

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

6 November 2013

AUTHOR/S: Planning and New Communities Director

S/1953/13/FL- STAPLEFORD
Alterations and Conversion of Garage to Self-Contained Annexe at
12 Aylesford Way for Councillor C. Nightingale

Recommendation: Approval

Date for Determination: 4 November 2013

Notes:

This application has been reported to the Planning Committee for determination as the applicant is a local member.

To be presented to the Committee by Karen Pell-Coggins

Site and Proposal

1. The site is located within the Stapleford village framework. No. 12 Aylesford Way is a detached, single storey, brick and tile bungalow that is set back from the road behind a gravel driveway and low front wall. It has a driveway that provides at least three parking spaces to the southern side that leads to a detached garage that is set back behind the rear elevation of the bungalow. There is a carport to the front of the garage.
2. This full planning application, received on 9 September 2013, proposes external alterations to the existing garage and conversion to form a self-contained one bedroom annexe to be used ancillary to the use of the main dwelling. The external alterations comprise of the removal of the garage door and replacement with windows and door to the front elevation, cladding of the front elevation with cladding, and replacement of the corrugated roof with artificial slates.

Planning History

3. S/0422/69/D - Extension - Approved

Planning Policy

4. **South Cambridgeshire Local Development Framework (LDF) Development Control Policies DPD, adopted January 2007**
DP/1 Sustainable Development
DP/2 Design of New Development
DP/3 Development Criteria
DP/7 Development Frameworks
5. **Proposed Submission Local Plan (July 2013)**
S/7 Development Frameworks
HQ/1 Design Principles

6. **South Cambridgeshire LDF Supplementary Planning Documents (SPD):**
District Design Guide SPD - Adopted March 2010

Consultation by South Cambridgeshire District Council as Local Planning Authority

7. **Stapleford Parish Council** – Recommends approval and makes the following comments: -
“Normal working conditions. There was an error on the application form section 9- Mr Nightingale is an elected member of the Council. “
8. **Local Highways Authority** – Raises an objection to the application on the grounds that there is insufficient information with regards to the required vehicular visibility splays of 2.4 metres x 43 metres. Requests conditions in relation to pedestrian visibility splays, materials and surface water drainage of the driveway, and retention of the manoeuvring area to the front of the property. Suggests an informative with regards to works to the public highway.

Representations by members of the public

9. None received.

Material Planning Considerations

10. The key issues to consider in the determination of this application are the impacts of the development upon the character and appearance of the street scene, the amenities of neighbours, and highway safety.

Character and Appearance of the Street Scene

11. The proposed external alterations to the building are considered satisfactory and would be set back a significant distance from the road. The proposal would not result in a visually incongruous development that would adversely affect the character and appearance of the area.

Neighbour Amenity

12. The development is not considered to adversely affect the amenities of the neighbours. It is not considered necessary to attach a condition to the consent in relation to working hours given that the development is located away from the boundary with the residential property at No. 10 Aylesford Way and consists of minor alterations only.

Highway Safety

13. The proposal is for conversion of the garage to a self-contained annexe to be used ancillary to the main dwellinghouse. The existing vehicular visibility splays, pedestrian visibility splays, and access are considered acceptable as the proposal would not result in an increase in the number of dwellings on the site. At least four parking spaces would remain on the site so the development would be unlikely to result in on-street parking. It is not considered reasonable to attach a condition to any consent to retain the gravel area to the front of the dwelling for manoeuvring as the application is for an annexe ancillary to the main dwelling. The development would not therefore be detrimental to highway safety. A condition would be attached to any consent to

ensure that the annexe remains ancillary to the existing dwelling and could not be used as a separate dwelling.

Conclusion

14. 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 not be granted in this instance.

Recommendation

15. It is recommended that the Planning Committee approve the application subject to the following conditions and informatives: -
- (a) 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.)
 - b) The development hereby permitted shall be carried out in accordance with the following approved plans: - Drawing numbers 287/13/1, 287/13/2, 287/13/4B, 287/13/5, and 287/13/6.
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
 - c) Details of the materials to be used in the external construction of the development, hereby permitted, shall follow the specifications as stated on the planning application form and shown on the approved drawings unless otherwise approved in writing by the Local Planning Authority.
(Reason- To ensure the development is in keeping with the character and appearance of the area in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)
 - d) The development hereby permitted, shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as No. 12 Aylesford Way, Stapleford.
(Reason - To protect the amenities of adjoining residents in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

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

- South Cambridgeshire Local Development Framework Development Control Policies DPD 2007
- South Cambridgeshire Local Plan Proposed Submission July 2013
- South Cambridgeshire Supplementary Planning Documents
- Planning File Reference S/1953/13/FL

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