

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation Control Committee 1st June 2005
AUTHOR/S: Director of Development Services

S/0754/05/F - Histon
**Erection of Seven Houses and Garage for Existing Dwelling at 53 Cottenham Road
for The Land Partnership Ltd.**

Recommendation: Delegated Approval
Date for Determination: 10th June 2005

Site and Proposal

1. 53 Cottenham Road is a residential property with large gardens to the front, west and rear. The site measures 0.232 hectares. The existing house on the site is a fine 19th century villa built in Cambridgeshire gault bricks with a shallow hipped slate roof, however it is not Listed. There is a brick outbuilding attached to the house and a barn-like outbuilding to the west of it. The site contains a number of trees, including a row of pollarded limes to the frontage.
2. The site is within the village framework, forming a spur of land surrounded on three sides by open countryside. To the east there is a pair of thatched cottages at 59 and 61 Cottenham Road, which date from the 17th century and are Grade II Listed. 90 metres to the southwest is Guns Lane, a historic road that is now designated as a bridleway.
3. This full planning application proposes to retain the existing house. The attached outbuilding is to be demolished and a single garage with lean-to roof constructed to serve the house. In addition, seven new dwellings are proposed with integral garages, these will be sited to form a courtyard. A mix of unit sizes are proposed ie two 2-bed; two 3-bed; two 4-bed; and one 5-bed houses, and development will be at a density of 34.5 dwellings per hectare. The access will utilise the existing crossover. The gateway will be widened to provide a 5 metre wide road, of which approximately 20 metres back from the public highway will be adoptable, with a private drive serving the remainder of the site.

Planning History

4. **S/1982/02/O** granted outline planning permission for two single storey dwellings on the site. The existing dwelling was to be retained within this scheme.
5. **S/2044/04/F** sought planning permission for eight dwellings following the demolition of the existing dwelling. This application was withdrawn prior to refusal, as issues regarding the impact on the village edge, Green Belt and adjacent Listed Buildings had been raised in addition to concerns relating to access, car parking, layout and design.
6. Planning application **S/0075/05/F** for the erection of seven dwellings and a garage to serve the existing dwelling was withdrawn pending refusal on grounds of the impact on the village edge and Green Belt, design, layout and failure to provide an appropriate mix of dwelling sizes.

Planning Policy

7. **Policy SE2 ‘Rural Growth Settlements’** of the South Cambridgeshire Local Plan 2004 (“Local Plan”) defines Histon as a Rural Growth Settlement in which residential development will be permitted on unallocated land providing the development meets with the criteria of this and other policies included within the Local Plan.
8. **Policy SE9 ‘Village Edges’** of the Local Plan requires development on the edge of villages to be sympathetically designed and landscaped to minimise the impact upon the countryside and to ensure that harmony with the prevailing landscape character is achieved.
9. **Policy HG10 ‘Housing Mix and Design’** of the Local Plan requires developments to include a mix of housing types and sizes, with the design and layout being informed by the wider area.
10. **HG12 Extensions and Alterations to Dwellings within Frameworks** of the Local Plan sets out the requirements that must be met in order for proposals to extend or alter dwellings within village frameworks to be considered for approval.
11. **Policy TP1 ‘Planning for More Sustainable Travel’** of the Local Plan seeks to promote sustainable travel and as such planning permission will only be granted where small-scale increases in travel demands will result, unless satisfactory measures to increase accessibility are included. Standards for maximum car parking levels and requirements for cycle storage are found in Appendices 7/1 and 7/2.
12. **Policy EN15 ‘Development Affecting Ancient Monuments or Other Archaeological Sites’** of the Local Plan seeks to protect, preserve and enhance known and suspected sites and features of archaeological importance and their settings by requiring investigations and refusing planning permission where damage would result.
13. **Policy EN28 ‘Development Within the Curtilage or Setting of a Listed Building’** of the Local Plan requires proposals that affect the setting of Listed Buildings to not dominate, damage the setting, well-being, attractiveness of the building, or its visual relationship with the surroundings, or damage archaeological remains.
14. **Policy P1/2 ‘Environmental Restrictions on Development’** of the Cambridgeshire and Peterborough Structure Plan 2003 (“Structure Plan”) restricts development where it could damage areas that should be retained for their biodiversity, historic, archaeological, architectural and recreational value.
15. **Policy P1/3 ‘Sustainable Design in Built Development’** of the Structure Plan states that a high standard of design and sustainability should be adopted for all new forms of development.
16. **Policy P7/6 ‘Historic Built Environment’** of the Structure Plan requires Local Authorities to protect and enhance the historic environment, including designated conservation areas.

