

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

2 December 2015

AUTHOR/S: Planning and New Communities Director

Application Number: S/0595/15/FL

Parish: Barton

Proposal: Erection of single dwelling and detached garage

Site address: 46 High Street, Barton

Applicant(s): Mr Simon Johnson

Recommendation: Delegated Approval

Key material considerations: Local character, residential amenity, S106 contributions

Committee Site Visit: 6 December 2015

Departure Application: No

Presenting Officer: Andrew Winter, Senior Planning Officer

Application brought to Committee because: The recommendation of officers conflicts with that of the Parish Council.

Date by which decision due: 22 May 2015

Relevant Planning History

1. S/1575/96/O – Single dwelling (refused and dismissed at appeal)
S/2261/86/O – Two houses and garages (approved)
S/0710/87/D – Two houses and garages (approved)

Planning Policies

2. *National Planning Policy Framework (NPPF) 2012*
National Planning Practice Guidance
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 in New Developments
 DP/7 Development Frameworks
 HG/1 Housing Density
 NE/1 Energy Efficiency
 NE/3 Renewable Energy Technologies in New Development
 NE/6 Biodiversity
 NE/9 Water and Drainage Infrastructure
 NE/10 Foul Drainage – Alternative Drainage Systems
 NE/15 Noise Pollution
 SF/10 Outdoor Playspace, Informal Open Space and New Developments
 SF/11 Open Space Standards 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 SPD – Adopted 2010
 Open Space in New Developments SPD – Adopted 2009
 Trees and Development Sites SPD – Adopted January 2009
 Landscape and New Development SPD – Adopted March 2010
 Biodiversity SPD – Adopted July 2009

6 *Draft Local Plan*

S/1 Vision
 S/2 Objectives of the Local Plan
 S/3 Presumption in favour of sustainable development
 S/5 Provision of new jobs and homes
 S/7 Development Frameworks
 S/10 Group Villages
 CC/1 Mitigation and adoption to climate change
 CC/3 Renewable and low carbon energy in new developments
 CC/4 Sustainable design and construction
 CC/6 Construction methods
 CC/7 Water quality
 CC/8 Sustainable drainage systems
 HG/1 Design principles
 NH/4 Biodiversity
 H/7 Housing density
 SC/8 Open space standards
 SC/11 Noise pollution
 T/1 Parking provision

Consultation

7. **Barton Parish Council** - recommends refusal for the following reasons:

- a) The proposed structures are over large for the plot, resemble an industrial unit and are unsympathetic to the site.
- b) The sleeping area rising to 6.5m is intrusive and will cast shadow on nos. 48 and 50 on one side and on the natural garden and pond area of no. 44 on the other.

Both the sleeping block and the living area with its jagged roof will dominate and have a brutal impact on the first three bungalows in Great Close.

- c) The size and shape of the “lego block” buildings are out of keeping with neighbouring properties, as evidenced by view 01 in Page 10 of the Design Access Statement.
 - d) The progression from garage to sleeping quarters to living area seems a curious, impractical mix.
 - e) The parking spaces shown in the drawings will restrict access to the garages of nos. 48 and 50 opposite.
 - f) The willows in the adjoining garden of no.44 have preservation orders on them, but have been taken down to a manageable height. Councillors are keen that these trees should continue to provide a softer, green feel to this part of the village.
 - g) The Council believes that the owner of no. 44, Ms. Gail Webber, will be making an objection.
8. **Further comments of Parish Council (24 September 2015)** – “There is nothing in the amended tree report which would cause the Parish Council to change its recommendation of refusal. Barton PC endorses and supports the views of the South Cambs Tree Officer regarding this application.”
9. **Tree Officer** – “Having digested the report of Dr Frank Hope dated 8 September 2015 in which he addresses the comments of the Council’s previous tree officer, I am inclined to agree with his findings and conclusions. In summary it is reasonable to consider these trees to have a root protection area of 4.0m radius from the trunks and that regular pollarding (a management necessity) will mitigate nuisance.”
10. **Local Highway Authority** – The visibility splays of 2.4m x 43m shown on drawing 1415-31 Rev P02 are accepted. The access should be a minimum width of 5m for a minimum distance of 5m measured from the near edge of the highway boundary.
11. Conditions are recommended in relation to: the construction of any new dropped kerbs, falls and levels to the access and bound material to the access. An informative is recommended to advise the applicant about seeking permission to carry out any works to the public highway.

