

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Development and Conservation  
Control Committee

13<sup>th</sup> May 2005

**AUTHOR/S:** Director of Development Services

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### **S/0530/05/F - Haslingfield**

**Erection of bungalow following demolition of existing building, 29 Barton Road,  
Haslingfield for Mr and Mrs Loynes**

**Recommendation: Approve**  
**Date for Determination: 13<sup>th</sup> May 2005**

Members will visit the site on the 11<sup>th</sup> May 2005.

#### **Site and Proposal**

1. The 0.025 hectare site consists of a cottage (31) and an adjacent single storey workshop/office, sharing a single vehicular access. There is a hardstanding in front of the workshop used for parking, together with parking to the side of the cottage. To the south is a modern detached house set back further from the road.
2. The full application, received on the 18<sup>th</sup> March 2005, proposed the demolition of the existing workshop/office and its replacement with a 2 bedroom bungalow of similar footprint. The proposed bungalow is set back a further 1.5m, is a gable end onto the road unlike the workshop and has a ridge height of 4.9m. Four parking spaces are shown for the bungalow and the existing cottage, two of which would be in the existing front garden to the cottage.
3. Amended plans franked the 25<sup>th</sup> April 2005 show a shared turning area with No. 31 and the existing front boundary fence replaced by a 900mm high picket fence to match the fence in front of No 31.

#### **Planning History**

4. It is believed the workshop pre-dates planning legislation. It was renovated, along with the cottage, by the applicant approximately 28 years ago. The previous use had been for sewing machine repairs, but prior to acquisition it has been empty for some years.
5. The applicant ran a company from the premises supplying and maintaining gaming machines. In September 2003 the business was sold and the current occupiers have a lease which expires in September this year.
6. Planning permission to extend the cottage in 1993 tied the use of the workshop to the occupation of the cottage (31) and showed 5 parking spaces for the workshop and cottage.

#### **Planning Policy**

7. The use is within the village framework defined in the 2004 Local Plan.

8. **Policy P1/3** of the Countryside and Peterborough Structure Plan 2003 states a high standard of design and sustainability will be required for all new development, which responds to the local character of the built environment.
9. **Policy P5/5** states small scale housing developments will be permitted in villages only when appropriate, taking into account the character of the village and it's setting.
10. **Policy SE4** of the 2004 Local Plan lists Haslingfield as a Group Village; where development and redevelopment up to a maximum of 8 dwellings is permitted within village frameworks provided, inter alia:
  - (1) The retention of the site in its present form is not essential to the character of the village.
  - (2) The development is sensitive to the character of the village and the amenities of neighbours.
11. **Policy SE8** states there will be a general presumption in favour of residential development within village frameworks, subject to Policy SE4.

### **Consultation**

12. **Haslingfield Parish Council** approves the application.
13. **The Chief Environment Health Officer** has no objections subject to a condition controlling the use of power operated machinery during the demolition and construction phases and informatives concerning driven pile foundations, bonfires and the requirements for a demolition notice.

### **Representations**

14. No representations have been received.

### **Planning Comments – Key Issues**

15. The key issues to be considered in this application are the impact of the replacement bungalow on the street scene and the amenity of neighbouring properties.
16. The existing workshop/office is a basic single storey structure some 50 years old in the grounds of 31 Barton Road, with which it has always been associated and shared a vehicular access. The owner of the workshop/office and 31 Barton Road ran his business from the site for over 25 years before his retirement in September 2003 and the current user's lease expires this September.
17. The outbuilding is sandwiched between two storey dwelling with less than 1m separation from No 31.
18. The proposal involves the demolition of the existing outbuilding and its replacement with a modest 2-bedroom bungalow of similar footprint and with a 4.9m ridge height.
19. These are advantages for the street scene and the relationship to the adjoining dwellings with the proposal. Not only would a utilitarian structure be replaced by a purposes-built bungalow, the bungalow would be set back further 1.4m and the roof gable end on to the road which would allow more space between the neighbouring properties.

20. Concerns have been expressed by the District Councillor, primarily on the grounds of vehicular manoeuvring, ie reversing on to Barton Road. Amended plans have been received showing shared turning facilities with No 31.
21. Given the history of commercial use of the site and the level of traffic on Barton Road, turning within the site is not considered appropriate for a condition in this case.
22. A subsidiary concern expressed is an unauthorised 1.8m fence on the front boundary. This is shown on the amended plans as replaced by a picket fence similar to that fronting 31 Barton Road.

### **Recommendation**

23. Approval, as amended by plan no. SF.04./10/A franked the 25<sup>th</sup> April 2005.
  1. Standard Condition A (Reason A.)
  2. SC5a - Details of materials to be used for the external walls and roof (RC - To ensure that visually the development accords with neighbouring buildings.)
  3. SC21 – “Withdrawal of Permitted Development - The side (north) boundary forward of the bungalow, hereby permitted, shall remain unfenced other than as shown on the amended plan franked 25<sup>th</sup> April 2005.” (RC - To facilitate the turning of vehicles within the site.)
  4. The two parking spaces shown on the site shall be provided before the use commences and thereafter maintained. (RC - In the interests of highways safety.)
  5. Before the bungalow, hereby permitted, is occupied the existing front boundary fence shall be replaced by a picket fence as shown on the amended plans franked 25<sup>th</sup> April 2005. (RC - To ensure the details of the development are satisfactory.)
  6. 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 hours 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 with the Local Planning Authority in accordance with any agreed noise restrictions. (RC - To the amenity of neighbouring properties.)

### **Informatives**

1. Should drive pile foundations be proposed, then before works commence, a statement of the method for construction of these foundations shall be submitted and agreed by the District Environmental Health Officer so that noise and vibration can be controlled.
2. During demolition and construction, there shall be no bonfires or burning of waste on site except with the prior permission of the District Council's Environmental Health Officer in accordance with best practice and existing waste management legislation.

3. Before the existing property is demolished, a Demolition Notice will be required from the Environmental Health Department establishing the way in which the property will be dismantled, including any asbestos present, the removal of waste, minimisation of dust, capping of drains and establishing hours of working operation. This should be brought to the attention of the applicant to ensure the protection of the residential environment of the area.

### **Reason for approval**

1. The development is considered generally to accord with the Development Plan and particularly the following policies:
  - a) Cambridgeshire and Peterborough Structure Plan 2003: **Policy P1/3 (Sustainable Design in Built Development) and Policy P5/5 (Homes in Rural Areas)**.
  - b) South Cambridgeshire Local Plan 2004: **SE4 (Group Villages) and SE8 (Village Frameworks)**.
2. The development is not considered to be significantly detrimental to the following material planning considerations, which have been raised during the consultation exercise:
  - **Residential amenity including overlooking issues.**
  - **Visual impact on the street scene.**
  - **Highway safety.**
3. All other material planning considerations have been taken into account. None is of such significance as to outweigh the reason for the decision to approve the planning application.

**Background Papers:** the following background papers were used in the preparation of this report:

- Cambridgeshire and Peterborough Structure Plan 2003
- South Cambridgeshire Local Plan 2004
- Planning files Ref: S/0530/05/F, S/0844/93/F.

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