

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Development and Conservation Control Committee 5<sup>th</sup> October 2005

**AUTHOR/S:** Director of Development Services

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**S/1573/05/O - Milton  
Bungalow at Land adjacent to 31 Willow Crescent  
for Mr K Wynn**

**Recommendation: Approval  
Date for Determination: 6<sup>th</sup> October 2005**

Members will visit the site on 3<sup>rd</sup> October 2005.

### Site and Proposal

1. The site, measuring approximately 0.02 hectares, is located adjacent to an existing semi-detached house located on a spur off Willow Crescent that forms a cul-de-sac. There is a shared drive off the cul-de-sac, leading to a double garage that also serves no. 33. The house at 33 Willow Crescent is set forward of the site, to the south-east, and fronts the main part of Willow Crescent.
2. This outline planning application for a bungalow, received on 11<sup>th</sup> August 2005, as amended by drawing received 9<sup>th</sup> September 2005 seeks approval of the siting and access only. Plans submitted indicate a modest one bedroomed bungalow with a low ridge height of 3.8 metres on the site. Car parking for two cars between the existing garage and the bungalow are proposed. The existing dwelling will retain the use of the garage, with additional space for one car on the drive in front. The site density would be 50 dwellings per hectare (dph).

### Planning History

3. **S/0944/05/O** refused an outline proposal for a house on the same site. The grounds for refusal were that it would have had an unacceptable impact upon the amenities of 33 Willow Crescent, by reason of loss of light, overlooking, loss of privacy and by being overbearing.

### Planning Policy

4. **Policy SE3 'Limited Rural Growth Settlements'** of the South Cambridgeshire Local Plan 2004 ("Local Plan") defines Milton as a Limited Rural Growth Settlement in which residential development will be permitted on unallocated land providing the development meets with the criteria of this and other polices 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.
6. **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 are found in Appendix 7/1.

7. **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**

8. **Milton Parish Council** recommends refusal of the application, supporting resident's objections, and consider it to be over-development of the site.
9. The **Chief Environmental Health Officer** recommends conditions on hours of construction using power-operated machinery, pile foundations and an informative relating to bonfires.

### **Representations – Neighbours**

10. Four letters objecting to the proposal have been received from occupiers of 23, 27 and 29 Willow Crescent. The material planning objections raised are:
  - a) Over-development - the size of the site is too small for a dwelling.
  - b) Vehicular access and turning on site.
  - c) Over-crowding – the property would overlook neighbouring houses front and back.
  - d) On road parking – there is no on-street car parking. As the road is a single lane carriageway visitors will have to park on the pavement, impacting on pedestrians. Another dwelling would increase this problem. Willow Crescent is a popular walking route to the local school.
  - e) Design – Willow Crescent was built in the 1960s and the houses have low roof pitches. Any new building will be out of keeping with these, as current Building Regulations do not allow this today.
  - f) Increased pressure on existing inadequate drainage and water supplies.
  - g) Storage for wheelie bins.
  - h) Precedent in an otherwise unspoilt crescent e.g. Area between nos. 23 and 25 Willow Crescent.
  - i) Loss of light, privacy and overbearing to no. 33.
  - j) A bungalow requires more ground area – therefore out of keeping with the area.
  - k) Milton has already been developed to bursting point - some space should be retained.
  - l) Projection beyond the front building line.
  - m) What would happen to such a small bungalow when no longer required for its current purpose?
  - n) Unfair as owner of 25 Willow Crescent has a large plot of garden between 23 and 25.
  - o) Building contractors would block the road.
  - p) If the two dwellings were occupied separately it would make that area of Willow Crescent look awful.

### **Representations – Applicant**

11. The applicant has written remarking on representations from neighbours:
  - a) There has never been a problem with drainage; the manhole cover is at the end of the line.
  - b) Wheelie bin storage will be provided.
  - c) Two spaces for a 1-bedroom bungalow is ample and will not infringe on the 3 spaces provided for no. 31.
  - d) No overlooking will result –garage to the front and screened to the back.

