

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation
Control Committee

7th September 2005

AUTHOR/S: Director of Development Services

S/2339/04/F - Sawston
Extensions and Conversion of House and Annexe into 3 Houses at 101 Mill Lane for Mrs Robertson

Recommendation: Approval
Date for determination: 13th January 2005

Site and Proposal

1. The application relates to a two-storey brick and render house with a hipped pantile roof, a two-storey flat roof side extension and hipped and flat roof single storey rear extensions. There is a flat roof garage to the side/rear. There is a dropped kerb along the whole of the site's frontage and the area to the front of the house is gravelled and used for parking. Mill Lane is to the north, the access to The Stakings, a group of five dwellings to the south of the site is to the east and a field lies to the west. The western boundary is marked by a 1m high fence and gappy planting alongside the front and side of the dwelling with conifers extending back from the garage/bounding the rear garden along this boundary. There is a parking layby on the opposite side of Mill Lane.
2. This full application, received on the 18th November 2004 and amended by plan date stamped 1st February 2005 and Flood Risk Assessment received on the 18th July 2005, proposes to erect a 8.4m x 3.4m two-storey side extension and attached 3.5m x 3.2 single storey extension to the rear of the proposed two-storey extension to form a two-bedroom dwelling; a new hipped roof over the resulting two-storey part of the building and a lean-to roof over the existing single storey flat roof rear element; and convert the existing building into a further two dwellings, one two bedroom unit and one three bedroom unit. Four parking spaces would be provided to the front of the building. The density equates to 58 dwellings to the hectare.

Planning History

3. Planning permission was granted for a first floor rear extension to the house in 1986 under reference **S/1421/86/F**.

Planning Policy

4. The site is on the edge of but within the village framework of Sawston, which is defined as a Rural Growth Settlement in Local Plan 2004.
5. The site is within the Environment Agency's Zone 2 (medium to low risk) Flood Risk Area.
6. Structure Plan 2003 **Policy P1/3** requires a high standard of design for all new development which responds to the local character of the built environment.

7. Local Plan 2004 **Policy SE2** states that residential development will be permitted on unallocated land within village frameworks of Rural Growth settlements provided that (a) the retention of the site in its present form is not essential to the character of the village; (b) the development would be sensitive to the character of the village, local features of landscape or ecological importance, and the amenities of neighbours; (c) the village has the necessary infrastructure capacity; and (d) residential development would not conflict with another policy of the plan. It also states that development should provide an appropriate mix of dwellings in terms of size, type and affordability and should achieve a minimum density of 30 dph unless there are strong design grounds for not doing so.
8. Structure Plan 2003 **Policy P1/2** states that no new development will be permitted within or which is likely to adversely affect functional flood plains or other areas where adequate flood protection cannot be given and/or there is significant risk of increasing flood risk elsewhere. Structure Plan 2003 **Policy P6/3** states that, if development is permitted in areas where flood protection is required, flood defence measures and design features must give sufficient protection to ensure that an unacceptable risk is not incurred, both locally and elsewhere.
9. Local Plan 2004 **Policy CS5** states that planning permission will not be granted for development where the site is liable to flooding, or where development is likely to: (1) increase the risk of flooding elsewhere by materially impeding the flow or storage of flood water; (2) increase flood risk in areas downstream due to additional surface water runoff; or (3) increase the number of people or properties at risk unless it is demonstrated that these effects can be overcome by appropriate alleviation and mitigation measures and secured by planning conditions or planning obligation providing the necessary improvements which would not damage interests of nature conservation.

Consultation

10. **Sawston Parish Council** recommends refusal for the following reasons:
 - a) Overdevelopment of the site;
 - b) Site in flood plain;
 - c) Parking problems;
 - d) Inaccurate plans regarding road splays;
 - e) Private road next to site;
 - f) Residents concerns;
 - g) The Stakings which would take one of the proposed parking spaces is out of the use of 101 Mill Lane.
11. In relation to the amended plan, which accurately shows The Stakings' road splays, it states "This is still considered by the Parish Council to be overdevelopment of the site."
12. **Environment Agency** states that the application falls within Cell E8 of its Flood Risk Matrix (Change of use to a more flood risk sensitive use within Zone 2) and, in line with current government guidance, the District Council will be required to respond on behalf of the Agency in respect of flood risk and surface water drainage related issues.
13. **Building Control Officer** has considered the submitted Flood Risk Assessment and confirms that it seems satisfactory.

14. Whilst this is not a type of application on which the **Local Highway Authority** would normally comment, it has indicated that as the whole site frontage has a dropped kerb, it does not consider a refusal could be substantiated with regard to vehicles reversing onto or from the site. It also considers that a refusal could not be substantiated in terms of parking provision or layout.

Representations

15. Comments/objections has been received from the occupiers of 1, 2 and 3 The Stakings and 97 Mill Lane on the following grounds:
- a) Possible obstruction of The Stakings, a privately owned road;
 - b) 101 does not have a right to use The Stakings;
 - c) The amended plan still does not accurately show The Stakings;
 - d) One of the parking spaces encroaches onto The Stakings;
 - e) Insufficient parking provision;
 - f) The hedge along the eastern boundary of the site must not be disturbed.

Planning Comments – Key Issues

16. The main issues in relation to this application are the visual impact of the resulting building, flood risk and parking provision.
17. Whilst the proposal would bring the main part of the dwelling closer to the side/west/Green Belt boundary and leave no space for screening along this boundary, there is currently very little screening along this boundary and the resulting dwelling would not have a significantly greater impact on the adjoining countryside. By proposing a hipped roof over the main part of the resulting building and a lean-to roof over the single storey rear elements, the proposal will improve the design of the building by removing the flat roofs.
18. Whilst the site is within the indicative low to medium risk flood zone, the site is set up above the level of the adjacent field and the submitted Flood Risk Assessment concludes that: the site was not flooded in 1947 although it was flooded in 1968 by a unusual set of circumstances which no longer exist; the River Cam has been significantly improved since 1968 and the Sawston Bypass has been completed preventing flood waters from the River Cam flowing into this area of Sawston; the new part of the property will be flood proofed in accordance with the relevant guidance; and the floor level of the existing and proposed dwellings is 1.2 metres higher than the modelled 1 in 100 year flood plain. The Council's Building Control Section has considered the Assessment and concludes that it is satisfactory.
19. I am satisfied that the amended plan demonstrates that four parking spaces can be provided to the front of the building, although the layout shown would not be workable in that the space on the eastern side of the frontage could not be accessed when a car is parked in the adjacent space without driving over part of The Stakings. Having regard to the comments of the Local Highway Authority, the proposal is considered to be acceptable in regard to highway safety and parking provision.
20. The development would not have a serious impact on neighbours.

Recommendation

21. Approval (as amended by Block Plan date stamped 1.2.05 and Flood Risk Assessment received 19.7.05)
1. Standard Condition A – Time limited permission (Reason: A).
 2. SC19 - Matching materials (Reason: 19).

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:** P1/2 (Environmental Restrictions on Development), P1/3 (Sustainable design in Built Development) and P6/3 (Flood Defence);
 - b) **South Cambridgeshire Local Plan 2004: SE2** (Development in Rural Growth Settlements) and CS5 (Flood Protection);
2. The development is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
 - a) Possible obstruction of The Stakings, a privately owned road;
 - b) Accuracy of plans;
 - c) Insufficient parking provision;
 - d) Disturbance to hedge along the eastern boundary of the site.

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 file Refs: S/2339/04/F & S/1421/86/F

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