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**MAIN CASE**

Proposal:                                  Erection of two detached dwellings

Location:                                 Land Between 10 And 12 Gravel End Coveney Cambridgeshire

Applicant:                                Mr & Mrs A. Kerridge

Agent:                                      HPN Ltd

Reference No:                            10/01036/FUL

Case Officer:                            Yvette Mooney

Parish:                                    Coveney  
   Ward:        Downham Villages  
   Ward Councillor/s:   Councillor Anna Bailey  
   Councillor Tony Goodge

Date Received:    29 December 2010      Expiry Date:    23 February 2011

[K331]

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1.0    **EXECUTIVE SUMMARY**

- 1.1    This application seeks planning permission for the construction of two 1½-storey detached dwellings at land between No.10 and No.12 Gravel End, Coveney.
- 1.2    The site is located within the Development Envelope of Coveney and the principle of development on the site is therefore acceptable provided all material planning matters can be satisfied. The main issues to consider when determining this application relate to form, character, visual and residential amenity and the impact of the proposal on the street scene.
- 1.3    The majority of issues have been addressed satisfactorily, however the neighbours have raised concerns relating to density, over development of the plot and the impact of the proposal on the street scene and residential amenity. Amended plans have been submitted throughout the course of this application, which have redesigned Plot 1 (the dwelling on the left) to make it smaller, set it into the ground to reduce the visual impact and repositioned the single storey rear extension away from the boundary of No.12 Gravel End. Further amendments have included a reduction in the size of the application site and other minor revisions to satisfy concerns raised by County Highways.
- 1.4    The proposal involves appropriate contributions towards Public Open Space, Community and Infrastructure through a Section 106 Legal Agreement.

1.5 The proposed scheme represents a relatively sympathetic development, which would not have an unreasonable adverse impact on either visual or residential amenity, is in keeping with the surrounding development along Gravel End and on balance is therefore recommended for approval.

1.6 The application has been referred to Planning Committee, following a request by Councillor Anna Bailey.

1.7 **A site visit has been arranged for 10:55am prior to the meeting.**

## 2.0 **THE APPLICATION**

2.1 This application seeks full planning permission for two detached 1½-storey dwellings, which would infill the gap between No.10 and No.12 Gravel End, Coveney. The new dwellings would be set back from the main road by approximately 6m, in line with the neighbouring properties.

2.2 Plot 1 (the dwelling on the left) would measure 6.9m to the ridge and 3.5m to the eaves. Dormer windows would be positioned within the pitched roof at the front and rear. A single storey rear extension, which would measure 2.5m to the eaves and 5.5m to the ridge of the pitched roof, would be positioned away from the boundary of No.12 by 4m at the closest point. The side elevation of the main element of the new property would be set away from No.12 Gravel End by 2m at the closest point.

2.3 Plot 2 (the dwelling on the right) would measure 8.2m to the ridge and 3.5m to the eaves. The new dwelling would be positioned in line with No.10 Gravel End, with a gap of approximately 2m between the two properties.

## 3.0 **THE APPLICANT'S CASE**

3.1 The applicant's case as set out in the Design and Access Statement can be viewed online on the ECDC Public Access. <http://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=externalDocuments&keyVal=LDXJ2HGG55000>. Alternatively, it can be viewed on the application file.

## 4.0 **THE SITE AND ITS ENVIRONMENT**

4.1 The application site is located within the Development Envelope of Coveney and includes an overgrown field, which fronts onto Gravel End and backs onto open countryside. An Ash and a Yew tree, which are in the ownership of County Highways, are positioned along the front boundary of the site. The application site, as submitted, measures approximately 830 square metres. The application site, excluding land belonging to County Highways, measures approximately 740 square metres.

4.2 Development in the immediate vicinity includes a mix of bungalows and 1½-storey dwellings. The properties along this part of Gravel End are for the most part set back from the road, with open fronted gardens.

## 5.0 **PLANNING HISTORY**

### 5.1

10/00592/FUL	Erection of two detached two storey dwellings	Refused	06.09.2010
09/00653/RMA	Approval of Reserved Matters for Ref 06/00869/OUT permitted 14/09/2006 - Detached house and garage	Approved	03.11.2009
06/00869/OUT	Outline for detached house and garage.	Approved	14.09.2006
05/01355/FUL	Detached house with integral garage.	Refused	21.04.2006

## 6.0 **REPLIES TO CONSULTATIONS**

6.1 NEIGHBOURS: 5 letters of objection received from the occupants of No.10 Gravel End, No.12 Gravel End, No.1 Gravel End, No.2 Gravel End and 49 Main Street, Coveney. Four of these objections were received prior to the submission of amended plans. In summary, the main issues raised relate to:

- Overdevelopment of the site/ density
- Adverse impact on street scene – too tall, out of keeping with surrounding development, cramped form of development
- Adverse impact on residential amenity – overbearing
- Application site extends over land belonging to County Highways

6.2 PARISH COUNCIL: In response to amended plans - *The parish Council would like clarification on the question of the density of the development – does the assessment take into account the actual plot size and not include the land that belongs to County Highways. The Parish Council remains concerned about how the development will fit in to the street scene, for example, how does the 2m difference in height between the higher property and the already existing neighbour fit together?*

6.3 WARD COUNCILLOR: Councillor Anna Bailey requested the application to go before the Planning Committee.

6.4 DRAINAGE BOARD: No objections

6.5 ENVIRONMENTAL HEALTH: No objections. Recommend standard conditions relating to contamination.

6.6 COUNTY HIGHWAYS: No objections to the revised plans. Recommend conditions.

6.7 TREE OFFICER: Has not yet had a chance to respond to the Arboricultural Report submitted with the application. Members will be updated at Planning Committee.

