

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

2 September 2015

AUTHOR/S: Planning and New Communities Director

Application Number: S/1399/15/FL

Parish(es): Bassingbourn

Proposal: Replacement dwelling

Site address: 72, South End, Bassingbourn Cambridge SG8 5NL

Applicant(s): Dr J Drew & Dr I Head

Recommendation: Approval

Key material considerations: Density
Character and Appearance of the Conservation Area
Impact upon setting of adjacent listed building
Neighbourhood amenity
Highway Safety and parking provision
Trees and Landscape

Committee Site Visit: 1 September 2015

Departure Application: No

Presenting Officer: Susan Heinrich

Application brought to Committee because: The Parish Council's view is contrary to that of officers

Date by which decision due: 24 July 2015

Planning History

1. S/1138/93/F- Erection of a dwelling on the site at 70 South End (to the north of 72)
Approved

Planning Policies

2. **National Planning Policy**
National Planning Policy Framework - March 2012 (NPPG)
National Planning Practice Guidance - 2014 (NPPG)
3. **Local Development Framework Core Strategy 2007**
ST/6 Group Villages

4. **Local Development Framework Development Control Policies 2007**
DP/1: Sustainable Development
DP/2: Design of New Development
DP/3 Development Criteria
DP/7: Development Frameworks
HG/1 Housing Density
CH/4 Development Within the Curtilage or Setting of a Listed Building
CH/5 Conservation Areas
TR/2 Car and Cycle Parking Standards
5. **South Cambridgeshire LDF Supplementary Planning Documents SPD**
District Design Guide - adopted March 2010
Development Affecting Conservation Areas - adopted January 2009
Landscape in New Developments - adopted 2 March 2010
Trees & Development Sites - adopted 15 January 2009
6. **Proposed Local Plan July 2013**
S/7 Development Frameworks
HQ/1 Design Principles
NH/14 Heritage Assets
TI/3 Parking Provision

Consultations

7. **Parish Council** - Recommend refusal. The scale of the proposed property in relation to existing properties in the area, and conservation area is excessive. There would be the potential for overlooking the neighbourhood properties from the landing. A replacement bungalow or chalet bungalow would be more appropriate.
8. **Local Highway Authority** - Requested amendments to the submitted plans in relation to the pedestrian visibility splays being within the adopted public highway and needing to be relocated within the applicant site which have resulted in amended drawings which are considered acceptable. They also recommend a number of conditions regarding the drive ways falls and levels to avoid water from the site draining across or onto the adopted public highway; the drive being constructed using a bound material to prevent debris spreading onto the adopted public highway; that no demolition or construction works starts on site until a traffic management plan has been agreed; and that the existing access to the site is closed and the highway verge shall be reinstated in accordance with an agreed scheme.
9. **Conservation Consultancy** - In principle the erection of a two storey dwelling could be acceptable. However, due to the change from single to two storeys the building line could be moved back behind that of the neighbouring dwelling (no.74) to minimise views of the listed building from the north.

Representations

10. No 74 South End – Supports the proposal. They believe the proposed development would be an improvement on the existing bungalow, which is too suburban for the site. They value the work of the architect and expect the new house to be in keeping with the mixed character of South End.

Planning comments

Principle of development

11. 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 Bassingbourn as a Group Village where the construction of a single residential dwelling within the village framework will be supported.
12. The proposed development would have been acceptable in principle having regard to adopted LDF and emerging Local Plan policies, had policies ST/6 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.
13. The site measures 0.11 hectares in area. The replacement dwelling equals a density of 9 dwellings per hectare. Although this is considerably below the required average level of at least 30 dwellings per hectare, Policy HG/1 Housing Density, allows for “exceptional local circumstances”. As the site is within the local Conservation Area, which has larger dwellings located in larger plots in this area, the proposal is acceptable in terms of density.

Proposed Scheme

14. The site is currently used for residential purposes and lies within a residential area with residential properties lying to the north and south, and field to the west and South End road on the east side. It is situated within the Bassingbourn Conservation Area. The proposal aims to demolish the existing bungalow (5.5 metres) and replace it with a two storey dwelling (7.6 metres). The proposed design of the development involves a double gable roof with a lower front projection (east elevation) with a double gable roof and on the ground floor at the front (east elevation) a single pitched roof. The garage also has a double gable roof. The proposed replacement dwelling would be set in a similar position and footprint as the existing, but slightly further back from the road (main building by 0.8 metres and front projection by 0.2 metres) and to the north by 0.3 metres.

Character and Appearance of the Conservation Area

15. The current bungalow (No 72) lies on the eastern and front side of the large plot, which is set back from the road. To the north of the site lies a modern two storey dwelling (No 74) and to the south a Grade 2 two storey listed building (No 74) with a Grade 2 listed single storey small barn outbuilding. Both the dwellings either side of number 72 are set back from the road. Opposite the site is a boundary wall of trees and hedges.
16. The NPPF confirms that not all elements of a Conservation Area will contribute to the area. Where a proposal “*will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal...*”.
17. Policy DP/2 on the Design of all New Development requires proposals to be of a high quality and a suitable size and type for the area, meeting a range of design standards,

as well as preserving or enhancing the character of the local area. In terms of its design, appearance and proportions, the proposed dwelling is in keeping with the character and appearance of dwellings in the area and as a result would not be excessively outstanding in the street scene views or cause substantial harm.

