

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation Control Committee 7th September 2005
AUTHOR/S: Director of Development Services

S/1407/05/O - Over
Erection of House at Land Adjacent 16 Hilton Street
for The Executors of Mr S F Burling

Recommendation: Refusal
Date for determination: 20th September 2005

Site and Proposal

1. The site is the side garden area to an Edwardian villa at 16 Hilton Street. It is adjoined to the north east by a modern house itself built on part of the former side garden area of 16 Hilton Street. The front of the site is screened by an attractive wall along its full length. There are a number of small trees on the site. Dwellings in the vicinity of the site are predominantly detached two-storey houses, but at 18-22 Hilton Street there is a terrace of smaller houses close to the site, and to the south dwellings in Unwin's Lane are semi-detached on smaller plots.
2. The application received 15th July 2005, proposes to erect a single dwelling on the land. No details of siting, access, appearance or landscaping have been submitted at this stage. All are reserved for subsequent consideration.
3. The site has an area of 0.10 hectare. The proposal represents a density of 10 dwellings/ hectare.

Planning History

4. Planning permission for development of the site for dwellings as part of a more comprehensive scheme was refused in 1966 as having a poor layout (**C/0318/66/O**). There have not been any more recent applications.
5. The adjacent dwellings at Nos. 8 and 10 were built on the former garden area of No.16 with planning permissions granted in 1994 and 1996 (**S/0389/94/F**, **S/2018/96/F**). These are both detached two-storey houses on plots equivalent in size to the current proposal.

Planning Policy

6. Cambridgeshire and Peterborough Structure Plan 2003:

Policy P1/3 (Sustainable Design in Built Development) A high standard of design and sustainability for all new development will be required which encourages compact forms of development through the promotion of higher densities, and which provides a sense of place that responds to the local character of the built environment.

7. **Policy P5/5** (Homes in Rural Areas) - 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.

8. South Cambridgeshire Local Plan 2004:

Policy SE3 (Limited Rural Growth Settlements)- development up to a maximum scheme size of 30 dwellings will be permitted within the village framework provided that:

- i) The retention of the site in its present form is not essential to the character of the village;
- ii) The development would be sensitive to the character of the village, local features of landscape or ecological importance, and the amenities of neighbours;
- iii) The village has the necessary infrastructure capacity; and
- iv) Residential development would not conflict with another policy of the plan, particularly **Policy EM8** (loss of employment sites).

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.

9. **Policy SE8** (Village Frameworks) of the Local Plan states that there will be a general presumption in favour of residential development within the frameworks of villages

10. **Policy HG7** (Affordable Housing on Sites within Village Frameworks).

In settlements with a population of up to 3,000, affordable housing should represent up to 50% of the total number of dwellings for which planning permission may be given, dependant upon the level of clearly identified local need, although higher or lower percentages may be agreed in the light of such factors such as proximity to local services, access to public transport, the particular costs associated with the development, and whether provision of affordable housing would prejudice other planning objectives warranting greater priority in the particular case.

Such affordable housing to be occupied by qualifying persons and to be subject to cascade provisions secured by a Section 106 Agreement or an alternative form of equally effective provision.

11. **Policy HG10** (Housing Mix and Design) requires residential developments to have a mix of units making the best use of the site. The design and layout of schemes should be informed by the wider character and context of the local townscape.

Consultations

12. **Over Parish Council** - no formal recommendation. The PC is concerned about the frontage wall and would like to see it retained. It notes that this was achieved in the neighbouring property.

13. **Council's Chief Environmental Health Officer** - no objection subject to control over construction noise.

Representations

14. None received.

Planning Comments

15. This application is to be determined by the Development and Conservation Committee because one of the applicant Executors is a District Councillor.

Density

16. Over is a Limited Rural Growth Settlement. Policy SE3 states that development should achieve a minimum density of 30 dph unless there are strong design grounds for not doing so. Structure Plan Policy P1/3 encourages compact forms of development through the promotion of higher densities. The development fronting Hilton Street is predominantly, but not entirely, relatively low density residential with single detached dwellings on larger plots, but there are examples of smaller house types on smaller plots to the east and south. The site is not on the fringe of the village, where lower densities might be appropriate, nor is it in the Conservation Area, where the pattern of existing development could amount to a consideration of greater weight. Policies SE3 and H10 encourage a mix of residential units in any area.
17. The site has a frontage length of 16.7 metres and a depth of 56 metres. In order to achieve 30 dph the site would be required to accommodate three dwellings. This may be possible in the form of a terrace of narrow-fronted dwellings, with parking behind the existing frontage wall, although this has not been demonstrated in any layout proposal. If this were found not to be workable after consideration, the site would seem capable of accommodating two semi-detached houses, examples of which can be found in Unwin's Lane to the south, or alternatively a scheme including flats.
18. The granting of planning permissions for the development of dwellings at Nos 8 and 10 Hilton Road are not good precedents for the existing proposal, as the density policies that are in the current development plan were not in force at that time.
19. The development of more than one dwelling would require the provision of an affordable dwelling, in order to comply with Policy HG7.
20. The application does not demonstrate any strong design reason to set aside the density requirement set out in Policies P1/3, SE3 and HG10. For this reason the application should not be supported.

Recommendation

21. Refusal
1. The development of one dwelling on a site of area 0.1 hectare fails to make the best use of this land and does not represent a sustainable form of development. No strong design reason has been put forward to set aside the requirement to achieve a compact form of development as contained in the Cambridgeshire and Peterborough Structure Plan 2003, notably at Policy P1/3 (Sustainable Design in Built Development), and in the South Cambridgeshire Local Plan 2004, notably

at Policy SE3 (Limited Rural Growth Settlements) and Policy HG10 (Housing Mix and Design).

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 Ref. S/1470/05/O, S/2018/96/F, S/0389/94/F.

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