

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

1 July 2015

AUTHOR/S: Planning and New Communities Director

Application Number:	S/0586/15/FL
Parish:	Little Eversden
Proposal:	New dwelling (Plot 1)
Site address:	23 High Street, Little Eversden
Applicant:	Juxta Properties
Recommendation:	Delegated Approval
Key material considerations:	Principle of development, impact of character of the area, impact on residential amenity, and highway safety
Committee Site Visit:	No
Departure Application:	No
Presenting Officer:	Paul Sexton
Application brought to Committee because:	The officers recommendation of delegated approval is contrary to the recommendation of Eversden Parish Council
Date by which decision due:	6 May 2015

Planning History

1. S/0725/15/FL – Demolition of existing dwelling and construction of new dwelling – to be determined.
2. S/0585/15/FL – Proposed dwelling (Plot 2) – to be determined
3. S/2919/14/FL – Two storey rear extension and detached double garage – Approved
4. S/2725/13/OL – Outline consent for the erection of two detached residential units – Approved

Policy

5. **National Policy**

National Planning Policy Framework

6. **South Cambridgeshire Local Development Framework Core Strategy**
ST/7 – Infill Villages
7. **South Cambridgeshire Local Development Framework Development Control Policies**
DP/1 Sustainable Development
DP/2 Design of New Development
DP/3 Development Criteria
DP/7 Development Frameworks
HG/1 Housing Density
HG/2 Housing Mix
NE/6 Biodiversity
NE/15 Noise Pollution
SF/10 – Outdoor Play Space, Informal Open Space and New Developments
SF/11 – Open Space Standards
TR/2 - Car and Cycle Parking Standards
8. **South Cambridgeshire LDF Supplementary Planning Documents (SPD)**
Landscape in New Developments SPD - Adopted March 2010
Biodiversity SPD - Adopted July 2009
9. **Draft Local Plan**
S/5 Provision of new jobs and homes
S/11 Infill Villages
HQ/1 Design Principles
H/7 Housing Density
H/8 Housing Mix
H/9 Affordable Housing
H/11 Residential Space Standards for Market Housing
H/15 – Development of Residential Gardens
NH/4 Biodiversity
TI/2 Planning for Sustainable Transport
TI/3 Parking Provision

Consultations

10. **Eversdens Parish Council** – recommends refusal.
11. 'A number of trees have been removed from the site contrary to the original proposal.
12. Work has taken place on site outside normal working hours, i.e. before 8 am.
13. The boundary ditch to the South of the site is clearly to be piped (the pipes are already on site.) Plot 1 shows build over the top of the boundary ditch.
14. Restricted access in driveway.
15. Back development and massing.
16. General conditions – Treatment of all boundaries to site, hedge planting and facing to be agreed with neighbours prior to commencement must be a condition of approval. Internal landscaping should also be a condition, bearing in mind the destruction of trees mentioned above.

17. Plot 1 has a separate garage annexe which should remain part of Plot 1 and planning approval should reflect this.
18. Plot 2 – the property which is shown as No 13 Finch's Field, in shadow of Plot 2 is actually 2 properties, the closest of which takes the full impact of the proposed enlarged development.'
19. Comments on revised drawings will be reported at the meeting.
20. **Environmental Health Officer** - No objection subject to a condition restricting the hours of operation of power driven machinery during the period of construction, and informatives relating to the burning of waste and use of driven pile foundations.
21. **Local Highway Authority** – objects to the drawings as originally submitted as the required visibility splays at the junction of the access road with High Street are not shown. Comments on the revised plans will be reported.
22. **Cambridgeshire County Council – Lead Local Flood Authority** – confirms that consent is required for piping the ditch. It has advised the applicant that it is unlikely to grant consent, and that a possible alternative and more acceptable solution would be to landscape the ditch and make a feature out of it.

Representations

23. Letters have been received from the occupiers of Nos 13a, 14, 15 (Poplars) Finch's Field and Nos 22 and 24 Wheelers Way, objecting to the scheme, as originally submitted, on the following grounds:
 - i. Disappointed at outline consent being granted, which given that the site is behind so many existing properties will effectively remove any privacy. However, there are issues with the full applications that need to be addressed.
 - ii. A five-bedroom house is too large and along with Plot 2, and the vastly extended original house, will generate a significant volume of cars accessing the site, causing disturbance to adjacent properties.
 - iii. Reduction in privacy, which is more evident now the site has been cleared, and no definitive programme of planting indicated. There will be unreasonable overlooking of the rear of the bungalow of No15 Finch's Field particularly from the window serving bedroom 4. Could this window be moved to the side elevation, but with obscure glazing in whichever elevation.
 - iv. The bathroom window in the front elevation should be shown as obscure glazed.
 - v. Overlooking of property and garden at 13a Finch's Field.
 - vi. The site has been cleared and work has commenced on piping the ditch. The ditch provides essential drainage, as well as acting as a natural and fitting border to the property.
 - vii. The latest applications appear to have increased the size/layout of the proposed dwellings.

viii. Precedent for further development.

