

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

1 July 2015

AUTHOR/S: Planning and New Communities Director

Application Number: S/0585/15/FL

Parish: Little Eversden

Proposal: Proposed dwelling (Plot 2)

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/0586/15/FL – New dwelling (Plot 1) – 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

Consultation by South Cambridgeshire District Council as Local Planning Authority

10. **Eversdens Parish Council** – recommends refusal of the application as originally submitted.
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 the revised drawings will be reported.
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 at the meeting.
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 residents of 14 and 15 (Poplars) Finch's Field, and Nos 22 and 24 Wheelers Way objecting, as originally submitted, on the following grounds:
 - a. 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.
 - b. Although the dwelling on Plot 2 has a reduced number of dwellings and a more appropriate angle of direction than shown at the outline stage, which reduces impact on 15 Finch's Field the proposed location of the 'bikes and bins' area close to the boundary, and within the projected space is not suitable.
 - c. The occupier of 14 Finch's Field is of the view that the revised orientation, and change to a full height two-storey house, means that it will be closer to the boundary of that property. The increased mass will have much greater impact, casting more intensive shadows across the garden.
 - d. The addition of a double garage for this plot, close to the boundary with 14 Finch's Field, will add to noise and pollution.
 - e. There should be detailed planting scheme submitted.
 - f. 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.

- g. The latest applications appear to have increased the size/layout of the proposed dwellings.

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 on 21 May, relates to the erection of a 3-bedroom detached two-storey dwelling, with first floor study, on Plot 2, which is a 0.07 ha of land immediately to the rear Plot 1, which is the subject of the previous item.
27. The proposed dwelling has a main ridge height of 7.6m, with single storey pitched roof rear extension, and an attached garage on its northern end, with bedroom above. The two storey element will be between 10 and 11m from the rear boundary with bungalows in Finch's Field Way. The garage element will be within 3m of the rear garden of a house in Finch's Field, and the south gable between 10m and 11m from the rear garden of a house in Wheelers Way
28. The applicant states that the house is designed to reflect the character of the existing dwelling.
29. There are four first floor windows in the rear elevation facing properties in Finch's Field, serving the landing, an en-suite, a bathroom, and a wardrobe area. All these windows are shown as being obscure glazed. There are no first floor openings in the end elevations.
30. The dwelling will be served by the access driveway along the north side of the plot, which will be shared with Plot 1 and the existing dwelling.
31. 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, with a bin store for Plot 2 close to the north boundary of the site.

Planning Considerations

32. 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

33. 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.

34. 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.
35. 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.
36. Although the outline consent was accompanied by a sketch layout, and house plans, these drawings were 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. The outline application did indicate a one and a half storey dwelling on Plot 2, with a ridge height of 7.0m

Impact on character of the area

37. The existing dwelling at 23 High Street is two-storey, and of similar height to the proposed dwelling. Surrounding properties are a mixture of two-storey dwellings in Wheelers Way, with single-storey properties Finch's Field where it adjoins the application site.
38. The design of the proposed dwelling has sought to reflect the character of the existing dwelling at 23 High Street. Officers are of the view that it would be preferable for the height of the dwelling on this plot to be lower than that of Plot 1, to reflect the stepping down in height to the properties to the north and west. However, the proposed dwelling, although two storey, is only 0.5m higher than that indicated at the outline stage. There were no specific references to the indicative height of the dwelling in the outline consent, or the need for it to be one and a half storey.
39. Officers are of the view that the proposed height and form of the dwelling is acceptable in terms of its impact on the character of 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 dwelling has been designed so that any windows in the rear elevation can be obscure glazed. These are shown as such on the submitted drawing, and this can be secured by condition. The windows should also be non-opening. There are no windows shown at first floor level in the end elevations. Although there will be some oblique overlooking of rear gardens of properties in Finch's Field from the dormer window in the front elevation serving bedroom 2, this is not considered significant due to the distance and angle. The proposed planting on the north side of the roadway will reduce any impact.

42. The two-storey element of the proposed building will be 10m from the side and rear boundary of Nos 13 and 13a Finch's Field. Officers do not consider that the building will be overbearing, or result in significant loss of light or overshadowing of those properties or their gardens.
43. The gable end of the garage will be 3m from the boundary with the rear garden of 14 Finch's Field. This part of the building will be 6.0m high and will be 20m from the dwelling in Finch's Field. Officers do not consider that the proposed building will result in significant loss of light, or be overbearing when viewed from that property.
44. A proposed bin store has been moved off the boundary with No.14 Finch's Field in the amended drawing.
45. The dwelling is provided with its own garage, as opposed to a shared garage indicated at the outline stage. This does not result in the extension of the driveway shown at the outline stage.

Access and highway safety

46. 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

47. 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

48. 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

49. 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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