Representations

12. **Owners/Occupiers of 40, 44 & 48 High Street and 236 Wimpole Road** –
- Intrusive and overbearing to No.44 High Street
 - Loss of privacy
 - The full extent of the existing house at No.44 is not shown on the submitted plans
 - Large size of dwelling relative to the size of the plot
 - The dwelling does not relate well to its surroundings and the village setting
 - Impact of development on pond and protected trees to rear garden of No.44
 - Harm to local wildlife
 - The development will narrow the view down the internal road to the countryside

- and potentially create a wind corridor effect.
- Impact on outlook of No.48
- **Surface** water drainage

13. **Owner/Occupier of 50 High Street** – No objections to the development. It will be an improvement to the existing buildings/outlook.

Site and Proposal

14. The site is located within the village framework of Barton and outside of its conservation area. Existing access to the site is provided off the High Street and serves other residential properties. The willow trees on the adjoining land at No.44 High Street benefit from a Tree Preservation Order. The proposal is for a four bedroomed dwelling on land that is currently vacant

Planning Appraisal

15. The main issues to consider in this instance are the principle of the development and its sustainability in terms of economic, social and environmental objectives.

Principle of Development

16. 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 Barton as a Group Village where the construction of new residential dwellings within the framework is supported.
17. 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.
18. The density of the proposal is accepted with regard to Policy HG/1 and taking into account the physical constraints of the site and its location. Consequently, the principle of a new dwelling in this location is considered acceptable.

Design and Local Character

19. The proposed dwelling is set back from the High Street with glimpsed views from the public highway. The dwelling would be sited amongst a small cluster of dwellings including No. 44 High Street, which has a positive impact on the local character. At the end of the access road the site gives way to open countryside and Green Belt beyond.
20. The concept for the development is similar to a farmstead with the dwelling and existing dwellings forming a small cluster of buildings in a courtyard formation. The overall massing of the buildings is broken down into three forms with the main barn-like element pulled away from the protected Willow trees. The function of the buildings is split into three separate forms with living in the single storey element to the rear, sleeping in the main barn-like element and parking in the detached garage to the front.
21. The design of the proposal aims to emulate the traditional barn-like form but is more

progressive and contemporary overall. This approach is not objected to as the proposal is set back from the High Street and presents its more traditional barn form nearest to the High Street and No.44 High Street. Its narrow gable form provides mitigation in terms of its overall massing as well as the glazed link separating the single storey element to the rear.

22. The unfinished look to the roof of the living area provides a spill out area towards the rear garden and protection from the elements. In context this element of the proposal is not traditional but is located further to the rear of the site allowing a more experimental form and design. On this basis the proposal is not considered to cause any adverse harm to the character area and the appearance of the proposal has the potential to create an interesting blend of contemporary and traditional forms. The materials of the proposal will be key to its successful integration and a condition is recommended to achieve this.
23. Sufficient space exists within the plot to accommodate the new dwelling and accord with the garden space requirements set out in paragraph 6.75 of the Council's District Design Guide 2010. Consequently, and notwithstanding the concerns of the parish council, the proposal is not considered to have an inappropriate design or layout and complies with Policies DP/2 and DP/3.

Residential Amenity

24. The main two storey bulk of the proposal would be distanced over 5m from the side boundary of No.44 and sited opposite the neighbouring rear kitchen doors. Whilst there would be some impact on the outlook from this window, overall, the narrow gable form together with its distance from the rear boundary would not be unacceptably adverse in terms of overbearing or overshadowing impact. No.44 High Street benefits from a wide plot and outlook from the rear of the property would remain open and not unduly reduced.
25. The window to bedroom 2 of the proposal and to the hallway has been screened by timber louveres to avoid direct overlooking of No.44. However, the gaps between these louveres could still give rise to the perception of overlooking and their timber construction could fail if not well-maintained. Consequently, these windows can be conditioned to secure details of obscure glazing or other measures to ensure overlooking is satisfactorily addressed.
26. The proposal is considered to be sufficiently divorced from the neighbouring property at Nos. 48 and 50 to avoid any unacceptable reduction in the level of amenity currently enjoyed by these properties.
27. A condition can be recommended to address the noise of power operated machinery during construction.

