

## **SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

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**REPORT TO:** Planning Committee

5<sup>th</sup> December 2007

**AUTHOR/S:** Executive Director / Corporate Manager - Planning and Sustainable Communities

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**S/1639/07/F – COTTENHAM**  
**Erection of Dwelling, Conversion and Alteration of Outbuilding**  
**to Provide Second Dwelling**  
**78 High Street for Blues Property**

**Recommendation: Approval**  
**Date for determination: 17<sup>th</sup> October 2007**

**Notes:**

**This Application has been reported to the Planning Committee for determination because the proposal is a departure to the newly adopted plans which require affordable housing and public open space.**

**Departure Application**

**Conservation Area**

**Site and Proposal**

1. Site is part of the garden to No 78 High Street this being on the western side of the High Street at the northern end of the village. The existing dwelling is to the north eastern corner and is a traditional Cottenham Villa which has been extended piecemeal over the years. The dwelling is on the back edge of the pavement. To the south are various outbuildings the front ones being brick built with clay tiles and to the rear of these a range of timber buildings which used to be in commercial use but are now in domestic use.
2. To the south of the site is No 82 a listed thatched roof cottage. This is close to the boundary with the adjacent outbuildings.
3. The rest of the site is laid to lawn with hedging to the rear boundary.

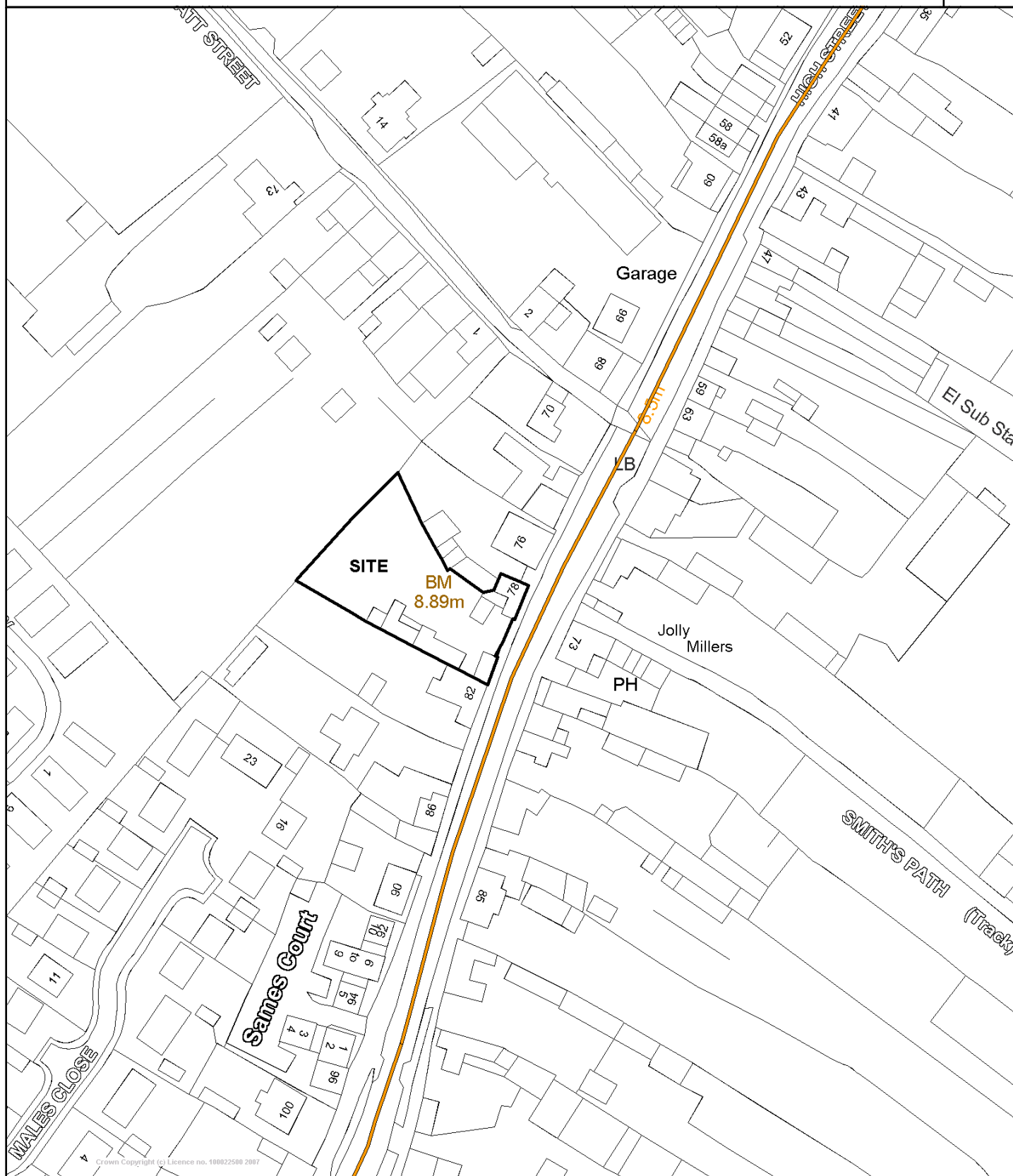
**Planning History**

4. Applications **S/0870/07/CAC** and **S/0879/07/F** withdrawn in June 2007 for a similar proposal.

**Planning Policy**

***Cambridgeshire and Peterborough Structure Plan 2003***

5. **Policy P1/3** relates to sustainable design in built development and requires a high standard of design for all new development which responds to the local character of the built environment.



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Scale 1/1250 Date 20/11/2007

Centre = 545296 E 268294 N

December Planning Committee 2007

## ***Local Development Framework 2007***

### *Core Strategy:*

**ST/3** Previously Developed Land for Housing  
**ST/4** Rural Centres

### *Development Control Policies:*

**DP/1** Sustainable Development  
**DP/2** Design of New development  
**DP/3** Development Criteria  
**DP/7** Development Frameworks  
**HG/1** Density  
**HG/2** Housing Mix  
**HG/3** Affordable Housing  
**CH/4** Development within Setting of Listed Building  
**CH/5** Development within Conservation Areas  
**SF/10** Outdoor Playspace and New Developments  
**NE/8** Groundwater  
**NE/9** Water and Drainage Infrastructure  
**NE/11** Flood Risk  
**TR/2** Car and Cycle Parking Standards

### **Consultations**

6. **Cottenham Parish Council** – Approve.
7. **Local Highway Authority** - Vehicle to Vehicle visibility remains substandard and is unimproved by the proposed layout. New building line to the south further reduces the available visibility to the detriment of highway safety. However if minded to approve, recommend conditions covering visibility splays, manoeuvring area to remain free of obstruction.
8. **Conservation Manager** – No objections subject to materials to be agreed, agreement of bond pattern and coping details to garden walls, rooflights detail to conservation type to be agreed, all windows and doors to be timber.
