

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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

**S/1119/05/O - Over
Dwelling (Renewal of Time Limited Permission S/1019/00/O)
at Land Adj. 10 Meadow Lane for M Chapman**

**Recommendation: Approval
Date of determination: 1st August 2005**

Site and Proposal

1. The 0.075 ha site has a frontage which measures approximately 18 metres and is located behind a 1.6 metre high brick wall with a gated access, which opens directly on to Meadow Lane. The site comprises of an area of largely flat scrubland. There is no public footpath on either side of the lane at this point. Apart from the front wall the site is surrounded by 1.8 metre high fencing to either side with an open boundary to the rear. The adjacent dwellings, either side of the plot, are both 2 storey detached dwellings. The dwelling to the north-east of the application site, number 10, is located hard on to the back edge of the vehicular carriageway and close to the shared boundary with the application site.
2. The application, received on 6th June 2005, proposes the renewal of a previous consent for the erection of a single dwelling, with all matters of siting, design and external appearance, the means of access and landscaping of the site reserved. The density equates to 13.3 dph.

Planning History

3. **S/1019/00/O** - Application approved under delegated powers for the renewal of time-limited consent for the erection of a dwelling.
4. **S/0626/95/O** - Original application for the erection of a dwelling approved with conditions relating to the submission of reserved matters, parking spaces, visibility splays and access.

Planning Policy

5. The site is located within the Over village development framework.
6. Policy **P5/5** of the Cambridgeshire and Peterborough Structure Plan 2003 states that small-scale housing developments will be permitted in villages only where appropriate, taking into account the need for affordable rural housing, the character of the village and its setting; and the level of jobs, services, infrastructure and passenger transport provision in the immediate area.
7. Over is a Limited Rural Growth Settlement, as identified by Policy **SE3** of the South Cambridgeshire Local Plan 2004, in which residential development will be permitted on unallocated land subject to a number of criteria, including being sensitive to the character of the village and the amenities of neighbours. Density should achieve a minimum of 30 dph unless there are strong design grounds for not doing so.

Consultation

8. **Over Parish Council** - recommends that the application be refused citing “concern over development of the few existing open spaces in the village.”
9. **Old West Internal Drainage Board** - has no comment from a drainage point of view.

Representations

10. None received.

Planning Comments

11. The application site is sufficiently large to accommodate a dwelling of a similar scale and form to the adjacent dwellings, together with a reasonable size garden area and room to park at least 2 cars. No.10 Meadow Lane is located close to the north-eastern boundary of the application, although the only facing windows apparent were obscure glazed at first floor. The pattern of the existing development generally features detached dwellings set at varying distances from the highway. Given the 18 metre width of the plot, in my opinion it should be possible to design and locate a dwelling on this site which avoided any overbearing impact on the neighbouring dwellings and accords with the street scene.
12. Meadow Lane is relatively narrow and lacks footways. By virtue of the position of no.10 in relation to the road it would need to be demonstrated that any proposed access could achieve sufficient pedestrian visibility in both directions to allow for its safe use. Whilst this application does not include details of access for consideration at this time, a condition would ensure that the need to provide adequate pedestrian visibility was brought to the attention of the applicant prior to the submission of a reserved matters application. Furthermore whilst the creation and use of an additional driveway is not likely to significantly increase the levels of traffic experienced in the lane, on street parking should be avoided to provide ensure visibility within the Lane and so the provision of permanent parking spaces should be included in any consent, as before. Any access should remain ungated to avoid vehicles stopping in the Lane.
13. I have considered the concerns of the Parish Council carefully. I believe that in principle, and for the reasons set out above, the siting of a dwelling on this site is acceptable. Given that the site is located within the development framework for Over and the village is identified as a Limited Rural Growth Settlement, the policy situation has not materially changed since the time of the previous planning permission (S/1019/00/O). The density does not comply with the requirements of Policy SE3, but because of the potential for disturbance to neighbouring properties, the need for off street parking and to avoid a pattern of development which would be out of keeping with the character and appearance of the street scene, any additional dwelling on this site would be inappropriate. In my opinion the development of this infill site would not harm the character or the appearance of the locality.

Recommendation

14. Approval subject to the following conditions:
 1. SCB - RCB
 2. No development shall commence until full details of the following reserved matters have been submitted to and approved in writing by the Local Planning Authority:-

- a) The siting of the building;
- b) Design and external appearance of the building;
- c) The means of access thereto;
- d) The landscaping of the site.

(Reason - The application is for outline permission only and gives insufficient details of the proposed development.)

3. An adequate space shall be provided within the site to enable vehicles to park clear of the public highway. (Reason - In the interests of highway safety.)
4. The permanent space to be reserved on the site for parking shall be provided before the use commences and thereafter maintained. (Reason - In the interests of highway safety.)
5. 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 2.0m x 2.0m measured from and along respectively the highway boundary. (Reason - In the interests of highway safety.)
6. The vehicular access shall be un gated. (Reason - In the interests of highway

Reasons for Approval

1. The development is considered generally to accord with the Development Plan and particularly the following policies:
 - a) **Cambridgeshire and Peterborough Structure Plan 2003:**
P5/5 (Homes in Rural Areas)
 - b) **South Cambridgeshire Local Plan 2004:**
SE3 (Limited Rural Growth Settlements)
2. The proposal is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
 - a) Visual impact on the street scene and loss of open space.

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

- South Cambridgeshire Local Plan 2004
- Cambridgeshire and Peterborough Structure Plan 2003
- Planning Files refs: S/1119/05/O, S/11019/00/O, S/0626/95/O

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