Ecology

28. Local concern has been raised regarding the impact of the proposal near to the protected Willow trees. The tree officer has carefully considered the additional information and justification for the dwelling in this location and has agreed with the consultant that the dwelling would not adversely harm these protected trees. Furthermore, the tree officer has advised that regular pollarding (a management necessity) will mitigate nuisance. Consequently, there is no strong reason why the proposal should be refused on this basis.

29. No adverse impact has been identified in terms of a nearby pond and on wildlife generally.

Surface Water Drainage

29. No detailed surface water drainage scheme has been submitted in the application and concern has been raised in case of overflow to the existing system. This is not considered to be a significant issue in this application and can be addressed at building regulations stage.

Access and Parking

30. The existing access serves two other dwellings and benefits from good visibility and hardsurfacing. Sufficient space exists on this road for two cars to pass by each other and the proposed on-site parking provision complies with Policy TR/2. A small stretch of the access road could potentially accommodate visitor parking, although it should be noted that this land does not fall within the application site.
31. The proposed parking on the application site would not restrict vehicular access or parking at neighbouring properties. The concern of the parish council would appear to relate to visitor parking on the access road, which falls outside of the scope of this application. Consequently the development benefits from safe access and suitable parking area and the recommended conditions of the local highway authority are not considered necessary in this instance.

Open Space and Indoor Community Infrastructure

32. Local Development Framework policies state that planning permission will only be granted for proposals that have made suitable arrangements towards the provision of infrastructure necessary to make the scheme acceptable in planning terms. Contributions towards open space, sport and recreation facilities, indoor community facilities and waste receptacles had been identified. Such provision cannot be made on site and can therefore only be provided by way of financial contributions.
33. Barton does not have 5 pooled contributions towards indoor community infrastructure or outdoor open space. Therefore the parish council has been invited to provide details of any specific protects of indoor community infrastructure or open play space that are relevant to the development. Open play space projects have been identified in the form of a skate ramp repair and new play equipment. The costings for this equipment have been detailed by the parish council along with alternative sources of funding. The outstanding funding for these projects comes to £12,000.
34. The development at 15 Comberton Road (S/0844/15/OL) has previously been approved in principle at a planning committee meeting. It will result in a net increase in two dwellings in the village and a S106 agreement is currently being prepared relative to these specific outdoor/recreation projects. Therefore to ensure a fair and proportionate approach based on the net increase in dwellings in the village (and subsequent new occupants) the 15 Comberton Road application will fund two thirds of these projects and the application at 46 High Street is required to contribute a third of the costs which amounts to £4000. This can be secured via S106 agreement.
35. Various electrical equipment (computers, tv and speakers) has been requested by the parish council to meet local community needs. Whilst this is desirable from a community perspective, the length of use gained out of this equipment is not guaranteed as such equipment can break. Furthermore, the request for such

equipment is argued to stray from the meaning of indoor community infrastructure. Consequently, officers are of the view that this equipment is unnecessary to make the development acceptable in planning terms relative to Policy DP/4.

Recommendation

36. Officers recommend that the Committee approve the application, subject to:

Requirements under Section 106 of the Town and Country Planning Act 1990

- (a) Completion of an agreement confirming payment of the following:
- £666.6666 towards the refurbishment of the skate ramp
 - £3333.3333 towards the improvement of play facilities
 - £69.50 towards waste receptacles

Conditions

- (a) Time Limit (3 years) (SC1)
(b) Drawing numbers (SC95)
(c) Materials for the dwelling (SC13)
(d) Materials for the garage (SC13)
(e) Parking area to be provided prior to occupation of the dwelling
(f) Noise (SC38)
(g) Window details to be agreed for the first floor bedroom 2 and hallway window to prevent overlooking
(h) Tree protection measures

Informatives

- (a) Consent of the local highway authority required for any works to the public highway

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 Development Framework Development Control Policies DPD (adopted July 2007)
- Planning File Ref: S/0844/15/OL, S/1575/96/O, S/2261/86/O & S/0710/87/D.

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