9. **Environment Agency** - In view of previous site usage a scheme requiring investigation and recording of contamination may be required.

### **Representations**

10. Two letters of objection received from the occupiers of Nos. 82 and 72 High Street, summarised as follows:
  - a) Backland development not in keeping with heritage of village.
  - b) Cars parked on both sides of road in relation to public house opposite lead to increase highway dangers exiting site.
  - c) Flooding occurs on site in prolonged rain spells.
  - d) Loss of view.
  - e) Request 2m high brick wall to north east boundary.

- f) Planning permission refused in 1972.
  - g) Character of village would be affected by intensive building at this point.
  - h) Precedent could be set.
  - i) Detracts from the open nature of the Conservation Area.
  - j) Proposal will dominate the listed building, weatherboarding is reflected on listed building and loss of this on adjacent barns would significantly affect setting.
  - k) Loss of amenity, overbearing and overlooking, view from bedroom window is private but would be lost, loss of light to landing.
11. **Cottenham Village Design Group** – Revised application is a substantial improvement on the previous application. The important outbuildings to the front of the site are retained and successfully incorporated into the new scheme. The setting of the adjacent listed building is protected and the impact on the character of the Conservation Area and street scene is minimised. Support application.

### **AMENDED PLANS**

- 12. **Cottenham Parish Council** - No comments received.
- 13. **Conservation Manager** – Changes to design do not harm overall concept behind this application. Conditions as before.

### **Representations**

- 14. 1 letter received from occupiers of No. 82 High Street stating mismatch in plans in relation to the car port: increased height of building will reduce vista and light leading to significant effect on amenity of No 82 High Street. Also compromise the nature of the Conservation Area and the amenity and setting of the listed building. Window to bedroom three of the barn conversion directly overlooks the garden area of No. 82 High Street.

### **Planning Comments – Key Issues**

- 15. The site is within the village framework of Cottenham which is designated a rural centre where residential development is permitted of unlimited numbers subject to site constraints. The site is within the Conservation Area and adjacent a Grade II listed dwelling. The proposed new dwelling is sited to reflect the linear layout of development in the High Street area. The pattern of development is not unusual in this area. The principle of development is therefore acceptable.
- 16. The proposal seeks to retain the outbuildings by converting and extending to form a separate dwelling. The concerns of the occupiers are noted in relation to the setting of the listed dwelling and conservation area however the Conservation Manager has not raised any objections to the proposal. The loss of weatherboarding is regrettable but in this case its replacement in brick would not look out of place and is often seen in outbuildings in Cottenham.
- 17. The highway concerns are noted. However it is considered that the altered access with a wider drive of 5 metres to allow two way traffic and improved pedestrian visibility splays of 2 metres x 2 metres would not result in adverse highway safety concerns. There is sufficient off street parking for all three dwellings. The additional traffic generated by the development would not adversely impact on the current traffic conditions.

