

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

5 November 2014

AUTHOR/S: Planning and New Communities Director

Application Number: S/0906/14/FL

Parish(es): Bassingbourn cum Kneesworth

Proposal: Dwelling

Site address: Land rear of 165 The Causeway,
Bassingbourn

Applicant(s): Mr & Mrs David Tebbs

Recommendation: Delegated Approval

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

Committee Site Visit: No

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 July 2014

Site and Proposal

1. The site is located within the village development framework, to the rear of number 165 The Causeway in Kneesworth.
2. The site currently comprises a semi-detached rendered dwelling with a wooden clad outbuilding and parking/turning area to the rear. Access to the site is via a shared gravel driveway. The surrounding properties comprise a mixture of detached, semi-detached and terraced houses with a variety of designs, several have garaging to the rear and gravelled off-road parking areas to the front. There is a large area of former agricultural land to the rear which is outside of the defined village framework.
3. The proposal seeks to sub-divide the plot and replace the existing outbuilding with a single storey, two bedroom dwelling of a similar scale. The existing car parking for the main dwelling will be relocated to the front of the main dwelling and a new garden and parking space will be created for the new dwelling.

Planning History

4. The site has been subject of a pre-application discussion.

Planning Policies

5. National Planning Policy Framework (Adopted March 2012)
6. 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
ST/7 Infill Villages (Kneesworth)
TR/1 Planning for more Sustainable Travel
TR/2 Car and Cycle Parking Standards
7. Local Plan (Proposed Submission Version (July 2013)
NH/14 Heritage Assets
8. Supplementary Planning Documents
District Design Guide SPD (adopted March 2010)

Consultations

9. **Bassingbourn Parish Council** recommends refusal and objects to the back land development which could set a precedent for large gardens and that the policy for Kneesworth is an 'infill village'.
10. The **Local Highways Authority** has no objections, subject to conditions controlling visibility splays, private water drainage, and bound materials for the access drive.
11. **Environmental Health Officer** recommends safeguarding conditions and informatives regarding hours of working.

Representations

12. None have been received.

Planning Comments

Principle of Development

13. 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 Willingham as a 'Minor Rural Centre' where the construction of new residential dwellings within the framework is supported.

14. This proposed development would have been acceptable having regard to adopted LDF and emerging Local Plan policies, had policies ST/5 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.
15. A draft heads of terms that covers the required contributions towards community facilities, public open space and waste receptacles for the proposed two bedroom dwelling has been agreed with the applicant.

Visual Impact

16. This part of Bassingbourn follows a linear form of dwellings fronting The Causeway with outbuildings and garages to the rear. It is made up of a variety of homes of different styles and forms: houses built predominately over the last 50 - 60 years with the new development of 9 dwellings at Butterfield Drive and 12 dwellings at Orchard Close within the last 20 years.
17. As the development is sited at the rear of the main dwelling, it would not be visible from the road or public viewpoint. It would have no impact on the character or appearance of the area. The scale of proposed dwelling is similar to that of the existing outbuilding and there are other outbuildings to the rear of the adjacent properties.
18. The parish council has raised a concern about precedent. Each application should be determined on its merits and there is no reason to suppose that if this application is allowed that it would pave the way for otherwise undesirable backland development to occur.

Residential Amenity

19. Given its siting, to the rear of 165 The Causeway, the proposals will not cause any loss of light or loss of privacy to the neighbouring properties.
20. The proposed rear garden will fall outside of the defined village framework, however any further forms of residential development would be controlled by a condition removing householder permitted development rights, to ensure that no further extensions or outbuildings could be added without the prior approval of the Authority.
21. Conditions will also be attached to ensure the neighbours' amenities are also safeguarded during the construction phase.

Highway Safety

22. The Local Highways Authority has no objections to the development subject to certain conditions.
23. The proposals include the addition of parking spaces to the front of the main dwelling with adequate on-site turning provided. 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

24. 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

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

S106 requirements

26. 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.
- (g) Removal of householder permitted development rights regarding classes, A, B C, D & E.

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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