

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

---

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

---

### **S/1520/05/F- Comberton Replacement Dwelling at 14 Green End, Comberton**

**Recommendation: Approval**  
**Date for Determination: 29<sup>th</sup> September 2005**

**Members will visit this site on 3<sup>rd</sup> October 2005**

#### **Site and Proposal**

1. This application, received on 4th August 2005, proposes the erection of a two-storey, 5 bedroom house as a replacement for the existing bungalow.
2. 14 Green End is on a large, 18m x 175m plot, and is one of five bungalows built immediately to the north of the village hall. The existing bungalow is of pre-fabricated construction and clearly in need of significant repair, being fenced off with the windows boarded up.
3. The existing bungalow is sited approximately 22 metres from the site frontage and has a length of approximately 11.8 metres. The footprint of the existing bungalow is 78 square metres. The proposed new dwelling is to be sited 17.8 metres from the frontage and has a length of 12.2 metres and a footprint of approximately 160 square metres. The density remains 3 dwellings per hectare.

#### **Planning History**

4. **S/1515/05/O** - Two dwellings and garages following demolition of existing dwelling. This was refused under officer delegated powers (in September 2005).
5. Pre-application discussions were undertaken with the applicants and their agents and some but not all of the officer's recommendations have been taken on board in these revised proposals.

#### **Planning Policy**

6. **Policy P1/3** of the Cambridgeshire and Peterborough Structure Plan 2003 requires a high standard of design which responds to the local character of the built environment for all new development.
7. **Policy SE4** of the South Cambridgeshire Local Plan identifies Comberton as a Group Village in which residential development and redevelopment up to a maximum scheme size of 8 dwellings will be permitted 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.
  - d) Residential development would not conflict with any other policy of the Plan, particularly **Policy EM8** (loss of employment sites).
8. **Policy SE9** of the Local Plan states that development on the edges of villages should be sympathetically designed and landscaped to minimise the impact of development on the countryside.
9. **Policy HG10** of the Local Plan states that the design and layout of residential development should be informed by the wider context of the local townscape and landscape.
10. **Policy EN6** of the Local Plan explains that the District Council will make orders and notices to protect trees and hedges where it considers that they contribute to local amenity or have visual or historical significance.
11. **Planning Policy Guidance (PPG) 3**, "Housing", advocates making more efficient use of land, while at the same time ensuring that the quality of the environment is protected. Considerations of design and layout should be informed by the wider context and development should be designed sympathetically and laid out in keeping with the character of the village.

### **Consultation**

12. **Comberton Parish Council** recommends refusal on the following grounds:
- a) The proposed dwelling is too big to be in keeping with the plot compared to other houses on Green End and their plots.
  - b) The proposed dwelling is too big compared to the bungalow it replaces.
  - c) Disapprove of the suggestion of laurel for the hedge.
13. The **Trees and Woodlands Officer** comments that he is concerned about the provision of access in relation to the mature walnut located on the boundary near to the frontage. Construction on site would need to be discussed to minimise root damage. The horse chestnut, located in the middle of the site, should be retained, and provision for this appears satisfactory. A row of 4-5 hornbeam adjacent should also be retained with a minimum of 4.5 metre distance being given between the dwelling footprint and the trees. A Tree Preservation Order relating to the walnut, horse chestnut and hornbeam would be appropriate.
14. A Tree Preservation Order has now been served on the owner of 14 Green End, covering a number of trees which include the walnut, horse chestnut and hornbeam (reference 12/05/SC).
15. **Cambridgeshire Fire and Safety Service** states that from the information given and following a site visit, access for fire appliances may be considered inadequate.

### **Representations**

16. The occupiers of No. 29 Hines Lane submitted comments before the application was validated as follows:

- a) The undeveloped gardens of the houses of Green End are an integral part of Green End.
  - b) Would like to ensure that the proposed replacement dwelling for the existing bungalow is sympathetic to the neighbourhood.
  - c) Would like to preserve the character of Green End.
17. The occupiers of No.16 Green End object on the following grounds:
- a) The proposed development is inconsistent with the character of the surrounding buildings and the existing dwelling.
  - b) The proposed dwelling is on a relatively narrow frontage (19 metres), thus the scale and mass of the proposal is imposing and inconsistent.
  - c) The proposed dwelling would cast a significant sun shadow over the house and garden at number 16 Green End.
  - d) The proposed dwelling would overlook both the side and rear of number 16 Green End.
18. The occupiers of No.18 Green End object on the following grounds:
- a) It is inappropriate to replace a bungalow with a house of the proposed size (should be a bungalow)
  - b) The house is too large and out of character with the immediate surroundings
  - c) The design of the proposed dwelling is inappropriate to the area of Green End
  - d) It is not advisable to plant two ash trees in the front garden; it would be more appropriate to plant one single oak tree
  - e) Laurel would not be appropriate as hedging species (should be mixed species)
19. The occupiers of No.12 Green End object on the following grounds:
- a) The proposed dwelling is extremely large, which is not in keeping with the other houses on Green End
  - b) There would be a loss of privacy to No12 as the upper windows would overlook the garden

