

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

8 January 2014

AUTHOR/S: Planning and New Communities Director

Application Number: S/2131/13/FL

Parish(es): COTTENHAM

Proposal: Proposed Dwelling

Site address: Land adjacent to 89 Coolidge Gardens

Applicant(s): Mrs Susan Neville

Recommendation: Approval

Key material considerations: Principle of development
Visual impact
Neighbour Amenity
Highway Safety/Parking Provision
Trees & Landscaping
Green Belt Impact
Developer Contributions

Committee Site Visit: None

Departure Application: No

Presenting Officer: Katie Christodoulides

Application brought to Committee because: The recommendation of Cottenham Parish Council's differs to that of officers.

Date by which decision due: 18 December 2013

Planning History

1. None.

Planning Policies

2. **National Planning Policy**
National Planning Policy Framework (NPPF) - March 2012
3. **South Cambridgeshire Local Development Framework Core Strategy
DPD 2007:**
Policy ST/5: Minor Rural Centres
4. **Local Development Framework Development Control Policies 2007:**

Policy DP/1: Sustainable Development
 Policy DP/2: Design of New Development
 Policy DP/3: Development Criteria
 Policy DP/4: Infrastructure and New Developments
 Policy HG/1: Housing Density
 Policy HG/2: Housing Mix
 Policy GB/3: Mitigating the Impact of Development Adjoining the Green Belt
 Policy SF/10: Outdoor Playspace, Informal Open Space and New Developments
 Policy SF/11: Open Space Standards
 Policy NE/1: Energy Efficiency
 Policy NE/2: Renewable Energy
 Policy NE/6: Biodiversity
 Policy TR/2: Car and Cycle Parking Standards

5. **South Cambridgeshire LDF Supplementary Planning Documents (SPD):**
 District Design Guide - Adopted March 2010.
 Open Space in New Developments - Adopted January 2009
 Trees and Development Sites-Adopted January 2009

6. **Proposed Submission Local Plan (July 2013)**
 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

Consultations

7. **Cottenham Parish Council**-Recommends refusal. Raises concern regarding the lack of parking, garden grabbing which is contrary to the NPPF and the Local Plan proposals which were rejected due to capacity issues at the primary school.

Local Highways Authority- The proposed dwelling would impose additional parking demands upon on-street parking on the surrounding streets. The proposal is unlikely to result in any significant adverse impact upon highway safety.

Environmental Health Officer-No Objections raised. Requests conditions are added to any consent granted in relation to hours of working and pile foundations and an informative in relation to no bonfires or burning of waste.

Tree Officer-No Objections, given no trees are on the site. A large tree lies within the neighbouring property at No.91 Coolidge Gardens. Requests an informative is added to any consent granted to advise that the British

Standards BS 5837 2005 Trees in Relation to Construction
Recommendations are read.

Cottenham Village Design Group_No comments received.

8. **Representations**

None received.

9. **Planning Comments**

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

10. **Principle of Development**

The site is located within the village framework of a 'Minor Rural Centre' where residential development and redevelopment of sites within the village framework of up to 30 dwellings will be permitted. The site has an area of 0.0218 hectares. The proposed dwelling would equate to a density of 45 dwellings per hectare. Whilst this density would be slightly higher than the minimum density of 30 dwellings per hectare and at least 40 dwellings per hectare in more sustainable locations, the development is considered to be an appropriate density given the residential character of the surrounding area.

11. **Character and Appearance of the Area**

The dwellings within Coolidge Gardens are characterized by two storey, semi-detached brick built facades, with a single storey side addition serving a side entrance and wc. The dwellings are all very similar in their design and layout, with a symmetrical front elevation. The design of the proposed dwelling, would partly match the design of the surrounding dwellings, with the addition of a subservient two storey addition. The proposed scale and layout of the dwelling would be appropriate to the site and surrounding area. Given the siting of the proposed dwelling within the corner adjacent to No.89 Coolidge Gardens, the proposal would not be prominent in street scene views and would not result in harm to the character and appearance of the area.

