

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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<b>REPORT TO:</b>	Development and Conservation Control Committee	1 <sup>st</sup> March 2006
<b>AUTHOR/S:</b>	Director of Development Services	

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**S/2357/05/F – Hauxton  
Extensions to 22 The Lane for Dr N and Mrs S Sutcliffe**

**Recommendation: Approval  
Date for determination: 3<sup>rd</sup> February 2006**

Members will visit the site on Monday 27<sup>th</sup> February 2006.

Adjacent to Conservation Area

### **Update**

1. This application was deferred at the 1<sup>st</sup> February meeting of this Committee for a site visit.

### **Planning Policy Update**

2. As the case officer verbally confirmed at the 1<sup>st</sup> February meeting, in addition to Structure Plan 2003 **Policy P1/3** and Local Plan 2004 **Policy HG12**, Structure Plan 2003 **Policy P7/6** and Local Plan 2004 **Policy EN30** are also relevant to the consideration of this application.
3. Structure Plan 2003 **Policy P7/6** states that Local Planning Authorities will protect and enhance the quality and distinctiveness of the historic built environment.
4. Local Plan 2004 **Policy EN30** states that proposals within or affecting the setting of conservation areas will be expected to preserve or enhance the special character and appearance of the conservation areas in terms of their scale, massing, roof materials and wall materials. It also states that the District Council will refuse permission for schemes which do not specify traditional local materials and details and which do not fit comfortably into their context.

### **Consultations Update**

5. As reported verbally at the February meeting, further to its comments set out in the written report to the February meeting, **Hauxton Parish Council** "are very disappointed at your (officers) decision to recommend approval of this planning application. The comment from the conservation manager that there are examples of garages forward of 20th century bungalows nearby (in Church Road) does not seem very relevant. Church Road is the relatively wide main road through the village. The garages, which are not a particularly attractive feature, are set back from the road approx. 4 to 5 meters. They do not confront you as you pass by. This does not compare to The Lane which is much narrower and the garage would be sited much nearer to the road. It would have a much more significant visual impact as you pass by. We accept that the two storey properties are close to the road but then The Lane opens out with all the other properties set back from the road."

Subsequent to the February meeting, it states that “If you do approve the planning application could you please ensure that as a condition there will be no vehicles allowed to park on the Village Green as there is virtually nil parking available in the immediate area of the property.”

### **Planning Comments Update**

6. The recommendation remains one of approval for the reasons set out in the report to the February Committee meeting.
7. In response to the comments of the Parish Council about parking on the Green, given that on-street parking is available, and as the owners of the Village Green could ensure that vehicles do not park on it, a condition stating that there will be no vehicles allowed to park on the Village Green would not be appropriate.

### **Recommendation**

8. Approval
  1. Standard Time Condition A – Time limited permission (RCA);
  2. Sc5a – Details of materials for external walls and roofs (RC5a ii);
  3. No further first floor windows or openings of any kind shall be inserted in the side elevations of the dwelling unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf (RC22).

### **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) and **P7/6** (Historic Built Environment).
  - South Cambridgeshire Local Plan 2004: **HG12** (Extensions and alterations to dwellings within frameworks) and **EN30** (Development Affecting the Setting of Conservation 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: Impact of proposed garage in the streetscene and on the character of the area; and parking on the Village Green.

**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 Refs: S/2357/05/F, S/0333/04/F, S/1656/97/F and C/58/431.

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