
MAIN CASE

Reference No: 17/01555/FUL

Proposal: Constuction of detached bungalow and new driveway for No 9 (Re-submission of 17/00728/FUL)

Site Address: 9 Staples Lane Soham Ely Cambridgeshire CB7 5AF

Applicant: Mr & Mrs Eric Steadman

Case Officer: Oli Haydon, Planning Officer

Parish: Soham

Ward: Soham South
Ward Councillor/s: Councillor Hamish Ross
Councillor Ian Bovington
Councillor Dan Schumann

Date Received: 24 August 2017 **Expiry Date:** 8th November 2017
[S159]

1.0 **RECOMMENDATION**

1.1 Members are recommended to REFUSE planning permission for the following reasons:

1. The resulting development will have an overly cramped appearance, contrived layout and appear incongruous within the street-scene. The development site does not lend itself to this type of residential development and the proposal would appear out of keeping in the wider urban area. The proposal neither respects the density of the surrounding area nor matches the built character of the adjacent dwellings, mainly comprised of two-storey semi-detached pairs. The development is not considered to be in accordance with Local Plan Policy ENV1 and ENV2 and Proposed Submission Local Plan Policies LP28 and LP22 which state that development should respect the density, landscape and character of the surrounding area.

2.0 **SUMMARY OF APPLICATION**

2.1 The application seeks full planning consent for the erection of a detached bungalow on a plot of land currently occupied by the driveway and garage belonging to 9 Staples Lane, Soham. A previous application was submitted and refused in June 2017.

2.2 The full planning application, plans and documents submitted by the Applicant can be viewed online via East Cambridgeshire District Council's Public Access online service, via the following link <http://pa.eastcambs.gov.uk/online-applications/>. **Alternatively a paper copy is available to view at the East Cambridgeshire District Council offices, in the application file.**

2.3 The application was called-in to Planning Committee by Cllr Sennitt as it was considered that the scheme is acceptable.

3.0 PLANNING HISTORY

3.1

17/00728/FUL	Construction of 2 bedroom detached bungalow and new driveway for No.9	Refused	19.06.2017
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4.0 THE SITE AND ITS ENVIRONMENT

4.1 The site currently comprises the driveway, garage and garden of Number 9 Staples Lane. The site is located within the development envelope for Soham in an area characterised by uniform semi-detached two-storey dwellings. To the NE of the site is a small single-storey residential development along The Crescent. Number 9 is a semi-detached two storey dwelling on a corner plot, with a wide frontage and open garden/driveway.

5.0 RESPONSES FROM CONSULTEES

5.1 Responses were received from the following consultees and these are summarised below. The full responses are available on the Council's web site.

Soham Parish Council – No objections raised.

Ward Councillors - No Comments Received

CCC Growth & Development - No Comments Received

Waste Strategy (ECDC) – No objections subject to informatives.

Consultee For Other Wards In Parish - No Comments Received

Local Highways Authority – The Highway Authority has no objection in principle to this application. Due to the location the engineer is satisfied that 1.5m x 1.5m pedestrian visibility splays would be adequate in this instance rather than the CCC current standard of 2m x 2m.

5.2 Neighbours – 8 neighbouring properties were notified and a site notice was posted and the two responses received are summarised below. A full copy of the responses are available on the Council's website.

The residents of 7 and 12 Staples Lane reiterated their previous objections to 17/00728/FUL:

- Too close to boundary with Number 9
- Bungalow is closer to road than other properties and would look out of character
- Living room window opposite neighbour
- Increase in traffic and parking and impact on safety of pedestrians

6.0 The Planning Policy Context

6.1 East Cambridgeshire Local Plan 2015

ENV 1	Landscape and settlement character
ENV 2	Design
ENV 7	Biodiversity and geology
ENV 8	Flood risk
ENV 9	Pollution
COM 7	Transport impact
COM 8	Parking provision
GROWTH 2	Locational strategy
GROWTH 3	Infrastructure requirements
GROWTH 5	Presumption in favour of sustainable development

6.2 Supplementary Planning Documents

Design Guide
 Developer Contributions and Planning Obligations
 Flood and Water

6.3 National Planning Policy Framework 2012

7 Requiring good design

6.4 Proposed Submission Local Plan 2017

LP22	Achieving Design Excellence
LP28	Landscape, Treescape and Built Environment Character, including Cathedral Views
LP25	Managing Water Resources and Flood Risk
LP26	Pollution and Land Contamination
LP30	Conserving and Enhancing Biodiversity and Geodiversity
LP17	Creating a Sustainable, Efficient and Resilient Transport Network
LP3	The Settlement Hierarchy and the Countryside
LP16	Infrastructure to Support Growth
LP1	A presumption in Favour of Sustainable Development

7.0 PLANNING COMMENTS

7.1 **Principle of Development**

7.1.1 The site is located within the defined development envelope for Soham where the principle of residential development is acceptable. The proposal is considered to be compliant with LP1, LP3 of the Proposed Submission Local Plan 2017 and GROWTH2 of the 2015 Local Plan.

