

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation Control Committee 5th October 2005
AUTHOR/S: Director of Development Services

**S/1000/05/F - Swavesey
House at Land Adj. 41 Priory Avenue for T Mendham**

**Recommendation: Approval
Date for Determination: 15th July 2005**

Background

1. Members will recall that this application was originally considered at the meeting on 6th July 2005, following a Committee site visit, where a decision was deferred to allow for the applicant to consider an alternative access to School Lane and for the submission of accurate plans. A copy of the officer's report to the 6th July meeting is attached as Appendix.
2. The applicant has subsequently amended the application to provide access to School Lane, which has also involved some alterations to the internal layout of the dwelling with some minor alterations to the elevations to reposition doors and other openings. Pedestrian visibility splays are incorporated.

Consultations

3. **Swavesey Parish Council** - recommends refusal of the amended application on the following ground: "Access point in School Lane. There are currently no other access points/driveways to properties in Priory Avenue and Carters Way development, into School Lane. Allowing this new development access from School Lane would set a precedent for future applications from other properties.

The original permission for the Carters Way/Priory Avenue development only granted permission for access within the development, not via the rear of the properties into either Gibraltar Lane or School Lane. The Parish Council considers that as all other accesses to properties in this area are either into Priory Avenue or Carters Way, a new access should not be granted into School Lane.

Additional dwelling on a garden plot. The Parish Council does not consider this plot a suitable plot for an additional dwelling to the Priory Avenue development, it is infill building and there is no safe or suitable access to the proposed development."

4. **Local Highways Authority** comments "An additional residential unit in this location with attendant pedestrian traffic highlights the need for appropriate footway provision adjacent School Lane, if indeed vehicular and pedestrian access is to be gained from School Lane.

The proposed access to School Lane is rather close to the Gibraltar Lane junction, therefore it is my view that it would be preferable for access to be gained from Gibraltar Lane, as near to the south eastern boundary as possible.

However, I would have to confirm that I could not sustain an objection from the highway point of view to access to School Lane, provided turning space as shown is achieved."

Representations

5. The occupier of 37 Gibraltar Lane has written outlining that they have no objections to this new proposal

Planning Comments - Key Issues

Highway Safety

6. As highlighted in the previous report to members the consent for the erection of the Priory Avenue estate did not include any conditions which precluded access onto Gibraltar Lane or School Lane. Given the lack of any condition of consent it may be possible for the owners of the site at present to construct an access as illustrated without requiring prior planning approval.
7. Although the proposed access on to School Lane is rather close to the Gibraltar Lane junction, given that parking and turning spaces have been provided which would allow vehicles to enter and leave the site in a forward gear, it would not be possible to sustain an objection to the access from a highway point of view, as highlighted by the Local Highways Authority. A condition has been recommended to ensure that adequate parking and turning is provided on site prior to the use of the dwelling commencing and subsequently permanently maintained.

Recommendation

8. Approval
 1. SCA - RCA
 2. No development shall commence until details of the materials to be used for the external walls and roofs and for materials to be used for hard surfaced areas within the site including roads, driveways and car parking areas have been submitted to and approved in writing by the Local Planning Authority; the development shall be carried out in accordance with the approved details.
(Reason - To ensure that visually the development accords with neighbouring buildings and to ensure that the development is not incongruous.)
 3. The first floor windows in the north-eastern and south-eastern elevations of the house, hereby permitted, shall be fitted and permanently maintained with obscured glass.
(Reason - To safeguard the privacy of occupiers of the adjoining properties.)
 4. No further windows, doors or openings of any kind shall be inserted in the north-eastern and south-eastern elevations of the development, hereby permitted, unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf.
(Reason - To safeguard the privacy of occupiers of the adjoining properties.)
 5. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development.
(Reason - To enhance the quality of the development and to assimilate it within the area.)

6. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the dwelling or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. (Reason - To enhance the quality of the development and to assimilate it within the area.)
7. 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 is occupied or the development is completed, whichever is the sooner.
(Reason - To ensure that the appearance of the site does not detract from the character of the area.)
8. The permanent space to be reserved on the site for turning and parking shall be provided before the dwelling is occupied and thereafter maintained.
(Reason - In the interests of highway safety.)

Informatives

Reasons for Approval

1. The development is considered generally to accord with the Development Plan and particularly the following policies:
 - **Cambridgeshire and Peterborough Structure Plan 2003:**
P1/3 (Sustainable design in built development)
 - **South Cambridgeshire Local Plan 2004:**
HG11 (Backland Development)
SE2 (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:
 - Residential amenity including overbearing impact
 - Visual impact on the street scene
 - Highway Safety

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/1000/05/F; S/1479/04/F; S/0716/83/F and C/0700/71/D

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