18. The concerns of loss of privacy are also noted but it is considered that given the design of the conversion and new dwelling loss of privacy has been kept to a minimum. The new dwelling faces at right angles so that it overlooks its own garden at a minimum distance of 15 metres from the south west boundary adjacent to the garden of No. 82 High Street. The converted barns do not have many windows to the side elevations, and therefore will not result in a loss of privacy. The window to Bedroom 3 in the Barn Conversion will overlook the garden of No. 82 High Street but not so that it would be adversely detrimental to the amenities of the occupiers.
19. It is considered that the proposal as amended would not significantly affect the amenities of the adjacent neighbours.
20. The mismatch in plans is noted however the plans state that the garage/car port is handed see plan No 5B. This practice is not unusual.
21. This application fails to provide provision for affordable housing or public open space, however the application followed pre-application advice from Officers from 2005 before the adopted policies carried any weight. It would be unreasonable to now require such contributions. The application is not of a sufficient scale or nature to significantly prejudice the implementation of the Development Plan. As such it is not required to be referred to the Secretary of State for determination.

### **Recommendation**

22. Approve as amended by plans no. 1B, 12B, 5B and 8B received on 27<sup>th</sup> September 2007.

### **Conditions**

1. SCA – RCA.
2. SC5a, f, bond pattern and coping of new walls -RC5ai &f.
3. Prior to the occupation of the dwellings hereby permitted the parking and turning spaces as detailed on the approved drawing number 1B shall be constructed and made available for use and shall be retained at all times. (Reason – To ensure that turning and parking facilities are available in the interest of highway safety).
4. The garages of the dwellings hereby permitted shall remain available at all times for the parking of vehicles. (Reason - To ensure parking of vehicles is retained at all times in the interest of highway safety).
5. No further windows or openings shall be formed in the elevations of the dwellings hereby permitted without the express written consent of the Local Planning Authority. (Reason – In the interest of residential amenity).
6. No development shall commence until details of the rooflights to both dwellings shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the approved rooflights shall be installed. (Reason – To ensure appropriate detailing in the Conservation Area).
7. Notwithstanding the provisions of Regulations 3 and Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order), the following classes of development

more particularly described in the Order are expressly prohibited in respect of the property and each unit thereon unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf:-

PART 1, (Development within the curtilage of a dwellinghouse, Classes A, B, C, D, E and H). (Reason - To safeguard the character of the Conservation Area and protect the privacy of adjacent residents).

8. All windows and doors within the development hereby approved shall be constructed of timber. (Reason – Traditional materials are required within Conservation Areas).
9. Contamination investigation and remediation works.

### **Informatives**

1. The granting of a planning permission does not constitute a permission or licence to a developer to carry out any works within, or disturbance of, or interference with, the Public Highway, and that a separate permission must be sought from the Highway Authority for such works.
2. The developer should contact the Highway Authority, or its Agent, to arrange construction of any works within, or disturbance of, or interference with, the Public Highway, and that all costs associated with such works shall be borne by the Developer.
3. The Developer will neither be permitted to drain roof water over the public highway, nor across it in a surface channel, but must make arrangements to install a piped drainage connection.
4. That no window nor door will be allowed to open over a highway, and no foundation nor footing for the structure will be allowed to encroach under the Public Highway.
5. See attached Environment Agency Advice.

### **Reasons for Approval**

1. The development is considered generally to accord with the Development Plan and particularly the following policies:
  - **South Cambridgeshire Local Development Framework (LDF) adopted January 2007**
    - **Core Strategy**
      - ST/3** (Previously Developed Land for Housing)
      - ST/4** (Rural Centres)
    - **Development Control Policies**
      - DP/1** (Sustainable Development)
      - DP/2** (Design of New development)
      - DP/3** (Development Criteria)
      - HG/1** (Density)
      - CH/4** (Development within Setting of Listed Building)
      - CH/5** (Development within Conservation Areas)

- **Cambridgeshire and Peterborough Structure Plan 2003:**  
**P1/3** (Sustainable Design in the Built Environment)
2. The development is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
- Residential amenity
  - Traffic
  - Drainage/flooding
  - Impact on Conservation Area and adjacent listed building

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

- South Cambridgeshire Local Development Framework Core Strategy (adopted January 2007)
- Cambridgeshire and Peterborough Structure Plan 2003
- Planning files Ref: S/0879/07/F, S/0870/07/CAC and S/1639/07/F

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