

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

6 August 2014

AUTHOR/S: Planning and New Communities Director

Application Number:	S/1023/14/RM
Parish(es):	Great Shelford
Proposal:	Erection of 10 dwellings – reserved matters scheme (layout, scale, appearance and landscaping) pursuant to outline planning permission S/1728/12/OL
Site address:	32 London Road, Great Shelford
Applicant(s):	Croudace Homes Ltd
Recommendation:	Approval
Key material considerations:	Visual impact, residential amenity
Committee Site Visit:	None
Departure Application:	No
Presenting Officer:	Julie Ayre
Application brought to Committee because:	The Officer recommendation is contrary to the recommendation of Stapleford Parish Council (neighbouring Parish)
Date by which decision due:	29 July 2014

Site and Proposal

1. The application site is located on the south side of London Road and was formerly occupied by Welch's car sales garage. To the east and west of the site are pairs of two-storey semi-detached Victorian dwellings. To the south, beyond a 2m high fence forming the rear boundary, the land backs onto Granta Terrace, a narrow, private road with a row of two-storey properties along its southern side.
2. The site has outline consent for the erection of up to 14 dwellings. This forms part of a range of three approved outline applications that include the development of two other sites occupied by Welch's within Granta Terrace (consent for up to 44 dwellings) and on the opposite side of London Road (consent for up to 8 dwellings).

3. This reserved matters application proposes the erection of ten dwellings on the site. The development would comprise two pairs of 2½ storey semi-detached dwellings to either side of a centrally positioned access road to the frontage, and two terraces of three two-storey dwellings sited at right angles to the rear.
4. The proposed mix of dwellings comprises 4 x 3-bed properties and 6 x 2-bed dwellings.

Planning History

5. S/1728/12/OL – Outline permission, including means of access, for the erection of up to 14 dwellings and associated parking and landscaping following the demolition of existing buildings.
6. S/1660/91/F – Redevelopment of garage complex – approved
7. S/1525/91/F – Extension for service bays – refused
8. S/0892/91/F – Extension for service bays – refused
9. S/0697/84/F – Petrol canopy – approved
10. C/0111/64 – Erection of paint preparation shop for motor vehicles – refused
11. C/0417/57 – Extension of showroom and office to commercial garage – approved

Planning Policies

12. *National Planning Policy Framework 2012*
13. *Local Development Framework 2007*

ST/4: Rural Centres

DP/1: Sustainable Development

DP/2: Design of New Development

DP/3: Development Criteria

DP/4: Infrastructure and New Developments

HG/1: Housing Density

HG/2: Housing Mix

HG/3: Affordable Housing

NE/1: Energy Efficiency

NE/6: Biodiversity

NE/10: Foul Drainage – Alternative Drainage Systems

NE/11: Flood Risk

NE/12: Water Conservation

NE/15: Noise Pollution

NE/16: Emissions

SF/10: Outdoor Playspace, Informal Open Space and New Developments

SF/11: Open Space Standards

TR/1: Planning for More Sustainable Travel

TR/2: Car and Cycle Parking Standards

Open Space in New Developments SPD

Trees and Development Sites SPD

Biodiversity SPD

District Design Guide SPD

Landscape in New Developments SPD
Affordable Housing SPD

14. *Draft Local Plan 2013*

S/1: Vision
S/2: Objectives of the Local Plan
S/3: Presumption in Favour of Sustainable Development
S/5: Provision of New Jobs and Homes
S/7: Development Frameworks
S/8: Rural Centres
CC/3: Renewable and Low Carbon Energy in New Developments
CC/4: Sustainable Design and Construction
CC/7: Water Quality
CC/8: Sustainable Drainage Systems
CC/9: Managing Flood Risk
H/7: Housing Density
H/8: Housing Mix
H/9: Affordable Housing
HQ/1: Design Principles
NH/4: Biodiversity
SC/6: Indoor Community Facilities
SC/7: Outdoor Play space, Informal Open Space and New Developments
SC/8: Open Space Standards
SC/11: Noise Pollution
TI/2: Planning for Sustainable Travel
TI/3: Parking Provision
TI/8: Infrastructure and New Developments

