

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation Control Committee 3rd August 2005
AUTHOR/S: Director of Development Services

S/1056/05/O - West Wratting Dwelling at Land Rear of 4 High Street for Mr & Mrs J Osbourne

Recommendation: Approval
Date for Determination: 22nd July 2005

Site and Proposal

1. The application site is a 0.09 hectare plot of land located to the rear of, and forming part of the garden area to No 4 High Street, a 2 storey detached dwelling with a secondary kitchen window, fencing and hedges at the side facing the existing driveway. The driveway runs along the northwestern boundary of the site providing access to a detached double garage sited at the side of the dwelling. Beyond the existing garage is a shed and on the rear elevation of No 4 is a conservatory. Part of the rear garden is outside the village framework.
2. Surrounding development is a mix of 2 storey and single storey dwellings. To the northwest is No 6, a 2 storey house. It has a ground floor side door facing the boundary hedges adjacent to No 4's driveway. The distance between the side of No 6 and that driveway is approximately 11m. To the north of the site is a field with over 2m high hedges along the field boundary. To the southeast is No 2, a 2 storey house with an outbuilding in the garden adjacent to the common boundary with the site and the 2m high fencing and 2.2m high hedges.
3. The outline application, registered on 27th May 2005, seeks consent for the principle of erecting a dwelling on this area of garden land. Only means of access is to be determined at this stage. The proposal is to subdivide the rear garden of No 4 to create a plot for a dwelling. Access to the site is via the driveway of the existing dwelling. The plot is shown to have a depth of 33m and a width of between 16m and 22m. The illustrative drawing shows a new 1½ storey dwelling to be sited 18.29m from the rear elevation of and 4.88m from the revised rear boundary of the existing property, there will be a gap of 1.83m from the common boundary with No 2. The existing house will be provided with a garden depth of 13.41m. The gravel area to the front of No 4 can accommodate 2 parking spaces.
4. The width of the existing access entrance is 6.7m narrowing to 3.6m and the driveway length is approximately 33m. To accommodate the continuation of the driveway to the turning/parking area on the site the illustrative plan shows that the half of the existing garage will be retained. The proposed development represents a density of 11.1 dwellings per hectare

Planning History

5. S/0900/83/O - Planning permission was granted for one dwelling
6. S1449/84/F - Planning permission was granted for a house

7. S/1855/93/F- Planning application was refused for extension and double garage
8. S/0391/94/F- Planning permission was granted for extensions
9. It is considered that a recent permission granted for backland development at High Street is relevant to the consideration of this application:
S/2121/03/F – Permission for house and garage at land rear of 3 High Street.

Planning Policy

10. **Policy P1/3** of the **Cambridgeshire and Peterborough Structure Plan 2003** requires a high standard of design which responds to the local character of the built environment for all new development.
11. **Policy SE5** of the **South Cambridgeshire Local Plan 2004** states that residential development within the village will be restricted to no more than two dwellings provided the site does not form an essential part of village character and development is sympathetic to the character and amenities of the locality.
12. **Policy HG10** of the Local Plan states that the design and layout of residential development should be informed by the wider character and context of the local townscape and landscape.
13. **Policy HG11** of the Local Plan states that development to the rear of existing properties will only be permitted where the development would not:
 - a) Result in overbearing, overlooking or overshadowing of existing residential properties;
 - b) Result in noise and disturbance to existing residential properties through the use of its access;
 - c) Result in highway dangers through the use of its access; or
 - d) Be out of character with the pattern of development in the vicinity.

Consultation

14. **West Wrattling Parish Council** recommends refusal and states that 'this is backfill not infill.'
15. **The Chief Environmental Health Officer** raises no objections in principle although does express concerns about potential noise disturbance to residents during the construction period. As such, it is recommended that conditions restricting hours of use of power operated machinery be applied to any planning consent and requiring details of method for construction of any driven pile foundations and preventing burning of waste on site.

Representations

16. Residents at No's 2 and 6 High Street object to the proposal on the following grounds:
 - a) The proposal is a backfill development of the village and is contrary to the current planning regulations;
 - b) Approval of this application would set a precedent for further backland development; and
 - c) The size of the plot may not be able to comfortably withstand another property.

