

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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

S/0959/04/O - Over
Erection of a Dwelling, Land Rear of 47 The Lanes, for Mr and Mrs G Sore

Recommendation: Approval
Date for determination: 5th July 2004

Site and Proposal

1. The application relates to an existing residential area served by The Lanes, a narrow road without pedestrian pavements for much of its length. No.47 is an attractive detached Edwardian villa with rear garden depth of some 50m. The front garden has a depth of 12m. The driveway to the property leads to the rear garden area past a blank gable to a parking area. The frontage is marked by railings and brick piers, with trees behind. There is no pavement immediately adjoining the frontage, but the existing pavement runs up to it from the south.
2. To the north and north west, the site is adjoined by a bungalow at No.39. Habitable rooms in this dwelling are located approximately 4m from the boundary and driveway. Remaining dwellings to the north are all have frontages onto The Lanes. To the south and south east, the site is bounded by 49 and 51 The Lanes, behind which are detached houses in Cottenham Close, a cul-de-sac of five units that forms development in depth. To the north east lie the buildings and grounds of the village primary school.
3. This application, received 10th May 2004, is in outline but with details of means of access included. The proposal is to subdivide the rear garden to create a plot for a single-storey dwelling. The plot is shown to have a depth of between 21 and 28 metres, and a width of 19 metres, providing a site area of 0.05ha. The submitted illustrative drawing shows a new dwelling with integral garaging, and a remaining garden depth of 12m. The existing house will be provided with a garden depth of 25.7m. The parking for the existing dwelling is to be accommodated at the front of the house, possibly in a new double garage, but this does not form part of the current application. Pedestrian visibility splays are to be provided at the front entrance, and an extension to the public pavement along the frontage, following advice received from the Highway Authority. This will require the existing railings and brick piers to be dismantled and rebuilt set further back.
4. The development represents a density of 20 dwellings per hectare.

Planning History

5. Planning permission for an extension to the house was granted in 1980 (**S/1590/80/F**).

Planning Policy

6. Cambridgeshire and Peterborough Structure Plan 2003:

Policy P1/3 (Sustainable Design in Built Development) A high standard of design and sustainability for all new development will be required which achieves compact forms of development through the promotion of higher densities, and which responds to the local character of the built environment.

Policy P5/5 (Homes in Rural Areas) - small scale housing developments will be permitted in villages only where appropriate, taking into account the need for affordable rural housing, the character of the village and its setting, and the level of jobs, services, infrastructure and passenger transport provision in the immediate area.

7. South Cambridgeshire Local Plan 2004:

Policy SE3 (Limited Rural Growth Settlements)- development up to a maximum scheme size of 30 dwellings will be permitted within the village framework provided that:

- i) The retention of the site in its present form is not essential to the character of the village;
- ii) The development would be sensitive to the character of the village, local features of landscape or ecological importance, and the amenities of neighbours;
- iii) The village has the necessary infrastructure capacity; and
- iv) Residential development would not conflict with another policy of the plan, particularly policy EM8.

Development should provide an appropriate mix of dwellings in terms of size, type and affordability and should achieve a minimum density of 30 dph unless there are strong design grounds for not doing so.

Policy HG11 (Backland Development) - Development to the rear of existing properties will not be permitted where development would: 1) be overbearing, overlooking or overshadowing of an existing residential property, 2) be noisy or disturbing to an existing residential property through use of its access, 3) give rise to highway dangers through use of its access, 4) be out of character with the pattern of development in the vicinity.

Consultations

8. **Over Parish Council** - objects to the development because:

- Overdevelopment of the site;
- Run- off water from the new development exacerbating an existing problem;
- Garage at the front out of keeping with existing dwelling;
- The Lanes is very narrow and has no footway. Concerns over turning - possibly dangerous access;
- Shared driveway is inappropriate;

- In summary, the site is too small for such development and is out of character with the existing dwelling. Is this contrary to policy P1/3 of the Structure Plan?

