

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation Control Committee 4th January 2006
AUTHOR/S: Director of Development Services

S/2109/05/F - Willingham
Extension and Conversion of Former Bank Premises into 2 Flats at 13 High Street
for M. S. Dosanjh

Recommendation: Approval
Date for Determination: 2nd January 2006

Site and Proposal

1. This application, received on 4th November 2005, proposes the extension and conversion of part of the former Barclays Bank building into two flats.
2. The property, the subject of this planning application, is currently vacant and for sale. The detached rendered building was formerly the Barclays Bank. An ATM cash machine has been retained in the front elevation, which is to remain for another 13 years. To the north is a detached house and to the south the village post office, together with residential accommodation.
3. The site lies within the village framework for Willingham. No other specific designations apply.

Planning History

4. **S/0812/03/F** - Conversion of part of building into two flats. This application was approved at Committee on 4th June 2003.

Planning Policy

Cambridgeshire and Peterborough Structure Plan 2003

5. Structure Plan **Policy P1/3** on Sustainable Design in Built Environment explains that a high standard of design and sustainability for all new development will be required which creates compact forms of development through the promotion of higher densities, with managed access for the private car.

South Cambridgeshire Local Plan 2004

6. Local Plan **Policy SE8** explains that there will be a general presumption in favour of residential development within village frameworks.
7. **Policy HG12** states that planning permission for the extension and alteration of dwellings will not be permitted where:
 - a) The design and use of materials would not be in keeping with local characteristics.

- b) The proposal would seriously harm the amenities of neighbours through undue loss of light or privacy, being unduly overbearing in terms of its mass, or would adversely affect surrounding properties by virtue of its design, layout, location or materials.
- c) There would be an unacceptable loss of off-street parking or garden space within the curtilage.
- d) There would be an unacceptable visual impact upon the street scene.
- e) Boundary treatment would provide an unacceptable standard of privacy and visual amenity.

Consultations

8. **Willingham Parish Council** recommends refusal of the application, on the grounds of inadequate parking for two flats:

“There is barely room to place two cars as well as maintaining wheelchair access to the cash point machine; backing either in or out of such spaces on to the High Street would be dangerous, and there is no room for any turning space on the forecourt.”

9. **Local Highways Authority** comments that:

“Due to the cash machine within the building the subject of this application and adjacent post office, this part of High Street is subject to considerable amount of on-street parking. If only two parking spaces are provided for two residential units, it is inevitable that additional vehicles associated with each of the flats will park on the street. Clearly this would be a most unsatisfactory situation and should be resisted. It is my view that the conversion should be limited to one small residential unit, so that such unit can have the two available parking spaces. If your authority is minded to approve the scheme as submitted please ensure that an access note (dropped kerbing is required to provide the vehicular access) is sent out with any decision notice.”

Representations

10. None received.

Planning Comments - Key Issues

Previous approval on the application site

11. The June 2003 planning permission approved the conversion of the property into two flats (see Paragraph 4 above).
12. It was considered that the conversion of the former bank into two small flats whilst retaining the cash machine was acceptable in principle, since it would make good use of a building that would otherwise stand empty.
13. The only contentious issue was the provision of two car parking spaces without turning facilities onto the High Street. The previous plans showed sufficient space for wheelchair users to access the cash machine, but a condition was attached to ensure the erection of a barrier between the parking area and the pedestrian access to the cash machine.

14. There were concerns from the Parish Council over the parking arrangements on the grounds that there was very limited space and cars could not leave in forward gear.
15. This application was taken to Committee with a recommendation for approval which was subsequently accepted by Members. The consent remains extant.

The current application

16. The current application seeks alterations to the previously approved scheme. These include the addition of a front porch/lobby and a rear ground floor extension to create a bedroom. The increase in footprint of the building is approximately 17 square metres.
17. There is still adequate access retained to reach the ATM cash machine, and there are to be two car parking spaces to the front of the property (as already approved in the previous application).
18. Additional information has now been supplied by the applicants in regard to the proposed surfacing for the access to the ATM and parking area (important, given the proximity of the residential accommodation). Revised drawings show a paved path to the ATM and block paving for the two parking bays.

Conclusions

19. As the principle of residential development at this location has already been established, and since there have been no changes in planning policy or local circumstances since the last approval, this application should only be assessed in terms of the effect of the rear extension and front porch.
20. It is considered that there would be no significant harm caused to either of the adjoining properties by the proposed additions to number 13 High Street and that the design of the extension is acceptable.

Recommendation

21. Approve, subject to conditions
 1. Standard Condition A - Time limited permission (Reason A).
 2. Sc5a - Details of materials for external walls and roofs (Rc5a(ii)).
 3. Sc5f - Details of materials to be used for hard surfaced areas within the site including the driveway and car parking areas.
(Reason - To minimise disturbance to adjoining residents).
 4. Before development commences details of a barrier to be erected between the parking area and the pedestrian access to the ATM machine shall be submitted to and agreed in writing by the Local Planning Authority. The work shall be carried out in accordance with the approved plans before either one of the flats, hereby approved, is occupied.
(Reason - To ensure pedestrian access to the ATM machine is maintained at all times).
 5. Before development commences details of the vehicular access to the property to include dropped kerbing shall be submitted to and agreed in writing by the Local Planning Authority. The work shall be carried out in

accordance with the approved plans before either one of the flats, hereby approved, is occupied.
(Reason - To ensure that vehicles can access the site in a satisfactory and safe manner).

Informatives

Reasons for Approval

1. The development is considered generally to accord with the Development Plan and particularly the following policies:
 - **Cambridgeshire and Peterborough Structure Plan 2003:**
P1/3 (Sustainable design in built development);
 - **South Cambridgeshire Local Plan 2004:**
SE8 (Village Frameworks)
HG12 (Extensions and Alterations to Dwellings within Frameworks)
2. The development is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
 - Highway safety

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

- South Cambridgeshire Local Plan 2004
- Cambridgeshire and Peterborough Structure Plan 2003
- Planning File References S/0812/03/F and S/2109/05/F

Contact Officer: Area Team 3