

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

6 November 2013

AUTHOR/S: Planning and New Communities Director

S/1810/13/VC – GREAT SHELFORD
Replacement dwelling (Amended Design) (Variation of Condition 2 of planning permission S/2606/12/FL) - 18 Coppice Avenue, Great Shelford
(For Mr Stephen Morrow)

Recommendation: Approval

Date for Determination: 29 October 2013

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

To be presented to the Committee by Katie Christodoulides

Site and Proposal

1. The application site is located within the designated Great Shelford Village Framework. It measures 0.13 of a hectare in area and currently comprises a part built dwelling, approved under planning consent (S/2606/12/FL). The site is set back from Coppice Avenue and to the rear of Nos. 16 & 14 Coppice Avenue. A long private driveway serves the property. The site has various trees along its boundaries and a newly planted beech hedge along its rear and side boundaries. To the rear of the site lies open agricultural land which forms the Green Belt. Coppice Avenue is a single track, private road that is lined with protected beech trees.
2. This application, received as valid on 3 September 2013, seeks the variation of condition 2 (approved plans) of planning permission (S/2606/12/FL) for a replacement dwelling. The proposal seeks to amend the design of the approved dwelling to add solar panels to the roof of the dwelling and detached garage, increase the height of the dwelling by 0.33 metres, alter the size and position of various windows, omit the chimney and for the repositioning of the garage 90 degrees to the approved position.

Planning History

3. Non-Material Amendment Application **S/0838/13/NM** to Planning Consent S/2606/12/FL was agreed to reduce the window size openings, remove a window to the front elevation and for the repositioning of windows and doors.
4. Discharge of Conditions application **S/0837/13/DC** was approved for Condition 6 (Materials) and Condition 7 (Tree Protection Details) of planning permission S/2606/12/FL for Replacement Dwelling.
5. Replacement Dwelling was approved under planning consent **S/2606/12/FL**.

6. Non Material Amendment application **S/2351/12/NM** to Planning Consent S/0218/12/FL was agreed to demolish the existing west and south exterior walls and omit part of existing internal wall to be retained.
7. Non Material Amendment application **S/2018/12/NM** to Planning Consent S/0218/12 (front, side and rear extensions to bungalow and erection of garage) was agreed for the setting back of the front wall of the roof terrace by 60cm from position approved under S/0218/12 (front, side and rear extensions to bungalow and erection of garage).
8. Planning consent **S/0218/12/FL** was approved for front, side and rear extensions to bungalow and erection of garage.

Planning Policy

9. **National Planning Policy Framework (NPPF)**
10. **South Cambridgeshire Local Development Framework (LDF) Core Strategy, DPD, 2007**
ST/4 Rural Centres
11. **South Cambridgeshire Local Development Framework (LDF) Development Control Policies, DPD, adopted July 2007:**
Policy DP/1 Sustainable Development
Policy DP/2 Design of New Development
Policy DP/3 Development Criteria
Policy DP/4 Infrastructure in New Developments
Policy GB/3 Mitigating the Impact of Development Adjoining the Green Belt
Policy HG/1 Housing Density
Policy HG/2 Housing Mix
Policy SF/10 Outdoor Play space, Informal Open Space, and New Developments
Policy SF/11 Open Space Standards
Policy NE/1 Energy Efficiency
Policy NE/6 Biodiversity
Policy NE/15 Noise Pollution
Policy TR/2 Car and Cycle Parking Standards
12. **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
13. **Draft Local Plan:**
S/8 Rural Centres
S/2 Objectives of the Local Plan
S/3 Presumption in Favour of Sustainable Development
HQ/1 Design Principles
NH/8 Mitigating the Impact of Development in and adjoining the Green Belt
H/7 Housing Density
H/8 Housing Mix
SC/7 Outdoor Play Space, Informal Open Space and New Developments
SC/8 Open Space Standards
CC/1 Mitigation and Adaption to Climate Change
NH/4 Biodiversity

SC/11 Noise Pollution
TI/3 Parking Provision

Consultation by South Cambridgeshire District Council as Local Planning Authority

14. **Great Shelford Parish Council**-Recommends refusal on the grounds of loss of privacy and overbearing impact to the neighbouring properties, and the visual impact of the proposed solar panels.
15. **Local Highways Authority**-No objections raised as no significant adverse effect upon the Public Highway should result from this proposal should it gain benefit of planning permission as Coppice Avenue is a private road.
16. **Trees Officer**-No comments received.
17. **Environmental Health Officer**-Requests conditions in relation to the hours of use of power operated machinery, no burning of any waste and informatives in relation to noise and dust should be added to any consent granted.

Representations

18. **Coppice Avenue Residents Association**-No comments received.
19. **Cllr Shelton**-Commented it would be shame if the application had to be determined at planning committee.
20. **Cllr Nightingale**-Raises concern regarding neighbour amenity impact in relation to the raised roof height and the proposed solar panels.
21. **No.20 Coppice Avenue**-Raises concerns regarding the impact of the development upon the protected trees.
22. **No.16 Coppice Avenue**-Objects to the proposal on the grounds of loss of privacy to the garden amenity area and house, glare from the proposed solar panels and overbearing impact. Raises concerns regarding the impact of the development upon the protected trees.
23. **No.14 Coppice Avenue**-Objects to the proposal on the grounds of loss of privacy.
24. **No.10 Coppice Avenue**-Objects to the proposal on the grounds of loss of privacy and glare from the solar panels.