- e) There are two other bungalows in Willow Crescent.
- f) Design is in keeping and there is a shortage of retirement bungalows in the village.
- g) Unlikely to put a strain on local facilities.
- h) Bungalow will be tucked away, screened by garages and trees at the front.
- i) Plot measures 25'0" x 86'0" (7.6m x 26.0m) and is large enough for a 1-bedroom bungalow.

### **Planning Comments – Key Issues**

12. A number of issues have been raised in relation to this development. As the application is for outline approval, only matters relating to siting and access are to be determined, with design and landscaping to be reserved.

#### ***Siting***

13. The proposed siting will accommodate a modest bungalow. Plans submitted with the application indicate a one-bedroom unit with a single living room, bathroom and kitchen. The density is reasonably high at 50 dph, however a modest unit can be located on the site and provide adequate car parking and amenity space, without detriment to the amenities of the neighbouring dwelling and street scene.
14. The bungalow will project forward of the existing dwelling by 3 metres. It will, however, be partially screened by an existing front porch to no. 31 and the existing garages. The siting on a corner plot of a cul-de-sac will not be unduly detrimental to the street scene, as it effectively will be 'tucked away' beyond the side of no. 31. An indicative design has been submitted which will be in keeping with the character of the existing properties.
15. The amenities of no. 31 will not be unduly harmed. The siting of the bungalow will result in a fairly deep building, however it is to be set in from the boundary with no. 31 to provide a side access to the rear garden serving it and the front of it will also be set some 5.5 metres beyond the rear wall of no. 33 and approximately 2.5 metres beyond a rear conservatory to no. 31. On this basis, it is unlikely to be unduly overbearing and being located to the north-west of the house and garden serving no. 33, will not result in significant loss of light. A single ground floor front window will not result in overlooking or loss of privacy, as there is a 1.8 metre high panel fence to the boundary between the two properties.

#### ***Access***

16. The proposed bungalow will utilise an existing access serving no. 31 Willow Crescent. The layout provides two car parking spaces for both the existing and proposed dwelling utilising hardstanding and garages. There is no planning reason to assume that this proposal will result in increased on-street car parking, particularly as the site and existing dwelling will be well served by the existing arrangement laid out on site.

#### ***Other matters***

Drainage and bin storage provision can be conditioned and details required prior to development commencing.

17. A one-bedroom bungalow on the site, with appropriate garden and car parking space, as detailed, fully accords with current development control policy. Similar developments on other sites in the area will be considered on their planning merits and no precedent will be set.

### **Recommendation**

18. Approve, as amended by letter dated 8<sup>th</sup> September 2005 and plan H4321 stamped 9<sup>th</sup> September 2005, subject to the following conditions:

1. Standard Condition B – Time limited permission (Reason A);
2. SC1(b) and (d) – Reserved Matters (RC1);
3. SC5a – Details of materials for external walls and roofs (Rc5aii);  
SC5b – Details of surface water drainage (RC5b);  
SC5c – Details of foul water drainage (RC5c);  
SC5d – Refuse storage accommodation (RC5d);
4. SC60 – Details of boundary treatment (RC60);
5. During the period of construction no power operated machinery shall be operated on the premises before 08.00 hours on weekdays and 08.00 hours on Saturdays nor after 18.00 hours on weekdays and 13.00 hours on Saturdays (nor at any time on Sundays or Bank Holidays) unless otherwise previously agreed in writing with the local Planning Authority in accordance with any agreed noise restrictions.  
(Reason - To minimise noise and disturbance to nearby residential dwellings).

### **Informatives**

1. Should driven pile foundations be proposed, then before works commence, a statement of the method for construction of these foundations shall be submitted and agreed by the District Environmental Health Officer so that noise and vibration can be controlled.
2. During construction there shall be no bonfires or burning of waste on site except with the prior permission of the Environmental Health Officer in accordance with best practice and existing waste management legislation.
3. See attached Environment Agency advice regarding soakaways.

### **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: SE3** (Limited Rural Growth Settlements), **HG10** (Housing Mix and Design) and **TP1** (Planning for More Sustainable Travel).
2. The development is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise: **Residential amenity, Street scene, Character of the area, Density/overdevelopment, Highway safety, Bin storage, Drainage**

**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/1573/05/O and S/0944/05/O

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