12. **Neighbour Amenity**

The neighbouring property at No.91 Coolidge Gardens lies to the south east of the site. No.91 Coolidge Gardens mirrors the layout and form of No.89 Coolidge Gardens with the main part of the dwelling, and the attached single storey side extension. A paved area lies to the side of No.91 with two large outbuildings. Given the siting of the proposed dwelling to the north west, the proposal is not considered to result in any loss of light to this neighbouring property. The proposal has been assessed in terms of loss of privacy, and given the proposed windows on the side (east) elevation of the dwelling would serve the stairwell and wc, the proposal is considered acceptable. At first floor level within the front elevation, a bedroom window is proposed. Given the position of this window, with oblique views to the east, which is not used as a private amenity area, this is not considered to result in significant loss of privacy to this neighbour. The proposal has been assessed in terms of overbearing impact and given the distance of the proposed dwelling from the neighbour, with the subservient side addition, the proposal is considered acceptable in terms of visual impact.

13. **Highway Safety/Parking Provision**

The proposal is not considered to result in any significant adverse impact upon the public highway. No parking space has been proposed for the dwelling. Given there is a large area of off street parking adjacent to the dwelling, the proposal is not considered to result any adverse impact.

14. **Trees and Landscaping**

There are no trees within the site which will be affected by the proposal. A large tree is sited within the neighbouring property at No.91 Coolidge Gardens. An informative shall be added to any consent granted to advise that the British Standards BS 5837 2012 Trees in Relation to Construction Recommendations are read. A planning condition will be added to the consent to require that details of both hard and soft landscaping works are carried out in accordance with the landscape plan submitted.

15. **Green Belt Impact**

The site is adjacent to the Green Belt which lies to the northeast. Policy GB/3 Mitigating the Impact of Development Adjoining the Green Belt of the LDF requires development to include careful landscaping and design measures of a high quality to protect the purposes of the Green Belt. A landscaping plan has been submitted in which the existing hedgerow along the northeast boundary is to be retained. Given this this would screen views of the proposed dwelling, reducing the visual impact, this is considered to be acceptable in terms of Green Belt impact.

16. **Developer Contributions**

The South Cambridgeshire Recreation Study 2005 identified a shortfall of sport and play space within Cottenham. No open space is shown within the development. The increase in demand for sport and play space as a result of the development required a financial contribution of approximately £ 2,244.90 (index linked) towards the provision and management of open space off and in the village to comply with Policy SF/10 of the LDF.

The South Cambridgeshire Community Facilities Assessment 2009 states that Cottenham has a poor standard of facilities. Due to the increase in the demand for the use of this space from the development, a financial contribution of £371.00 (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. The applicant has agreed to these contributions and a Section 106 Agreement is to be completed.

Other Matters

17. Cottenham Parish Council in their comments referred to the National Planning Policy Framework and the development of garden land. Paragraph 53 of the National Planning Policy Framework states that local planning authorities should consider setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area. There are no policies on the development of residential gardens, and given the dwelling would not be prominent in street scene views, the proposal is considered appropriate.

Cottenham Parish Council additionally raised concern regarding the Local Plan Consultation and developments in Cottenham being rejected due to

capacity concerns at the primary school. Given this proposal is for one, two bedroom dwelling and the developments proposed under the Local Plan Consultation were for larger scale housing developments, this is not considered to be a significant planning consideration.

Conclusions

18. 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

19. Approval subject to 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: 565.01 Rev A, 565.03 Rev A, 565.04 Rev A & 565.05 Rev B. (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 buildings 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) The development shall commence in line with the landscape details submitted on plan number 565.05 Rev B, unless agreed in writing with the Local Planning Authority. The development 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.)

- (5) 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.)

Informatives

- (1) During demolition and construction, there shall be no bonfires or burning of waste on site except with the prior permission of the District Environmental Health Officer in accordance with best practice and existing waste management legislation.
- (2) The applicant is advised to read the British Standards BS 5837 2005 Trees in Relation to Construction Recommendations in regard to the large tree sited within the neighbouring property.
- (3) The application site is subject to a Planning Obligation Agreement under S106 of the Town and Country Planning Act 1990, (dated to be inserted).

Background Papers

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- 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 (NPPF), published March 2012.
- Local Plan 2011-2031: Issues and Options Report (July- September 2012).

Report Author: Katie Christodoulides – Planning Officer
Telephone: (01954) 713314