

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation Control Committee 5th April 2006
AUTHOR/S: Director of Development Services

S/0136/06/F - Great Shelford
Erection of House & Garage following Demolition of Existing House & Garage at
1 Woodlands Close for Mr P David

Recommendation: Approval
Date for Determination: 24th March 2006

Site and Proposal

1. No 1 Woodlands Close was originally a 2 storey detached house with an attached garage at the side, set back from Woodlands Close and set in a generous plot that measures 25m x 140m. Woodlands Close and Woodlands Road are characterised by a low density form of development set within a network of private roads and properties that are predominately large detached dwelling in extensive grounds. The spacing between the houses adds significantly to the pleasing appearance of this part of the village. Neighbouring property, No 2 Woodlands Close, is a 2 storey house. Planning consent (ref. S/1746/04/F) granted for extensions at No 2 includes a 2 storey side extension measuring 21m long on the first floor and 23m long on the ground floor, and 8.2m high to the ridge. No 9 Woodlands Road, to the west of the application site is a 3 storey house with an 'L' shape outbuilding to the front/side elevation.
2. The full application, registered on 27th January 2006, proposes to replace the original dwellinghouse and garage with a larger 2½ storey, 5 bedroom property. The original property was demolished. The density equates to 3 dwellings per hectare.

Planning History

3. S/1334/05/F – Planning permission was granted on 22nd September 2005 for erection of house and garage following demolition of existing house and garage. Condition 2a (the materials to be used for the external walls and roofs) and condition 5a, 5b, 5c, and 5e (details of measures for bat mitigation and conservation) have been complied with.
4. S/0331/05/F - Planning permission was granted for extensions
5. It is considered that recent planning applications in the locality are relevant to the consideration of this application:
 - S/1746/04/F – Planning permission granted for extensions at 2 Woodlands Close (decision was made at 3rd November 2004 Committee); and
 - S/0877/04/F – Planning application was refused for extensions and outbuildings at No 3 Woodlands Close (dismissed at appeal).

Planning Policy

6. **Policy P1/3** of the **Cambridgeshire and Peterborough Structure Plan 2003** requires a high standard of design which responds to the local character of the built environment for all new development.

7. **Policy SE2** of the **South Cambridgeshire Local Plan 2004** states in part that redevelopment will be permitted within the village frameworks of Rural Growth Settlements provided that the retention of the site in its present form is not essential to the character of the village, and the development would be sensitive to the character and amenities of the locality.
8. **Policy HG10** of the Local Plan states that the design and layout of residential development should be informed by the wider character and context of the local townscape and landscape.
9. **Policy EN5** of the Local Plan requires trees to be retained wherever possible in proposals for new development.
10. **Policy CS5** of the Local Plan states that planning permission will not be granted for development where the site is liable to flooding, or where development is likely to increase the risk of flooding unless the effects can be overcome by appropriate alleviation and mitigation measures and secured by planning conditions or planning obligation.
11. **Policy EN13** of the Local Plan states that planning permission will not be granted for development which could adversely affect, either directly or indirectly, the habitats of animal species which are protected by law unless the need for the development clearly outweighs the importance of conserving that habitat and the advice of English Nature is sought, and appropriate conditions may need to be imposed to facilitate the survival of individual members of the species; reduce disturbance to a minimum; and provide adequate alternative habitats to sustain at least the current levels of population.
12. **Paragraph 39.25** of the Local Plan states that in order to protect the low density character of the housing at Woodlands Road and Woodlands Close, there will be a general presumption against infill development in this part of the village.
13. **Great Shelford Village Design Statement** identifies that Great Shelford exhibits variety in diverse ways, which imparts distinct character to the village and the individual areas within it. That character and distinctiveness should be acknowledged, and development and change be mindful of it. It also states that the setting, the trees, open spaces and groups of buildings, as well as individual buildings, combine to give distinctiveness to parts of the village. These elements should be considered together and not in isolation.

Consultation

14. **Great Shelford Parish Council** recommends refusal and states that 'the Parish Council prefer the simplicity, clear cut lines and materials of the approved application and would like to see the design built, in preference to the over-detailed proposal'.
15. **Ecology Officer** confirms that bat mitigation measures have been submitted to satisfy the requirement of Condition 5 of the planning consent under reference S/1334/05/F. It is recommended that a condition ensuring the provision of development of a new bat roost /hibernacula constructed to a design and in a location agreed by the Council be attached to any planning consent.
16. **The Chief Environmental Health Officer** raises no objections in principle although does express concerns about potential noise disturbance to residents during the construction period. As such, it is recommended that conditions restricting hours of

use of power operated machinery requiring details of method for construction of any driven pile foundations and preventing burning of waste on site be attached to any planning consent.

17. **Trees and Landscape Officer** raises no objection.
18. **Environment Agency** raises no objection to the proposed development provided that development, including landscaping and ground raising, does not extend into the indicative floodplain.

