

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

3 December 2014

AUTHOR/S: Planning and New Communities Director

Application Number:	S/2159/14/FL
Parish:	Comberton
Proposal:	Extension, Canopy, Security Roller Shutters and Lean-to (Part retrospective)
Site address:	Comberton Post Office, Comberton
Applicant(s):	Mr Patel
Recommendation:	Approval
Key material considerations:	Principle of Development Impact to the Conservation Area Impact to Listed Building Impact to Protected Village Amenity Area Parking
Committee Site Visit:	No
Departure Application:	No
Presenting Officer:	Rebecca Ward
Application brought to Committee because:	The recommendation of the Parish Council conflicts with that of Planning Officers
Date by which decision due:	7 November 2014

Site and Proposal

1. The application site is located within the designated Comberton Village Framework, and also within the Comberton Conservation Area. The adjacent buildings at Cross Farm and Hawks' Farm are both grade II listed. The application comprises a two-storey property attached to a flat roof shop. The frontage to each element is divided by a low post and rail fence. To the front of the shop is a parking area, set beyond a low wall. The site is on higher ground than the road.
2. The application, received on 11 September 2014, seeks an extension to the shop, covered porch, addition of roller shutters to the frontage windows and retrospective planning permission for a lean-to. The extensions will infill the existing canopy area currently used as an access. A new canopy will project over part of the Victorian house and an existing window, which serves an office space for the shop. The canopy would extend towards the road by 1.3m.

3. Within the Design and Access Statement the applicant states that the Post Office needs to move to the front of the shop in its own dedicated area to allow easy access to the counter during opening hours.

Planning History

4. Planning application S/0069/12/FL granted consent for the extension and roller shutters (internal). This was approved by the Planning Committee on 7 March 2012.
5. Planning application S/2229/05/F granted consent for the extension and modification of the parking area and the installation of gates.
6. Application S/1775/04/F for extensions to the dwelling and shop, vehicular access and fences was withdrawn.
7. There have been a number of other planning applications at the site. However, these are not considered to be relevant to the determination of this application.

Planning Policies

8. **National Planning Policy Framework (2012)**
Technical Guidance to the National Planning Policy Framework (2012)

9. **Local Development Framework**

DP/1 Sustainable Development
DP/2 Design of New Development
DP/3 Development Criteria
DP/4 Infrastructure and New Development
DP/5 Cumulative Development
DP/7 Development Frameworks
SF/4 Retailing in Villages
CH/3 Listed Buildings
CH/4 Development within the Curtilage or Setting of a Listed Building
CH/5 Conservation Areas
CH/6 Protected Village Amenity Areas
TR/2 Car and Cycle Parking Standards

10. **Supplementary Planning Documents**

District Design Guide SPD adopted March 2010
Development Affecting Conservation Areas SPD adopted January 2009
Listed Buildings SPD adopted July 2009.

11. **Draft Local Plan**

S/10 Group Villages
CC/4 Sustainable Design and Construction
HQ/1 Design Principles
S/3 Presumption in Favour of Sustainable Development
S/7 Development Frameworks
TI/3 Parking Provision

Consultations

12. **Parish Council** – recommends refusal. For the following reasons :

- The Post Office is in the village Conservation Area and adjoins an Edwardian house – we feel it is unacceptable that the proposed modern porch extends in front of the this house.
- The proposed security roller blinds will impact on the Conservation Area – we feel that protection could be achieved by locked gates on the car park.
- The existing porch is used for storage – will this be moved to the car park which is already in-adequate?
- We question whether the lean-to on the west of the post office has planning permission – it is not in keeping with the Conservation Area

13. **Conservation Officer** - Concerns were raised to the proximity of the lean-to to the Curtilage Listed Building (No.8 Barton Road) and how it would be difficult to maintain the barn. No objections are raised following amendments to the scheme, to remove part of the lean-to and add guttering to the scheme (dated 7 November 2014).

Representations

14. No.8 Barton Road – raises the following objections:
- Canopy detrimental the overall appearance of the shop and village
 - Roller shutters not in-keeping with the Conservation Area
 - Parking to the front of the shop
 - Impact of the lean-to to curtilage listed barn – no room to repair barn
 - No guttering on the lean-to. Water run-off evident into No.8's garden and onto the garden wall.

Planning Comments

14. The main issues to consider in this instance are: Principle of development, Impact to the Conservation Area, Protected Village Amenity Area and adjacent Grade II Listed Building (No.8 Barton Road).
15. The scheme was amended on the 20 October 2014 following an enforcement enquiry, to include the lean-to area on the western elevation of the Post Office into the plans. At the time of this application the lean-to has been partially built.
16. Following comments from a neighbouring resident, the Parish Council and the Conservation Officer the plans were amended again on the 7 November 2014. Amendments were made to reduce the size of the lean-to extension bring it away from the curtilage listed barn and introduced guttering into the scheme.
17. The following comments are in accordance with the latest amendments.

