

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

1 October 2014

AUTHOR/S: Planning and New Communities Director

Application Number: S/0459/14/FL

Parish(es): Caldecote

Proposal: Single Dwelling and Detached Garage

Site address: 101a West Drive, Caldecote

Applicant(s): Mr H Moss

Recommendation: Delegated 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: 1 October 2014

Site and Proposal

1. The site is located within the village framework and measures approximately 0.04 hectares.
2. A private roadway defines the southern boundary. To the west is a small grassed a small grassed public space. To the north and east are adjacent residential properties.
3. The proposal is for a single dwelling and garage. The proposal is the same in style and scale to the dwelling approved by planning permission S/1963/14/FL (decided by planning committee on the 7 November 2012).
4. During the construction phase of the development it was brought to the Council's attention that the dwelling was not being built in the correct position on the plot. When addressing the matter it was found that the site was surveyed incorrectly and this therefore meant the dwelling was built 1m from the public footpath, rather than 2m

shown in the approved plans. As a result the applicants were asked to re-submit an application to account for this error.

Planning History

5. S/0608/09/O - Outline application for the erection of 1 dwelling following demolition of existing bungalow was approved. The outline consent was for a dwelling that would measure 9mx11m with a height of 805m.
6. S/1448/11 - Proposed single dwelling was approved. Planning permission on 28th September 2014
7. S/0950/12/FL - Proposed single dwelling and garage was withdrawn
8. S/1693/12/FL - Proposed Dwelling and Detached Garage – Approved at committee on the 7th Nov 2012

Planning Policies

9. National Planning Policy Framework (Adopted March 2012)
10. Local Development Framework Development Control Policies (Adopted July 2007);

ST/6 Group Villages

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

11. Local Plan (Proposed Submission Version (July 2013)
NH/14 Heritage Assets
12. Supplementary Planning Documents
District Design Guide SPD (adopted March 2010)

Consultations

13. **Caldecote Parish Council** – Recommend Refusal and request that this application be considered at the next appropriate meeting of the SCDC Planning Committee. Material considerations in the view of the Parish Council include, but are not limited to:
 - loss of sunlight for the adjacent property
 - Proposed garage too close to property boundary
 - No height specified for garage on plans

- Vehicular access is on to a private road (Grafton Drive), does the applicant have easement?

The parish council also raised concerns over 'Pedestrian and cyclist safety issues when entering Grafton Drive from West Drive due to the nature and proximity of the boundary fence'. Following this the applicant amended the scheme to set the fence further into the site at this junction and identified that it will be low level. The Parish Council recognised the revised drawing does address that concern and therefore removed this specific objection.

14. **Local Highways Authority** – No objections

Representations

15. No.3 Grafton Drive, No.3 Highfields, No.33 Grafton Drive

- Dwelling sited too close to public footpath
- Highway and pedestrian safety when reversing from the drive
- Not appropriate in the street-scene
- Legal ownership

Planning Comments

16. The NPPF advises that every effort should be made to identify and then meet the housing needs of an area, and respond positively to wider opportunities for growth. Additionally the Development Plan (Core Strategy Development Plan Document adopted January 2007 and Development Control Policies Development Plan adopted January 2007) identifies Highfields Caldecote as a 'Group Village where the construction of up to 8 new residential dwellings within the framework is supported.
17. The proposed development would have been acceptable having regard to adopted LDF and emerging Local Plan policies, had policies ST/6 and DP/7 not become out of date as a consequence of the Council not currently being able to demonstrate a five-year supply of deliverable housing sites.
18. The developer has provided 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.
19. The proposal will lead to an approximate density of 25 dwellings per hectare. While this is under 30 dwellings per hectare, it is considered appropriate given the constrained nature of the site.
20. The proposed dwelling is considered to be acceptable in principle.

