

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

4 November 2015

AUTHOR/S: Planning and New Communities Director

Application Number: S/1601/15/VC

Parish(es): Girton

Proposal: Dwelling (Variation of Condition 2 of planning consent S/0149/09/FL – Revised Design)

Site address: 20 Girton Road

Applicant(s): Miss Emily Cerado

Recommendation: Approval

Key material considerations: Principle of development, impact on character of the area, and residential amenity

Committee Site Visit: No

Departure Application: No

Presenting Officer: Paul Sexton, Principal Planning Officer

Application brought to Committee because: Officer recommendation is contrary to the recommendation of refusal from Girton Parish Council

Date by which decision due: 14 September 2015

Planning History

1. S/0922/15/DC – Discharge of Conditions 5, 7, 13 and 14 of planning consent
S/0149/09/F – Approved
S/0149/09/F – Dwelling – Approved
S/0148/09/F – New Dwelling and New Access for 20 Girton Road - Approved

Planning Policies

2. *National Planning Policy Framework*
3. *South Cambridgeshire Local Development Framework (LDF) Core Strategy, adopted January 2007*

ST/6 – Group Villages
4. *South Cambridgeshire LDF Development Control Policies, adopted July 2007*

DP/1 – Sustainable Development
DP/2 – Design of New Development
DP/3 – Development Criteria
DP/4 – Infrastructure and New Developments
DP/7 – Development Framework
HG/3 – Affordable Housing
SF/10 – Outdoor Play Space, Informal Open Space and New Developments
SF/11- Open Space Standards
NE/1 – Renewable Energy

5. *South Cambridgeshire LDF Supplementary Planning Documents (SPD)*

Affordable Housing SPD – adopted March 2010
District Design guide SPD – adopted March 2010
Listed Buildings SPD – adopted January 2009
Open Space in New Development SPD – adopted January 2009

6. *Draft Local Plan*

S/3 – Presumption in Favour of Sustainable Development
CC/3 – Renewable and Low Carbon Energy in New Developments
CC/6 – Construction Methods
HQ/1 – Design Principles
H/9 – Affordable Housing
SC/7 – Outdoor Play Space, Informal Open Space and New Developments
SC/8 – Open Space Standards

Consultation

7. Girton Parish Council – recommends refusal in respect of the amended drawings. 'The Council's comments on their belief that there is an overdevelopment of the site, made in August 2015, still hold true. The objection being that the property is too large for the site.
8. Local Highway Authority – No objection subject to conditions.

Representations

9. None received

Planning Appraisal

10. The 0.053ha site comprising former garden land is located to the rear of Nos.20 and 22 Girton Road, and fronts St Margaret's Road. To the east is a detached house. To the west is the rear garden on 22 Girton Road, a bungalow on the corner of Girton Road and St Margaret's Road, and the rear garden on No.20 Girton Road.
11. Planning consent was granted for a detached house between Nos.20 and 22 Girton Road in 2009, in a related application to the current site. A section 106 relates to both the 2009 applications in respect of payments in lieu of provision of affordable housing and public open space. The Section 106 payments were made in November 2012.
12. The application, as amended by drawings received 24 September 2015, proposes the erection of detached 5-bedroom house with integral garage, accessed from St Margaret's Road.

13. Planning consent has been granted for the erection of a dwelling on this plot by virtue of the 2009 consent, and that permission has been implemented. The proposed dwelling, as amended, has the same siting, footprint and height as the approved scheme.
14. The revised scheme introduces a dormer into the front facing elevation of the roof to serve a bedroom at second floor level, with a small rooflight in the main rear roof slope. The front projection has a flat roof as opposed to a pitch roof on the approved scheme. There are other minor changes to fenestration details.

Principle of development

15. The principle of development has been accepted by the 2009 consent, which has been implemented. It is therefore not necessary to consider matters such as the five year housing land supply in this case.

Impact on the character of the area.

16. The revised design does not materially change the impact of the dwelling on the street scene. Although the second floor dormer window in the front elevation of the proposed dwelling is not typical of existing dwellings in the street, the existing property to the east has first floor dormer windows.
17. The parish council's objection is that the house is too large for the site. However, this amended proposal has no bigger footprint or massing than the dwelling already approved.

Impact on residential amenity

18. The revised design does not materially change the impact of the proposed dwelling on adjacent properties. The mass of building when viewed from adjacent properties has not increased, and the arrangement of first floor openings is fundamentally unchanged.
19. The proposed building is located close to the rear boundary of the approved and existing dwellings in Girton Road, and conditions of the 2009 required obscured glazing of first floor windows in the west elevation, and prohibited further first floor openings in both the east and west side elevations. These should be repeated in any new consent.

Other matters

20. Section 106 contributions have been paid in respect of the 2009 applications and there is therefore no need for Members to consider that matter further in respect of the current application.

Recommendation

21. Officers recommend that the Committee approves the application, as amended, subject to:

Conditions

- (a) Approved drawings

- (b) External materials
- (c) Hours of working
- (d) Obscure glazing – first floor west elevation
- (e) No further openings first floor east and west elevations
- (f) Highway conditions

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.

- South Cambridgeshire Local Development Framework Core Strategy (adopted January 2007)
- South Cambridgeshire Local Plan 2004
- Planning File Ref: S/1601/15/VC, S/0149/09/F and S/0148/09/F

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