

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee
AUTHOR/S: Planning and New Communities

9 January 2013

S/1896/12/FL - BARRINGTON
Dwelling (Revised Design S/1609/10) at Land to the rear of 36 High Street Barrington
for Mr C. Taylor
Recommendation: Approval

Date for Determination: 14 January 2013

Notes:

This application has been reported to the Planning Committee for determination as the officer recommendation conflicts with the recommendation of Barrington Parish Council

Conservation Area

To be presented to the Committee by Saffron Garner

Site and Proposal

1. The application site is land to the North (rear) of the Guildhall, a Grade II listed dwelling which faces the Green. The land falls within both the Barrington Conservation Area and the Protected Village Amenity Area (PVAA). There is an existing vehicle access serving the Guildhall on the West side of the frontage with a late 20th Century detached carport and area of hardstanding, as well as a privy on the East side of the Guildhall. The rear garden and land behind the existing dwelling is heavily wooded. There are neighbouring dwellings fairly close to the Western boundary of the site for its full depth, and one dwelling adjacent to the Eastern side boundary set back from the building line created by the Guildhall by approximately 20 metres.
2. The proposed development is a the erection of a detached dwelling on land to the rear (North) of the dwelling known as The Guildhall including the construction of a pedestrian path from the existing vehicular access and parking area for The Guildhall to the new dwelling. The vehicular access and parking area would be shared by both properties. This scheme is a revised design to an earlier approval that proposes a first floor extension to create an additional bedroom, an increased ground floor workshop/utility room and a revised hardstanding and storage building. There are also minor changes to the fenestration and elevational treatment.

Relevant Planning History

3. S/1609/10 - saw the approval of a new ecological dwelling. This was approved subject to condition at Planning Committee in December 2010.
4. S/1455/09/F – Planning permission was refused for the erection of an Ecological Dwelling, Carport and Store with New Access at Land to the North of 36 High Street, Barrington, on the grounds of impact on the character and setting of the Listed Building (The Old Guildhall), the Conservation Area and the special character of the

PVAA and because it failed to make sufficient provision for the additional burden the development would place on open space within the village.

5. An appeal against the refusal was dismissed by a planning inspector in April 2010, although the grounds on which he dismissed the appeal were more limited than those given by the Local Planning Authority (LPA) in its original reasons for refusal.
6. S/0613/09/F – Planning permission was refused for largely the same development as proposed in the S/1455/09 application on the same grounds as above and in addition because it was considered that the application failed to adequately consider the impact of the development upon the biodiversity value of the site.

Policies

South Cambridgeshire Local Development Framework (LDF) adopted January 2007.

7. **ST/6** - Infill Village
DP/2 – Design of New Development
DP/3 – Development Criteria
DP/7 – Village Frameworks
HG/1 – Housing Density
NE/1 – Energy Efficiency
NE/6 – Biodiversity
NE/9 - Water Drainage and Infrastructure
CH/4 – Development within the Curtilage or Setting of a Listed Building
CH/5 – Conservation Areas
CH/6 – Protected Village Amenity Areas (Combined with Local Plan 2004 Policy SE10)
SF/10 - Outdoor Playspace, Informal Open Space, and New Developments
SF/11 – Open Space Standards
TR/2 - Car and Cycle Parking Standards

Consultations by South Cambridgeshire District Council as Local Planning Authority

8. **Barrington Parish Council** – recommends refusal on the following grounds:
 - Impact on residential amenity, namely 34 High Street and 9 Back Lane
 - Impact on the Conservation Area and PVAA;
 - Added bulk will make the development more prominent
 - Car parking provision and access;
 - Allows for a greater number of vehicles
 - sufficiently different to the application dealt with by the Planning Inspector (S1455/09/F)
9. **Conservation Manager** – Follows pre-approval following Inspectors lead. Increase in height to single storey element minimal impact on the setting of the Listed Building on Inspector basis. Some concern regarding the increase in width of the access path from 1.3 m to 1.5m. Concern regarding the intensification of the parking area and the new building adjacent the listed building and the impact on the surrounding protected trees. The application is recommended for refusal based on the changes to the hard standing area adjacent the listed building and the modern bin store structure. Recommend refusal unless these parts are omitted from the scheme.
10. **Trees Officer** – does not object to the development, but comments that tree protection is in place prior to development commencing and that the development of the bin store is subject to conditions requiring no dig detailing.

