

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Planning Committee

13 May 2015

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

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**Application Number:** S/0139/15/FL

**Parish(es):** Histon & Impington

**Proposal:** Erection of Bungalow

**Site address:** 24 Hereward Close

**Applicant(s):** Mr D'Angelo

**Recommendation:** Approval

**Key material considerations:** Principle  
Neighbour Amenity  
Design

**Committee Site Visit:** Yes

**Departure Application:** No

**Presenting Officer:** Katie Christodoulides

**Application brought to Committee because:** The recommendation of Histon and Impington Parish Council conflicts with the Officers recommendation of approval.

**Date by which decision due:** 30/03/2015

1. **Planning History**

2. **S/0552/13/FL**- New Dwelling-Approved.

3. An application for a bungalow was withdrawn in 2012 **S/2330/12/FL** due to the absence of a detailed Flood Risk Assessment.

4. An application for a bungalow in the garden of 24 Hereward Close was refused in 2003 **S/0665/03/O**. Whilst the plot was found sufficient in size to accommodate a bungalow its siting was considered to impinge on the outlook from properties in Impington Lane. The intensified use of the plot, together with its shared access, was found to result in loss of amenity to neighbours through increased usage.

5. **Planning Policies**

6. **National**  
National Planning Policy Framework

7. **Local Development Core Strategy 2007:**  
ST/4 Rural Centres
  
8. **South Cambridgeshire LDF Development Control Policies DPD, 2007:**  
DP/1 Sustainable Development  
DP/2 Design of New Development  
DP/3 Development Criteria  
DP/4 Infrastructure and New Developments  
CH/5 Conservation Areas  
DP/7 Development Frameworks  
HG/1 Housing Density  
NE/6 Biodiversity  
NE/9 Water and Drainage Infrastructure  
NE/10 Foul Water - Alternative Drainage Systems  
NE/15 Noise Pollution  
SF/10 Outdoor Playspace, Informal Open Space and New Developments  
SF/11 Open Space Standards  
TR/2 Car and Cycle Parking Standards
  
9. **South Cambridgeshire LDF Supplementary Planning Documents (SPD):**  
District Design Guide SPD – adopted March 2010  
Open Space in New Developments SPD - adopted January 2009  
Landscapes in New Developments SPD - adopted March 2010  
Development Affecting Conservation Areas SPD – adopted January 2009
  
10. **Proposed Submission Local Plan**  
S/8 Rural Centres  
S/2 Objectives of the Local Plan  
S/3 Presumption in Favour of Sustainable Development  
HQ/1 Design Principles  
H/7 Housing Density  
H/8 Housing Mix  
NH/4 Biodiversity  
NH/14 Heritage Assets  
SC/6 Indoor Community Facilities  
SC/7 Outdoor Play Space, Informal Open Space and New Developments  
SC/8 Open Space Standards  
CC/1 Mitigation and Adaption to Climate Change  
SC/11 Noise Pollution  
TI/2 Planning for Sustainable Travel  
TI/3 Parking Provision  
TI/8 Infrastructure and New Developments  
TI/9 Education facilities
  
11. **Consultations**
  
12. **Histon & Impington Parish Council-** Recommends refusal on the grounds of intensification of the site and loss of amenity. Raises concerns regarding trees, asbestos, vehicular access and hours of work.
  
13. **Local Highway Authority** – Raises no objections subject to conditions being added to any consent granted requiring 2 metre by 2 metre pedestrian visibility splays are provided, the driveway being constructed so that no private water drains onto the public highway, the drive being constructed from a bound material, manoeuvring area being maintained free so vehicles can enter and leave in a forward gear and an

informative in regard to planning permission not carrying out any works to the public highway.

14. **Environment Agency**- Raises no objections subject to conditions being added to any consent granted in regard to development being carried out in accordance with the flood risk assessment and mitigation measures and informatives in regard to surface water drainage and foul water drainage.
15. **Environmental Health Officer**- Raises no objections and requests conditions in regard to hours of work, burning of waste, driven pile foundations and an informative in regard to dust and noise disturbance.
16. **Tree Officer** – No comments received (out of time).

#### 17. **Representations**

18. **No.22 Hereward Close**-Objects to the proposal on the grounds of noise and disturbance, highway safety, character and appearance of area, loss of privacy, flooding. Further letter received 23/02/2014 in which concerns are raised regarding access and loss of amenity, parking, trees, boundary inaccuracies and roof height increases.
19. **No.18 Impington Lane**-\_Objects to the proposal on the grounds of height, character, scale, size, access, flooding, surface water and drainage and trees.

#### 20. **Planning Comments**

##### 21. **Site**

The site comprises a grassed garden area, detached garage and shared vehicular access (serving Nos. 20, 22 and 24). The property falls within the village framework of Impington and adjoins the Conservation Area to its north-western boundary. The site is also located within a Flood Zone 3 area.

##### 22. **Proposal**

The proposal involves the subdivision of the rear garden and the erection of a 3 bed bungalow and detached garage. The site would be accessed via an existing track leading out on to Hereward Close. The submitted plans show two new parking spaces to the front of 24 Hereward Close to be carried out under permitted development. The application follows a previously approved application S/0552/13/FL for a dwelling in which the revised dwelling and garage is higher and larger.