Site and Proposal

24. No.23 High Street, Little Eversden is a detached Victorian dwelling fronting the road, set in a plot of 0.23ha.
25. Outline planning consent was granted in May 2014, following a Members site visit, for the erection of two detached dwellings on land to the rear of the existing dwelling, with a shared access along the north east side of the plot. All matters were reserved, apart from access.
26. This full application, as amended by drawings received 21 May, relates to the erection of a 3-bedroom detached two-storey dwelling on Plot 1, which is a 0.04 ha of land immediately to the rear of the existing dwelling.
27. As amended the proposed dwelling has a ridge height of 7.5m, and is located parallel to, and 12m from, the north boundary of the site with properties in Finch's Field. The two storey element will be 11m from the rear boundary with properties in Wheelers Way, with a single storey rear projection coming to within 5m of that boundary.
28. The applicant states that the house is designed to reflect the character of the existing dwelling.
29. There are three first floor windows in the front elevation facing properties in Finch's Field, serving two bedrooms and a bathroom. The window to bedroom 2 is shown with obscure glazing. There is a second window serving this bedroom in the side elevation facing High Street.
30. There is an obscure glazed landing window at first floor in the rear elevation.
31. The dwelling will be served by the access driveway along the north side of the plot. It is provided with a xxm high detached garage, with xx above, set adjacent the boundary with Plot 2, and 3m from the boundary with properties in Wheelers Way.
32. A communal bin collection point is provided on the south side of the access road, at the front of the proposed garage for No.23 High Street.

Planning Considerations

33. The key issues for Members to consider in this case are the principle of development, impact on the character of the area, residential amenity and highway safety.

Principle of development

34. 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 Little Eversden as an Infill Village where the construction of new residential dwellings within the framework is supported.
35. The proposed development would have been acceptable in principle having regard to adopted LDF and emerging Local Plan policies, had policies ST/7 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.

36. The principle of the erection of two dwellings on land at the rear of 23 High Street has been accepted by the extant outline planning consent. This application relates to one of those plots. The application is full rather than reserved matters, so stands to be considered on its merits, however the outline consent is a material consideration.
37. Although the outline consent was accompanied by a sketch layout this drawing was for illustrative purposes only and did not form part of that consent, for which all matters were reserved other than the access to the site.

Impact of the character of the area

38. The existing dwelling is two-storey, and of similar height to the proposed dwelling. Surrounding properties are a mixture of two-storey dwellings in Wheelers Way, and single-storey and two-storey dwellings in Finch's Field (single storey adjoining the site).
39. Officers are of the view that the proposed dwelling, which will be mainly viewed from existing adjacent properties rather than from High Street, is well designed and that the height at 7.5m is not excessive for the area.
40. There has been local concern expressed about the clearance of the site since the outline consent. The illustrative drawing submitted with the outline application did show that some tree removal would be required to allow for the proposed development, however it did indicate a number of trees to be retained. The majority of these have now been removed. The site is not in a Conservation area, and the trees were not subject to a Tree Preservation Order, therefore no consent was required for their removal. Whilst it is regrettable that existing trees have not been retained where possible, replacement planting can be secured by condition.

Residential amenity

41. The proposed dwelling, as amended, has been reduced in scale by the reduction of the two-storey rear projection originally proposed to single-storey. This reduces the visually impact on the properties to the rear in Wheelers Way. The house has been designed with only a landing window at first floor in the rear elevation, which can be obscured glazed by condition.
42. As amended the proposed dwelling has introduced secondary windows in the end elevations serving those bedrooms where windows are proposed in the elevation facing the rear of properties in High Street and Finch's Field. One of the windows is now shown as obscure glazed. The other window, however, serving bedroom 1 remains clear. It will be located 12m from the boundary of the rear garden of No. 15 Finch's Field, but will view the rear corner of garden at an oblique angle. The window will be more than 25m from the rear of the bungalow itself. New planting is proposed along the north boundary of the site, which will help protect privacy.
43. There will be no overlooking of the properties to the rear in wheelers Way, as the first floor landing window in that elevation can be obscure glazed by condition. Planting along the boundary with Wheelers Way, in addition to the fencing currently shown, should be secured through a landscape condition.

Access and highway safety

44. The access to the site was approved at the outline stage, and therefore it would not be reasonable to object to the proposal on these grounds. The applicant has been asked to revise the drawing to show the visibility splays required by the Local Highway Authority.

Other matters

45. Officers reported the work relating to the piping of the ditch on the south boundary of the site to Cambridgeshire County Council. Although the applicant has now submitted an application to the County Council for these works it appears unlikely that consent will be granted. As amended, the scheme removes any structures from this area, and officers have asked the applicant to confirm that it will retain and landscape this feature, as suggested by the County Council.

Conclusion

46. 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.

Recommendation

47. That subject to receipt of a drawing showing the required visibility splays, the application is approved subject to:

Conditions

- Time limit - 3 years
- Approved Plans
- Materials
- Landscaping
- Boundary Treatment
- Surface water Drainage
- Removal of PD rights
- Obscure Glazing
- Hours of Working

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 Development Control Policies DPD 2007
- South Cambridgeshire Local Plan Proposed Submission July 2013
- South Cambridgeshire Supplementary Planning Documents
- National Planning Policy Framework 2012
- Planning File References: S/0585/15/FL, S/0725/15/FL, S/0586/15/FL, S/2725/13/OL and S/2919/14/FL

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