## 7.0 **THE PLANNING POLICY CONTEXT**

### 7.1 **East Cambridgeshire Core Strategy 2009**

CS1	Spatial Strategy
CS2	Housing
CS7	Infrastructure
S4	Developer contribution
S7	Parking provision
EN1	Landscape and settlement character
EN2	Design
EN6	Biodiversity and geology
H2	Density

### 7.2 **National Planning Policy**

PPS1	Delivering Sustainable Development
PPS3	Housing

## 8.0 **PLANNING COMMENTS**

8.1 The site is located within the Development Envelope of Coveney, which is designated as a 'Smaller Village' within the Core Strategy Development Plan, 2009, where growth is restricted and limited to up to two dwellings. The principle of development on this site is therefore acceptable provided all material planning matters can be met. The main issues to consider when determining this application relate to form, character, visual and residential amenity, impact of the proposal on the street scene, trees, highway safety and parking provision.

### 8.2 *Design*

In terms of design, size and scale the proposed development is considered to be in keeping with the surrounding area, which comprises a mix of bungalows and 1½-storey dwellings. The proposed dwellings follow a traditional formula, are relatively well designed and would not detract from the street scene. With a total floor area of approximately 175 square metres (Plot 2) and 140 square metres (Plot 1) square metres, the proposed dwellings are not considered excessive in size.

8.3 In summary, concerns raised by the Ward Councillor, Parish Council and neighbours relate to:

- Density/ Overdevelopment of the site
- Adverse impact on street scene – too tall, out of keeping with surrounding development, cramped form of development
- Adverse impact on residential amenity – overbearing
- Application site extends over land belonging to County Highways

### 8.4 *Density/ Overdevelopment of the Site*

The density of the proposed application site equates to approximately 24 dwellings per hectare. The net density of the site, excluding land at the front that belongs to County

Highways, equates to approximately 27 dwellings per hectare. This is below the threshold outlined in Policy H2 of the Core Strategy, which recommends an average density of 30 dwellings per hectare. The low density of the proposed scheme is considered to be in keeping with the surrounding low density of the area. Sufficient onsite parking and private amenity space is provided. The proposal is therefore not considered to represent overdevelopment of the site.

#### 8.5 *Street Scene*

In terms of the impact of the proposal on the street scene, the proposed dwellings would not be much taller than the adjoining dwellings. Both of the neighbouring properties measure approximately 7m to the ridge. Plot 1 would measure 6.9m to the ridge and Plot 2 would measure 8.2m to the ridge. These minor differences in roof heights would add variety and visual interest to the street scene. The proposed dwellings would be set back from the road, with gaps in excess of a metre between each property to ensure that they do not appear cramped and crowded in the street scene. In order to ensure the retention of the open and rural character of the site, a condition that removes the owners permitted development rights to build walls, fences or other enclosures at the front of the property is recommended.

#### 8.6 *Residential Amenity*

The proposed dwellings are positioned in line with the existing development to ensure that they would not directly overlook any private amenity space. Plot 1, which is the smaller of the two dwellings, would not project any further than No.12 at the rear. Both No.12 and Plot 1 would be positioned at slight angles to each other, with the main body of Plot 1 positioned 2m from the side elevation of No.12 at the closest point and the new single storey rear extension of Plot 1 positioned 4m from the side elevation of No.12 at the closest point. Although it would appear that there is a window belonging to primary use living space within the side elevation of the single storey rear extension of No.12, the separation distances between the existing and proposed development are such that the impact would not be unreasonable. Plot 2 would not have an overbearing impact on No.10. In order to further protect the residential amenity of the neighbours and control any further development within the site, a condition that removes PD Rights relating to additional extensions etc. is recommended. For these reasons the proposed scheme would not have an unreasonable impact on the residential amenity of future occupiers or neighbouring properties.

#### 8.7 *Application Site/ Land Ownership*

Land ownership is not a material planning matter and the fact that the applicant has included land belonging to County Highways within the application site does not mean that the plans are incorrect. Furthermore, County Highways have no objections to the proposed scheme.

#### 8.8 *Trees/ Landscaping*

A tree survey was submitted with the application. The Tree Officer has not yet had a chance to respond to the information submitted. Members will be updated at Planning Committee.

#### 8.9 *Contributions*

In accordance with Policies S4 and CS7 of the Core Strategy, the applicant has agreed to pay the appropriate contributions through a Section 106 Legal Agreement.

