

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation Control Committee 1st February 2006

AUTHOR/S: Director of Development Services

**S/2228/05/F - Comberton
Extensions to Dwelling; New Access Drive; Fence and Gates
12 Barton Road for Mr V Patel**

**Recommendation: Approval
Date for determination: 16th January 2006**

Conservation Area

Members of Committee will visit the site on Monday 30th January 2006.

Site and Proposal

1. The application relates to a two-storey house attached to the village post office and stores. There is a low brick wall on the frontage. To the east, the site is adjoined by Hawks Farmhouse, 16 Barton Road, a grade 2 listed building.
2. Access to the site is across the forecourt of the post office, using its access onto Barton Road.
3. The application, dated 6th October 2005, proposes the erection of a two-storey side extension on the eastern elevation. The extension is shown to match the ridge height of the existing dwelling and to be set back 300mm on the front elevation. The extension is designed to match the appearance of the existing dwelling, to have similar external materials. A single-storey flat-roofed extension is proposed at the rear of the house, across the entire width and to a depth of 4.8m. This is shown to have balustrade railing on the roof area.
4. A new vehicular access to Barton Road is proposed, to be located on the eastern end of the frontage adjacent to Hawks Farmhouse. This is to be 3.0m wide, with gates. Railing is proposed to surmount the existing wall, but this proposal is to be withdrawn in favour of hedgerow planting.

Planning History

5. An application for similar development was withdrawn by the applicant prior to determination following concerns expressed by the Local Highway Authority (**S/1775/04/F**). The extension in this application was not shown with any set back on the front elevation.

Planning Policy

6. The site lies within Comberton Conservation Area and a Protected Village Amenity Area.

7. Cambridgeshire and Peterborough Structure Plan 2003:

Policy P1/3 (Sustainable Design in Built Development) A high standard of design and sustainability for all new development will be required which provides a sense of place and which responds to the local character of the built environment and is integrated with adjoining landscapes.

Policy P7/6 (Historic Built Environment), Local Planning Authorities (LPAs) will protect and enhance the quality and distinctiveness of the historic built environment.

P8/1 (Sustainable Transport – Links between Land Use and Transport) – LPA's should ensure that new development provides appropriate access from the highway network that does not compromise safety.

8. South Cambridgeshire Local Plan 2004:

HG12 – (Extensions and Alterations to Dwellings within Frameworks): Planning permission will not be permitted where:

1. The design and use of materials would not be in keeping with local characteristics;
2. The proposals would seriously harm the amenities of neighbours;
3. There would be an unacceptable loss of off-street parking or garden space within the curtilage;
4. There would be an unacceptable visual impact upon the street scene;
5. Boundary treatment would provide an unacceptable standard of privacy and visual amenity.

EN28 (Development within the Curtilage or Setting of a Listed Building) – where development would damage the setting, well-being or attractiveness of a listed building, planning permission will be refused.

EN30 (Development in Conservation Areas) – proposals in conservation areas will be expected to preserve or enhance the special character and appearance of the area, especially in terms of their scale, massing, roof materials and wall materials. Schemes that do not specify traditional local materials or details that do not fit comfortably into their context will not be permitted.

SE10 (Protected Village Amenity Areas) seeks to protect undeveloped land, the retention of which is of importance to the character and amenity of the village.

Consultations

9. **Comberton Parish Council** – Comments that the plot is large and well able to support an extension. The views of Hawkes Farm would be severely impaired and it would be better for the extension to be placed at the rear, or if retained at the side, to be given a lower roof height and set back further from the front elevation. The Council vehemently opposes the design of the fencing and gates, which would be overbearing in this sensitive part of the village. The additional vehicular entrance should be prevented to be for business use to reduce the impact on neighbouring properties. The Council recommends a condition to prevent further development at the rear of the site in the future.

10. **Conservation Manager** - No objection, as the extension does not affect the character or appearance of the Conservation Area or the setting of the adjacent Listed Building. Details of the design of the railings and the surfacing of the driveway to be agreed, as well as the type of brick bond proposed.
11. **Trees and Landscape Officer** – The driveway should be constructed to a ‘no dig’ specification to accommodate the beech hedge on the boundary.
12. **Chief Environmental Health Officer** – no objection.

Representations

13. One letter of objection has been received from the occupier of Cross Farm, Barton Road, the adjoining dwelling to the west. He considers the extension to be inappropriate for the property and the out of keeping with the general outlook of the Conservation Area.

Planning Comments

14. The extension is designed to match the appearance of the existing dwelling. Members will see on site that the house occupies a substantial plot, and as a result there will not be any undue loss in the openness of this part of the protected village amenity area. The Conservation Manager does not object to the proposal on grounds of the impact on the setting of the adjacent listed building or the character/appearance of the Conservation Area.
15. The formation of the access onto Barton Road will not lead to highway dangers, as visibility is adequate in both directions. The planting of hedgerow is acceptable as extra enclosure.
16. I have taken into account the concerns of the Parish Council and objector, and notwithstanding I consider the proposal to be acceptable and to conform to the policies indicated above. The Parish Council’s concerns about future residential development at the rear of the site would be subject of a future planning application, which would then be assessed against all material considerations applying at that time.

Recommendation

17. Approve, subject to the following conditions:
 - 1) Standard Condition A – Time limited permission (Reason A);
 - 2) Sc5a – Samples of materials for external walls and roofs; details of brick bonding (Rc5a(ii));
 - 3) Sc51 – Landscaping (Rc51);
 - 4) Sc52 – Implementation of landscaping (Rc52);
 - 5) Sc60 – Details of boundary treatment (Rc60);
 - 6) Sc5f – Details of materials to be used for hard surfaced areas within the site driveways and car parking areas (Reason – To minimise disturbance to adjoining residents and to protect the character and appearance of the Conservation Area);
 - 7) Driveway to be constructed using a ‘no dig’ method. (Reason - To avoid damage to trees which contribute to the character and appearance of the Conservation Area);
 - 8) Restriction of hours of use of power operated machinery during construction. (RC26);
 - 9) Gates to be set back a minimum of 5 metres from highway. (Reason - In the interests of highway safety).

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)
P7/6 (Historic Built Environment)
P8/1 (Sustainable Transport – Links between Land Use and Transport)
 - **South Cambridgeshire Local Plan 2004:**
HG12 (Extensions and Alterations to Dwellings within Frameworks)
EN28 (Development within the Curtilage or Setting of a Listed Building)
EN30 (Development in/adjacent to Conservation Areas)
SE10 (Protected Village Amenity Areas)
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 including noise disturbance
 - Appearance of the dwelling following extension
 - Impact upon setting of adjacent Conservation Area and Protected Village Amenity Area, and setting of the adjacent listed building.

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 Ref. S/2228/05/F

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