

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

3 September 2014

AUTHOR/S: Planning and New Communities Director

Application Number: S/1300/14/FL

Parish: Waterbeach

Proposal: Erection of a two storey extension to create a new two bedroom dwelling.

Site address: 6 Chapel Street, Waterbeach

Applicant(s): Mr Haresh Patel

Recommendation: Approval

Key material considerations: Impact on the Conservation Area
Residential Amenity
Parking and Highway Safety
Community Infrastructure

Committee Site Visit: No

Departure Application: No

Presenting Officer: Dan Smith

Application brought to Committee because: Parish Recommends Refusal

Date by which decision due: 24 July 2014

Executive Summary

1. The application seeks permission for the erection of a two storey extension to the rear of the existing property in place of an existing single storey extension. The existing dwelling would be reconfigured and the extension would provide a new two bedroom dwelling. The Parish Council has objected to the application on the grounds of parking provision and highway safety during construction. One objection has been submitted by the owner of the adjacent public house on the grounds of the impact on the pub garden and the parking provision. The applicant has submitted additional information detailing the parking arrangements and while they are below the maximum standards, given the location of the site in the centre of Waterbeach within walking distance of bus stops and the train station, it is considered that the parking provision is sufficient. The impact of the extension on the amenity of the adjacent public house has also been assessed and is considered acceptable. The impact of the proposal on the Conservation Area is also considered acceptable and the recommendation is therefore for approval of the application.

Site and Surroundings

2. The application site is a two storey building in gault brick under a slate roof with a two storey rear projecting extension and a further flat roof single storey rear extension. To the rear garden of the site there is a derelict outbuilding which is proposed to be demolished, although the demolition does not require permission. The premises has a shopfront at ground floor level within the frontage and a vehicle access and driveway to the side. A pharmacy occupies the ground floor of the main building with a flat above which also has accommodation in the single storey extension to the rear. The driveway to the side accommodates two cars and is currently allocated to the flat. There is additional unrestricted on street parking in a lay-by to the North and opposite the site as well as around the nearby green. The site is situated within the Waterbeach Conservation Area but is not adjacent to any listed buildings. To the North West side of the site is The Sun public house and to the South East side is a dwelling fronting the street. Further South East is a car sales garage which runs around the Southern boundary of the site.

Proposal

3. The proposed development is the erection of a two storey extension to the rear of the building, in place of the existing single storey extension, to create a new two bedroom dwelling.

Planning History

4. **S/2106/13/FL**– Planning application for a new two storey rear extension to the existing premises and the replacement of the derelict outbuilding with a two storey detached dwelling was submitted and later withdrawn.
5. **S/1456/99/F** – Planning permission granted for the existing rear extension.

Planning Policies

6. *National Planning Policy Framework*
7. *Local Development Framework Core Strategy*
ST/5 Minor Rural Centres
8. *Local Development Framework Development Control Policies*
DP/1 Sustainable Development
DP/2 Design of New Development
DP/3 Development Criteria
DP/4 Infrastructure and New Developments
DP/7 Development Frameworks
HG/1 Housing Density
CH/5 Conservation Areas
NE/15 Noise Pollution
SF/10 Outdoor Playspace, Informal Open Space, and New Developments
SF/11 Open Space Standards
TR/2 Car and Cycle Parking Standards

Consultations

9. **Waterbeach Parish Council** has objected to the proposed development on the grounds of parking provision and highway safety during construction including materials deliveries.
10. **Local Highways Authority** has not objected to the proposed development however it notes that the new dwelling will impose additional parking demands which will necessarily be on street. It states that this would not impact on highway safety but that this could impact on residential amenity. It states that the car parking opposite the site is a public car park and believes this should not be relied upon to make the development acceptable as it is not within the applicants control. It also requests a condition relating to the provision of a bin collection point to prevent bins obstructing the public highway.
11. **South Cambridgeshire District Council Environmental Health Officer** has no objection to the proposed development subject to conditions relating to construction hours and practices.

Representations

12. One representation has been received from landlord of the adjacent public house, objecting to the application on the grounds of the impact of the extension on the garden of the pub and a lack of parking provision in the locality.

Planning Comments

13. The main planning considerations in this case are the principle of the residential dwelling, the impact on residential amenity, parking and highway safety, impact on the Conservation Area and the impact on community infrastructure.
14. The site is located within the Development Framework of Waterbeach and residential development is acceptable in principle. The proposed development would result in two dwellings occupying a site of approximately 380 sqm, giving a net density of approximately 52 dwellings per hectare which is in excess of the minimum density of 30 dwellings per hectare required by policy HG/1. The proposed development is therefore considered acceptable in principle, subject to other material planning considerations.
15. **Residential Amenity** – The proposed two storey extension would increase the projection of the building to the rear of the site. In terms of the adjacent dwelling to the South East, given the position of windows in the rear of the adjacent dwelling away from the common boundary and the location of the extension to the North West of the garden, it is considered that the extension would not cause any significant loss of light, overshadowing or visual intrusion to the dwelling or its garden.
16. In terms of the pub to the North West, the extension would increase the built development on the South Eastern side boundary of the beer garden. The impact of the extension on the garden has been considered and given the presence of outbuildings in the beer garden adjacent to the boundary as well as the fact that the position of the extension means that afternoon and evening overshadowing would be minimal, it is not considered that the proposed extension would cause any significant loss of light, overshadowing or visual intrusion to the garden. The first floor rear element of the pub has side facing windows which face the extension, however they is separated by the width of the beer garden and at that distance it is not considered

that the extension would cause any significant harm to the amenity of the occupants of the pub.