### **Planning Comments - Key Issues**

20. The site is located within the village framework where there is a presumption in favour of residential development. It is worth noting that the site is located on an edge of the village and is adjacent to the Green Belt.
21. The proposal therefore needs to be assessed against criteria in Policy P1/3 of the Structure Plan, and Policies SE4, SE9 and HG10 of the Local Plan.

### ***Impact on adjoining properties***

22. Adjacent properties are modest in size and design, nearly all with long back gardens resulting in a lower density of development than seen in other villages in South Cambridgeshire.
23. In terms of existing boundaries to the site, there is a fence to the north, whilst to the south there is an existing hedge together with overgrown vegetation (approximately 1.5 metres high). To the rear of the property, which fronts onto the Recreation Ground, there is no formal boundary but overgrown vegetation and a mature tree (approximately 6 metres high). There are at least four large trees located to the rear of the site.

24. Adjacent dwellings have some views into the application site. Number 12 Green End (which lies approximately 1 metre from the application site's boundary fence) has a partial view into the existing rear garden. Number 16 Green End (which lies approximately 2 metres from the application site's boundary) can view the current site through breaks in the existing vegetation.
25. In terms of the proposed new dwelling, provided that a landscaping scheme is agreed, there would not be significant amenity issues arising from this proposal regarding the immediate neighbours.
26. It is considered that the proposed dwelling would not cause overlooking or overshadowing sufficient to refuse the application. With appropriate landscaping, the seclusion and privacy of adjacent dwellings and their gardens will be secured and enhanced.

### ***Character and appearance of the area***

27. The site is not within the Conservation Area, nor are there Listed Buildings in the immediate vicinity. The immediate locality is not noted for any particular streetscape value and no other restraint policies apply.
28. The character of the immediate area is of fairly large plots along Green End, with a mix of bungalow and two-storey dwellings in terms of size, design and materials. In this part of Comberton plots remain with undeveloped back gardens, backing onto the Greenbelt.
29. It is not considered that the proposed dwelling would be too large or out of character with the immediate surroundings. There are a mix of dwellings on either side of the appeal site, for example number 12 Green End is a bungalow and number 16 a two-storey dwelling.
30. In conclusion it is considered that the proposed dwelling can be accommodated on the site without being overbearing, without overlooking or overshadowing of existing adjacent properties and reflecting the character and mixed appearance of the area.

### ***Other***

31. Comments have been made regarding the landscaping to the site. The Parish Council and neighbours at 18 Green End object to the use of laurel for the hedge.
32. This issue can be addressed via the submission and consideration of a detailed landscape scheme in the normal way.

### **Recommendation**

33. Approve, subject to the following conditions:
  1. Standard Condition A - Time limited permission (Reason A);
  2. Sc5a - Details of materials for external walls and roofs (Rc5a(ii));
  3. Sc51 - Landscaping (Rc51);
  4. Sc52 - Implementation of landscaping (Rc52);
  5. Sc60 - Details of boundary treatment (Rc60);

6. Sc5f - Details of materials to be used for hard surfaced areas within the site including roads, driveways and car parking areas;  
(RC - To minimise disturbance to adjoining residents);
7. Sc22 - No windows at first floor level in the north elevation of the development (Rc22);
8. Surface water drainage details;
9. Foul water drainage details;
10. Restriction of hours of use of power operated machinery during construction;
11. Protection of trees during construction.

## **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:**  
**SE4** (Group Villages)  
**SE9** (Village Edges)  
**HG10** (Housing Mix and Design)
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 adjoining properties
  - Character and appearance of the area

**Background Papers:** the following background papers were used in the preparation of this report:

- Cambridgeshire and Peterborough Structure Plan 2003
- South Cambridgeshire Local Plan 2004
- Planning Applications Files S/1520/05/F and S/1515/05/O

**Contact Officer:** Area Team 3