

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Planning Committee

7 October 2015

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

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**Application Number:** S/1703/15

**Parish:** Harston

**Proposal:** Erection of a dwelling

**Site address:** Land to the rear of 168 High Street, Harston Cambridge  
CB22 7QD

**Applicant(s):** Harston Developments LLP

**Recommendation:** Approve

**Key material considerations:** Character and Appearance of the Area/ Neighbourhood  
Amenity/ Highway Safety and parking/ Trees and  
Landscape

**Committee Site Visit:** 6 October 2015

**Departure Application:** No

**Presenting Officer:**

**Application brought to  
Committee because:** The Parish Council view is contrary to that of officers.

**Date by which decision due:** 9 October 2015

### 1. **Planning History**

S/0747/14/FL- Erection of 8 dwelling - Approved  
S/2068/02/O - 8 dwellings - Withdrawn.  
S/1996/91/F - House - Approved  
S/1904/87/F - Dependent relative annexe and garages -Approved  
S/1248/84/F – Caravan - Refused  
S/0719/82/F - Alteration and extension - Approved  
S/2023/80/O - One Dwelling - Appeal Allowed

### **Planning Policies**

### 2. **National Planning Policy**

National Planning Policy Framework - March 2012 (NPPG)  
National Planning Practice Guidance - 2014 (NPPG)

3. **Local Development Framework (LDF) Core Strategy 2007**  
ST/6 Group Villages
4. **Local Development Framework Development (LDF) Control Policies 2007**  
DP/1: Sustainable Development  
DP/2: Design of New Development  
DP/3 :Development Criteria  
NE/1: Energy Efficiency  
NE/2: Renewable Energy  
HG/1: Housing Density  
TR/1: Planning for more Sustainable Travel  
TR/2 Car and Cycle Parking Standards
5. **South Cambridgeshire LDF Supplementary Planning Documents (SPD):**  
District Design Guide - adopted March 2010  
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  
S/10 Group Villages  
HQ/1 Design Principles  
TI/3 Parking Provision

**Consultations by South Cambridgeshire District Council as Local Planning Authority**

7. **Parish Council** - Recommend refusal for the following reasons:
  - Serious drainage issues
  - Risk of flooding.
  - Assess issues
  - No affordable housing
  - Query as to why developer has put in planning application under previous owners name.
8. **Local Public Highways** – Have requested a number of conditions in relation to visibility splays in relation to the public highway boundary; no demolition or construction works starts on site until a traffic management plan has been agreed; . pedestrian visibility splays for highway safety purposes; the drive ways falls and levels are built to avoid water from the site draining across or onto the adopted public highway and that the driveway is to be constructed using a bound material to avoid material going onto the highway.
9. **Landscape Design Officer** - Has no objection subject to the trees being protected in line with the measures in the Hayden’s Arboricultural Consultants recommendations.

**Drainage Manager** – Has no objections on drainage grounds to the proposal, but would like a standard condition on any approval that clarifies no works shall commence on site until a detailed surface water design has been approved by the Council.

**Representations**

10. Two letters objects have been received from nearby residents raising concerns

regarding :

- a) The control and dispersal of surface water from the property. There is concern that the proposed removal of surface water will not work because of the higher residual water table caused by other developments in the area.
- b) Concerns regarding the increase of traffic onto a point on the High Street.
- c) The blocking out light the proposal will cause in relation to an annexe.

## **Planning comments**

### **Site and surrounding area.**

11. This site is located within the village framework of Harston, as defined on the proposals map (Inset No 49) and is classified as a Group Village under Policy ST/6, which allows development and redevelopment up to a maximum of eight dwellings. As the proposal is in line with the village framework, under Policy DP/7 such a proposal in principle is acceptable.
12. The site lies in the top northern half of the village within the village framework and is surrounded by residential properties.