Impact upon setting of adjacent listed building

18. As mentioned above, to the south there is a Grade 2 two storey listed building (No 74, also known as Red House) with a Grade 2 listed small barn outbuilding. The listed building forms a one and a half storey dwelling which lies back from the road, and is wide in character with a simple double gable roof. The listed outbuilding lies with its gable end facing the road and it also lies along the southern boundary of the front garden of the proposed site.
19. Although it is noted that the Conservation Consultancy has suggested the proposed dwelling be moved back (by a number of metres), previous advice on the scheme did not raise this as an issue as the separation distance between the buildings is to be retained and the proposed dwelling sits *"behind the building line of the forward most section of the existing bungalow"* and this was not considered to result in harm to the setting of the adjacent listed building (Red House).

Therefore having considered this further, although there is some impact, on balance the design and form of the proposed dwelling at two storeys is considered to be in keeping with the design and character of dwellings in the area, as required by Policy CH/4 on Development within the Curtilage or Setting of a Listed Building as it does not negatively affect the affect the curtilage or wider setting of a Listed Building.

Neighbourhood Amenity

20. On the south side elevation, the proposed dwelling has a couple of windows at ground floor level and one on the first floor level. On the north side elevation, there is a single window at first floor level
21. Red House to the south has a first floor window on its side (north) elevation. This will not face the first floor window on the south side elevation of the proposed dwelling due to the positioning of the lower front projection. It will face a single window and double doors on the ground level of the proposed dwelling, but with the existing 1.8 metre high boarded fence remaining along the boundary, between the two properties.
22. To the north, lies No 72 which has a first floor window and roof light on its side (south) elevation. The window is over 25 metres away and the roof light over 20 metres, which would not result in any loss of privacy.
23. In light of the above, the proposed replacement dwelling does not have an unacceptable adverse impact on residential amenity, such as loss of privacy or light, for either of the neighbouring properties. It therefore complies with Policy DP/3. Nonetheless, permitted development rights should be removed for any additional windows at and above first floor level to prevent future overlooking.

Highway Safety and parking provision

24. The Local Highway Authority were consulted on the proposal and following requests for amendments regarding the pedestrian visibility splays, this has resulted in amended drawings which are acceptable. They also recommend a number of

conditions which should be imposed in the event that the application is approved.

25. The existing vehicular access and driveway on the front north side of the site would be relocated with one on the front south side. The amount of parking on site remains at two spaces which meets the requirement of Policy TR/2 which is an average of 1.5 spaces per dwelling with a maximum of 2 spaces per 3 or more bedrooms in poorly accessible areas such as village locations, so is also acceptable.

Trees and Landscape

26. The proposal will not result in the loss of any important trees on the site, as all trees on site are to be retained. Policy DP/1 aims for development proposals to preserve, if not improve local landscape character. This proposal is considered acceptable in terms of landscaping and a condition shall be added to any consent granted to ensure details of hard and soft landscaping are submitted.

Conclusion

27. 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

28. Approve 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: 438-07A, 1/1250 Location Plan**
(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 dwelling, 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) **The new vehicular accesses and parking areas to the existing dwelling (known as No.72 South End, Bassingbourn) shall be constructed of a bound surface material and provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwelling house.**

(Reason - In the interest of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

- (e) **No demolition or construction works shall commence on site until a traffic management plan has been agreed with the Planning Authority in consultation with the Highway Authority. The principle areas to be addressed are:**
- i. **Movements and control of muck away lorries (all loading and unloading should be undertaken off the adopted public highway)**
 - ii. **Contractor parking, for both phases all such parking should be within the curtilage of the site and not on street.**
 - iii. **Movements and control of all deliveries (all loading and unloading should be undertaken off the adopted public highway)**
 - iv. **Control of dust, mud and debris, in relationship to the functioning of the adopted public highway.**

(Reason - In the interest of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

- f) **The existing access to 72 South End shall be permanently and effectively closed and the highway verge shall be reinstated in accordance with a scheme to be agreed with the Local Planning Authority within 28 days of the bringing into use of the new access.**

(Reason - In the interest of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.).

- g) **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 elevations of the dwelling 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.)

- h) **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.)

- i) **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.)

- j) **During the period of demolition and construction, no power operated machinery shall be operated on 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.)

Informatives

- (a) The granting of a planning permission does not constitute a permission or licence to a developer to carry out any works within, or disturbance of, or interference with, the Public Highway, and that a separate permission must be sought from the Highway Authority for such works. Please note that the use of permeable paving within the adopted public highway is not acceptable to the Highway Authority.

Background Papers:

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.

- National Planning Policy Framework (March 2011)
<https://www.gov.uk/government/publications/national-planning-policy-framework--2>
- South Cambridgeshire Local Development Framework Core Strategy (adopted January 2007)
<https://www.scambs.gov.uk/content/core-strategy-dpd>
- South Cambridgeshire Local Development Framework Development Control Policies (adopted July 2007)
<https://www.scambs.gov.uk/content/development-control-policies-dpd>
- Planning File Ref: S/1399/15

Report Author:

Susan Heinrich

Telephone Number:

Senior Planning Officer

(01954) 713159