Consultations

17. **Histon Parish Council** recommend refusal. It comments:

“Traffic from multiple dwellings onto this dangerous corner remains a real concern. Whilst the Committee are pleased that the plans have been altered to retain the existing house, which is regarded as essential, the proposal for seven additional houses, and the number of bedrooms involved, is too many, and likely to give rise to inefficient parking. The houses are out of keeping with the existing property on the site and with the general housing all the way from Guns Lane. The design is therefore not sympathetic to the surrounding environment. The Committee comment **additionally** that this high density proposal is in the wrong location in view of traffic issues and would give a hard edge to the village on this Green Belt boundary.”

18. The **Conservation Manager** does not object and notes “the revised site layout contained in the current application will mean that the proposals will not adversely affect the setting of the Listed Buildings at 59 and 61 Cottenham Road. I am pleased to see a scheme that retains the existing dwelling at no. 53 and its front boundary wall”.
19. The **Landscape Design Officer** comments that:

“Whilst there is practical space for planting to the western boundary, I am concerned particularly with plot 5, that there will be pressure to limit the planting height and density to achieve light, as much of the garden is north facing and the south side is shaded by plot 4. This planting will be required to fully establish to reduce the impact of this large dwelling on the countryside.”
20. The comments of the **Trees and Landscape Officer** will be reported verbally.
21. The **Local Highways Authority** comments:

“The parking provision is above the maximum for this size of development (calculated at 13, with 16 being provided). Although no cycle parking is shown it is requested, that given the village location of development, that the provision of at least one cycle parking space for each dwelling unit be investigated, to provide an alternative method of transport, for short distance journeys and thus reduce dependence on the private motor car. The proposed access road does not conform with the adoptable standards and will serve no highway function, therefore, the road shall remain private, with no addition to the adopted public highway.”
22. **The Environment Agency** advises that the application site falls within a Zone 1 flood risk area. The Council is required to respond on its behalf in respect of flood risk and surface water drainage.
23. **The Old West Internal Drainage Board** states that the site is outside of its area, however surface water will drain into its district. Its surface water receiving system has no residual capacity to accept increased run-off from newly created impermeable areas. Provided surface water is disposed of to soakaways it does not object to the proposals.
24. The **County Archaeology Officer** advises that the site lies in an area of uncertain archaeological potential and it is possible that archaeological deposits survive on the site, which could be destroyed or damaged by the proposed development. The plot lies on the on the edge of the village, to the north of the historic core and site of St Etheldreda’s Church. Crop marks indicative of Prehistoric or Roman settlement and the remains of a possible Bronze Age barrow are known to the west of the site. A negative condition in accordance with PPG16, requiring a programme of archaeological investigation at the developer’s expense, is recommended.

25. **Cambridgeshire Fire and Rescue Service** does not require additional water supplies for fire fighting to be provided.

Representations

26. One letter of objection has been received commenting that the existing dwelling should be retained, along with the pollarded trees to the frontage. The number of dwellings proposed is out of keeping with the layout of properties on this side of the road and will create an imbalance on the village edge. It is desirable to maintain a lower density on the village edge.

Planning Comments – Key Issues

27. **Highways**

The car parking proposed is considered by the Local Highways Authority to be an over provision of two spaces. It is reasonable to provide an appropriate level of car parking, provided that it will not result in over-provision, in order to encourage travel by non-car modes. The over-provision is due to three spaces for visitors, sited adjacent to the proposed garden boundary to the existing dwelling. Amendments reducing this area can be sought, and could allow increased space for landscaping.