Visual Impact

21. It is noted that West Drive does not have any specific character, as it is made up of a variety of different house styles while Grafton Drive has more of a uniform design.
22. The dwelling is the same as what was previously approved on the site S/1693/12/FL. The proposed front elevation has a well-designed traditional appearance. The proposed development does not have any blank elevation, with windows and a chimney feature defining the side elevations is considered that the proposal will be in keeping with the local area.

23. The dwelling is to be constructed in a Brunswick buff lbstock brick and a black slate roof. Details of this were submitted in the previous discharge of condition application and considered to be suitable.
24. The landscape details on plan 101D are considered to be acceptable. As the boundary treatment has been altered (31 July 2013) officers recommend a condition is placed on any decision to approve the application to ensure the area of fence on the junction of West Drive and Grafton Drive is kept at low level.

Residential Amenity

25. The proposal will not cause any significant different loss of light than what would have been caused by the previous approval S/1448/11. In addition the shadow created from the proposed dwelling will mainly fall across the roof of the existing bungalow. It is considered that there will be no detrimental loss of light to 101 West Drive. The only first floor window (serving the bathroom) facing 101 West Drive and this could be conditioned to be fixed with obscure glazing and for this reason there is no concern over loss of privacy. Window permitted development rights from this elevation will also need to be removed.
26. The proposed dwelling is located approximately 22m away from the existing dwelling of 97-99 West Drive. The window of bedroom 4 will mainly overlook the garage of the proposed dwelling, but will overlook a small part of the garden of 97-99 West Drive. This is not considered to be significant enough to warrant refusal. This distance between the proposed dwelling and the boundary of 97-99 West Drive is of sufficient distance to prevent there from being significant loss of light or for it to be unduly overbearing.
27. As proposed the garage is 5m in height and 2.5m to the eaves. The northern end of the garage is situated in close proximity to the shared boundary; it then projects away in to the site. The gable end would face the neighbouring residents with the pitch projecting up from the eaves reducing some of the bulk. For these reasons officers do not consider there to be significant harm to neighbouring amenity.
28. It would seem reasonable to control power operated machinery during construction due to the development and its proximity to adjacent residential properties.

Highway Safety

29. The Local Highways Authority commented on the revised application in which stated there would be no adverse effect on the public highway, as the site connects onto a private highway. The access to the road will, therefore, be a civil matter between the developer and Management Company.
30. The Parish Council have raised concern to pedestrian safety when cars reverse from the drive. The applicants have displayed clear pedestrian visibility splays on the site plan. Officers consider these to be appropriate and would provide a suitable window whereby drivers could pull out of the drive safely.
31. The proposed car parking spaces are slightly below the normal standard length by 0.2m. None of the previous applications raised this as a potential issue or concern. Taking this into consideration and that fact that many cars will still be able to use these parking space it is not considered reasonable to refuse the development on lack of on street parking.

32. The boundary treatment was amended on the 31st July 2014, to take into account the Parish Council concerns. The applicant agreed to set the boundary into the site on the corner of the plot, so pedestrians could see what is ahead of them, when they turn down Grafton Drive.

Conclusion

33. Any adverse impacts of the development are not considered to significantly and demonstrably outweigh the benefits when assessed against the material considerations set out in this report, and the proposed development remains acceptable. As such it is recommended that permission be granted for officers to approve the scheme subject to the completion of a S106 legal agreement securing contributions towards open space, community facilities, waste receptacles and monitoring and legal fees, and the conditions outlined below.

Recommendation

34. Approval subject to the following:

S106 requirements

35. A scheme for contributions towards community facilities, open space, waste receptacles and s106 monitoring.

Conditions

- (a) Approved Plans
- (b) Timescale
- (c) Materials Compliance Condition
- (d) Landscape Implementation
- (e) Boundary details
- (f) Power operated machinery
- (g) No windows in the west elevation without prior consent
- (h) Window positioned in the west elevation should be fixed shut and obscure glazed

Background Papers

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 File Ref: (These documents need to be available for public inspection.)
- Documents referred to in the report including appendices on the website only and reports to previous meetings

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