

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation Control Committee

6th July 2005

AUTHOR/S: Director of Development Services

S/1062/05/O - Haslingfield Erection of a Dwelling, Land rear of 97 New Road for Mr T. Day

**Recommendation: Refusal
Determination date: 22nd July 2005**

Site and Proposal

1. The 0.29 ha site lies within the built up part of the village and has been used as an extension of the back garden of No.97. It is within the village framework and outside of the designated Conservation Area for Haslingfield. The area is grassed with two buildings in the extreme northwest corner. The first of these is used as a snooker room and the other is a converted stable building presently used for storage purposes. It is also used for the parking of vehicles and for external storage for an array of building materials such as bricks and scaffolding. Access to the site is via a gravelled roadway between 93 and 95 New Road. Both properties are less than 5 metres from the roadway at their nearest point. The roadway currently provides access for 93a New Road, a bungalow to the rear of No. 93 and for the applicant to gain access to the rear of his property. The access road has two informal passing bays at either end and has a maximum width of 5.8m at its junction with New Road and a minimum width of 2.8m for much of its length. The boundary with 93 is marked by a 1.8 metres high close-boarded fence, behind which there is occasional planting. The boundary to 95 has a similar fence and is separated from the access way by an area of planting including substantial conifers.
2. The outline application, submitted on 27th May 2005, proposes the erection of a dwelling. All matters are reserved save for the means of access. The density equates to 3.5 dwellings per hectare.

Planning History

3. There have been three appeals on this site, in 1989 (**S/0387/89/O**), 1994 (**S/0474/94/F**) and 2005 for a dwelling on land to the rear of No.97. The 1994 appeal was dismissed based on the increase in noise and disturbance to the occupiers of 93 and 95 New Road. The 2004 application (**S/2446/04/O**) was identical to this current application and refused on the grounds of increase in noise and disturbance to the adjoining neighbours. This is now awaiting an appeal decision also.

Planning Policy

4. **PPS1** promotes the delivery of sustainable development including high quality inclusive design in the layout of new development. It is accompanied by 'The Planning System: General Principles'
5. **PPG3** promotes making more efficient use of land in tandem with an improvement in the quality of housing development and the greening of the residential environment.

6. **Policy P5/5** of the Structure Plan 2003 permits small scale housing developments in villages only where appropriate taking into account, amongst others, the character of the village and its setting.
7. **Policy SE4** of the South Cambridgeshire Local Plan 2004 identifies Haslingfield as a group village and permits residential development within the framework provided it would, amongst other things, be sensitive to the amenities of neighbours.
8. **Policy HG11** specifically relates to backland development. Criterion (2) states this will only be permitted if the development does not result in noise and disturbance to existing residential properties through use of its access

Consultation

9. **Haslingfield Parish Council** recommends approval. It comments: "on the basis of the information made available to us regarding noise levels it would be appropriate to build one dwelling on this land."
10. **Chief Environmental Health Officer** has no objections and recommends conditions to be added to control periods of construction.

Representations

11. None received as yet. Further consultation was sent out on the 22nd June 2005
12. Hepworth Acoustics Noise and Vibration Consultants have submitted a noise impact assessment with the application

Planning Comments – Key Issues

13. The key issue for this application is whether a new dwelling will cause an adverse impact on the neighbouring properties through the use of its access.

Noise and Disturbance

14. The erection of an additional dwelling on this site would involve the further use of the existing driveway. Currently it is used by No. 93a and No. 97, and additional dwelling would increase the traffic movement of this access further still, therefore creating an intensification of its current use and creating noise and disturbance to the occupiers of the neighbouring properties, in particular those of No. 93 and 95 New Road. The only difference in this application that differs from that of the previous application is in the statement submitted by Taylor Vinters that claims the applicant "*would be willing to have a suitable condition imposed securing a suitable bound surface on the access, to minimise noise still further*". This would help to reduce the surface noise of the vehicles passing over the land but does nothing to address the increase in traffic that will inevitably create a disturbance in its own right.

Recommendation

15. Refuse

The erection of an additional dwelling on this backland location to the rear of No. 95 and 97 New Road involving the existing access, by residents, visitors and service vehicles would increase traffic movements passing between No's 93 and 95 New Road to an unacceptable degree, causing problems of noise and general disturbance

to the residents of those properties; the proposal would therefore be contrary to the requirements of Policies SE4 and HG11 of the South Cambridgeshire Local Plan 2004, which aim to ensure that development is sensitive to the amenities of neighbours.

Background Papers: the following background papers were used in the preparation of this report:

- File references S/2446/04/O, S0387/89/O, S/0474/94/F and S/1062/05/O
- South Cambridgeshire Local Plan 2004
- Cambridgeshire and Peterborough Structure Plan 2003

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