

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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

S/1054/05/F- Melbourn
Erection of Dwelling (Amended Design) Land at 23 Orchard Road, for Mr Larry Pearl

Recommendation: Approval
Date for determination 22nd July 2005

Site and Proposal

1. No. 23 Orchard Road, Melbourn, is a semi-detached dwelling house located next to the Local Cemetery. No. 23 Orchard Road is a concrete block and brick building with a low sloping eaves line at the front of the property. At present the side entrance has a large gated entrance to the rear garden and adequate off road parking for more than 2 cars and is screened along the southwest boundary by thick trees.
2. The full planning application received 27th May 2005, proposes the erection of a 2 bedroom house with an amended design to that of the already approved dwelling house, file reference S/0371/05/F. The site is 5.2m wide by 41m deep. The density equates to 47 dph.

Planning History

3. **S/0371/05/F** – Erection of a 1-bedroom dwelling. Approved
4. **S/1333/04/F** – Extension. Approved.

Planning Policy

5. **SE2 “Dwellings in Rural Growth Settlements”** of the South Cambridgeshire Local Plan 2004 (“The Local Plan”) states in part that redevelopment will be permitted within the village frameworks of RGS provided that the retention of the site in its present form is not essential to the character of the village, local features of landscape or ecological importance, and the amenity of neighbours and the village has the necessary infrastructure.
6. **SE8 “Village Frameworks”** of the South Cambridgeshire Local Plan 2004 states in part, there will be a general presumption in favour of residential development within village frameworks
7. **HG10 “Housing Mix and Design”** of the South Cambridgeshire Local Plan 2004 supports residential schemes where it makes best use of the site and the design and layout of the scheme is informed by the wider character and context of the local townscape and landscape. Schemes should also achieve high quality design and distinctiveness, avoiding inflexible standards and promoting energy efficiency.
8. **Policy P1/3 ‘Sustainable Design in Built Development’** of the Cambridgeshire and Peterborough Structure Plan 2003 requires a high standard of design for all new

development that responds to the local character of the built environment and details aspects of design to be considered.

Consultation

9. **Meldreth Parish Council** recommends refusal.
“New rear gable proposed is overbearing and out of context with the existing building. It also appears to be an addition to the previously submitted and approved application, not an amendment.”

Representations

10. None received

Planning Comments – Key Issues

11. The key issues are the impact of the development on its surroundings in terms of its design, character and impact on the neighbouring property and its affect on the street scene.

Street Scene

12. The existing street scene has a varied collection of housing and the proposal aims to reflect the design of No.23. The main difference to the front elevation of the proposed dwelling is the addition of a dormer window; this is reflected in a similar property along Orchard Road. The rear elevation introduces a gable end. This is not common on the rear elevations of the properties along Orchard Road but cannot be seen from the street scene and has the advantage of having predominately open land (the cemetery) to the north west of the site.

Impact on the occupiers of No.23 Orchard Road

13. The proposed rear gable does not adversely affect the neighbouring property by virtue of overlooking, being overbearing, or loss of light. The introduction of the gable end does not affect the 45⁰ sight line from the first floor bedroom window and the gable end projects only as far as the single storey element of No. 23; therefore I do not consider that the projection will lead to an unacceptable loss of light. The scheme is in accordance with the requirements of the Policies mentioned above. If the scheme were to be an extension it would also meet the requirements of Policy HG12 of the South Cambridgeshire Local Plan 2004.

Recommendation

Approve

1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.
(Reason - To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development, which would not have been acted upon.)
2. The external materials of construction for the building works hereby permitted shall be identical to those used for the existing building unless otherwise agreed in writing with the Local Planning Authority.

(Reason - To ensure that the appearance of the development blends in with the existing building in accordance with Policies SE2 and HG10 of the South Cambridgeshire Local Plan 2004.)

