lies within the designated Harlton village framework and comprises a detached bungalow situated between two-storey neighbouring dwellings.
2. The application, validated on 18 September 2013, seeks the erection of a dwelling on the site following demolition of the existing bungalow. Existing vehicular access to the site would remain and parking would be situated to the front of the new dwelling.

Site History

3. None.

Planning Policy

4. The **National Planning Policy Framework (NPPF)** promotes a presumption in favour of sustainable development having regard to the soundness of the development plan and the policies therein.

Local Development Core Strategy 2007:

5. Policy ST/7 Infill Villages

South Cambridgeshire Local Development Framework Development Control Policies 2007:

6. **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/1 Energy Efficiency
NE/15 Noise Pollution
SF/10 Outdoor Play Space, Informal Open Space and New Developments
SF/11 Open Space Standards
TR/2 Car and Cycle Parking Standards

South Cambridgeshire LDF Supplementary Planning Documents (SPD):

7. District Design Guide SPD – adopted March 2010
Open Space in New Developments SPD – adopted January 2009
8. **Proposed Submission Local Plan (July 2013)**
S/7 Development Frameworks
S/9 Minor Rural Centres
H/7 Housing Density
H/11 Residential Space Standards
SC/7 Outdoor Playspace, Informal Open Space, and New Developments
SC/8 Open Space Standards
TI/2 Planning for Sustainable Travel
TI/3 Parking Provision
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. **Harlton Parish Council** – Recommends refusal “Concern for the loss of another bungalow in the village and housing not meeting the needs of the aging population.”
11. **Environmental Services** – Recommends approval, subject to conditions controlling hours of use of power operated machinery during demolition and construction. Informatives are recommended concerning burning of waste on site, noise and dust, demolition notice and driven pile foundations.

Local Highway Authority – No comments received

Representations by Members of the Public

12. Owner/Occupier of 12 Haslingfield Road – Concern of loss of light to property and the disproportionate size of the property compared with the width of the plot. Suggestions are made to hip the roof of the proposed gable front projection and reduce the roof heights.

Material Planning Considerations

13. The main issues to consider in this application are:
 - principle
 - street scene

- residential amenity
- highway/safety parking
- infrastructure contributions

Principle

14. The proposal falls within the village framework of Harlton, where Policy ST/7 of the LDF Core Strategy 2007 allows for residential developments of not more than 2 dwellings comprising the subdivision of an existing dwelling. The proposed new dwelling is therefore considered acceptable in principle in relation to this policy.
15. Housing density Policy HG/1 is not considered to be applicable in this instance as the applicant seeks only to replace the existing dwelling rather than develop the site for further housing.
16. The comments raised by the Parish Council principally concern meeting the housing needs of the elderly within Harlton village. The inference here is that no further extensions should be allowed to existing small-sized dwellings in the village to ensure appropriate housing is retained for a specific demographic. However, in the determination of this application there is no specific planning policy on which to support this objection (other than in cases of extending houses within the designated countryside). Further to this, housing need within villages is assessed holistically rather than on a site-by-site basis and consequently it is considered unreasonable to withhold planning consent on this basis.
17. Consequently, there is considered to be no strong planning reason why the development should be refused by virtue of its scale or principle in this instance.

Street Scene

18. The existing bungalow is situated between two taller, two storey buildings and appears as an anomaly within the immediate street scene as a result. The replacement dwelling would be similar in height, scale and appearance to the immediate dwellings at 8 and 12 Haslingfield Road, and consequently the scheme is considered to be compatible with the local areas subject to agreement of external materials.

Residential Impact

19. 12 Haslingfield Road is located to the north-east of the site and the concerns of this neighbour regarding loss of light have been addressed by the applicant with amendments to the scheme. These amendments include the revised siting of dwelling further away from No.12 and further back within the plot to ensure that a 45 degree line taken from the centre of the nearest neighbourings windows is unobstructed to follow the advice of the District Design Guide SPD (para 6.65) regarding daylight and sunlight.
20. The main bulk of the development would be sited next to the blank side façade of No.12 and this, together with the limited projection of the front and rear gables of the development, is considered to successfully mitigate the impact of the development upon the immediate neighbour.

No first floor side windows are proposed within the north-east elevations of the new dwelling but a condition is recommended to control such openings in future to avoid opportunities for overlooking of the neighbouring side ground floor windows and rear garden area.

21. **8 School Lane**

This property has a blank side wall facing the development and presenting little impact in terms of overbearing impact. A first floor window is proposed in the south-west elevation, bedroom 1 of the scheme and this is recommended to be obscurely glazed and fixed shut to avoid undue loss of privacy to the neighbouring rear garden.

22. The recommendations of Environmental Services concerning the control of noise, dust and disturbance are agreed with regard to the amenity of the surrounding neighbours.

Highway Safety/Parking

23. There are no highway safety issues arising and no objection is raised to the parking provision shown to the front of the site.

Infrastructure Contributions

24. The new development would put extra demand on community infrastructure and community open space in Harlton and the applicant has confirmed that a contribution towards these elements, and refuse bins, in accordance with Policies DP/4 and SF/10, can be secured via a Section 106 agreement.

Recommendation

25. Approval, as amended, subject to the completion of a section 106 agreement towards infrastructure provision and the following conditions:
- a) Approved plans
 - b) Materials
 - c) The window to the south-west elevation of bedroom 1 shall be fixed and obscurely glazed; future windows in this elevation and the north-east elevation shall be fixed and obscure glazed or high level only.
 - d) Site management plan
 - e) Hours of power operated machinery
 - f) Restriction on permitted development rights allowing rear extensions

Informatives recommend in relation to foundation details, bonfires and burning of waste.

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

- Local Development Framework Development Control Policies DPDs and Supplementary Planning Documents.
- National Planning Policy Framework

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