

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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

S/0817/05/O - Oakington
Erection of Bungalow on land rear of 43 Cambridge Road, for Mr and Mrs D Salter

Recommendation: Refusal
Date for Determination: 16th June 2005

Site and Proposal

1. No 43 Cambridge Road is a modest sized detached bungalow sited within a ribbon of development which runs in a south-eastern direction towards the neighbouring village of Girton. No 43 has been extended to the side and rear at single storey level and has a driveway which runs along the south-eastern boundary of the site providing access to a detached garage and parking area sited to the rear of the dwelling. Whilst the properties sited along Cambridge Road vary in size and design, each property is characterised by its long, rear garden.
2. The 0.12 hectare application site which measures 65 metres in length and 15.7 metres in width currently forms part of the 106 metre long rear garden of No 43 Cambridge Road. The site is bound on three sides by a low fence lined with hedging. The village framework boundary of Oakington runs along the north-eastern boundary of the site with land beyond designated as Green Belt. The application site is located within Flood Zone 3, a high flood risk area,
3. This outline application received on the 21st April 2005 seeks consent for the principle of erecting a bungalow on the site. Whilst all matters are reserved, the illustrative drawings submitted show a widened shared driveway accessed off Cambridge Road which runs along the southeastern boundary of the site. The 4.5 metre wide drive will provide access to an enlarged parking area sited to the rear of No 43 and will then reduce to a 2.4 metre wide drive which runs along the length of No 43's shortened rear garden. To accommodate the widened drive the illustrative plans show the partial demotion of the existing single storey side extension of No 43.
4. The illustrative details submitted show a 3 bedroom bungalow with integral garage sited 31 metres from the village framework boundary. A small garden and parking area is shown between the bungalow and the site boundary shared with No 43 Cambridge Road.
5. The proposed development equates to a density of 8.3 dwellings per hectare.

Planning History

6. None relevant, although the dwelling at No 47a Cambridge Road, referred to below, was granted planning permission in 1962.

Planning Policy

7. **Policy P1/3 ‘Sustainable Design in Built Development’** of the Cambridgeshire and Peterborough Structure Plan 2003, (“The Structure Plan”) states that a high standard of design and sustainability should be adopted for all new forms of development.
8. **Policy P6/3 ‘Flood Defence’** of ‘The Structure Plan’ states that if development is permitted in areas where flood protection is required, adequate flood protection measures must be secured.
9. **Policy SE4 ‘Group Villages’** of the South Cambridgeshire Local Plan 2004, (“The Local Plan”) defines Oakington as a Group Village within which residential development will be permitted within the village framework, (up to 8 dwellings) providing the development respects the character of the village, local features of landscape or ecological importance and the amenities of neighbours.
10. **Policy HG11 ‘Backland Development’** of ‘The Local Plan’ sets out the criteria against which proposals to develop to the rear of existing properties must be assessed. This Policy, in part, makes reference to the character and pattern of development of the area, potential noise and disturbance caused by the use of the access drive and the relationship between the proposed dwelling and neighbouring properties.
11. **Policy SE9 ‘ Village Edges’** of ‘The Local Plan’ states that development on the edges of villages should be sympathetically designed and landscaped to minimise any impact on the surrounding countryside.
12. **Policy CS5 ‘ Flood Protection’** of ‘The Local Plan’ sets out the criteria against which development in areas liable to flooding are to be assessed.

Consultations

13. **Oakington Parish Council** – Approves
14. **The Environment Agency** – The application site falls within Flood Zone 3 and therefore a Flood Risk Assessment must be submitted to the Environment Agency.

Representations

15. A supporting statement has been submitted by the agent listing the merits of this proposal. Specific reference is made to the Village Framework boundary, limited public views of the site and the relationship with neighbouring properties.
16. No other comments had been received at the time of writing the report. The consultation period however does not expire until 24th May 2005

Planning Comments – Key Issues

17. The main issues to consider in this case are the impact of the development on the amenities of neighbours, character and appearance of the area and flooding.

Amenities of neighbours

18. Having regard to the illustrative drawings submitted the proposed dwelling will be sited 85 metres back from the highway verge. More than 56 metres separation will be provided to the rear elevation of No 43 while the proposed bungalow will be sited more than 60 metres away from the two adjacent properties, Nos 41 and 45 Cambridge Road.

