

## **SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

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**REPORT TO:** Development and Conservation Control Committee

1<sup>st</sup> March 2006

**AUTHOR/S:** Director of Development Services

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### **S/0062/06/F - Shepreth**

### **Extension to Existing Dwelling and Erection of New Dwelling, 7 Barrons Green for R Parry**

**Recommendation: Approval**

**Date for Determination: 13<sup>th</sup> March 2006**

#### **Site and Proposal**

1. Barrons Close is a small cul-de-sac of similar dwellings north east of Fowlmere Road within the village framework and outside the Conservation Area. The proposal site is located on a corner plot in the garden area of an existing semi-detached brick built property.
2. The full application received on the 16<sup>th</sup> January 2006 proposes the erection of an additional detached dwelling adjacent to the southeast elevation of No. 7 taking up side garden place and the existing off road parking area. The proposed dwelling is a 3-bedroom property; a repetition of No. 7 Barrons Green and parking for No. 7 and the proposed dwelling would be located to the front of each dwelling.
3. The application also includes a single storey kitchen extension to the rear of No. 7 Barrons Green. The density (existing and proposed house) equates to 54 dwellings per hectare.

#### **Planning History**

4. This application is similar to one that was refused by Members at the Committee meeting of the 12<sup>th</sup> May 2004 (**S/0581/04/F**). The previous application proposed a similar dwelling to that of this most recent application apart from the fact that it was attached to No.7. Although refused by the LPA an appeal was allowed on the 13<sup>th</sup> January 2005.

#### **Planning Policy**

5. **Policy SE5 of the South Cambridgeshire Local Plan 2004 'Infill Villages'** allows for infilling within Shepreth provided the site in its present form does not form an essential part of the village character, and development is sympathetic to the historic interests, character and amenities of the locality.
6. **Policy HG10 'Housing Mix'** states that the design of housing schemes should be informed by the wider character and context of the local townscape and landscape; and schemes should achieve high quality and distinctiveness.
7. **Policy HG12 'Extensions and Alterations to Dwellings with Frameworks'** sets out requirements for extension of dwellings within frameworks having regard to impact upon neighbour amenity and the street scene.

8. **Policy P1/3 of the Cambridgeshire and Peterborough Structure Plan 2003 'Sustainable Design in the Built Environment'** states that a high standard of design and sustainability should be adopted for all new forms of development.

#### **Consultation**

9. **Shepreth Parish Council** recommends that the application be refused as it considers it to be overdevelopment.
10. **Chief Environmental Health Officer** has no objection to the application, but has requested that any consent granted be conditional in order to limit problems that might arise from noise during the period of construction.

#### **Representations**

11. At the time of writing this report no representations had been received. The Statutory Consultation period expires on 16<sup>th</sup> February 2006.

#### **Planning Comments – Key Issues**

12. I recommended the refusal of the previous application due to the impact of such a dwelling on the street scene and the character of Barrons Green. The previous application was also the subject of a petition from residents against the proposal due to loss of amenity/privacy, parking problems, overcrowding/overdevelopment etc. Although the application was refused due to the adverse impact upon the character of the area, the inspector allowed an appeal when he disagreed with the Council's view regarding the openness of Barrons Green. He considered that the proposed development would not harm the character or appearance of the area.
13. The height and fenestration of this latest proposal are the same as that of the previous application, and issues of neighbour amenity, parking etc. were considered as part of that application that went before Members on the 12<sup>th</sup> May 2004. Therefore when determining this latest application for a detached dwelling it is important to consider whether the development will have a materially different impact upon the character of the area, and whether that impact would be sufficiently adverse to justify the refusal of the application.
14. The plans submitted do not show the parking arrangement in sufficient detail though it is clear that the accesses and parking areas will be different to those of the previous application. From the plans it is evident that the parking for No. 7 will result in the loss of part of the hedge along its frontage. If approved a condition will be used to require the submission and approval of parking for two vehicles for each property.
15. The dwelling will be detached from No. 7 and will come 1.5m nearer to the highway than the approved terraced dwelling. To the rear of the new property the single storey element and that of the existing dwelling will change due to there no longer being a party wall. Neither of these changes are considered to have a sufficiently adverse impact upon the character of Barrons Green or neighbour amenity to recommend that the application be refused, especially in light of the inspector's view about the 'urban quality' of Barrons Green.

#### **Recommendation**

16. Approve – Subject to the following conditions

1. Standard Condition A – Time limited permission (Reason A);
2. Sc5a – Details of materials for external walls and roofs (Rc5a(ii));
3. Restriction of hours of use of power operated machinery during the period of construction.
4. No development shall commence until a plan showing the provision of two parking spaces for the existing dwelling (7 Barrons Green) and the new dwelling, hereby approved; shall have been submitted to and approved in writing by the Local Planning Authority; these parking spaces shall be provided before the dwelling, hereby approved is occupied and shall thereafter be retained.  
(Reason – To ensure that there is adequate provision of off street parking for both dwellings.)

### **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: **SE5 (Development in Infill Settlements) HG10 (Housing Mix and Design) and HG12 (Extensions and Alterations to Dwellings Within Frameworks)**.

**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/0062/06/F and S/0581/04/F

**Contact Officer:** Edward Durrant – Planning Assistant  
Telephone: (01954) 713082