

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

6 February 2013

AUTHOR/S: Planning and New Communities Director

**S/2411/12/FL - HASLINGFIELD
Pool house - 21 Church Street, Haslingfield
for Mr & Mrs C Galpin**

Recommendation: Approval

Date for Determination: 6 February 2013

This application has been reported to committee for determination at the request of the Local Member

Conservation Area

Members will visit the site on 5 February 2013

To be presented to the Committee by Rebecca Ward

Site and Proposal

1. The application site is situated on the southern side of Church Street. The front of the existing property is comprised of a two storey Victorian building, with the village shop occupying the ground floor. To the rear a 1980s single storey extension projects into a long and reasonable sized garden.
2. The application site is approximately 0.14 hectares and has a rectangular curtilage. The natural topography of the site sees a gradual rises starting at the rear extension up to the principle rear garden area.
3. The site lies within the designated village framework and conservation area and is bound to the rear by the greenbelt. The other boundaries are adjoined by modern residential properties and their associated curtilages to the north, east and west.
4. The high ground to the rear of the application site can be viewed from the conservation area and the grounds of Grade I listed All Saints Church. However the views from the street scene to this area are intermittent due to line of properties.
5. The application seeks approval of a pool house situated adjacent to the current disused swimming pool, cutting into the site as the ground level continues to rise. As amended by plans dated 16 Jan 2013 the pool house is simple with a pitched roof and openings. Materials for the pool house have yet to be decided on however will be conditioned for further details in any approval.

Planning History

6. None of relevance

Policy

7. South Cambridgeshire Local Development Framework Development Control Policies DPD 2007:

DP/1 Sustainable Development

DP/2 Design of New Development

DP/3 Development Criteria

DP/7 Development Frameworks

CH/4 Development within a curtilage of setting of a listed building

CH/5 Conservation Areas

GB/3 Mitigating the impact of development adjoining the Green Belt.

District Design Guide SPD – adopted March 2010

Development affecting Conservation Areas SPD – adopted Jan 2009

8. **National Planning Policy Framework:** Advises that planning conditions should only be imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other aspects.

Consultation by South Cambridgeshire District Council

9. **Haslingfield Parish Council** recommends refusal with concerns regarding; height and scale of building in relation to the house, siting of the pool house will shade the pool, character and appearance, drainage and flooding, loss of light and overbearing impacts to neighbouring properties. The full comments are contained within the appendix.
10. The **Conservation Officer** notes the roof is too large and dominant and to reduce the pitch and remove skylights to the front elevation of the pool house. The materials used should respect the hierarchy of the buildings. The amended plans follow the advise provided.

Representation

11. 4 letters of representations from neighbours were received along with further comments and correspondence in line with the original submitted documents. These covered the following concerns; height, scale, volume, and material finishes, noise, views from the street scene and grade I listed church, not in keeping with the conservation area, drainage and plumbing, loss of light to garden amenity space, concerns regarding long term plans for the site and noise.
12. 1 letter of representation was received in line with the amended plans and drawings (date stamped 16 January 2013). This covered the following concerns; conditions should be added to any approval to prevent conversion, amended documents make little difference and original comments made previously still stand.

Material Planning considerations

13. The key issues to consider in this instance are the impact upon the character and appearance, neighbour amenity and impacts to the green belt.

Character and Appearance

14. The site falls within the Haslingfield Conservation Area and has detached views to the Grade I listed church. The high ground forming the rear extent of the site can be partially (where the pool house will be situated) viewed from the street scene and the grounds of the grade I listed church depending on where you stand. Due to the indirect views from the churchyard it is considered that the proposal would not have adverse effect upon the curtilage or wider setting of the listed building in line with CH/4 of the LDF. The council's conservation officer does not object on this matter.
15. As the property lies on the edge of the conservation area there is no style unity between the buildings in its immediate locality, for there to be a distinctive local character to which the pool house design could follow. Therefore this simple and practical appearance is deemed appropriate. The exterior materials of the pool house have been yet to be confirmed and can be conditioned on the decision notice for consideration.
16. Along with neighbour and Conservation Officer comments the roof height of the original proposed pool house was considered to be too large and dominant in its location. Revisions were made to the design and amendments (date stamped 16 Feb 2013) showed a reduction in its roof height by 1.1m, in order to respect the topography of the site and its standing as incidental to the main dwelling house.
17. The Conservation Officer commented on the skylights located on the roof of the pool house, requiring them to be removed. In a further conversation with the agent it was agreed that conservation style skylights would be considered appropriate, due to the minimal impact they would have on the street scene and have been identified on amended plans.
18. It is considered the design of the proposed extension is considered to be simple and after amendments is now in accordance with policies DP/1, DP/2 and CH/5 of the LDF. Further information in regards to materials will be required and conditioned forthcoming to a decision.

