
MAIN CASE

Reference No: 18/01301/OUT

Proposal: Proposed detached chalet bungalow, parking, access and associated site works

Site Address: Site North West Of Cheveley Lodge Cheveley Park Cheveley Suffolk

Applicant: J R & R J Wade

Case Officer: Catherine Looper, Planning Officer

Parish: Cheveley

Ward: Cheveley
Ward Councillor/s: Councillor Peter Cresswell
Councillor Mathew Shuter

Date Received: 10 October 2018 **Expiry Date:** 05/04/2019

[T237]

1.0 **RECOMMENDATION**

1.1 Members are recommended to Refuse the application for the following reasons:

1. Policy ENV7 of the East Cambridgeshire Local Plan 2015 requires proposals to minimise harm to or loss of environmental features such as hedgerows and trees. Policy ENV1 of the Local Plan 2015 also requires new development to ensure that it can provide positive, complementary relationships with existing development, and protect, conserve and where possible enhance the pattern of distinctive historic and traditional landscape features such as woodland trees. The introduction of a dwelling in this location would result in the need for regular pruning in order to accommodate the proposed dwelling, which in addition to inconvenience, would render the trees unsightly. These trees do not form part of the application site or fall under the ownership of the applicant, and therefore it is unreasonable to expect the owner to manage these trees in a way which would allow the proposed development. This would also impact on the amenity of future occupiers through issues such as shading, honey dew, leaf fall and branches making contact with the proposed dwelling, which would create pressure to remove the trees in the future. The proposal is therefore contrary to policies ENV1 and ENV7 of the Local Plan 2015.
2. The proposal would have an overly cramped appearance and an overdevelopment of the site due to its scale and proximity to the boundaries

of the site. The proposal would be out of keeping with the appearance of the area, and is positioned on a narrow site which does not appear to warrant residential development. The application is contrary to Policy ENV2 of the Local Plan 2015 and the Design Guide.

2.0 SUMMARY OF APPLICATION

- 2.1 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.**
- 2.2 The application seeks outline consent for the construction of a single dwelling. The matters to be considered at this stage are access and scale. All other matters would be considered as part of a reserved matters application.
- 2.3 The application has been called into Planning Committee by Councillor Shuter due to the unique situation and nature of Cheveley Park.

3.0 PLANNING HISTORY

- 3.1 No relevant planning history.

4.0 THE SITE AND ITS ENVIRONMENT

- 4.1 The site is located approximately 1 mile outside the defined settlement boundary within a cluster of historic dwellings at the edge of Cheveley Park. The site is currently an area of grass with a garage and hedging.

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.

Parish - The Parish Council's only concern is for one of its street lights which is located in the vicinity. If it is necessary to move it, or it is damaged in any way by the construction, then the PC should be informed.

Ward Councillors - No Comments Received

Local Highways Authority - The Highways Authority have no objections in principal to this application.

CCC Growth & Development - No Comments Received

Conservation Officer - No Comments Received

Waste Strategy (ECDC) - No objections raised. Standard informatives recommended.

ECDC Trees Team - I agree that the root ingress into the site under the wall is likely to be reduced, but the extent of this would depend largely on the depth of the walls footings which would need to be greater than 1metre in depth to completely block trees roots from ingress into the site.

It should also be noted that the proposal does not allow for the future growth of the trees which are likely to cause issues with shading, honey dew, leaves blocking gutters as well as branches making physical contact with the structure.

The neighbouring trees are species that will develop into large tall specimens and should be allowed the room to do this, as they will form a significant part of the future landscape.

5.2 Neighbours – A site notice was posted on 12th November 2018 and an advert was placed in the Cambridge Evening News. Five neighbouring properties were notified by post and the responses received are summarised below. A full copy of the responses are available on the Council’s website.

- The setting of Cheveley Lodge and the properties opposite is special in characteristics and appearance. The proposal would be cramped and cause harm to the character of the area.
- There is a Grade II Listed property at the entrance to the site.
- The site is located closely to stallion paddocks and would cause impacts to the health of the horses.