### **Proposed Scheme**

13. The site is currently used as part of the rear garden of 168 High Street, Harston. The proposal would involve the erection of a new detached 2 storey dwelling. The proposed design of the main development (6.65metres high) involves a double gabled roof with dormer windows in the front and rear roof and a higher (8 metres) side extension to both the front (1.5metres) and rear (8.2 metres) of the proposal, of which 2.6 metres is double storey and 5.6 metres is single. This also has a double gabled roof and a chimney on the south west side. It also has some associated hard and soft landscaping and infrastructure. Parking is provided for two cars on site; one within a garage which is contained within the proposed main development. The site would be linked to the High Street via a new road serving eight new dwellings to the north and west of the site.

### **Principle of development**

14. 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. Also the Development Plan (Core Strategy Development Plan Document adopted January 2007 and Development Control Policies Development Plan adopted January 2007) identifies Harston as a Group Village where the construction of a single residential dwelling within the village framework will be supported.
15. Where this is the case, paragraph 14 of the NPPF states that there is a presumption in favour of sustainable development. Where relevant policies are out of date, planning permission should be granted for development unless the *“adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole”*, or where *“specific policies in the NPPF indicate development should be restricted”*.
16. 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.

17. The proposed site measures approximately 396sqm in area, which equals a density of just over 25 dwellings per hectare. Although this is slightly 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 a rural setting that has larger dwellings located in larger plots in this area, the proposal is acceptable in terms of density.

#### **Impact on the Character and Appearance of the Area**

18. The front of the proposed dwelling faces north east and has the front door located in the middle of the property which has been designed to reflect the design and materials of an adjacent scheme for 8 dwellings (S/0747/14/FUL) to ensure the proposal is “*in keeping*” with the local area. The proposed roof is a slate tile and the external finish on the walls is a buff brick.
19. Policy DP/2 on the Design of all New Development requires proposals to be of a suitable size and type for the area as well as a high quality, meeting a number 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.

#### **Neighbourhood Amenity**

20. On the south west rear elevation there are two windows at ground floor level and one bi-folding door and two dormer windows in the roof that overlooks the rear garden of No 164 High Street. On the north west side elevation there are two bi-folding doors on the ground floor level and one first floor window that overlooks the rear garden of No 168 High Street. On the north east side elevation there is one door and one window at ground floor level and two small first floor windows (one obscured glazing) that overlooks the yet to be developed site for 8 new dwellings (S/0747/14/FUL).
21. To the south west of the site lies No 164 High Street, who has raised concerns regarding blocking out light the proposal will cause in relation to an Annexe; a wooden structure with no facing windows. Although the single storey element of the proposed dwellings extension is two metres away there will be a boundary fence between the two; the two storey element of the extension is over 7.5 metres away and the main house is over 10 metre at a first floor level the no ground floor window.
22. Although we have been advised that the structure can be used as living accommodation, this is only ancillary to the main use of the house and on balance is not considered to harm the amenities of the main property.
23. To the north west of the site lies No 168 High Street has the main window for bedroom 3 facing it. As it is over twenty five metres away from the rear single storey conservatory, this is an acceptable distance in terms of privacy.
24. To the north east of the site lies the yet to be developed site of the 8 new dwellings (S/0747/14/FUL). Approval has been given and it is expected to face a garage and utility area with one door (and no windows) which will be 3 metres away with a fence between them, it is not considered to cause a lack of privacy or overlooking issue.

25. In light of the above, the proposed replacement dwelling does not have an “unacceptable adverse impact” on the residential amenity, such as loss of privacy or light, on the neighbouring properties nor from undue environmental nuisance such as noise, as required by Policy DP/3 on Development Criteria.

### **Highway Safety and parking**

26. The Local Highways Authority was consulted on the proposal and has recommended a number of conditions which have been included in this report.
27. With regards to one of the objections raised by the Parish Council concerning access and an objection raised by a neighbour in relation to the speed of traffic, the Local Highway Authority has raised no concerns about these.
28. As space has been provided for two cars on site this meets the requirements of Policy TR/2 on Car and Cycle Parking Standards, where 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 this is also acceptable.