The main issues to consider in this instance are: the principle of the development; the character of the area; parking, highway safety, access; residential amenity; environmental and flooding issues; landscape and boundary treatment; 5 year housing land supply and other issues.

##### 23. **Principle of Development**

The proposed new dwelling is located within the village framework and within a sustainable location close to existing infrastructure, facilities and services to accord with the aims of Policy ST/4 of the LDF Core Strategy 2007. In terms of housing density, the scheme would equate to 16 dwellings per hectare, which falls under the expected 30 dwellings per hectare average of Policy HG/1. However, any further dwellings in this scheme would not be feasible due to the constraints of the site.

#### **24. Character of the Area**

The development would be located to the western end of Hereward Close, which comprises a residential cul-de-sac of two storey dwellings.

Previous application S/0552/13/FL was approved for a single storey dwelling.

This revised application for the dwelling seeks a revision to the scale of the approved dwelling in which the height is increased by 0.9 metres and width increased by 0.5 metres, with the proposed garage being 0.5 metres higher.

Given the minimal height increase of the dwelling and garage, the proposal is not considered to harm this character of the area, with its position to the rear of the dwellings in Hereward Close and modest scale, subservient roof height and profile resulting in limited views, having a minimal impact on the visual amenity of the area. Final materials would need to be agreed by condition but, overall, the appearance of the proposal is considered to be compatible with the location in accordance with Policies DP/2 and DP/3.

#### **25. Parking, Highway Safety and Access**

The Local Highway Authority has raised no objection to the new bungalow and a condition is agreed to ensure the vehicle maneuvering area shown on the submitted plans is maintained free from obstruction.

Traffic congestion and on-street parking have been raised in the representations above as concerns. The proposal represents small scale residential development and is not considered to give rise to significant traffic increases in the location. Sufficient parking is also provided on the application site to meet the parking standards set out in Policy TR/2

#### **26. Residential Amenity**

The proposed dwelling was previously considered acceptable in regard to neighbour amenity under application S/0552/13/FL. This application seeks to increase the height and size of the bungalow and garage. The bungalow is over 13m away from the rear elevations of the surrounding neighbouring dwellings and therefore the outlook to the rear of the neighbouring dwellings would remain relatively open and unimpeded.

The proposed design will still incorporate a low, hipped roof with a height of 5.6m. Given the minimal increase in the proposed height by 0.9 metres, the proposal is considered to be acceptable in regard to neighbour amenity. Boundary treatment and landscaping will be conditioned to further protect neighbour privacy.

Existing vehicle access is already provided to the rear garden of No.24 alongside neighbouring dwellings which, although not utilised at present, can be used by the occupiers or future occupiers of No.24. The relocation of the existing parking to No.24 would therefore offset the impact of the new dwelling in terms of access usage and would serve a small scale residential development.

The concerns of the immediate neighbours regarding residential amenity have been considered against the above factors and, on balance, the development is not found to result in an unacceptable adverse impact upon residential amenity that would warrant a strong reason for refusal in this instance.

Following comments from the Environmental Health Officer, a condition shall be added to any consent granted to control the hours of use of power operated machinery during the course of the works in order to safeguard residential amenity. Informatives will be added in regard to foundations and bonfires, which are governed by separate environmental legislation.

## 27. **Environmental and Flooding Issues**

The submitted Flood Risk Assessment is considered to be acceptable by the Environment Agency, subject to the addition of a condition in regard to the development being carried out in accordance with the Flood Risk Assessment and mitigation measures of finished floor levels. Informatives in regard to surface water drainage and foul water drainage shall be added to any consent granted.

## 28. **Landscaping and Boundary Treatment**

The proposal will result in the removal of the several trees on the site and no objection is raised in regard given that these trees are not afforded any statutory protection. Other trees on the site are to remain. The accuracy of the submitted tree plan has been questioned however a condition shall be added to any consent granted to require details of boundary treatment to be submitted.

## 29. **5 Year Housing Land Supply**

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 Impington as a Rural Centre where the construction of new residential dwellings within the framework is supported.

The proposed development would have been acceptable in principle having regard to adopted LDF and emerging Local Plan policies, had policies ST/4 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.

### (i) **Conclusion**

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.

## 30. **Other Issues**

The following issues have been raised but do not represent material planning considerations that can be taken into account in this application:

- Loss of property value
- Boundary details
- Legal covenants
- Maintenance and damage to property
- Asbestos

## 31. **Recommendation**

Approval

## 32. **Conditions**

- (a) Time
- (b) Approved Plans
- (c) Materials
- (d) Boundary Treatment
- (e) Space for Parking and Manoeuvring
- (f) Parking/turning/loading of construction vehicles
- (g) Foul Water Drainage
- (h) Surface Water

- (i) Flood Risk Assessment/Floor Levels
- (j) Power Operated Machinery Hours
- (k) Permitted Development Rights

**Informatives**

- (a) Section 106
- (b) Highway work
- (c) Bonfires
- (d) Asbestos
- (e) Surface Water
- (f) Foul Drainage

**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 DPD 2007
- South Cambridgeshire Local Development Framework Development Control Policies DPD 2007
- South Cambridgeshire Local Development Framework Supplementary Planning Documents
- Draft Local Plan 2013
- National Planning Policy Framework 2012
- Planning File Reference: S/0552/13/FL, S/2330/12/FL & S/0665/03/O

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