11. **Local Highway Authority** - No objections, but request access is a minimum 3 metres wide and dimensions are shown for parking spaces. Additionally informatives should be included to ensure no work takes place in the Highway without consent, and public utility apparatus is appropriately protected.
12. **Environmental Health Manager** - raises no objection from a noise and environmental pollution viewpoint.

Representations by members of the public

13. Two letters of objection have been received from owners/occupiers of the properties at 34 High Street and 4C West Green regarding the following issues:
 - Harm to the setting of the Listed Old Guildhall and the Conservation Area;
 - Harmful impact on the Protected Village Amenity Area;
 - Impact on trees on site;
 - Inappropriate design;

Planning Comments

14. The main planning considerations in this case are the principle of the development, the impact on the setting of the Listed Building, Conservation Area and PVAA, Parking and Highway Safety, Ecology, Trees, Residential Amenity and Public Open Space provision.

Principle

15. Given the history of the application site the principle of the development is considered to be acceptable. Additionally the site is located within Barrington's Development Framework there is a general presumption in favour of residential development in this location, although given the site's location within the PVAA, Conservation Area and proximity to the Grade II Listed Building, the scheme for the dwelling has also had to address those constraints.

Impact upon Setting of Conservation Area, Listed Building and PVAA

16. In the consideration of previous applications, the LPA has taken the view that the proposed dwelling is within the setting of the Listed Building and that it, as well as a permanent vehicle access to the East side of the existing house, would have a harmful impact on that setting as well as the character and appearance of the Conservation Area, by providing a built form that would enclose the structure to the side and rear and providing a hard backdrop at odds with the current large, broadly treed setting. In addition, the LPA's view has been that the erection of any dwelling in the location proposed would erode the special tranquil, landscape character area that the PVAA is intended to protect by introducing a built form and associated traffic and other domestic activities into this currently undeveloped area.
17. However, in coming to a decision on the appeal against the most recent refusal of planning permission, a planning inspector took the view that the dwelling itself would not cause any significant harm to the setting of the Listed Building or the PVAA. This decision is considered to have material weight in the consideration of this similar proposal. Nonetheless, the inspector dismissed the appeal on the grounds that the creation of a new vehicle access to the East side of the Listed Building *would* harm the setting of the Listed Building as well as the character and appearance of the Conservation Area and the visual amenity of the area, contrary to the purposes of designating the site a PVAA.

18. As a result of this decision, the application has been resubmitted, once under S/1609/10 and again under this proposal. In both schemes the previously proposed permanent access to the East of the house is removed and a proposal to share the existing access and parking area for the Guildhall with the new dwelling has been considered acceptable. This would necessitate the removal of a lean-to element on the existing carport. A pedestrian path would lead from that parking area on the West side of the Guildhall to the new dwelling. The new access and parking arrangements under S/1609/10 as well as the proposed pedestrian path were considered to be acceptable in principle in terms of their impact on the setting of the Listed Building, character and appearance of the Conservation Area and PVAA but will still need to be covered by condition for additional planted screening to ensure the acceptability of the scheme in the long term.
19. Under the revised scheme the change to the hardstanding and the introduction of a modern storage building for bins, cycles and meters are considered to be harmful to the wider setting of the Listed Building and therefore discussion with the applicant has led to the agreement that this element of the application be removed. The arrangement agreed in the earlier scheme will remain in place.
20. In light of the planning inspector's decision on the impacts of the proposed dwelling, it is recommended that the house be considered to be acceptable in terms of its impact on the setting of the Listed Building, Conservation Area and PVAA subject to conditions regarding the following matters:
- Details of landscaping scheme and its permanent retention;
 - Restrictions on additional boundary treatments or alteration to existing boundaries;
 - Restrictions on any additional access or alterations to the approved access;
 - Restrictions on alterations to hard surfacing other than as approved;
 - Removal of Permitted development rights for fencing, dormer windows, porches and new openings and alterations to openings;
 - Details of hard surfacing and boundaries including path and edgings and details of any alterations to existing boundaries;
 - Samples of materials for external surfaces;
 - Details of windows, doors, screens, eaves, verge, rooflight, canopy, to comprise 1:20 elevations and 1:5 sections;
 - Details of the extent and details of alterations to existing garage and lean-to.
19. The proposed development is therefore considered to be acceptable in terms of its impact on the setting of the Listed Building, the character and appearance of the Conservation Area and the visual amenity of the PVAA.
20. Additionally the comments of the Tree Officer are noted. The impact of the development is not considered to have an adverse impact on the retention of the trees on site and therefore the site further protected aesthetically and ecologically.

