

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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

**S/1339/05/O - Cottenham
Erection of Bungalow and Garages at Land Rear of 58 Lambs Lane
for Mr M Gadsby and Ms S Dence**

**Recommendation: Refusal
Date for Determination: 2nd September 2005**

Site and Proposal

1. This site, measuring 0.052 hectares, forms land to the side and rear of 58 Lambs Lane. The existing dwelling, to the front of the site, is a detached Edwardian house. It has a vehicular crossover to the east of the frontage that leads to a vehicular access to the side of the house, adjacent to the eastern boundary with no.56 Lambs Lane. A hedge and wall to the western boundary with the school and a mature hedge to the access and rear boundary with the site enclose the private rear garden to the existing dwelling. The boundary with no. 56 Lambs Lane is marked by a wire fence, with some screening provided by shrubs in its rear garden. To the rear of the site, a close-boarded timber fence marks the boundary with a new development of houses at Victory Way to the north. The site is relatively flat and other than a derelict garage adjacent to the school, is featureless. There is a mature tree to the frontage of no. 56, adjacent to the access serving no. 58.
2. This outline planning application received on 7th July 2005 seeks approval for the siting of a detached bungalow on the land to the rear of no. 58. It is proposed that this be formed into a u-shape around a courtyard that will face southwest (towards the school). It will be served by a double garage adjacent the rear garden of the existing house, which will provide car parking for both the existing and proposed dwellings. The site will be accessed via the existing drive to the side of no. 58 which is 4.6m wide.

Planning History

3. There is no planning history for this site.

Planning Policy

4. **Policy SE2 'Rural Growth Settlements'** of the South Cambridgeshire Local Plan 2004 ("Local Plan") defines Cottenham as a Rural Growth Settlement in which residential development will be permitted on unallocated land providing the development meets with the criteria of this and other policies included within the Local Plan.
5. **Policy HG10 'Housing Mix and Design'** of the Local Plan requires developments to include a mix of housing types and sizes, with the design and layout being informed by the wider area. A high quality of design and distinctiveness and energy efficiency should also be achieved.

6. **Policy HG11 ‘Backland Development’** of the Local Plan states that development to the rear of existing properties will only be permitted where the development would not:
 - Result in overbearing, overlooking or overshadowing of existing residential properties;
 - Result in noise and disturbance to existing residential properties through the use of its access;
 - Result in highway dangers through the use of its access; or
 - Be out of character with the pattern of development in the vicinity.
7. **Policy TP1 ‘Planning for More Sustainable Travel’** of the Local Plan seeks to promote sustainable travel and as such planning permission will only be granted where small-scale increases in travel demands will result, unless satisfactory measures to increase accessibility are included. Standards for maximum car parking levels and requirements for cycle storage are found in Appendices 7/1 and 7/2.
8. **Policy P1/3 ‘Sustainable Design in Built Development’** of the Cambridgeshire and Peterborough Structure Plan, 2003 states that a high standard of design and sustainability should be adopted for all new forms of development.

Consultations

9. **Cottenham Parish Council** has recommended the application be approved.
10. The **Chief Environmental Health Officer** recommends conditions limiting the times during which power tools can be used during construction and pile driven foundations.
11. **Old West Internal Drainage Board** has no comment from a drainage point of view.
12. The comments of the **Trees and Landscape Officer** are awaited and will be reported verbally to the Committee.

Representations

13. The occupier of 21 Victory Way comments that the proposal will result in a loss of visible skyline and greenery and that a suitable distance must be maintained from the boundary hedge in order to ensure that its roots are not damaged during construction and that it is therefore retained.
14. The Cottenham Village Design Group supports the development of appropriate infill plots and agrees that this site can accommodate a single dwelling of the type proposed. Should outline permission be granted, it would encourage an individual development using good quality materials.

Planning Comments – Key Issues

15. The key planning issues in considering this application are the likely impacts of this backland development on neighbouring amenity and highway safety.

Noise and disturbance to existing residential properties through the use of its access

16. The proposed access to the dwelling will pass by the side of both the existing house at no. 58 and the neighbouring dwelling at no. 56. While both of these dwellings do not have side windows or doors serving habitable rooms, the drive will pass directly

adjacent to the front and rear windows of no. 58, which serve habitable rooms and rear windows and the private rear garden of no. 56. The intensification of the use of the driveway in close proximity to these areas will result in harm to the amenities of both the existing and neighbouring dwellings.

Highway dangers through the use of its access

17. The access will become a shared private drive serving both the existing and proposed dwelling. Vehicular visibility splays of 2.4 metres by 90.0 metres and pedestrian visibility splays of 1.4 metres from and 2.0 metres along the highway boundary are required and cannot be achieved from this access point due to the adjacent to tree and frontage shrubs at no. 56, outside of the applicant's control.
18. A shared private drive should be a minimum of 5.0 metres wide over a length of 15.0 metres back from the road. Two cars would be unable to pass each other on the drive with the width currently available. The access would have to be widened to include part of the front garden to no. 58, removal of the flower border to the side of the house, which currently provides a limited buffer from the drive to the side of the house, and removal of the existing mature hedge that screens the drive from the private rear garden area of the existing dwelling. It is not possible to widen the access towards no. 56 due the boundary and proximity of the neighbouring frontage tree.
19. The application fails to address the issues relating to the access arrangements. The proximity to the school and heavy use Lambs Lane, particularly at school times, means that these matters are of particular importance.

Recommendation

20. It is recommended that the application be refused on the following grounds:
 1. Lambs Lane is a busy through route, particularly at school drop off and pick up times, as the site lies adjacent to Cottenham County Primary School. In this location it is considered to be essential that vehicular visibility splays of 2.4 metres by 90.0 metres and pedestrian visibility of 1.4 metres by 2.0 metres be provided. The proposed access does not provide the necessary vehicular and pedestrian visibility splays and as such will be detrimental to highway and pedestrian safety.
 2. The proposed dwelling will be served by a shared private drive. The width of the driveway will not allow two vehicles to pass each other and as such falls below basic highway requirements for a shared private drive. In this location the likely result would vehicles have to reverse onto the road to the detriment of highway and pedestrian safety or into the site, to the detriment of neighbouring amenities.
 3. The use of the proposed drive by both the existing and proposed dwelling will result in an intensification of the movements made on the driveway. It will significantly increase the number of vehicular movements adjacent to the private habitable rooms and rear garden of no. 56. In addition, it will result in movements by the occupiers of the proposed bungalow in very close proximity to windows serving habitable rooms of the existing dwelling. These movements will result in a reduction in amenity to the existing and neighbouring dwelling and as such the proposal is contrary to policy HG11 of the South Cambridgeshire Local Plan, adopted 2004.

4. + any objection from the Trees and Landscape Officer.

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 Ref. S/1339/05/O

Contact Officer: Melissa Reynolds – Senior Planning Assistant
Telephone: (01954) 713237