Consultations

15. *Great Shelford Parish Council* – Recommends approval. It is noted that the houses running the length of the plot have been designed with no windows overlooking neighbouring gardens, and it is queried whether residents could utilise permitted development rights in the future to add dormers/windows to the rear elevations in the future. Also, it doesn't seem very sustainable for users of the first floor bathrooms on plots 7 and 8 to have to use artificial light all the time, and it is questioned whether a small window with obscured glass could be used.
16. *Stapleford Parish Council* – Recommends refusal:
- “It is felt to be an over development of the site and although 1.5 car spaces have been allocated per dwelling this will not be sufficient. This will result in parking on London Road an area where speeding is already a problem and the police often monitor the traffic and therefore there are safety implications for the highway.”
17. *The Landscape Design Officer* – Comments that the layout of the rear plots (5-10) represents a considerable improvement to that indicated in the outline application. It is considered both the layout and appearance work well and have little or no visual impact on neighbouring properties. No objections in principle to the proposed hard and soft landscape works subject to minor revisions to change the species beneath bay windows, include fruit trees within the rear plots, and to add planting specification notes.

18. *The Local Highways Authority* – States it will not be adopting any part of the development and requests that the developer deposits a letter and drawing confirming the site will not be presented for adoption. Otherwise no objections providing the following conditions are added to any consent: traffic management plan; provision of 2m x 2m pedestrian visibility splays; construction of access from a bound surface and to prevent surface water draining from the site onto the highway; access to be 5m wide for minimum distance of 5m.

Representations

19. Representations have been received from residents of Nos. 21, 23 and 25 Granta Terrace and 30 London Road. The main concerns raised are:
- Standard 1.8m high close-boarded fencing (as originally indicated in the outline application) would be preferable to the 0.9 metre high estate railings proposed to the Granta Terrace boundary.
 - The rearmost dwellings front rather than back onto Granta Terrace resulting in a loss of privacy to occupiers of nearby dwellings in Granta Terrace.
 - The provision of just 1 parking space for each 2-bed property would result in likely parking problems in Granta Terrace.
 - The tree initially intended for retention was removed some weeks ago.
 - The plans make no reference to the right of way to the side of No.30 London Road.

Planning Comments

Principle of development

20. The site benefits from outline planning permission for the erection of up to 14 dwellings, and the principle of removing the former employment use and redeveloping the site for housing has therefore been established.
21. The illustrative plans submitted with the outline application indicated the provision of 14 dwellings comprising a mix of 4 x 1-bed apartments and 10 x 2-bed apartments. The current application proposes a fewer number of dwellings than the maximum approved at the outline stage (10 rather than 14) comprising 6 x 2-bed and 4 x 3-bed properties. Neither the mix nor minimum numbers were specified in the outline application and the revisions encompassed in this reserved matters application are considered acceptable in principle.
22. No affordable housing is proposed within this scheme. This site is part of a package of three sites within Great Shelford and Stapleford, and the outline application proposed that all the affordable housing and open space needs for all three sites be accommodated on the largest site within Granta Terrace. This principle has been accepted and incorporated into the S106 Agreement attached to the outline consent.

Highway safety

23. The proposed means of vehicular access to the site was approved as part of the outline permission. The access position and dimensions shown within this reserved matters application are identical to the outline proposal. Conditions requested by the

Highways Authority formed part of the outline consent and there is therefore no requirement to reapply these conditions to the current application.

24. Stapleford Parish Council has recommended refusal on the grounds of insufficient parking provision. The application proposes a total of 16 parking spaces for the 10 dwellings, 2 spaces for each of plots 1-5 and plot 10, and 1 for each of plots 6-9. This equates to a ratio of 1.6 spaces per dwelling which is consistent with the maximum average of 1.5 parking spaces per dwelling required by the Council's parking standards.
25. Local residents in Granta Terrace have also raised concerns regarding insufficient parking for the 2-bedroom units and likely consequent on-street parking pressures in Granta Terrace. Given that the proposal satisfies the parking standards, Officers consider there to be sufficient off-street parking provision to meet the needs of the development as a whole.
26. It should be noted that the outline application indicated the provision of up to 14 no.1 and 2-bedroom apartments and a parking ratio of just 1 space per dwelling. This ratio was deemed acceptable at the outline stage taking into consideration the small nature of the units proposed and the sustainable location of the site in relation to services and facilities and directly adjacent to a bus stop (upgrades to which are required by the outline consent).

