

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Planning Committee

2 April 2014

**AUTHOR/S:** Planning and New Communities Director

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**Application Number:** S/0111/14/FL

**Parish:** Swavesey

**Proposal:** Erection of one and a half storey 3-bedroom dwelling and a separate single garage

**Site address:** Land at 19 Wallmans Lane

**Applicant:** Mrs Sue Ellington

**Recommendation:** Delegated Approval

**Key material considerations:** Principle, residential amenity, character of conservation area, highway safety and drainage

**Committee Site Visit:** No

**Departure Application:** No

**Presenting Officer:** Paul Sexton

**Application brought to Committee because:** The application is submitted on behalf of a Councillor of the District Council

**Date by which decision due:** 4 April 2014

### **Planning History**

1. No relevant history

### **Planning Policies**

2. *National Planning Policy Framework*
3. *Local Development Framework*

ST/6 – Group Villages  
DP/1 – Sustainable Development  
DP/2 – Design of New Development  
DP/3 – Development Criteria  
DP/7 – Development Frameworks

HG/1 – Housing Density  
SF/10 – Outdoor Playspace, Informal Open Space and New Developments  
SF/11 – Open Space Standards  
CH/5 – Conservation Areas  
NE/1 – Energy Efficiency  
TR/2 – Car and Cycle Parking Standards

4. *Draft Local Plan*

S/3 – Presumption in Favour of Sustainable Development  
S/7 – Development Frameworks  
S/10 – Group Villages  
CC/8 – Sustainable Drainage Systems  
NH/14 – Heritage Assets  
HQ/1 – Design Principles  
TI/3 – Parking Provision

5. *Supplementary Planning Documents*

Open Space in New Developments SPD 2009  
District Design Guide SPD 2009  
Development in Conservation Areas SPD

**Consultations**

6. **Swavesey Parish Council** recommends approval.
7. **Local Highway Authority** – no objections, but requests conditions in respect of pedestrian visibility splays, the falls, levels and materials for the driveway, and a Traffic Management Plan for the period of construction.
8. **Conservation Manager** – gave pre-application advice that the principle of the erection of a dwelling in this location was acceptable, and reflected the siting of a dwelling which previously existed at this point. Comments were made in respect of the detailed design of the dwelling.
9. **Environmental Health Officer** – no comments received.
10. **Cambridgeshire Archaeology** – comments that the site is an area of high archaeological potential and recommends that it is subject to a programme of archaeological investigation prior to commencement of development, which can be secured by condition.
11. **Middle Level Commissioners (IDB)** – comments that the site is within its catchment area but that no pre-application discussions occurred. It is concerned at the lack of capacity to receive increased rates of run-off and /or increased treated effluent from the proposal. Flows must be restricted to the existing greenfield rate of run-off. Advice is given on the use of soakaways, and additional evidence is required from the applicant to prove that a viable scheme can be constructed and maintained. An informative should be included in any consent reminding the applicant of the requirements under the Land Drainage Act.

## **Representations**

12. The George Long Charity for Swavesey Memorial Hall comments that although no objection has been raised however it advises that any future purchaser of the site should be made aware that the hall car park is well used most evenings, by those attending events at the Memorial Hall, and future occupiers would need to be aware of existing noise from cars manoeuvring and parking, plus use of security lights around the car park.

## **Planning Comments**

13. 19 Wallmans Lane is a detached 1970's house located within a large corner plot to the east of Wallmans Lane. The application site comprises a 0.023ha area of the land associated with the existing dwelling in the south west corner of the site, which fronts Wallmans Lane to the west, and a roadway serving the telephone exchange building to the south. There are visible remnants of a former cottage which was located on the site, which is currently used as an outbuilding, although these do not extend above ground floor level.
14. To the east and north the site adjoins existing land in the curtilage of the applicants' current property. To the south, on the opposite side of the roadway, is a detached bungalow. Opposite the site to the west is the side and rear garden of a dwelling at the end of a terrace of modern dwellings, and the rear car park of the Memorial Hall, which fronts High Street.
15. The full application, received 6 February 2014, proposes the demolition of the remaining sections of the existing outbuilding on the site and the erection of a detached 3-bedroom house, with single garage. The property will have a ridge height of 6.7m. Materials proposed are buff brick and artificial slate, with softwood painted windows. A new access will be formed to Wallmans Lane, south of the access to the existing dwelling.

