

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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

S/1674/05/RM – Duxford
Erection of Dwelling to Replace Mobile Home at 53A Moorfield Road for
Rusfer Properties Ltd

Recommendation: Approval
Date for determination: 28th October 2005

Site and Proposal

1. The application site, including the access, extends to approximately 0.1 hectares/0.27 acres. The mobile home that previously occupied the site has been removed and part of the site has been cleared. The top layer of soil has been taken off the central part of the site. Three trees, including two conifers, stand towards the north of the site. Within the site, there is an existing render and large flat tile roofed single storey building alongside the access previously used as an office and garaging for the turf business that used to operate from the site and adjacent land. No.53 to the east is a single storey dwelling with accommodation in the roofspace and a single storey element with two rooflights facing the site (serving a hall and bathroom) along the eastern boundary of the site. The site is bounded by 1.3m high fencing and some planting along the west boundary and a 1.3m high fence and 1.8m high conifers within No.53's garden along the south boundary. Beyond the access to the north (along the southern boundary of The Firs) is a 1.8m fence and conifers. A field, previously part of the turf business, lies to the west.
2. This reserved matters application, registered on the 2nd September 2005, proposes the erection of an 8.2m high to ridge, 4.5m high to eaves 4-bedroom, 2-storey house on the site. Part of the existing office/garage building would be demolished. The remainder of this building would be converted to a double garage and granny annex/games room and would be attached to the house by a new single storey glazed link. The main house and garage/annex/games room would be faced with black stained timber boarding over a brick plinth. Clay tiles would be used for the roofs. Means of access, via the existing access off Moorfield Road to the site, was agreed at the outline stage. This application gives details of the siting, design and external appearance of the buildings. Landscaping would still need to be agreed. The density equates to 10 dwellings to the hectare.

Relevant Planning History

3. Outline planning permission to erect a dwelling on this site in place of the mobile home was granted in 2004 under reference **S/0791/04/O**.
4. A previous reserved matters application for a 8.9m high to ridge, 4.5m high to eaves two-storey dwelling with attic rooms in the roofspace and the demolition of part of the existing office/garage building, the conversion of the remainder of this building to a double garage and granny annex/games room and a single storey glazed link was withdrawn in May 2005 (**S/0536/05/RM**).

Planning Policy

5. Structure Plan 2003 **Policy P1/3** requires a high standard of design for all new development which responds to the local character of the built environment.
6. Local Plan 2004 **Policy SE4** states that residential development up to a maximum scheme size of 8 dwellings (and, exceptionally, up to 15 dwellings if this would make the best use of a brownfield site) will be permitted within the village framework of Duxford 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; and (d) residential development would not conflict with another policy of the Plan, particularly policy EM8 which relates to the loss of employment sites. It also states that all developments should provide an appropriate mix of dwelling size, type and affordability.
7. Local Plan 2004 **Policy SE9** states that development on the edges of villages should be sympathetically designed and landscaped to minimise the impact of development on the countryside.
8. Local Plan 2004 **Policy HG10** states that residential developments will be required to make the best use of the site and promote a sense of community which reflects local needs. It also states that the design and layout of schemes should be informed by the wider character and context of the local townscape and landscape. Schemes should also achieve high quality design and distinctiveness, avoiding inflexible standards and promoting energy efficiency.

Consultation

9. **Duxford Parish Council** recommends refusal stating "The Parish Council recommends refusal on the grounds that the proposed dwelling would dominate and reduce the amenity of the neighbouring bungalow at 53 Moorfield Road."
10. **Chief Environmental Health Officer** raises no objections but refers to a condition attached to the outline permission (relating to the use of power operated machinery during the construction period) which would need to be complied with.

Representations

11. The occupier of No.53 Moorfield Road objects to the proposal on the following grounds: although the proposed dwelling has been reduced in height, it will still be way out of proportion in height to the other dwellings around it, and being so close to No.53, it will be overbearing and reduce his amenity.

Planning Comments – Key Issues

12. The key issues in relation to this application are:
 - a. Whether the development respects the character and appearance of this part of the village; and
 - b. Impact on neighbours, and No.53 Moorfield Road in particular.
13. The principle of erecting a dwelling on the site has already been established by the granting of the outline permission.

14. There are a mix of dwelling designs and sizes in the locality and, whilst higher than the adjacent dwelling at No.53, I do not consider that the proposed development would detract from the character and appearance of the area.
15. The proposed dwelling would be higher than and visible from No.53 Moorfield Road. However, due to the relative positions of the two sites and the position and orientation of No.53 and the proposed dwelling, the proposed dwelling would only be readily visible from No.53's front garden/parking area. Consideration has been given to minimising the degree of overlooking of No.53 and, subject to a condition that requires a further application(s) to insert any further first floor windows in the northeast and/or southeast elevations, I do not consider that the proposal would result in any serious overlooking of No. 53.

Recommendation

16. Approval of reserved matters (siting, design and external appearance of the buildings) pursuant to outline planning permission dated 14th June 2004, reference S/0791/04/O.

Additional conditions:

1. Standard Condition 5 (Details of the bricks and tiles to be used) (Reason - C To ensure the satisfactory appearance of the development);
2. SC5 (Details of finished floor levels of the buildings in relation to ground levels) (RC To ensure the satisfactory appearance of the development);
3. The first floor bathroom window shown upon drawing no. G1049/07C in the northeast/side elevation of the dwelling hereby permitted shall be fitted and permanently maintained with obscured glass (RC To protect the amenity of the occupiers of No.53 Moorfield Road);
4. No further windows shall be inserted at first floor level in the northeast/side or southeast/rear elevations of the dwelling hereby permitted unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf (RC To protect the amenity of the occupiers of No.53 Moorfield Road).

Reasons for Approval

1. The development is considered generally to accord with the Development Plan and particularly the following policies:
 - a. **Cambridgeshire and Peterborough Structure Plan 2003:** P1/3 (Sustainable Design in Built Development);
 - b. **South Cambridgeshire Local Plan 2004:** SE4 (Residential Development in Group Villages), SE9 (Village Edges) and HG10 (Housing 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 appearance of the area and the amenity of the occupiers of No.53 Moorfield Road

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/1674/05/RM, S/0536/05/RM and S/0791/04/O.

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