

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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

S/1709/05/F - Cottenham
Part Demolition and Extension to Existing Dwelling and Erection of New Dwelling at 38
Telegraph Street for Mrs S Scally

Recommendation: Refusal
Date for determination: 2nd November 2005

Conservation Area

Members will visit the site on Monday 31st October 2005

Site and Proposal

1. No.38 forms one part of a semi detached dwelling with a lean-to side extension and garden space to the side and to the rear which tapers towards the bottom end of the curtilage. No.38 has a flying freehold above the kitchen of No.40, the attached semi, and has 2 bedrooms.
2. This application received on 7th September 2005 seeks full planning permission for the part demolition and extension of the existing dwelling, No.38 to create a third bedroom, and the erection of a new dwelling on a site of 0.025 ha. The scheme as submitted provides one off street parking space for the new dwelling which will have 2 bedrooms. A passage way between the new and the extended dwelling would allow private access to the rear of No.38, the new dwelling benefiting from its own rear access behind the off street parking bay. The garden left with No.38 would be between 3.8 and 4.4m in width with a depth of 8.5m (Total area = 34.88 square metres). The density is 40 dwellings per hectare.

Planning History

3. **S/0731/82/F** – Extension was approved on 2nd July 1982
4. **S/0385/84/F** – Extension was approved 6th April 1984
5. **S/0249/05/F** – Part demolition and extension to existing dwelling and erection of new dwelling was refused on 7th April 2005 on the grounds of the adverse impact on the Conservation Area, the design and overlooking of No. 38 Telegraph Street.

Planning Policy

6. **Policy P1/3 ‘Sustainable Design in Built Development’** of the Cambridgeshire and Peterborough Structure Plan 2003 requires a high standard of design and sustainability for all new development
7. **Policy P7/6 ‘Historic Built Environment’** of the Structure Plan 2003 states Local Planning Authorities will protect and enhance the quality and distinctiveness of the historic built environment.

8. **Policy EN30 'Development in Conservation Areas'** of the Local Plan 2004 sets out the requirements for development within Conservation Areas
9. **Policy HG12 Extensions and Alterations to Dwellings within Frameworks** of the South Cambridgeshire Local Plan 2004 sets out the requirements that must be met in order for proposals to extend or alter dwellings within village frameworks to be considered for approval.
10. **Policy SE2 Rural Growth Settlements** of the Local Plan 2004 sets a list of relevant settlements of which Cottenham is one, and the criteria that should be applied to residential development in such villages. A minimum density of 30 dph should be achieved unless there are strong design grounds for not doing so..

Consultations

11. **Cottenham Parish Council**
Approve
12. **Conservation Manager**
No objections – Details of all materials to be agreed before work commences.
13. **Chief Environmental Health Officer**
No significant impact from the Environmental Health standpoint, subject to conditions.
14. **Local Highway Authority**
"Clearly the existing property No.38 currently has the potential to have off-street parking. Just because the current/previous occupier did not have off-street parking does not mean that a new occupier would not require such parking. Consequently, development should clearly not prejudice parking for No.38. In addition what justification would there be to accept just one space for any new property. If the proposal is approved it will undoubtedly result in unacceptable on-street parking. I would hope your Authority would not accept this.

Perhaps you would explain the justification used to accept the development within Church Lane and Fen End Willingham that the agent refers to, as this indeed appears to have set a most unwelcome precedent."

Representations

15. Two letters received from residents of 34-36 and 40 Telegraph Street noting the following:
 - Loss of light to landing window at No.34-36 Telegraph Street.
 - There appears to be only one small car parking space for the two properties – any additional cars would no doubt be parking in the road.
 - Telegraph Street is continually being obstructed by cars parked by people visiting the Doctors Surgery or delivering to the engineering works opposite.
 - Inaccuracy to street elevation.
 - Buses have problems getting through and the property would be on a bend.
 - Dormer overlooks No.40

Planning Comments – Key Issues

16. The key issues in respect of this application are the impact on the Conservation Area, provision of amenity space for the existing dwelling and the highway and parking related matters.
17. In considering the impact upon the Conservation Area, Members should take account of Policy EN30 of the South Cambridgeshire Local Plan 2004 which seeks to ensure development either preserves or enhances the character and appearance of the Conservation Area. The Conservation Manager notes a significant improvement to the design although acknowledges an under provision of parking that may, on balance, prevent the development from being approved. Overall, however, there are no conservation objections, subject to conditions.
18. I refer Members to Policy HG12 of South Cambridgeshire Local Plan 2004. Point three refers to an unacceptable loss of garden space; Members will note a fairly limited area of amenity garden space for the extended dwelling, which I consider is inadequate to serve the resultant 3-bed property.
19. Turning to the parking and highway related matters Members should again consider Policy HG12 (point 3) of the Local Plan 2004 and Appendix 7/1 Standards for Car Parking provision of the same document. The former states that extensions and alterations to dwellings will not be permitted where there would be an unacceptable loss of off street parking. The agent and applicant state that there has never been off street parking for No.38. Notwithstanding this point of view it is essential to take the opportunity to provide off street parking for both properties. This proposal would preclude space being provided for No. 38 at any time in the future.
20. Off street parking should be a requirement given there is scope to provide it under the current circumstances. In addition to this, the road becomes congested at times due to its proximity to the surgery and due to Telegraph Street being a bus route; any additional on-street parking may aggravate an already congested highway situation.
21. Notwithstanding the above the agent refers specifically to a scheme for 2 houses at land adjacent to 3 Fen Road, Willingham (Planning reference S/0103/04/F) discussed by Members at the DCCC of the 4th August 2004 (Item 9). Whilst this scheme did not provide parking for the two new dwellings created a view was taken at that time that there was adequate space to accommodate on-street parking in that particular location (also a bus route). In considering the application before you on its own merits this part of Telegraph Street does not have such a capacity as that referred to in S/0103/04/F, as such any increase in on-street parking is likely to be detrimental to the safety of other Highway users.

Recommendation

22. Refuse on the following grounds:
 - 1) The proposed development would result in a limited amount of garden space for the extended dwelling, No38. This space is considered to be insufficient for the resultant 3-bed property that would be created. As such the proposal is considered to be contrary to policy HG12 of South Cambridgeshire Local Plan 2004 which states that the extension and alteration of dwellings will not be permitted where, amongst others, there would be an unacceptable loss of garden space within the curtilage.
 - 2) The proposed development would result in an unacceptable loss in off-street parking potential for the existing dwelling No.38. Such a loss would result in an

increase in the level of on-street parking to the detriment of Highway users. The application is considered to be contrary to Policy HG12 of the Local Plan 2004, which seeks to resist development where there would be an unacceptable loss of off-street parking.

- 3) A 2-bed property in this location should be provided with two workable off street parking spaces; only one is provided and, because of its limited width and depth may prove unusable and/or create additional highway dangers through manoeuvring. The application is therefore contrary to the aims of Appendix 7/1 Standards for Car Parking Provision of South Cambridgeshire Local Plan 2004.

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

Applications file Ref S/0731/82/F, S/0385/84/F & S/0249/05/F and S/1709/05/F
South Cambridgeshire Local Plan 2004
Cambridgeshire and Peterborough Structure Plan 2003

Contact Officer: Matthew Carpen – Planning Assistant
Telephone: (01954) 713393