### **Trees and Landscape**

29. The Arboricultural Assessment recorded eleven individual trees, three groups of trees and one hedge. Of these none were found to be of high quality, but of moderate or low quality. It has been recommended that one tree is removed due its low quality and one moderate tree removed due to the layout requirements. It was also found that the proposed dwelling does not infringe on the Root Protect Area of any of the remaining trees. In addition to this the Assessment recommended an Arboricultural Method Statement and tree Protection Plan to be required. This approach was supported by the Landscape Design Officer.
30. Policy DP/1 on: Sustainable Development aims for development proposals to preserve, if not improve local landscape character and as no important trees will be lost, this proposal is considered acceptable in terms of landscaping. A condition will also be recommended to ensure details of hard and soft landscaping are submitted and implemented.

### **Drainage/ Flood risk issues**

31. A couple of the neighbours have raised concerns about the dispersal of surface water and flooding. However, the Drainage Manager has no objections on drainage grounds to the proposal except to include a basic condition on the issue.

### **Other Matters**

32. The Parish Council also raised the issues of no affordable housing. This is not a consideration as policy H/3 on the issue only requires this where the development is for two or more dwellings and this application is only for one so the policy does not apply.
33. There was also a query as to why developer has put in planning application under previous owners name. This was simply due to the fact that the application was going to be made when the previous owners owned the site and all the relevant paperwork was commissioned under their name. However, the completion date was brought forward earlier than planned and the application went in shortly after this time without

these details being amended when originally submitted. The local planning subsequently received a request for these details to be amended, which has now occurred.

### **Conclusion**

34. Having regard to applicable national and local planning policies, and having taken all relevant material considerations into account, it is considered that planning permission should be granted in this instance.

35. **Recommendation**

Officers recommend that the Committee Approve subject to the following conditions:

### **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: Existing & Proposed Site Plans 4769-D; Site Plan P01; Plans & Elevations P02: & Street Scene P03 – all date stamped 07 Jul 2015).**  
(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 LDF 2007.)
- (d) **Visibility splays shall be provided on either side of the junction of the proposed access road with the public highway. The minimum dimensions to provide the required splay lines shall be 2.4 metres measured along the centre line of the proposed access road from its junction with the channel line of the public highway, and 43 metres measured along the nearside edge of the carriageway from the centre line of the proposed access road.**  
(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 LDF 2007.)

- (f) **Pedestrian visibility splays shall be provided on both sides of the access and shall be maintained free from any obstruction over a height of 600mm within an area of 2m x 2m measured from and along respectively the highway boundary and included within the curtilage of the dwellings.**  
(Reason - In the interest of highway safety in accordance with Policy DP/3 of the adopted LDF2007)
- (g) **The new vehicular access and parking shall be constructed of a bound surface materials 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 LDF 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 LDF 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 LDF 2007.)
- (j) **No demolition, site clearance or building operations shall commence until tree protection comprising weldmesh secured to standard scaffold poles driven into the ground to a height not less than 2.3 metres shall have been erected around trees to be retained on site at a distance agreed with the Local Planning Authority following BS 5837. Such**

**fencing shall be maintained to the satisfaction of the Local Planning Authority during the course of development operations. Any tree(s) removed without consent or dying or being severely damaged or becoming seriously diseased during the period of development operations shall be replaced in the next planting season with tree(s) of such size and species as shall have been previously agreed in writing with the Local Planning Authority.**

(Reason - To protect trees which are to be retained in order to enhance the development, biodiversity and the visual amenities of the area in accordance with Policies DP/1 and NE/6 of the adopted LDF 2007.)

- (k) **Prior to the commencement of any development, a scheme for the provision and implementation of surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved plans prior to the occupation of any part of the development or in accordance with the implementation programme agreed in writing with the Local Planning Authority.**

(Reason - To ensure a satisfactory method of surface water drainage and to prevent the increased risk of flooding in accordance with Policies DP/1 and NE/11 of the adopted Local Development Framework 2007.)

- (l) **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 LDF 2007.)

- (j) **Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no development within Classes A of Part 1 of Schedule 2 of the Order shall take place unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf.**

(Reason - In the interests of residential amenity in accordance with Policy DP/3 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.

### **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

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