The traffic generated by the development will not lead to highway safety issues, as there is good visibility in both directions along Cottenham Road due to the access being sited on a bend.

Cycle storage can be provided within the layout and could be dealt with by condition or amended drawings.

28. **Layout and design**

The development proposed does not closely reflect the existing built form, however the site layout proposed is designed to reflect a farmyard or stable-like development. The density is not unduly high, being just 34.5 dwellings per hectare. Buildings are proposed to be constructed using traditional materials, including slate and weatherboarding in order to provide a high quality appearance to the development.

29. **Landscaping**

The site is on the edge of the village and adjacent to the Green Belt. Due to the extent of development proposed, particularly to the western boundary, which is clearly visible from Guns Lane, and in light of the concerns raised by the Landscape Design Officer amendments to the landscaping scheme, and potentially the design of plot 5 are being sought. These amendments will seek to provide a solution that ensures that reasonable landscaping and usable private garden area to the plot can be achieved without undue pressure to remove planting being placed in the future.

A tree survey has been submitted with the application, any comments of the Trees and Landscape Officer will be required to be addressed prior to planning permission being given, again in order to ensure that the site is appropriately landscaped and that where possible existing trees are retained as features of the site.

30. **Others**

Surface water drainage and archaeology conditions will be placed should planning permission be granted.

Recommendation

Subject to no objections being received from the Trees and Landscape Officer and amended details for car parking and landscaping (to address issues relating to plot 5), delegated powers are sought to approve the application, subject to the following conditions:

1. Standard Condition A – Time limited permission (Reason A);
2. Sc5a – Details of materials for external walls and roofs (Rc5aii);
Sc5b - Surface water drainage details (Sc5b);
Sc5c - Foul water drainage details (Sc5c);
Sc5d – Refuse storage accommodation (Rc5d);
Sc5f – Details of materials to be used for hard surfaced areas within the site including roads, driveways and car parking areas (Reason – To minimise disturbance to adjoining residents);
Sc5j – car parking provision (Rc5j)
Sc5 – worded cycle storage provision – Reason: To provide an alternative method of transport, for short distance journeys and thus reduce dependence on the private motorcar.
Sc5h – Underground services (Rc5h)
3. Sc51 – Landscaping (Rc51);
4. Sc52 – Implementation of landscaping (Rc52);
5. Sc60 – Details of boundary treatment (Rc60);
6. Sc66 – Archaeology (Rc66)
7. Sc21a and b – Removal of permitted development (Rc21a and b);
8. Sc44 – Garage (Rc44);
9. The permanent space to be reserved on the site for:
 - a) turning
 - b) parking
 - c) loading and unloadingshall be provided before the use commences and thereafter maintained.
10. Restriction of hours of use of power operated machinery;

Informatives

1. See attached Environment Agency advice regarding soakaways.

Reasons for Approval

1. The development is considered generally to accord with the Development Plan and particularly the following policies:

Cambridgeshire and Peterborough Structure Plan 2003: Policies P1/2 'Environmental Restrictions on Development', P1/3 'Sustainable Design in Built Development' and P7/6 'Historic Built Environment'.

South Cambridgeshire Local Plan 2004: Policies SE2 'Rural Growth Settlements', SE9 'Village Edges', HG10 'Housing Mix and Design', HG12 'Extensions and Alterations to Dwellings within Frameworks', TP1 'Planning for More Sustainable Travel', EN15 'Development Affecting Ancient Monuments or Other Archaeological Sites' and EN28 'Development Within the Curtilage or Setting of a Listed Building'.

2. The development is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:

- Highway safety
- Car parking
- Cycle storage
- Visual impact on the locality and village edge
- Trees
- Impact upon setting of adjacent Listed Buildings
- Archaeology
- Surface water drainage

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

- South Cambridgeshire Local Plan 2004
- Cambridgeshire and Peterborough Structure Plan 2003
- Planning file ref. S/0754/05/F

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