

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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

**S/0637/05/F - Melbourn
Erection of Dwelling, Adjacent 16 Hale Close
For Mr P Grange**

**Recommendation: Approval
Date for determination: 1st June 2005**

Site and proposal

1. The .028ha site is the side garden to 16 Hale Close and occupies a corner position in the estate layout. It has a maximum width of 15.4m and a maximum depth of 23m. The road frontage is screened by a conifer hedge approximately 2m high, and there are a number of small ornamental garden trees within the site. The south-eastern boundary to 17 Hale Close is screened by a 1.8m high wooden fence, which reduces in height to 1m adjacent to Hale Close.
2. 16 Hale Close is a semi-detached property with a flat roofed garage facing the site. 17 Hale Close is set back from the road and the site abuts its front garden.
3. The full application, received on 6 April 2005, proposes the erection of a 2-storey 4 bedroom house on the site with a ridge height of 6.7m. The element closest to the corner would be single storey, accommodating the dining room and lounge. The house has an integral garage and two parking spaces are proposed in the front garden of the property, at the furthest extremity from the corner. The remaining conifer hedge on the road frontage would be reduced to 1.2m in height. The small ornamental trees on the site would be removed. The density equates to 28 dwelling per ha.

Planning History

4. A number of applications have been approved to extend 16 Hale Close. In 1977 planning permission was refused to erect a 1.8m fence around the outer treed boundary of the application site on the grounds it would be unduly prominent.

Planning Policy

5. The site is within the framework of Melbourn. Structure Plan 2003 **Policy P1/3** requires a high standard of design and sustainability for all new development. Development should respond to the local character of the built environment.
6. **Policy P5/3** states densities of less than 30 dwellings per ha will not be acceptable for new housing developments.
7. **Policy P5/5** states small scale housing developments will be permitted in villages, taking into account the character of the village and its setting.

8. Local Plan 2004 **Policy SE2** designates Melbourn a Rural Growth Village where residential development will be permitted on unallocated land within village frameworks provided; inter alia;
 - (1) the retention of the site in its present form is not essential to the character of the village;
 - (2) the development would be sensitive to the character of the village.
9. Minimum densities of 30 dwellings per ha, should be achieved unless there are strong design grounds for not doing so.
10. **Policy SE8** states there will be a general presumption in favour of residential development within village frameworks.

Consultations

11. **Melbourn Parish Council** recommends refusal “Intensive development on a prominent corner plot”.
12. **Chief Environmental Health Officer** has no objections subject to restrictions on the use of power-operated machinery, the use of driven pile foundations and the lighting of bonfires.

Representations

13. None received.

Planning Comments

14. The key issues are:
 - The impact of the proposal on the street scene and the overall character of the estate.
 - Overlooking of neighbouring properties.
15. Hale Close is part of a 1960's estate development. The corner site in question is the side garden to a semi-detached property and would at one time have been quite open, in keeping with the “open-plan” character of the estate. However, the road frontage of the site is now completely screened by a mature conifer hedge approximately 2m high, planted to improve privacy to the garden.
16. The dimensions of the application site are not dissimilar from surrounding plots and leaves 16 Hale Close with an adequate rear garden.
17. Overlooking from the proposed dwelling will be limited as the aspect to the rear will be over the front gardens of neighbouring properties.
18. The footprint of the proposed house is similar to 16 Hale Close and other properties on the estate. Its ridge height, 6.7m also reflects the scale of the estate.

19. I consider the erection of the proposed house on the site will be in keeping with the character of the estate and it could be argued that a greater sense of enclosure on this prominent corner site will improve the street scene.
20. At the equivalent of 28 dwellings per ha, the proposal is slightly below the 30 dwelling per ha threshold in the Development Plan, but nevertheless it is entirely appropriate given the character of the estate.

Recommendation

21. Approval.
 1. Standard condition A - RCA.
 2. No development shall commence until precise details of the following have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details:
 - 1) the materials to be used for the external walls and roof;
 - 2) the windows and doors.(RC to ensure the building visually accords with neighbouring buildings/the window and door details shown on the approved plans are insufficiently detailed.)
 3. Details of the front boundary treatment to Hale Close shall be submitted to and approved in writing by the Local Planning Authority. The work shall be completed in accordance with the approved details before the house is occupied. (RC To ensure that the appearance of the site does not detract from the character of the area.)
 4. During the period of construction no power operated machinery shall be operated on the premises before 08.00 hours on weekdays and 08.00 hours on Saturdays nor after 18.00 hours on weekdays and 13.00 hours on Saturdays (nor at any time on Sundays or Bank Holidays) unless otherwise previously agreed in writing with the Local Planning Authority in accordance with any agreed noise restrictions.

Informatives

Reasons for approval

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

(a) Cambridgeshire and Peterborough Structure Plan 2003

Policy P1/3 – Sustainable Design in Built Development

Policy P5/3 – Density

Policy P5/5 – Homes in Rural Areas

(b) South Cambs Local Plan 2004

Policy SE2 – Rural Growth Settlements
Policy SE8 – Village Frameworks

2. The proposal is not considered to be significantly detrimental to the following material considerations, which have been raised during the consultation exercise:
 - the impact of the proposal on the street scene and the overall character of the estate.
 - overlooking of neighbouring properties.

General

1. The Chief Environmental Health Officer states:
 - (1) should driven pile foundations be proposed, then before works commence, a statement of the method for construction of these foundations shall be submitted and agreed by the District Environmental Health Officer so that noise and vibration can be controlled.
 - (2) During construction there shall be no bonfires or burning of waste on site except with the prior permission of the Environmental Health Officer in accordance with best practice and existing waste management legislation.
2. The Environment Agency standing advice will be attached to the decision.

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/0637/05/F

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