Representations

19. None

Planning Comments – Key Issues

20. The key issue in relation to this application is the design and use of materials in relation to visual impact upon the street scene, and character and appearance of the area.
21. This application is submitted following an approval of the previous application for a replacement house and garage. This scheme has the following alterations compared with the previous applications under reference S/0331/05/F and S/1334/05/F:

Reference/Items	S/0331/05/F Extensions	S/1334/05/F Replacement dwelling	S/0136/06/F Replacement dwelling
Eaves Height	5m	5.3m	5.4 m
Ridge Height	8.9m	9.3m	9.5m
Width	19.4m	21.2m	21m
Length	8.5m	10.5m	10.5m
Other changes	-	<ul style="list-style-type: none"> • A ground floor side element (providing larder & wine store) is larger • A dormer window added to the front elevation • A chimney added at the east side elevation 	<ul style="list-style-type: none"> • Addition & alteration to windows/ doors • Revised design to the front elevation • Alteration to the roof design of the side element (serving larder and boiler room); revised chimney design at the west side elevation • Alteration to the design and materials of the garden room • Detailed design of the balcony and bay windows

22. I consider that the revised design of the scheme would not adversely affect the neighbouring properties.
23. I had some reservations regarding the previous scheme (under reference S/1334/05/F) that the proposal, by reason of its height, scale, design and proximity to the side boundaries would represent a cramped and dominant form of development that would not respect the spacious character at Woodlands Close and Woodlands Road and that it would be out of keeping with, and detract from, the character of the surrounding area. The previous proposal was approved by Members at the 7th September 2005 Committee.

24. The revised scheme incorporates an increase in the height of the dwelling by 0.2m, a revised design of the front elevation with a porch and roof lights to replace the triangular windows, and detailed design of the balcony and bay windows and fenestration. It is my view that these changes and alterations would be an improvement to the approved scheme and would not harm the visual amenity.
25. Samples of materials to be used for the external walls and roofs have already been considered on site by the case officer earlier this year and it is considered that the use of York handmade 'Old Clamp Blend' facing brick work and Keymer 'Elizabethan Handmade' clay roof tiles are acceptable and in keeping with the surrounding area.

Recommendation

Approval, subject to the following conditions:

1. Standard Condition A – Time limited permission (Reason A);
2. The external materials of construction for the building works hereby permitted shall be York handmade 'Old Clamp Blend' facing brickwork, and Keymer 'Elizabethan Handmade' clay roof tiles unless otherwise agreed in writing with the Local Planning Authority – RC 19
3. SC5f – Details of the materials to be used for hard surfaced areas within the site including roads, driveways and car parking areas. (Reason - To ensure the satisfactory appearance of the development.)
4. SC51 - Landscaping (RC51)
5. SC52 – Implementation of landscaping (RC52)
6. No development shall take place until full details of measures for bat mitigation and conservation have been submitted to and approved in writing by the Local Planning Authority. Provision prior to demolition or alteration of existing buildings and the commencement of development of a new bat roost / hibernacula constructed to a design and in a location previously approved in writing by the Council; and

The works shall be implemented in accordance with the approved details and timing of the works unless otherwise approved in writing by the local planning authority

(Reason - To ensure the development does not adversely affect bats; to accord with the requirement of South Cambridgeshire Local Plan 2004 Policy EN13)

7. During the construction period, SC26 (0800, 0800, 1800, 1300) – RC26
8. SC21 – Withdrawal of permitted development (Part 1, Classes A (The enlargement, improvement or other alteration of a dwellinghouse) and B (The enlargement of a dwellinghouse consisting of an addition or alteration to its roof)) (Reason - To ensure that additions and extensions which would not otherwise require planning permission do not overdevelop the site, and in particular close the gaps between the dwelling and the site's side boundaries, with consequent harm to the character and appearance of the Woodlands Close/Woodland Road area).

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:**
Policy P1/3 (Sustainable Design in Built Development)
 - **South Cambridgeshire Local Plan 2004:**
Policy SE2 (List of Rural Growth Settlements);
Policy HG10 (Housing Design);
Policy EN5 (The Landscaping of New Development)
Policy CS5 (Flood Protection); and
Policy EN13 (Protected Species)
2. The development is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise: visual impact in the locality.

Informatives

The applicant's attention is drawn to the Environment Agency's letter dated 29th July 2005 (comments for planning reference S/1334/05/F).

Should driven pile foundations be proposed, before development commences, a statement of the method for construction of these foundations should be submitted to and agreed by the District Council's Environmental Health Officer so that noise and vibration can be controlled.

During demolition and construction, there shall be no bonfires or burning of waste on site except with the prior permission of the District Council's Environmental Health Officer in accordance with best practice and existing waste management legislation.

Before the existing property is demolished, a Demolition Notice will be required from the District Council's Environmental Health Department establishing the way in which the property will be dismantled, including any asbestos present, the removal of waste, minimisation of dust, capping of drains and establishing hours of working operation.

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

Cambridgeshire and Peterborough Structure Plan 2003

South Cambridgeshire Local Plan 2004

Great Shelford Village Design Statement

File references: S/0877/04/F, S/1746/04/F, S/0331/05/F, S/1334/05/F and S/0136/06/F

Contact Officer: Emily Ip – Planning Assistant
Telephone: (01954) 713250