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
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 2019

- 2 Achieving sustainable development
- 6 Building a strong competitive economy
- 7 Ensuring the vitality of town centres

7.0 PLANNING COMMENTS

- 7.1 The main issues to consider when determining this application relate to the principle of development, the impact upon character and appearance of the area, residential amenity, highways safety and other matters.
- 7.2 Principle of Development
- 7.3 The application site lies outside of the defined development boundary. The development of the site for housing would therefore conflict with policy GROWTH 2 of the East Cambridgeshire Local Plan 2015 which seeks to focus new housing development within defined settlement boundaries. However, as the council cannot currently demonstrate a five year land supply for housing, policy GROWTH 2 cannot be considered up to date in so far as it relates to supply of housing land.
- 7.4 Paragraph 78 of the NPPF states that isolated new homes in the countryside should be avoided unless there are special circumstances. This site is located within an existing cluster of residential dwellings and is therefore not considered to be isolated in its location. The NPPF supports sustainable development in rural areas where proposals will enhance or maintain the vitality of rural communities. The proposal provides an additional dwelling to the district's housing stock and would also be beneficial to the economy in the short term through the construction stage. In accordance with the presumption in favour of sustainable development permission should be granted unless there are any adverse impacts in doing so which would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF taken as a whole.
- 7.5 Residential Amenity
- 7.6 Policy ENV2 of the East Cambridgeshire Local Plan 2015 requires proposals to ensure that there are no significantly detrimental effects on the residential amenity of nearby occupiers. The full impact on residential amenity would be considered at a reserved matters stage as the full details of the proposal are not included in this application. However, given the distance between the site and neighbouring properties, it is considered that appropriate measures could be taken to prevent impacts to neighbouring occupiers. With regard to the amenity of future occupiers, the application states that private amenity space in excess of 100sqm is provided, however this would be overshadowed by the significant line of mature trees along the western boundary and the resulting level of overshadowing would be unacceptable.
- 7.7 Visual Amenity
- 7.8 In terms of visual amenity, policy ENV2 of the Local Plan 2015 requires proposals to ensure that location, layout, scale, form, massing, materials and colour relate sympathetically to the surrounding area and each other. The site is narrow, at approximately 12m at its widest points, and narrows into a point to the south. The full details of appearance cannot be considered at this stage, however the scale is considered.

- 7.9 The proposed development would appear cramped and appear as an overdevelopment of the site within the street scene by virtue of its proximity to the site boundaries and adjacent dwellings, to the detriment of the character and appearance of the area. The site is currently garden land and bordered by a brick wall and hedging. The land has the appearance of open space which does not warrant residential development on such a narrow site. The siting of the proposed development is considered to be inappropriate for its setting and will appear out of keeping with the distinctive traditional pattern of development in this area. It will appear cramped and visually discordant in the street scene. This will result in a poor relationship with the adjacent properties and overdevelopment of the site.
- 7.10 Highways
- 7.11 The Local Highways Authority has been consulted regarding the application and have raised no objection to the principal of the application. The site would utilise an existing access and shared driveway. The proposal includes the provision of two spaces for the parking of vehicles and this is considered to comply with policy COM8 of the Local Plan 2015.
- 7.12 Trees
- 7.13 Under policy ENV7 of the Local Plan 2015, there is a requirement to protect biodiversity and geological value of land and buildings, and minimise harm to or loss of environmental features such as hedgerows and trees. Policy ENV1 of the Local Plan 2015 also requires this application to ensure that it can provide positive, complementary relationships with existing development, and protect, conserve and where possible enhance the pattern of distinctive historic and traditional landscape features such as woodland and trees.
- 7.14 The applicant has submitted a Tree Survey which identifies that there are several trees at the site which are in close proximity to the proposed dwelling and private amenity space. The Council's Trees Officer has reviewed the information and has advised that these trees would require regular pruning in order to accommodate the proposed dwelling, which in addition to inconvenience, would render the trees unsightly. These trees do not form part of the application site or fall under the ownership of the applicant, and therefore it is unreasonable to expect the owner to manage these trees in a way which would allow the proposed development. This would also impact on the amenity of future occupiers through issues such as shading, honey dew, leaf fall and branches making contact with the proposed dwelling, which would create pressure to remove the trees in the future. The Trees Officer has identified that these trees are of a species which would develop into large, tall specimens and would form a significant part of the future landscape, and therefore it is considered that the potential loss of these trees in the future would cause harm to the visual appearance and character of the area.
- 7.15 Planning Balance
- 7.16 On balance the application would provide one additional house to the District's housing stock in a location that is not physically isolated and is within an existing cluster of residential development. However, the proposal would appear cramped

and overdeveloped, on a site which does not lend itself to residential development and would be harmful to the character and appearance of the area. The visual harm of the cramped proposal combined with the future impacts to the amenity of occupiers from the close proximity to adjacent trees is considered to outweigh the benefit of the provision of one dwelling. The application is therefore recommended for refusal.

<u>Background Documents</u>	<u>Location</u>	<u>Contact Officer(s)</u>
18/01301/OUT	Catherine Looper Room No. 011 The Grange Ely	Catherine Looper Planning Officer 01353 665555 catherine.looper@eastcambs.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.eastcambs.gov.uk/sites/default/files/Local%20Plan%20April%202015%20-%20front%20cover%20and%20inside%20front%20cover.pdf>