

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

1 October 2014

AUTHOR/S: Planning and New Communities Director

Application Number: S/0436/14/FL

Parish(es): Over

Proposal: Replacement of bungalow and replacement with 2 semi-detached houses

Site address: 60 The Lanes, Over

Applicant(s): Mr T Mendham

Recommendation: Approval

Key material considerations: Principle of Development
Visual Impact
Residential Amenity
Highway Safety

Committee Site Visit: None

Departure Application: No

Presenting Officer: Debra Bell

Application brought to Committee because: Parish Council recommendation of refusal conflicts with Officers recommendation

Date by which decision due: 3 July 2014

Site and Proposal

1. The site is located within the village framework on a corner sites at the intersection of The Lanes, Websters Way and Angelsey Way in Over.
2. The site currently comprises a bungalow set back a little way behind a sparse hedge. The surrounding properties comprise a mixture of bungalows and houses of a variety of designs. The house across the road at no 59 the Lanes is a grade II listed building.
3. The proposal is to demolish the existing bungalow and replace it with a pair of semi-detached 'chalet' style' homes, They are to be set further forward on the site with gardens to the side and rear. Each home will have two parking spaces with ample room for bike and bin stores.

4. The scheme was amended on 7th August 2014; to bring the homes further forward on the site, amend the design to a more traditional style and to show visibility splays on each side of each access.

Planning History

5. The site has been subject of pre-application discussions, following which the applicant amended his proposals from two detached house to a pair of semi-detached 'chalet style' homes.

Planning Policies

6. National Planning Policy Framework (Adopted March 2012)
7. Local Development Framework Development Control Policies (Adopted July 2007);
DP/1 Sustainable Development
DP/2 Design of new Development
DP/3 Development Criteria
DP/4 Infrastructure and New Development
DP/7 Development Frameworks
HG/1 Housing Density
NE/1 Energy Efficiency
NE/6 Biodiversity
NE/12 Water Conservation
NE/15 Noise Pollution
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
8. Local Plan (Proposed Submission Version (July 2013)
NH/14 Heritage Assets
9. Supplementary Planning Documents
District Design Guide SPD (adopted March 2010)

Consultations

10. Over Parish Council recommends refusal. It advises that it has received representations from a neighbour who is concerned about loss of privacy and the Parish support this concern. Its previous concerns about the vehicular access have not been fully addressed. Clarification is also sought as to whether windows are any windows in the rear elevation
11. Local Highways Authority seeks a revised plan pulling the parking spaces slightly further forward on the site. Safeguarding conditions are recommended.
12. Environmental health Officer recommends safeguarding conditions and informatives regarding hours of working, plant and machinery and procedures given that the proposal involves demolition.
13. The Conservation Officer has no objections.
14. The Urban Design Officer raised concerns with the original design and siting and made suggestions to improve the proposal.

Representations

15. None have been received.

Planning Comments

16. There are no objections in principle to the development; it accords with Policy ST/6 which allows for residential development of up to 8 dwellings within the village framework.
17. A draft heads of terms that covers the required contributions towards community facilities, public open space and waste receptacles for the proposed four bedroom dwelling is being sought.

Visual Impact

18. This part of Over does not have any specific character. It is made up of a variety of homes of different styles and forms: houses and bungalows built predominately over the last 40-50 years with a recent 'infill' site to the rear.
19. The application has been amended so the homes are brought further forward on the site to 'address' the corner and the design and indicative materials are appropriate to the local context. In this form and design it is not concerned that it will cause harm or adversely affect the setting of the listed building at no 59 The Lanes.

Residential Amenity

20. Given its siting, pulled forward on the site, the proposal will not cause any loss of light or loss of privacy to the neighbouring properties.
21. The rear elevations include 'indent panels' at first floor to add relief. This is not intended to be a window but to avoid doubt and to address any concerns the neighbour and parish may have, this can be the subject of a safeguarding condition.
22. Conditions will also be attached to ensure the neighbours' amenities are also safeguarded during the construction phase.

Highway Safety

23. The Local Highways Authority has requested that the parking spaces are redesigned slightly to avoid any potential overhanging of the footpath. The applicant has agreed to do this. Safeguarding conditions are also recommended.
24. The Parish Council's concern related to reversing from the drive; it wishes to see turning provided on site. The site is not on a busy main road where on-site turning would be required. The applicants have displayed clear pedestrian visibility splays on the site plan. Officers consider these to be appropriate in this residential location which would provide a suitable 'window' whereby drivers could pull onto and out of the drive safely.

Conclusion

25. The proposal is considered to be acceptable, subject to certain conditions applied to the decision notice.

Recommendation

26. Delegated approval subject to prior completion of S106 agreement.

S106 requirements

27. A scheme for contributions towards community facilities, open space and waste receptacles will need to be agreed prior to issuing a decision notice.

Conditions

- (a) Approved Plans
- (b) Timescale
- (c) Materials
- (d) Landscape Implementation
- (e) Boundary details
- (f) Power operated machinery and other conditions and informatives suggested by Environmental Health Officer.
- (g) No windows at first floor level in the rear (north west) west elevation without prior consent

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)
- South Cambridgeshire Local Plan 2004 (Delete as appropriate)
- Cambridgeshire and Peterborough Structure Plan 2003 (Delete as appropriate)
- Planning Reference File : S/0436/14/FL.
- Documents referred to in the report including appendices on the website only and reports to previous meetings

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