

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Planning Committee

5 November 2014

**AUTHOR/S:** Planning and New Communities Director

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**Application Number:** S/1802/14/FL

**Parish(es):** Bourn Parish Council

**Proposal:** Erection of 2 storey detached dwellinghouse, with associated garage and carport following demolition of existing house and outbuildings

**Site address:** 45 High Street, Bourn

**Applicant(s):** Mr John Blackhurst

**Recommendation:** 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:** 2 October 2014

### Site and Proposal

1. The site is located on the High Street, within the village framework and conservation area of Bourn.
2. The site currently comprises a bungalow set back into the site. The surrounding properties comprise a mixture of bungalows and houses of a variety of designs. The house across the road is a grade II listed building.
3. The proposal is to demolish the existing bungalow and replace it with a two storey detached dwelling with carport / garage with studio over. The dwelling will be set back into the site which slopes down from the road into the site.
4. This scheme is a revised resubmission of previous scheme.

## Planning History

5. The site has been subject of pre-application discussions with the Authority's Conservation Consultant, Urban Design Consultant and Planning Officer, which resulted in this revised scheme.
6. S/0750/14/FL Replacement dwelling – Withdrawn.

## Planning Policies

7. National Planning Policy Framework (Adopted March 2012)
8. 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  
CH/4 Development within the Curtilage or setting of a Listed Building  
CH/5 Conservation Areas  
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
9. Local Plan (Proposed Submission Version (July 2013)  
ST/6 Group Villages  
NH/14 Heritage Assets
10. Supplementary Planning Documents  
Listed Buildings: Works to or affecting the setting of SPD (Adopted July 2009)  
District Design Guide SPD (Adopted March 2010)  
Development Affecting Conservation Area SPD (Adopted January 2009)

## Consultations

11. **Bourn Parish Council** - Recommends refusal. It advises that it does not comply with Policy DP/2 (f) in terms of its scale in relation to surrounding properties. The Parish Council also feels that it does not comply with CH/5 by restricting the neighbours' vista of open countryside to the rear of the property and using bricks of an inappropriate colour for the area. The volume has increased by well over 50% and this does not comply with policy. The Parish Council would like to see the size of the garage reduced as it has the potential to be turned into another dwelling.
12. **Local Highways Authority** - Has no objections to the development, subject to conditions controlling visibility splays, levels, bound materials on driveway, closure of existing kerbs to allow for new access, traffic management scheme and that the proposed annex be tied to the dwelling.

13. **Environmental Health Officer** - No comments received.
14. The **Conservation Consultant** recommends approval.
15. The **Urban Design Consultant** recommends approval.

### **Representations**

16. None have been received.

### **Planning Comments**

#### *Principle of Development*

17. 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 Bourn as a 'Group Village' where the construction of new residential dwellings within the framework is supported.
18. This 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.
19. A draft heads of terms that covers the required contributions towards community facilities, public open space and waste receptacles for the proposed dwelling is being sought.

#### *Visual Impact*

19. This part of Bourn has a mix character. It is made up of a variety of homes of different styles, ages and forms: houses and bungalows constructed of different materials and finishes from render, red brick and painted brick with thatched and tiled roofs.
20. There is no conservation area appraisal for Bourn, however having discussed the merits of the development with Council's Conservation Consultant the site would have been identified as an opportunity site had the appraisal been undertaken.
21. It is believed that the adjoining bungalow (41 High Street) would be further developed and would also be suitable for a two storey dwelling, with this in mind it is important for the new replacement dwelling to be of an outstanding design with a stronger, positive built form which enhances the historic setting, and which clearly defines the heritage assets from the modern new building. Thus the proposals do not seek to replicate or undermine the importance of the existing heritage assets and introduce a light coloured brick which is a contrast to the Bourn Red Brick which is no longer available.
22. The new dwelling will be set back and down into the site and will not exceed the height of the adjacent properties creating a clear visual separation between the site and no.47 and is of a scale appropriate to the size of the plot.
23. The proposal retains a rural feel and is of traditional form and will preserve and enhance the conservation area.

### *Residential Amenity*

24. Given its siting, set well within the site, the proposal will not cause any loss of light or loss of privacy to the neighbouring properties.
25. Conditions will also be attached to ensure the neighbours' amenities are also safeguarded during the construction phase.

### *Highway Safety*

26. The Local Highways Authority raised no objections to development, subject to conditions.
27. The applicants have ample parking and onsite turning within the site, subject to the recommended conditions the development is not considered to be detrimental to highway safety.

### *Conclusion*

28. It is considered that the development can be adequately accommodated on the site in harmony with the surrounding area without causing undue harm to neighbouring amenity.
29. 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**

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

### **S106 requirements**

31. 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.
- (g) Window and door details

### **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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