

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Development and Conservation Control Committee      2<sup>nd</sup> November 2005  
**AUTHOR/S:** Director of Development Services

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### **S/1845/05/F- Stapleford** **Erection of Two Houses Following Demolition of Existing Dwelling at 152 Hinton Way, for Houghton Homes**

**Recommendation: Delegated Approval**  
**Date for Determination: 22<sup>nd</sup> November 2005**

#### **Site and Proposal**

1. No. 152 Hinton Way forms part of a linear pattern of development on the south eastern side of Hinton Way, within the Stapleford village framework. It is a detached, two-storey, red brick and plain tile house with attached single storey flat roof garage. There is a large gravel parking and turning area to the front with a two metre high hedge along the Hinton Way road frontage and a large lawn garden with trees to the rear that backs on to open countryside.
2. No. 150 Hinton Way is a detached, two-storey house that is set slightly forward of No. 152 Hinton Way. It has a garage to the side with a patio area to the rear and a ground floor kitchen window in its side elevation. No. 154 Hinton Way is a detached, two-storey house that is set back slightly from No. 152. It has a patio area immediately to the rear of the house and a sitting room window at ground floor level and bedroom window at first floor level in its rear elevation adjacent the boundary.
3. The application, received on the 27<sup>th</sup> September 2005, proposes the demolition of the existing dwelling and the erection of a pair of semi-detached, four bedroom houses. The houses are set back approximately 5 metres from Hinton Way and measure 5 metres in height to the eaves and 8.2 metres in height to the ridge. They are situated approximately 1.5 metres off the boundary with the neighbouring properties. The design of the houses includes features such as gables and bay windows on the front elevation and rooms at second floor level within the roof space. Separate driveways to the front would provide parking/turning areas. The proposed density equates to 13.3 dwellings per hectare.

#### **Planning History**

4. Planning permission was granted in December 2002 for extensions to No. 152 Hinton Way (reference **S/2184/02/F**). The extensions increased the height of the dwelling to 8.2 metres, included two gables in the design of the front elevation and a two-storey side extension positioned 2 metres from the boundary with No. 150 Hinton Way.

#### **Local Development Plan Policy**

5. **Policy P1/3** of the **Cambridgeshire and Peterborough Structure Plan 2003** is a general policy that seeks to ensure that all new developments incorporate high standards of design that create a sense of place that responds to the local character of the built environment.

6. **Policy SE8** of the **South Cambridgeshire Local Plan 2004** outlines the presumption in favour of residential developments within village frameworks.
7. **Policy SE2** of the **South Cambridgeshire Local Plan 2004** identifies Great Shelford and Stapleford as a Rural Growth Settlement and states, in part, that residential developments will be permitted on unallocated land within village frameworks providing the development would be sensitive to the character of the village, local features of landscape and ecological importance and the amenities of neighbours.
8. **Policy HG10** of the **South Cambridgeshire Local Plan 2004** states, in part, that the design and layout of schemes should be informed by the wider character and context of the local townscape and landscape.

### **National Planning Guidance**

9. **Policy Guidance Note 3 (Housing)** seeks to make the best use of previously developed land.

### **Consultations**

10. **Stapleford Parish Council** objects to the application and makes the following comments:

“It was felt this would be out of keeping with surrounding properties. There are no three storey houses in this area. Also the first floor overlooks existing gardens. The Council also felt that there was inadequate information on relative heights of properties within the area.”

11. **Trees and Landscapes Officer**- Comments were awaited at the time this report was compiled. Any comments received will be reported verbally at the meeting.
12. **Chief Environmental Health Officer**- Comments were awaited at the time this report was compiled. Any comments received will be reported verbally at the meeting.

### **Representations**

#### *Applicant's Agent*

13. “The site accords with both national and local planning policy and is an exemplar of the way in which the government wishes new housing to be located on previously developed land within sustainable locations.”

#### *Neighbours*

14. None received at time of writing. Any responses received will be reported verbally at the meeting. The statutory consultation period expires on 25<sup>th</sup> October 2005

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

15. The main issues to consider during the determination of this application relate to: -
  - a. The principle of residential development;
  - b. The design and visual impact of the proposed dwellings; and,
  - c. The impact upon the amenity of neighbouring properties.

### *Principle of Development*

16. The development of two dwellings on this site within the village framework is considered acceptable in principle under Policy SE2 of the Local Plan. In addition it contributes towards the aim of PPG3 to make the best use of previously developed land.

### *Design and Visual Impact*

17. The south eastern side of this part of Hinton Way comprises a variety of dwellings of different styles.
18. The proposed development is considered to reflect the character of the surrounding area. The siting of the houses would respect the linear pattern of development within the vicinity and the height, spacing and design would not be out of keeping with existing properties along Hinton Way and would fit comfortably within the street scene.
19. It is acknowledged that a second floor of accommodation is to be provided, but this is within the roof space of the houses so it would not result in a significant increase in height that would appear out of character with the area. A street scene elevation has been provided with the application that sets out relative heights of the proposed houses in comparison with the neighbouring houses. This illustrates that the height will be comparable with adjoining houses and that No 146 has incorporated second floor accommodation.

### *Neighbour Amenity*

20. Whilst the proposed first floor windows in the rear elevation of the proposed house adjacent to No. 150 Hinton Way would result in some additional overlooking of the rear garden of this property, it is not considered to be sufficient to warrant refusal of the application. The degree of overlooking would be similar to that from the first floor windows in the rear elevation of the extension granted planning permission under reference S/2184/02/F. Concerns are, however, raised over the second floor balcony style windows that would result in overlooking of the private garden areas immediately to the rear of both Nos. 150 and 154 Hinton Way. Amended plans have been requested to delete the two lower roof lights on the rear facing roof slope of each dwelling to ensure the windows would only look down the gardens.
21. The proposed house adjacent to No. 150 Hinton Way is not considered to seriously harm the amenities of that property through a loss of light or through being unduly overbearing in terms of its mass when viewed from the kitchen window in the side elevation as there is another window in the rear elevation.

### *Other Matters*

22. Adequate parking/turning space would be provided in front of the proposed houses to ensure the development is not detrimental to highway safety.

### **Recommendation**

23. Delegated approval subject to the receipt of satisfactory amended plans that address the issue of overlooking from the second floor windows in the rear elevation.
  1. Standard Condition A – Time limited permission – 3 Years (Reason A);

2. Sc5a – Details of materials for external walls and roofs (Rc5aii);
3. C2 – Parking, turning, loading and unloading during construction period (Rc- In the interests of highway safety);
4. C3 a + b – Parking and turning (Rc- In the interests of highway safety.)
5. D5b – 2 metres x 2 metres visibility splays (Rc- In the interests of highway safety);
6. B7 – Position of any gates 5 metres (Rc- In the interests of highway safety.)
7. Before the dwellings, hereby permitted, are occupied, the access from the existing highway shall be laid out and constructed to the satisfaction of the Local Planning Authority after consultation with the Local Highway Authority. (Rc- In the interests of highway safety);
8. Sc52 – Implementation of landscaping (Rc52);
9. Sc22 – No windows, doors or openings at first floor level or second floor level in the north east and south west elevations of the development (Rc22);
10. Sc22 - No further windows, doors or openings at second floor level in the south east elevation of the development (Rc22).

### **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: SE2** (Development in Rural Growth Settlements), **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:
  - Design and visual impact on the locality
  - Residential amenity including overlooking issues

**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 File References S/1845/05/F and S/2184/02/F

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