Residential Amenity

21. The proposed dwelling would be some 35 metres from the nearest dwelling and under the earlier application S/1609/10 it was not considered the built development would have any significant impact on the amenity of neighbouring residential properties. The first floor windows in the proposed property would not directly face neighbouring properties and it is not considered that there would be any significant overlooking of neighbouring properties. The revised scheme adds a first floor bedroom on what was study/bedroom 2 in the earlier scheme. This introduces roof lights into the new roof slopes facing north and south and no new openings in the

east facing elevation. The new additions do not suggest any new overlooking concerns.

22. The proposed parking and access arrangements, shared with the existing dwelling, are considered to be unlikely to cause any significant disturbance to any of the neighbouring properties. The pedestrian path to the dwelling would pass relatively close to the garden of No. 4b West Green, however given that it would not be used by motorised vehicles; it is considered that it would not cause any significant disturbance likely to affect the residential amenity of that property.
23. The proposed development is therefore considered to be acceptable in terms of its impact on residential amenity.

Parking and highway safety

24. The Highways Authority has previously commented that any shared access should be widened to 3 metres, however given that the existing access is adequate for vehicles to access the parking area, albeit that more cars will use it, it is not considered necessary to widen the access. The gravelled access road to the front is quiet and it is not considered that either the sharing of the existing access or having cars reversing out of the driveway would have any significant impact on highway safety.
25. The proposed arrangements have changed slightly from that of the original scheme proposing a larger area of hardstanding and a storage shelter for bins/cycles. The existing approved scheme provided two parking spaces for the new property and retained the existing two bay car port as well as the hardstanding in front as parking for the Guildhall. Although slightly in excess of the Council's maximum parking standards of 1.5 spaces per dwelling the provision of two spaces was considered to be acceptable and adequate for the likely needs of the property. The remaining car port and driveway parking spaces for the Guildhall were also considered to satisfy the parking needs of the property.
26. The additional parking area (and storage building) as part of the revised scheme was to allow for a better arrangement for the new property, however given the adverse impact it will have on the setting of the Listed Building the applicant has already indicated willingness to remove this part of the proposal from the scheme and refer back to the layout that was approved.

Open Space

27. The 2005 Audit and assessment of need for outdoor play space and informal open space showed that Barrington has a surplus of both sports pitches and play space. It also concluded, however, that the existing main pavilion was in poor condition and required updating.
28. This application increases the number of bedrooms from 3 to 4 and therefore there is a requirement to increase the contribution to open space and community facilities. The applicant submitted a draft Heads of Term with the application and is mindful of the increases.

Conclusion

29. The scheme proposes minimal changes to the approved dwelling under S/1609/10. The main change is that of a first floor addition, however, on balance this is not considered to cause any undue harm to neighbour amenity or on its wider setting. The changes to the fenestration are minor showing only small increases/decreases in window sizes at ground floor. The changes proposed to the ground floor utility/

workshop is also considered to be acceptable. The alteration of the hardstanding and addition of a bin/cycle store close to the listed building are not favoured, however the applicant is willing to remove this element from the application. With this in mind the scheme is considered to be acceptable.

Recommendation

38. Planning Committee approves the application subject to conditions relating to the following would be applied to any such permission:
- a) Time Limit for implementation
 - b) Approved Plans
 - c) Materials to be approved
 - d) Details of windows, doors, screens, rooflights and canopy for the proposed dwelling in the form of 1:20 elevations and 1:5 sections
 - e) Landscaping
 - f) Landscaping implementation and retention
 - g) Method statement for installation of temporary access including tree protection, its use and a timescale for its removal
 - h) Additional details regarding removal of lean-to structure from existing garage
 - i) Details of proposed boundary treatments, restriction on additional boundary treatments and alterations to existing treatments
 - j) Restrictions on any additional access or alterations to the approved access
 - k) Details of proposed hard surfacing and restrictions on alterations to hard surfacing other than as approved
 - l) Removal of Part 1 and Part 2 permitted development rights
 - m) Disposal of spoil from the site
 - n) Scheme for biodiversity enhancement and bird breeding

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

- South Cambridgeshire Local Development Framework Core Strategy DPD 2007
- South Cambridgeshire Local Development Framework Development Control Policies DPD 2007
- South Cambridgeshire Local Development Framework Supplementary Planning Documents: Open Space in New Developments and District Design Guide
- National Planning Policy Framework
- Planning File References: S/1896/12, S/1609/10, S/1455/09

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