19. Given the level of separation likely to be provided the proposed siting of a bungalow will not impinge on the amenities of neighbours. The outlook from ground floor windows can be adequately screened by suitable boundary treatment while the height and bulk of a single storey dwelling will not adversely affect the more private garden space of the adjacent properties.
20. A detached garage and parking area are currently provided to the rear of the No 43. To gain access to the rear of the site, the driveway runs between the blank flank wall of the adjacent property, No 45 Cambridge Road, built directly along the common boundary of the site, and the single storey side extension of No 43. The indicative drawings submitted show the access drive is to be increased in width to 4.5 metres. To accommodate this wider shared drive 1.8 metres of the existing single storey extension of No 43 is to be demolished. If approved, the access drive serving two properties will be sited directly adjacent to the living room and kitchen of No 45 and the bedroom study and utility room of No 43. Given the resultant increase in the use of the access this relationship is considered poor and in the opinion of Officers will be the cause of an unreasonable degree of noise and disturbance to the habitable room space of Nos 43 and 45 Cambridge Road.
21. Given the siting of No 45, directly adjacent to the site boundary, it is also considered that the use of the access drive, which as shown on the indicative drawings runs directly adjacent to the neighbours private garden, will cause a unreasonable degree of noise and disturbance to the private amenity space of No 45.
22. Where access to a back land plot works, adequate separation is required to both adjoining properties to ensure cars do not pass directly adjacent to the flank walls of either dwelling, especially where adjacent to habitable rooms. Where roadways then run directly adjacent to private garden space, sufficient separation is required to provide some form of noise buffer either a wall, significant area of landscaping or preferably both. Given the narrow width of the site it would appear that such separation cannot be provided without unreasonably impacting on the enjoyment of No 43 and/or No 45's rear garden.
23. Notwithstanding the objections to the use of the proposed shared access drive, the siting of the access and visibility provided are both considered acceptable.

Character and appearance of the area

24. The properties sited along Cambridge Road form a strong ribbon of development, characterised by long rear gardens. Whilst a number of modest sized outbuildings are sited to the rear of these properties, these long gardens form a sympathetic backdrop to the village edge. While the dimensions of the application site are sufficient to accommodate a modest bungalow without unduly impinging on the appearance of the adjoining Green Belt, with the exception of 47a Cambridge Road, back land development is not in keeping with the local pattern of development. Given the form of this strong ribbon of development it is the opinion of Officers that the erection of a bungalow in this location would have a detrimental impact on the character and appearance of the area.
25. Whilst No 47a is sited to the rear of 49 and 51 Cambridge Road, this property is sited just 60 metres back from the highway verge and 32 metres from the rear elevation of No 49. This structure is therefore better related to this strong ribbon of development. Furthermore this dwelling is viewed against the small agglomeration of buildings that form Mansel Farm, and is therefore not viewed as a stand-alone structure. This

dwelling therefore does not have the same harmful impact on the pattern of development of the area.

Flooding

26. The application site is located within Flood Zone 3. Despite informing the agent of this constraint, no Flood Risk Assessment has been submitted. In the absence of a Flood Risk Assessment and appropriate mitigation measures, it is probable that the proposed development would be subject to potential flooding whilst also increasing the potential of flood risk to existing properties.

Recommendation

Refusal

The proposed bungalow is to be sited on land to the rear of 43 Cambridge Road, a detached bungalow with a long rear garden sited within a strong ribbon of development. The Village Framework Boundary runs along the northeastern boundary of the site with land beyond designated as Green Belt.

- 1) Despite these properties having very long rear gardens, back land development is not a common design feature of the area and the erection of a dwelling sited between 65 and 85 metres back from the highway verge will fail to respect the pattern of development of the area. Although No. 47a lies to the rear of Nos 49 and 51 Cambridge Road, this property is more closely related to this ribbon of development and is viewed in the context of a small agglomeration of buildings that form Mansel Farm. It is therefore considered, irrespective of this previous approval, that the proposed development will form an alien feature within the local landscape and would fail to respect the established pattern of development within the vicinity of the site.

This proposal is therefore considered contrary to Policy P1/3 of the Cambridgeshire and Peterborough Structure Plan 2003 and Policies SE4 and HG11 of the South Cambridgeshire Local Plan 2004.

- 2) The proposed access drive, which will serve the existing and proposed property, will run directly adjacent to the habitable room space of both 43 and 45 Cambridge Road. The indicative drawings show that a proportion of the existing single storey side extension of No 43 is to be demolished to accommodate the widened driveway. Given the close proximity of both adjacent properties, the use of the adjoining rooms, and the siting of the access drive in relation to the private rear garden area of No 45, it is considered that the use of the access will result in an unacceptable level of noise and disturbance that will detrimentally affect the residential amenities of both adjacent dwellings, Nos 43 and 45 Cambridge Road.

This proposal is therefore considered contrary to Policies SE4 and HG11 of the South Cambridgeshire Local Plan 2004.

- 3) The application site is located with Flood Zone 3, an area affected by poor drainage and localised flooding. In the absence of a flood risk assessment and appropriate mitigation measures it is considered probable that the proposed development of the site for a bungalow would subject the property to the potential of flooding and increase the flood risk for existing properties in the neighbourhood. As such it would be contrary to Policy P6/3 of the Cambridgeshire and Peterborough Structure Plan 2003 and Policy CS5 of the South Cambridgeshire Local Plan 2004.

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/0817/05/O

Contact Officer: Paul Belton – Planning Assistant
Telephone: (01954) 713 253