Planning Comments – Key Issues

25. The key issues to consider in the determination of this application are the principle of the development, impact upon the character and appearance of the area, neighbour amenity, highway safety/parking provision, trees and landscaping, Green Belt impact, noise and developer contributions.

Principle of Development

26. The principle of a replacement dwelling on the site has already been established through the grant of planning permission under reference S/2606/12/FL.

Impact upon the character and appearance of the area

27. The proposed amendment to the design of the approved dwelling through the addition of solar panels to the roof of the dwelling and detached garage, is not considered to result in harm in terms of visual impact. Given the minimal height of the solar panels and that they would be set down within the flat roof and higher parapet walls of the dwelling and garage, the solar panels are not considered to be excessively prominent, despite being visible.
28. The height of the approved dwelling under planning consent (S/2606/12/FL) (not including the roof terrace) was 3 metres; the total height including the roof terrace was 4.8 metres. The proposed amendment to the design would increase the height of the dwelling to 3.33 metres, with a total height of 5.13 metres including the roof terrace. The proposed increase in height of 0.33 metres is considered to be minimal and is not considered have an adverse impact upon the visual amenity of the area.
29. The additional amendments consisting of the revised size and position of various windows, omission of the chimney and the repositioning of the garage 90 degrees to the originally approved position are considered to be minor and would not result in any visual harm to the area.

Neighbour Amenity

30. Concerns have been raised by the Parish Council and the neighbouring properties in regard to the solar panels being visually intrusive and resulting in visual glare. The proposed solar panels on the dwelling would be set lower in height than the previously agreed roof terrace, and are not considered to be visually intrusive. The proposed solar panels to the garage would project 0.6 metres above the height of the approved garage, this is considered to be a minimal height increase and given the distance of the garage from the rear elevations of the neighbours at No.16 & 14 Coppice Avenue would be 36 metres and 50 metres from the rear elevation of No.10 Coppice Avenue, the visual impact of the proposed solar panels is considered acceptable.
31. Concerns were raised regarding the proposed increase in the height of the dwelling resulting in loss of privacy and being visually overbearing to the rear neighbouring gardens and dwellings. The proposed 1.8 metre high roof terrace to the front of the dwelling as approved under planning consent (S/2606/12/FL) is to be retained as part of the proposal, and as a result combined with the minimal increase in the height of the dwelling, the proposal is not considered to result in any loss of privacy to the neighbouring dwellings. The proposed dwelling would be sited over 55 metres from the rear elevation of the dwelling at No.14, 50 metres from the rear elevation of the dwelling at No.16 Coppice Avenue and 75 metres from No. 10 Coppice Avenue. As a result the minimal increase in the height of the dwelling and distance from the neighbours is not considered to result in the proposals being visually intrusive.

Highway Safety/Parking Provision

32. The proposed amendments to the originally approved proposal are not considered to result in any significant adverse impact upon the public highway.

Trees and Landscaping

33. A planning condition will be added to the consent to require that the hard and soft landscaping works are carried out in accordance with the approved details. Plan

MMX 71/1 which satisfied Condition 7 (Tree Protection Details) of the discharge of condition application (S/0837/13/DC) shall be added to the approved plans condition to ensure the works are carried out in accordance with these tree protection details.

Impact upon the Green Belt

34. The proposed landscaping would screen views of the proposed dwelling, reducing the visual impact and is therefore considered to be acceptable in terms of Green Belt impact.

Noise

35. The working hours planning condition and a condition requiring a statement for the method of construction for pile foundations if proposed shall be added to the consent and an informative in regard to bonfires and burning of waste.

Developer Contributions

36. A Section 106 Agreement was completed on 26th February 2013.

Conclusion

37. 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

38. Approval. 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: PL01, PL02, 13187/BR02C, 13187/BR04D, 13_187/BR07_E, 13_187/BR01D, Plan-LAP1& Landscaping & MMX71/1, (Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
- (iii) During the period of demolition and construction no power operated machinery shall be operated on the premises before 08.00 hours on weekdays and 08.00 on Saturdays nor after 18.00 hours on weekdays and 13.00 hours on Saturdays (nor at any time on Sundays or Bank Holidays), unless otherwise previously agreed in writing by the Local Planning Authority in accordance with any agreed noise restrictions.
(Reason - To minimise noise disturbance to adjoining residents in accordance with Policy NE/15 of the adopted Local Development Framework 2007.)
- (iv) Prior to the commencement of any development, should driven pile foundations be proposed a statement of the method for construction of these

foundations shall be submitted and agreed by the District Environmental Health Officer to allow control of noise and vibration.

(Reason-To minimise noise disturbance to adjoining residents in accordance with Policy NE/15 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.)

Informatives

- (vi) The application site is subject to a Planning Obligation Agreement under S106 of the Town and Country Planning Act 1990, dated 26/02/2013.
- (vii) During demolition and construction there shall be no bonfires or burning of waste on site except with the prior permission of the Environmental Health Officer in accordance with best practice and existing waste management legislation.

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, Open Space in New Developments SPD, Trees & Development Sites SPD, Biodiversity SPD & Landscape in New Developments SPD.
- National Planning Policy Framework.
- Planning File References: S/2606/12/FL.

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