## 8.10 *Summary*

In terms of design, size, scale and proportions the proposal represents a relatively well-designed scheme, which is considered to be in keeping with the surrounding development and street scene. The proposed development would not raise any adverse issues relating to either visual or residential amenity, or introduce any elements detrimental to highway safety that cannot be addressed by suitable conditions. The proposal complies with the relevant Policies and is therefore recommended for approval.

## 9.0 **RECOMMENDATION: APPROVE**

- 1 The development hereby permitted shall be commenced within 3 years of the date of this permission.
- 1 REASON: To comply with Section 91 of the Town and Country Planning Act 1990, as amended.
- 2 The materials to be used in the construction of the external surfaces of the development hereby permitted shall be those specified on the application form. No additional or alternative materials shall be used unless otherwise agreed in writing by the Local Planning Authority.
- 2 REASON: To safeguard the character and appearance of the area, in accordance with policy EN2 of the East Cambridgeshire Core Strategy 2009.
- 3 The access shall be a minimum width of 5m, for a minimum distance of 10m measured from the near edge of the highway carriageway.
- 3 REASON: In the interests of highway safety, in accordance with policies S6 and S7 of the East Cambridgeshire Core Strategy 2009.
- 4 Prior to the commencement of development the vehicular access where it crosses the public highway shall be laid out and constructed in accordance with the Cambridgeshire County Council construction specification
- 4 REASON: In the interests of highway safety, in accordance with policies S6 and S7 of the East Cambridgeshire Core Strategy 2009.
- 5 Prior to the first occupation of the development sufficient space shall be provided within the site to enable vehicles to enter, turn and leave the site in forward gear and to park clear of the public highway. The area shall be levelled, surfaced and drained and thereafter retained for that specific use.
- 5 REASON: In the interests of highway safety, in accordance with policies S6 and S7 of the East Cambridgeshire Core Strategy 2009.
- 6 Prior to first occupation, off site works to remove brambles and clear all foliage between 0.6m and 2m in height from the highway verge across the frontage of the site shall be completed to the written satisfaction of the LPA in consultation with the Local Highway

Authority. Tree trunks can remain within the 0.6m - 2m band, but any side growth must be removed.

- 6 REASON: In the interests of highway safety, in accordance with policies S6 and S7 of the East Cambridgeshire Core Strategy 2009.
- 7 No development shall take place until an investigation and risk assessment of the nature and extent of any contamination on the site, whether or not it originates on the site, has been undertaken. The investigation and risk assessment must be undertaken by competent persons, and a written report of the findings must be submitted to and approved in writing by the Local Planning Authority. The report of the findings must include:
- (i) A survey of the extent, scale and nature of contamination;
  - (ii) An assessment of the potential risks to: human health  
property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes;  
adjoining land;  
ground waters and surface waters; ecological systems;  
archaeological sites and ancient monuments;
  - (iii) An appraisal of remedial options, and proposal of the preferred option(s).  
This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'. Any remediation works proposed shall be carried out in accordance with the approved details before any development takes place.
- 7 REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policy EN8 of the East Cambridgeshire Core Strategy 2009.
- 8 In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing to the Local Planning Authority within 24 hours. An investigation and risk assessment must be undertaken and approved in writing by the Local Planning Authority. Where remediation is necessary, a remediation scheme must be submitted to and approved in writing by the Local Planning Authority. The necessary remediation works shall be undertaken, and following completion of measures identified in the approved remediation scheme a verification report must be prepared, and approved in writing by the Local Planning Authority.
- 8 REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policy EN8 of the East Cambridgeshire Core Strategy 2009.
- 9 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order amending, revoking or re-enacting that Order), the dwelling shall not be extended in any way, and no structures shall be erected within the curtilage of the dwelling.

- 9 REASON: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy EN2 of the East Cambridgeshire Core Strategy 2009.
- 10 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order amending, revoking or re-enacting that Order), no fences, gates or walls shall be erected with the curtilage of the dwellinghouse, which fronts onto a road.
- 10 REASON: To safeguard the rural character and appearance of the area and in the interests of highway safety, in accordance with policies S6, S7 and EN2 of the East Cambridgeshire Core Strategy 2009.
- 11 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected at the rear and of the property. The boundary treatment shall be completed before the occupation of the dwelling. Development shall be carried out in accordance with the approved details.
- 11 REASON: To safeguard the rural character and appearance of the area, in accordance with policy EN2 of the East Cambridgeshire Core Strategy 2009.
- 12 A "no dig" method of driveway construction shall be used in accordance with BS 5837:2005 -Trees in relation to construction - Recommendations.
- 12 REASON: To ensure that the trees on site are adequately protected, to safeguard the character and appearance of the area, in accordance with policies EN1 and EN2 of the East Cambridgeshire Core Strategy 2009.

<b><u>Background Documents</u></b>	<b><u>Location(s)</u></b>	<b><u>Contact Officer(s)</u></b>
Application Files: 10/00592/FUL 09/00653/RMA 06/00869/OUT 05/01355/FUL	Yvette Mooney Room No. 011 The Grange Ely	Yvette Mooney Planning Officer 01353 665555 yvette.mooney@eastcamb.gov.uk
Core Strategy 2009 PPS1 and PPS3		