Visual impact

27. The illustrative drawings submitted with the outline application showed the provision of three apartment blocks, with a plan form resembling two pairs of semi-detached dwellings to the front and a terrace of apartments to the rear in a tandem development form.
28. The current application proposes to vary the indicative outline layout by proposing a scheme of semi-detached dwellings to the frontage, and two terraces of smaller dwellings to the rear turned through 90 degrees to the frontage development. Officers consider this results in a more visually pleasing and satisfactory development form than the tandem form indicated in the outline plans.
29. The scheme has been the subject of pre-application discussions with the Urban Design Team, and incorporates the following amendments suggested by officers in these discussions:
 - Reduction in height of frontage dwellings and in scale of forward projecting gables to reflect the scale of adjacent properties along London Road.
 - Articulation to the northern gables of the rear terraces in order to avoid views from the street onto blank gable walls.

Residential amenity

30. The site is adjoined by residential properties to both sides. Officers raised some concerns within the outline application regarding the potential overlooking implications of the illustrative tandem development form and the need to avoid first floor habitable room windows in the front elevation of these dwellings.
31. The development form proposed within the current application has resolved this issue by turning the rear dwellings through 90 degrees to the frontage properties. The rear terraces would be positioned close to the central access road and set several metres

away from the side boundaries. At first-floor level, the rear elevations of these properties would only have landing and bathroom windows. These would be required by condition to be fixed shut and obscure glazed up to a minimum height of 1.7 metres above the internal first-floor level, thereby preventing any overlooking of neighbouring gardens.

32. The rearmost dwellings (Plots 7 and 8) have been designed to book-end the terrace and to face towards Granta Terrace, with the existing close-boarded fencing being replaced with low iron railings. There is no intention to access this part of the site from Granta Terrace and all access is proposed, in accordance with the outline application, from London Road.
33. A number of residents in Granta Terrace have expressed concern regarding a loss of privacy/overlooking arising from turning the dwellings through to face Granta Terrace, and by replacing the high close-boarded fencing with railings. There would be approximately 15 metres between the front elevations of the dwellings on plots 7 and 8, and the frontage of the row of properties in Granta Terrace. Given that this relationship is between the front of dwellings rather than overlooking private rear gardens, this is considered to be an acceptable relationship in privacy terms.

Other matters

34. With regards to the right of access concerns raised by No.30 London Road, the applicant's agent has clarified that this is the area of green space denoted on the plans on the west side of plot 1 that extends as far as the private garden serving this property. Plot 1 does not therefore obstruct this right of way.

Recommendation

35. Subject to the receipt of an amended landscaping drawing, delegated approval:

Conditions

1. The development hereby permitted shall be carried out in accordance with the following approved plans: 002/C/001, 010, 011, 012, 013, 100, 101 and 102. (Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
2. No development shall take place until details of the materials to be used in the construction of the external surfaces of the dwellings 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.)
3. The proposed first floor windows in the rear elevations of plots 5, 6, 9 and 10 and in the north side elevations of plots 5 and 10 shall be fitted with fixed, obscured glass up to a minimum height of 1.7 metres above the internal finished floor level. (Reason – To prevent overlooking of the adjoining properties in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
4. No windows, doors or openings of any kind, other than those expressly authorised by this permission, shall be constructed in the rear elevations of plots 5, 6, 9 and 10, in the north side elevations of plots 5 and 10, in the rear and west

side elevation of plot 8, and in the rear and east side elevation of plot 7 at and above first floor level unless fitted with fixed, obscured glass up to a minimum height of 1.7 metres above the internal finished floor level.

(Reason – To prevent overlooking of the adjoining properties in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

5. Notwithstanding the submitted details, no development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment for each dwelling shall be completed before that dwelling is occupied in accordance with the approved details and shall thereafter be retained.

(Reason - To ensure that the appearance of the site does not detract from the character of the area in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)

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 Core Strategy (adopted January 2007)
- Planning File Ref: S/1023/14/RM
- Documents referred to in the report including appendices on the website only and reports to previous meetings

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