Planning Comments – Key Issues

17. The key issues in relation to this application are backland development, the suitability of the access, character and appearance of the area.

Backland development

18. I consider that the size of the application site is sufficiently large to accommodate a dwelling, together with a reasonable garden area and room for turning and parking. It is in excess of 18 m away from the rear elevations of No 4 High Street as shown on the indicative plan. The new dwelling, if sited carefully, will not have an adverse impact upon the residential amenity interests when viewed from the habitable rooms and the garden of the existing house, and the private garden areas of the neighbouring properties.

Access

19. The proposal includes an access 33m long and minimum width of 3.65m. Existing pedestrian visibility splays are provided. The shared access drive and the visibility provided are both considered acceptable. The access is a minimum of 5m wide for a distance of some 13m back from the highway boundary. There is enough room for 2 cars to pass for a sufficient distance back from the highway to ensure that vehicles would not be forced to back out onto the road. The remainder of the access is 3.65m wide which is sufficient for fire engines. The width of the access is acceptable and will not result in highway dangers.
20. No 4 has a secondary kitchen window at the side facing that driveway. I do not consider that the use of the access will cause undue noise and disturbance to the occupiers of No 4. Given that only a small part of the access will be shared by No 4 and the new dwelling, and the parking for the existing house will be relocated to the front, the use of the driveway is not likely to increase significantly.

Character and appearance of the area

21. The properties along High Street predominantly form a linear development pattern, although there are precedents for backland development in the vicinity of the site, namely planning permission granted for a backland development at No 3 High Street under reference S/2121/03/F and the housing development at Spicer's Close off High Street. I have also viewed from a public right of way to the east of the site leading to Hall Dairy farm. From there a limited view of the proposed dwelling will be afforded existing hedgerows along the rear boundary of the site. I do not consider that a 1½ storey dwelling will be a prominent feature from public spaces outside the site. The dimensions of the application site are sufficient to accommodate a modest dwelling without unduly impinging on the appearance of the adjoining countryside and the creation of a backland plot would not be out of keeping with the character of the area.
22. In light of the above considerations, I believe that the proposal complies with the criteria set out in Policy HG11 for backland development.

Recommendation

23. Approval subject to conditions:
1. Standard Condition B – Time limited permission, 3 years reserved matters (Reason B);
 2. Standard Condition 1 – Reserved matters
 - a) The siting of the building;

- b) Design and external appearance of the building;
 - c) The landscaping of the site.
(Reason – The application is for outline permission only and gives insufficient details of the proposed development.)
3. No development shall be commence until details of materials to be used for hard surfaced areas within the site including driveways and car parking areas have been submitted to and approved in writing by the local Planning Authority; the development shall be carried out in accordance with the approved details.
(Reason – To minimise disturbance to the occupiers of No 4 High Street.)
4. During the period of construction no power operated machinery shall be operated on the premises before 08:00 hours on weekdays and 08:00 hours on Saturdays nor after 18:00 hours on weekdays and 13:00 hours on Saturdays (nor at any time on Sundays or Bank Holidays), unless otherwise previously agreed in writing with the Local Planning Authority in accordance with any agreed noise restrictions.
(Reason - To minimise noise disturbance to adjoining residents.)

Reasons for Approval

1. The development is considered generally to accord with the Development Plan and particularly the following policies:
- Cambridgeshire and Peterborough Structure Plan 2003:
Policy P1/3** (Sustainable design in built development).
- South Cambridgeshire Local Plan 2004:
Policy SE5** (Development in Infill Villages);
Policy HG10 (Housing Design); and
Policy HG11 (Backland Development).
2. The development is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise: backland development, **Impact upon the character and appearance of the area.**

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

Cambridgeshire and Peterborough Structure Plan 2003

South Cambridgeshire Local Plan 2004

File references: S/0900/83/O, S/1449/84/F, S/1855/93/F, S/0391/94/F, S/2121/03/F and S/1056/05/O.

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