Principle of Development

18. Policy SF/4 of the LDF DCP 2007 relates specifically to retailing in villages. It states proposals for extensions of village shops within village frameworks will only be permitted where the size and attraction of the shopping development is of a scale appropriate to the function and size of the village.
19. The policy acknowledges that shops play a vital role in achieving sustainability in villages and provide an important community function. The proposal creates an additional floor space of approximately 6 square metres. Given this relatively small increase, the extension is considered to be appropriate in relation to the existing shop.

Impact to Heritage Assets

20. The proposals have the potential to impact upon two heritage assets, those being the setting of the Comberton Conservation Area and the setting of the adjacent Listed Buildings.
21. With regard to the submitted plans, the roller shutters will be located behind the shop fascia board. Unlike the previous application they will appear on the external frontage of the shop following a request from the Royal Mail. In order to be more discrete in the Conservation Area, the shutters will be partially see-through, offering a lattice form of protection. They will be positioned over the external windows only and therefore the external appearance of the shop front will be maintained when the shop is closed. The applicants have stated the colour of the shutters can be agreed with the Local Authority via condition. Officers advised this is black/dark grey.
22. By virtue of the shutters design and the siting the Post Office away from the road side, officers consider the shutters would be discrete and would not cause adverse harm, nor detract from the character and appearance of the Conservation Area.
23. Officers raise no objections to the design of the extension or the canopy that would project from the adjacent dwelling. Officers agree with the Parish Council in that the position of the canopy projecting from the dwelling is not in the most appropriate position. However, it will provide a sheltered area for customers when entering and leaving the store. Furthermore, the canopy is considered to be a temporary structure which could be removed if the Post Office/store was ever shut down. The facade of the Victorian dwelling would therefore remain largely unaffected. For this reason officers consider the canopy would cause less than substantial harm to the character of the Conservation Area and would continue to preserve the area in accordance with Policy CH/5 of the Local Development Framework.
24. The lean-to which was situated in close proximity to the adjacent barn has been reduced in scale so the occupier of No.8 Barton Road can gain access to undertake repair/maintenance work. As amended the lean-to is considered to be a lightweight, minimal structure and would not cause significant harm to the setting or long-term future of the heritage asset.

Impact to Protected Village Amenity Area

25. The site is included within a Protected Village Amenity Area (PVAA) that covers a large area of the village between Barton Road and Swaynes Lane to the south. Policy CH/6 of the LDF DCP 2007 states development will not be permitted within PVAA's if it would have an adverse impact upon the character, amenity, tranquillity or function of the village. Given the relatively small nature of the proposal, it is not considered to harm the aims of the PVAA, and the development would not harm the setting of this designation.

Parking

26. The area to the front of the shop is laid out as per the approved layout of planning application S/2229/05/F, and provides 11 parking spaces. The dwelling now has its own access, and therefore parking on the site is for the shop only. The development should not result in the loss of any parking spaces.
27. The comments from the Parish Council are noted. Whilst there would be some extension forwards, there remains adequate space for delivery vehicles to turn and manoeuvre to ensure they can leave the site in forward gear. Due to the scale and nature of the

proposals, the parking circumstances should not change from what currently exists. The agent/applicant has confirmed that the items which are currently stored under the canopy of the shop will not be re-located to the car park.

Conclusion

28. The application has been amended given concerns regarding the lean-to and its affect on the adjacent curtilage listed barn. The application is considered acceptable in all other matters.

Recommendation

29. Approval, subject to the following conditions:

1. The development hereby permitted shall be carried out in accordance with the following approved plans: The Location Plan 1:1250, C.H.D/443/14/1, C.H.D/443/14/3, C.H.D/443/14/4, C.H.D/443/14/5, C.H.D/443/14/6, C.H.D/443/14/6A (date stamped Amended 7 November 2014)
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
2. The roller shutters, hereby permitted, shall not be installed until details of their external colour have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
(Reason - To ensure the appearance of the development is satisfactory in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)

Background Papers

Where [the Local Authorities \(Executive Arrangements\) \(Meetings and Access to Information\) \(England\) Regulations 2012](#) require documents to be open to inspection by members of the public, they must be available for inspection: -

- (a) at all reasonable hours at the offices of South Cambridgeshire District Council;
- (b) on the Council's website; and
- (c) in the case of documents to be available for inspection pursuant to regulation 15, on payment of a reasonable fee required by the Council by the person seeking to inspect the documents at the offices of South Cambridgeshire District Council.

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- South Cambridgeshire Local Development Framework Core Strategy (adopted January 2007)

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