Representations

9. Two letters of objection have been received from neighbours at Nos. 1 and 2 Cottenham Close that border onto the site. The concerns are:

- Overdevelopment;
- Noise from use of the driveway by vehicles;
- Noise and dirt during the construction period disturbing their young family;
- Potential for even more dwellings on the site;
- Narrow driveway with insufficient room to turn;
- Possibility of an office development at the rear of No.47;
- Overlooking from windows if a two-storey dwelling were to be built;
- Resultant garden area for No.47 too small and out of keeping with the character of the area;
- Frontage garage to existing house out of keeping with the rest of The Lanes.

Agent's Comments

10. The agent has put forward the following comments in support of the proposal:

- The size of the dwelling can be reduced to avoid overdevelopment of the site. At present it represents a 36% site coverage.
- Surface water will probably be taken to soakaways, subject to Building Control approval.
- The future double garage in front of the existing house is no further forward than the adjacent pair of dwellings at nos. 49 and 51, and so does not exceed the established building line.
- There will only be a limited length of shared driveway, as vehicles passing the gable end of the house will be for the new house. The volume of traffic on this length will be no more than existing.
- The dwellings at nos. 3 and 4 Cottenham Close are just as far back from The Lanes as the proposed dwelling.
- The proposal does not contravene Policy HG11.
- There are several examples of 'backland' development that have been allowed elsewhere in the village.

Planning Comments

Backland development

11. The application site is sufficiently large to accommodate a small bungalow, together with a reasonable garden area and room to park and turn up to 2 cars, in my opinion. The use of the driveway is not likely to increase significantly as the parking for the existing house will be relocated to the front, resulting in no more disturbance to the occupiers of no.39 than at present. The bungalow, if sited carefully, will not be conspicuous when viewed from The Lanes, so preserving the impression of frontage development at this point. The pattern of existing development here is mixed, in any case, adjacent to Cottenham Close. The application includes provision of a length of pavement and in my opinion will be adequate in highway safety terms. Although in a backland position, I believe that the proposal complies with the criteria set out in Policy HG11.

Representations

12. I have considered the representations received from the Parish Council and neighbouring occupiers carefully. For the reasons set above, I believe that the principle of siting a very modestly sized bungalow on this site is acceptable. The density does not comply with the requirements of SE3, but because of the potential for disturbance to neighbouring properties, any additional dwelling on this site would be inappropriate. Subject to conditions restricting the hours of operation of powered machinery during construction and suitable remaining reserved matters, I consider that the scheme can be supported.

Recommendation

13. Approve the application subject to the following conditions:
 1. Standard Condition B - Time limited permission (Reason B);
 2. Standard Condition 1 - Reserved matters - siting, design and appearance, landscaping.(Reason RC1);
 3. The development hereby permitted shall be limited to single storey accommodation only, which shall not contain rooms in the roofspace. (Reason - To safeguard adjoining residential amenity);
 4. Sc52 - Implementation of landscaping (Rc52);
 5. Sc60 - Details of boundary treatments (Rc60);
 6. 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);
 7. Pedestrian visibility splays to be provided and retained. (Reason - In the interest of highway safety);
 8. Turning and parking space within the site for two cars to be provided and retained. (Reason - In the interest of highway safety);
 9. Provision of frontage pavement to agreed specification to be provided prior to first occupation of the dwelling. (Reason - In the interest of highway safety);

10. Removal of permitted development rights in respect of extensions and roof alterations. (Reason - To maintain a small unit of accommodation).

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:**
P1/3 (Sustainable design in built development)
P5/5 (Homes in Rural Areas)
 - **South Cambridgeshire Local Plan 2004:**
SE3 (Limited Rural Growth Settlements)
HG11 (Backland Development).
2. The development is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
 - Residential amenity including noise disturbance
 - Highway safety
 - Visual impact on the locality

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/0959/04/O

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