

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

1 July 2015

AUTHOR/S: Planning and New Communities Director

Application Number:	S/0725/15/FL
Parish:	Little Eversden
Proposal:	Demolition of existing dwelling and construction of new dwelling
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:	15 May 2015

Planning History

1. S/0585/15/FL – Proposed dwelling (Plot 2) – 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 vehemently.
11. 'Proposed frontage of the property will change the characteristic of High Street.
12. There are inaccuracies in the site plans.
13. Residents of the property will have an impact from the increase in Plot 1 and Plot 2 in terms of traffic and overlooking.
14. A number of trees have been removed from the site contrary to the original proposal.
15. Work has taken place on site outside normal working hours, i.e. before 8 am.
16. 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

17. Restricted access in driveway.
18. Backland and massing.
19. 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.
20. Internal landscaping should also be a condition, bearing in mind the destruction of trees mentioned above.
21. A site meeting is requested and all work currently taking place on site should cease.
22. **Environmental Health Officer** - No objection subject to a condition restricting the hours of operation of power driven machinery during the period of demolition and construction, and informatives relating to the burning of waste and use of driven pile foundations.
23. **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.
24. **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

25. The occupier of 15 Finch's Field comments that whilst the demolition and rebuild of the existing house would appear reasonable it is strange that the plans show no correlation with the other plans for Plots 1 and 2 to the rear of the property.

Site and Proposal

26. No.23 High Street, Little Eversden is a detached Victorian dwelling fronting the road, set in a plot of 0.23ha.
27. This full application, registered on 20 March 2015, proposes the demolition of the existing dwelling and the erection of a replacement four-bedroomed dwelling and detached garage. The site area for the application excludes the current rear garden area of the house which will comprise the sites for the new dwellings, which are the subject of the previous two applications on this agenda. There is currently a hedge on the front boundary of the site, except at the point of access.
28. Although the proposal involves the erection of a new dwelling, the location, scale and external appearance of the development will be the same as that approved under application S/2919/14/FL, for extensions and the erection of a detached garage to the existing property. The 600m high brick wall with piers and metal railings proposed on the front boundary also formed part of the previously approved scheme.
29. To the north east site adjoins the boundary of No.25 High Street, and to the south west the rear gardens of a pair of detached dwellings in Wheelers Way.

Planning Considerations

30. 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

31. The site is within the village framework and therefore the principle of the demolition of the existing dwelling and its replacement by a larger dwelling is acceptable, subject to compliance with other policies in the development plan.
32. The extant planning consent for the erection of an extension and double garage for the existing dwelling, is a materially consideration when considering the impact of the proposed development.

Impact of the character of the area

33. The existing Victorian dwelling is not listed, and the site is not in a Conservation area. However, the character of the existing building, and in particular the front elevation to High Street, is such that it contributes visually to this part of High Street.
34. The proposed dwelling seeks to replicate the scale, form and appearance of the existing dwelling in respect of the front elevation, and in respect of the remainder of the dwelling repeats that already consented under application S/2919/14/FL. That application included the detached garage to the rear, accessed from the proposed roadway along the north east boundary of the site, and the proposed wall and railings in place of the existing hedge along front boundary.
35. The applicant has indicated that reclaimed bricks can be used for the front elevation of the replacement dwelling, and windows will be timber, in a style that matches the existing dwelling. Whilst the loss of the existing frontage hedge may not enhance the area visually, its replacement by a brick wall and railings has been accepted as part of the previous consent.
36. Officers are therefore of the view that the proposed development will not have any materially different impact on the street scene than that already consented, although new planting behind the front wall, and other boundaries of the site, should be secured through a landscape condition.

Impact on residential amenity

37. The proposed dwelling introduces two new windows at first floor level facing No.25 High Street. These will serve a bathroom and en-suite, and are both shown as being obscure glazed on the submitted plan. A new landing window is proposed in the first floor elevation facing the rear gardens of properties in Wheelers Way. Again this is shown as being obscure glazed. Both elevations are identical to the scheme approved under S/2919/14/FL.

Access and highway safety

38. Access arrangements remain as approved under application S/2919/14/FL, and will replace the previous access to the existing dwelling from High Street at the south end of the site. A condition of any consent should secure permanent close of the existing access.

39. The applicant has been asked to revise the layout plan to show the visibility splays required by the Local Highway Authority.

Other matters

40. The ditch and planting on the south boundary of the site was shown on the drawings depicting the existing site layout accompanying application S/2919/14/FL, but not on the approved site plan, with a 1.8m high close boarded fence shown on the boundary with existing properties. The drawings submitted with the current application show the same arrangement.
41. The applicant has cleared the site and had commenced work on filling and piping the ditch. Given the comments of Cambridgeshire County Council that its consent is not likely to be given for these works, officers have asked the applicant to confirm the propose treatment of the south boundary.

Conclusion

42. Although the application seeks consent for a replacement dwelling and garage, the resultant buildings will not be materially different from that previously approved by application S/2919/14/FL in terms of impact on the street scene and adjacent properties, and that therefore consent should be granted.

Recommendation

43. That the application is approved subject to:

Conditions

- (a) **The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.**
(Reason - To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development, which have not been acted upon).
- (b) **The development hereby permitted shall be carried out in accordance with the following approved plans: J493-PL02 Rev B (subject to update to include required visibility splays), J493-PL14 and J493-PL05 Rev A**
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990).
- (c) **No development shall take place until details of the materials to be used in the construction of the external surfaces of the buildings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.**
(Reason - To ensure the appearance of the development is satisfactory in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)
- (d) **No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of**

development. The details shall also include specification of all proposed trees, hedges and shrub planting, which shall include details of species, density and size of stock.

(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)

- (e) **All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.**
(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)
- (f) **Apart from any top hung opening vent, the proposed first floor windows in the side elevations of the dwelling, hereby permitted, shall be fixed shut and fitted with permanently glazed obscure glass.**
(Reason - To prevent overlooking of the adjoining properties in accordance with Policy DP/3 of the adopted Local Development Framework 2007).
- (g) **The proposed access shall be constructed so that the falls and levels are such that no private water from the site drains across or onto the adopted public highway, and using a bound material to prevent debris spreading onto the adopted public highway.**
(Reason - In the interests of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007).
- (h) **The existing vehicular access to the site shall be permanently closed off within 28 days of bringing the new access into use.**
(Reason - In the interests of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007).
- (i) **Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no windows, doors or openings of any kind, other than those expressly authorised by this permission, shall be constructed in the side or rear elevations of the dwelling and garage at and above first floor level unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf.**
(Reason - To safeguard the privacy of adjoining occupiers in accordance with Policy DP/3 of the adopted Local Development Framework 2007).
- (j) **During the period of demolition and construction, no power operated machinery shall be operated on the site, and there shall be no construction related deliveries taken at or dispatched from the site, before 0800 hours and after 1800 hours on weekdays and 1300 hours on Saturdays, nor at any time on Sundays and Bank Holidays, unless otherwise previously agreed in writing with the Local Planning Authority.**

(Reason - To minimise noise disturbance for adjoining residents in accordance with Policy NE/15 of the adopted Local Development Framework 2007.)

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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