7.2 Visual Amenity

7.2.1 The proposed dwelling is a detached bungalow, 4.6m in height, 10.6m in width and 11m in depth. The scheme will be situated 2.2m from the side elevation of Number 9, the adjacent two-storey dwelling and 5m from the neighbouring dwelling to the SW. The proposal will be set back from the highway by 10.6m in contrast to the 12.6m set back from the neighbouring dwelling, Number 7.

7.2.2 The scheme will feature prominently in the street-scene as the site is currently an open area of hardstanding and residential garden. The proposal is for a detached, single-storey dwelling, a form of development that is wholly out of character with the adjoining properties. Staples Lane is characterised by two-storey semi-detached properties and this proposal would appear incongruous and out-of-keeping with this established pattern. Local Plan Policy ENV1 and LP28 of the Proposed Submission Local Plan 2017 states that development proposals should have a location, scale and form which create a positive and complementary relationship with the surrounding development.

7.2.3 Furthermore, the proposal is contrary to Local Plan Policy ENV2 and LP22 of the Proposed Submission Local Plan 2017 which ensures that proposals respect the density and landscape of the surrounding area and are of a scale and massing that relate sympathetically to the nearby development. It is considered that this proposal ignores these two key policy guidelines and should be recommended refusal for its lack of compliance. The scheme is such that no amendments could be sought to rectify this position as it is the principle of this form of development has been judged unacceptable.

7.3 Highways

7.3.1 The scheme proposes to utilise an access belonging to Number 9, with the existing access being relocated to the front of the property. The scheme includes turning and parking in line with Local Plan Policy COM7 and COM8 and Policy LP17 of the Proposed Submission Local Plan 2017; as such the Local Highway Authority have raised no objections with the scheme.

7.4 Residential Amenity

7.4.1 The scheme is located close to the neighbouring boundaries of two properties, Number 9 to the NE and Number 7 to the SW. Both neighbouring properties are two-storey, with this proposal comprising a 4.5m high single-storey dwelling. The proposal is generally in-line with the front elevations of the neighbouring properties and would not have an overbearing impact on the existing residents nearby. The only side facing window is a high cill-level living room window that will overlook the existing boundary fencing between the proposed dwelling and Number 7. The

proposal will also have a minimal overlooking impact by virtue of its size and position. The proposal is deemed to be compliant with Policies ENV2 and LP22.

7.5 Other Material Matters

- 7.5.1 The proposal has included a minimal level of additional planting, although the boundary hedging is to be retained.
- 7.5.2 Under Local Plan policy ENV7 this application is required to protect biodiversity and geological value of land and buildings, and minimise harm to or loss of environmental features such as hedgerows and trees. The application is unlikely to impact upon any trees or biodiversity in the area. In order to safeguard future biodiversity, a condition could be applied to a permission to ensure biodiversity enhancements are implemented within the site. The application is considered to comply with Local Plan policy ENV7 in this regard.
- 7.5.3 The site is located at a low risk area of flooding and as such a Flood Risk Assessment was not required. A condition could be placed on any approval to ensure the submission of a surface and foul water drainage scheme for consideration by the Local Planning Authority.

7.6 Planning Balance

- 7.6.1 The proposal would provide the following benefits:- the provision of one additional residential dwelling to the district's housing stock which would be built to modern, sustainable building standards and the positive contribution to the local and wider economy in the short term through construction work.
- 7.6.2 However, it is considered that the proposal would be significantly out of character with the established pattern of development along Staples Lane. The proposal neither respects the density of the surrounding area nor matches the built character of the adjacent dwellings, mainly comprised of two-storey semi-detached pairs. The dwelling would appear cramped, would have an incongruous appearance in the street-scene, and would harm the visual cohesion that exists along this road.
- 7.6.3 The application is therefore considered to be contrary to this proposal is in conflict with Local Plan policies ENV1 and ENV2 of the East Cambridgeshire Local Plan 2015 and Policy LP22 and LP28 Proposed Submission Local Plan 2017

<u>Background Documents</u>	<u>Location</u>	<u>Contact Officer(s)</u>
17/01555/FUL	Oli Haydon Room No. 011 The Grange	Oli Haydon Planning Officer 01353 665555
17/00728/FUL	Ely	oli.haydon@eastca mbs.gov.uk

National Planning Policy Framework -

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

East Cambridgeshire Local Plan 2015 -

<http://www.eastcamb.gov.uk/sites/default/files/Local%20Plan%20April%202015%20-%20front%20cover%20and%20inside%20front%20cover.pdf>