Neighbour Amenities

19. The pool house proposed has been assessed in terms of loss of privacy and overbearing impact on the neighbouring properties; 2 Knapp Rise, 23 Knapp Rise and 19 Knapp Rise and is not considered to result in any adverse impacts due to its divorced location and siting.
20. Impacts to 3 Knapp Rise; The pool house will be located on a parcel of land adjacent to the recently added side extension of 3 Knapp Rise. Comments were made by the owners having concerns regarding privacy to their gardens. As the pool house will sit subservient to this building, there will be little overlooking impacts to this property. Further to this, the amended drawing

removed these windows to prevent any harm to both parties. A further condition can ensure that no facing side windows could be added in the future.

21. The Parish Council highlighted the use of shrubbery as a form of screening for the properties surrounding No 21; whilst this would be seen to be favoured it is not considered necessary in this instance.

Impacts to the Green Belt

22. Long distant views of the site and from surrounding development are not available from within the Green Belt due to the topography of the land and established landscaping at the rear of the site. Therefore the proposal is not seen to have any adverse impact upon the Green Belt in line with GB/3 of the LDF.

Further Considerations

23. Many comments from the neighbours and Parish Council question the long term plans for the site and the use of the pool house as incidental to the dwelling house. In order to retain it as an outbuilding used ancillary to the main property, a condition can be imposed on the decision notice. Any future proposed use would be assessed on their merits as part of future planning applications.
24. Comments were expressed by neighbours regarding the drainage and plumbing to the building. This would not be seen as a material planning consideration on development of this magnitude.
25. An original proposed drawing (12/137/101 date stamped 10 Jan 2013) titled the development as 'Proposed Dwelling'. This was a technical error which has now revised and shown on the amended documents.
26. Concerns have been raised regarding the noise from the pool equipment. Its siting in the pool house should ensure no serious noise disturbance should result.

Recommendation

Approval (*amended plans date stamped 16 Jan 2013*)

27. Having regard to applicable national and local planning policies, and having taken all relevant material considerations into account, it is considered that planning permission be granted in this instance.

Conditions

1. **The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.**
(Reason - To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development, which have not been acted upon.)
2. **The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan date**

stamped 21st November 2012, and plans 12/137/101 rev A and 12/137/102 rev A date stamped 16th January 2013.

(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)

3. **No development shall take place until details of the materials to be used in the construction of the external surfaces of the pool house, hereby permitted, have been submitted to and approved in writing by the Local Planning Authority. This shall also include the conservation style rooflights. Development shall be carried out in accordance with the approved details.**

(Reason - To ensure the appearance of the development is satisfactory in accordance with Policies DP/2 and CH/5 of the adopted Local Development Framework 2007.)

4. **The pool house, hereby permitted, shall not be used at any time other than for purposes ancillary to the residential use of the dwelling known as 21 Church Street.**

(Reason - To protect the amenities of adjoining residents in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

5. **Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no windows, doors or openings of any kind, other than those expressly authorised by this permission, shall be constructed in the side (west) elevation of the dwelling unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf.**

(Reason - To safeguard the privacy of adjoining occupiers in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

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

- Local Development Framework Development Control Policies 2007.
- District Design Guide SPD
- Development affecting Conservation Areas SPD
- National Planning Policy Framework
- Planning File refs: S/2411/12/FL.

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