17. The windows in the roof of the extension would be high level and would not give rise to any significant overlooking of the neighbouring properties. Windows inserted into the side elevations in the future would have the potential to result in a loss of privacy and it is therefore considered necessary to remove permitted development rights for such works by condition. The proposed development is therefore considered to be acceptable in terms of its impact on residential amenity.
18. **Parking and Highway Safety** – The Local Highways Authority (LHA) has not objected to the proposed development in terms of its impact on highway safety in the area although it has noted that the additional dwelling would increase the demand for parking. The existing four bedroom dwelling benefits from the two parking spaces to the side of the building and parking for customers and staff of the pharmacy is on street in the area. These off street spaces would be retained as part of the scheme for two smaller dwellings. The applicant has suggested that the additional parking demand created by the additional dwelling would have to be accommodated on the streets immediately adjacent to the site. While the LHA has no objection to the proposed development on highway safety grounds, it has noted the potential for the additional dwelling to increase parking demand resulting in additional on street parking which has the potential to impact on amenity.
19. The Council's parking standards for dwellings is 1.5 off street spaces per dwelling meaning the maximum parking standard for the proposed scheme is 3 spaces. The scheme therefore under-provides for parking by a single space, which would have to be provided on street. While the LHA has stated that the existing public car park opposite should not be taken into consideration when assessing the on street parking provision available, there remains significant unrestricted on street parking in the area immediately around the site. Given the sustainable location of the new dwelling close to the middle of a Minor Rural Centre served by buses and trains and with cycle links to Cambridge, it is considered that the demand for additional on street parking in the area is limited and that the under provision on site would not have any significant impact on highway safety, general amenity or parking available for customers of nearby services. In addition, the new scheme would replace one existing 4 bedroom dwelling with two small 2 bedroom dwellings and while the Council's adopted parking standards do not differentiate parking requirements based on the size of the proposed units, it is considered likely that the demand for parking spaces for the new scheme of two dwellings would not in practice be significantly greater than that for the existing single dwelling.
20. The LHA has also requested that a bin collection point be located close to but not within the public highway to the front of the property, to encourage occupants of the dwellings not to store bins on the pavement. Given that the proposed bin store is some distance from the front of the site, it is considered reasonable to require a bin collection point be provided and this can be achieved by the imposition of a planning condition.
21. The Parish Council has also expressed concern regarding highway safety during construction including in the delivery of building materials to site. The applicant has stated that deliveries would be via the existing access and that materials will be stored in the garden area to the rear of the site. The applicant has stated that deliveries will be made outside of peak hours to minimise disruption. It is considered that the construction could be undertaken without any significant impact on highway safety and a Construction Traffic Management Plan will be required by condition to

ensure the measures necessary to ensure highway safety are put in place and adhered to during construction.

22. The proposed change of use is therefore considered to be acceptable in terms of its parking provision and impact on highway safety.
23. **Impact on the Conservation Area** – The proposed extension to the rear of the property would be visible in public views of the site across the garage forecourt to the South East and in glimpses between the South Eastern elevation of the application property and the immediate residential neighbour. The extension would be set down from the ridge and in from the South East elevation of the existing two storey rear element and would be stepped down and in again approximately halfway along its elevation. While the extension would result in combined rear extensions which would be relatively deep, their design is sympathetic to the character of the existing building and such that they would read as later additions. The extensions would not obscure any significant views within the Conservation Area and given their acceptable scale and design, the proposed development is considered to preserve the character and appearance of the Conservation Area.
24. **Community Infrastructure** – The proposed dwellings would not increase the number of bedrooms provided by the building as the existing dwelling is a four bedroom property. Based on the Council's SPD, the projected increase in occupants is very marginally higher in the proposed development (less than 0.2 people) and it is not considered that this constitutes a significant additional burden on local facilities. On that basis, the proposed development is considered to be acceptable in terms of its impact on community infrastructure and there is no significant additional burden which needs to be mitigated through financial contributions to offsite provision of such infrastructure.
25. **Other matters** - The new dwelling to the rear of the building could potentially be extended under permitted development rights which would apply to it once it was completed. Given that extensions to the dwelling, alterations to the roof and the provision of outbuildings to the rear have the potential to both impact on residential amenity and the character and appearance of the Conservation Area, it is considered necessary to remove permitted development rights within classes A, B, C, D and E, to ensure due consideration could be given to the impact of any extensions, alterations and/or the erection of outbuildings through the planning process.

Recommendation

26. Having regard to applicable national and local planning policies, and having taken all relevant material considerations into account, it is recommended that the application be granted Planning Permission, subject to conditions relating to the following matters:
 1. Timescale for implementation.
 2. Approved plans and specifications
 3. Materials.
 4. No new windows in side elevations.
 5. Construction hours between 8am and 6pm weekdays and 8am and 1pm Saturdays.
 6. Construction Practices.

7. Submission of Construction Traffic Management Plan to ensure highway safety during construction.
8. Parking spaces on site to be retained.
9. Bin collection point to be provided.
10. Removal of Part 1 Permitted Development Rights.

Background Papers

27. 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 background papers were used in the preparation of this report:

1. South Cambridgeshire Local Development Framework Core Strategy DPD 2007
2. South Cambridgeshire Local Development Framework Development Control Policies DPD 2007
3. South Cambridgeshire Local Development Framework Supplementary Planning Documents
4. National Planning Policy Framework 2012
5. Planning File Reference: S/1300/14/FL

Report Author: Dan Smith – Planning Officer
Telephone: (01954) 713162