### *Principle of development*

16. The site is within the village framework and the conservation area. The principle of development is acceptable subject to compliance with other policies in the Plan. The density of the development is 43dpa. The applicant has submitted historical information that a dwelling previously existed in this location, which is reflected by the remains of building works on the site.

### *Residential amenity.*

17. The proposed dwelling will occupy the south west corner of the garden of No.19 Wallmans Lane. The land which will be retained with the existing property provides for a 10m distance between the front wall of the existing dwelling and the boundary with the new plot. Although there will be some overlooking of the garden of the new plot from first floor windows of the existing dwelling, officers are of the view that adequate private amenity space exists within the new plot. There are no first floor windows in the east elevation of the proposed dwelling.
18. The windows in the front elevation of the proposed dwelling look across Wallmans Lane to the car park of the Memorial Hall and the garage and parking area of 6a Wallmans Lane. The first floor windows in the south elevation look towards the front parking area and side wall of the bungalow to the south. Officers are content that the

development will not result in any unreasonable overlooking, loss of light, or overbearing impact.

19. An informative can be placed on any planning permission pointing out the comments received on behalf of the Memorial Hall.

*Character of the conservation area*

20. The conservation area at this point is dominated by modern development in Wallmans Lane to the north west, and the open car park to the east. It is therefore difficult to define its specific contribution to the character of the conservation area, although the site itself contains the remains of the former cottage, which form a heritage asset. Officers accept that it is not practical to retain and use the existing structure for the proposed new dwelling. The new dwelling will be on the site of the former cottage and has the potential, with appropriate detailing and materials, to add a feature at this point which could enhance this part of the conservation area. Officers will have further discussions about the form of fenestration, and the use of conservation rooflights and natural slate on the roof.

*Highway safety*

21. The application provides safe access to both the proposed and existing dwellings. The conditions requested by the Local Highway Authority can be included in any consent

*Drainage*

22. The comments of the Middle Watch Commissioners have been forwarded to the applicant's agent. Officers will update Members on any additional information submitted at the meeting, but are of the view that this matter can be dealt with by condition. The site is in Flood Zone 1.

*Other matters*

The request for an archaeological investigation can be dealt with by condition.

23. The applicant has submitted a Draft Heads of Terms accepting the need for contributions in respect of public open space, community facilities and waste receptacle provisions. The Legal Section has been instructed to prepare a draft Section 106. Should Members be minded to grant consent the Section 106 Agreement will need to be completed prior to any permission being issued.

**Recommendation**

24. That subject to the completion of the Section 106 Agreement and receipt of revised plans, delegated powers are granted to approve the application subject to the following conditions

**Conditions**

- (a) Time limit – 3 years
- (b) List of approved plans
- (c) Archaeology Investigation
- (d) External Materials
- (e) Landscaping

- (f) Implementation of Landscaping
- (g) Surface Water Drainage
- (h) Highway conditions
- (i) Restrict hours of operation during the construction period

### **Background Papers**

Where the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012 require documents to be open to inspection by members of the public, they must be available for inspection: -

- (a) at all reasonable hours at the offices of South Cambridgeshire District Council;
- (b) on the Council's website; and
- (c) in the case of documents to be available for inspection pursuant to regulation 15, on payment of a reasonable fee required by the Council by the person seeking to inspect the documents at the offices of South Cambridgeshire District Council.

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 Development Control Policies DPD 2007
- South Cambridgeshire Local Plan Proposed Submission July 2013
- South Cambridgeshire Supplementary Planning Documents
- National Planning Policy Framework 2012
- Planning File References: S/0111/14/FL

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