3. During the period of demolition and 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 Authority in accordance with the agreed noise restrictions.
(Reason – To minimise the effects of the development to nearby residents or occupiers)
4. Details of the treatment of all site boundaries shall be submitted to and approved in writing by the Local Planning Authority and the work completed in accordance with the approved details before the dwelling, hereby permitted, is occupied or the development is completed, whichever is the sooner.
(Reason – To protect the appearance of the site so not to detract from the character of the area, in accordance with the requirements of Policy HG10 of the South Cambridgeshire Local Plan 2004)
5. Notwithstanding the Provisions of Article 3 and Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order), the following classes of development more particularly described in the order are expressly prohibited in respect of the property unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf; -
 - (i) Part 1, (Development within the curtilage of a dwelling house) Classes A, B, C and E
(Reason – to ensure that additions or extensions, which would not otherwise require planning permission, do not overdevelop the site with consequent harm to the adjoining properties)
6. The development shall not be occupied until the area shown hatched green on the plan attached hereto has been drained and surfaced (or other steps as may be specified), and that area shall not thereafter be used for any purpose other than the parking of vehicles.
(Reason –To ensure adequate space is provided and thereafter maintained on site for the parking of vehicles and in accordance with the requirements of Policy HG10 of the South Cambridgeshire Local Plan 2004)

General

The Environmental Health Officer comments

1. Should driven pile foundations be proposed, then before works commence, a statement of the method of construction of these foundations shall be submitted and agreed by the District Environmental Health Officer so that noise and vibration can be controlled.

The Environment Agency comments

1. Surface water run-off should be controlled as near to its source as possible through a sustainable drainage approach to surface water management. This approach involves using a range of techniques including soakaways, infiltration trenches, permeable pavements, grassed swales, ponds and wetlands to reduce flood risk by attenuating the rate and quantity of surface water run-off from a site. This approach

can also offer other benefits in terms of promoting groundwater recharge, water quality improvement and amenity enhancements. Approved Document Part H of the Building Regulations 2000 sets out a hierarchy for surface water disposal, which encourages a SUDs approach.

2. In accordance with Approved Document Part H of the Building Regulations 2000, the first option for surface water disposal should be the use of sustainable drainage methods (SUDS) which limit flows through infiltration e.g. soakaways or infiltration trenches, subject to establishing that these are feasible, can be adopted and properly maintained and would not lead to any other environmental problems. For example, using soakaways or other infiltration methods on contaminated land carries ground water pollution risks and may not work in areas with a high water table. Where the intention is to dispose to soakaway, these should be shown to work through an appropriate assessment carried out under BRE Digest 365.
3. Flow balancing SUDS methods which involve the retention and controlled release of surface water from a site may be an option for some developments at this scale providing balanced surface water flows exceed the minimum feasible discharge rate (approx. 5 litres/second/hectare). Flow balancing should seek to achieve water quality and amenity benefits as well as managing flood risk.
4. Further information on SUDS can be found in PPG25 appendix E, in the CIRIA C522 document Sustainable Urban Drainage Systems-design manual for England and Wales and the consultation draft Framework for Sustainable Drainage Systems (SUDS) in England and Wales. The framework consultation document provides advice on design, adoption and maintenance issues. This will form the basis of a Code of Practice on SUDS and is available electronically on both the Environment Agency's website at: www.environment-agency.gov.uk and CIRIA's website at: www.ciria.org.uk.
5. Where it is intended that disposal be made to public sewer, the Water Company or its agents should confirm that there is adequate spare capacity in the existing system and that they would be willing to accept any increases to flows.

Note

Development which involves a culvert or an obstruction to flow on an Ordinary Watercourse will require Agency consent under the Land Drainage Act 1991. An Ordinary Watercourse is defined as any watercourse not identified as a Main River held on maps by the Environment Agency and DEFRA.

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: P1/3
 - b) South Cambridgeshire Local Plan 2004: HG10, SE2
2. The development is not considered to be significantly detrimental to the following material planning considerations, which have been raised during the consultation exercise: **Impact on character of the existing building**

Background Papers: the following background papers were used in the preparation of this report: Cambridgeshire and Peterborough Structure Plan 2003

File references: S/1333/04/F
S/0371/05/F

S/1054/05/F

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