

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Development and Conservation Control  
Committee  
**AUTHOR/S:** Director of Development Services

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12<sup>th</sup> May 2004

### **S/0591/04/F SAWSTON EXTENSION TO SHOP PREMISES AT 52 HIGH STREET FOR MR B PATEL**

#### **Recommendation: Approval**

##### Site and Proposal

1. The application relates to a building with a 2 storey structure at the front elevation and 3 storey structure in the middle section while the rear elevation comprises 2 storey and single storey flat roof elements. The property is used as a newsagent. The rear elements provide store areas, WCs and office. The application site lies adjacent to Sawston Conservation Area. The Conservation Area boundary runs along the southern boundary of the application site and to the south of the site is a Grade II listed house.
2. This full application proposes to erect single storey rear extensions and to increase the height of the existing store and collection area by 0.7 metre. This application is a revised scheme to the approved plan (reference S/902/03/F) and it is made following a request made by the occupiers at No 54 High Street to provide a maintenance access to the side of that property. The provision of such access (approximately 1 metre wide) would reduce the size of the existing store and this proposal is to increase the existing store and part of the approved rear extension by 0.7 metre in order to compensate for the lost storage.

##### Planning History

3. **S/0902/03/F** – Permission granted for extension to shop premises  
**S/1247/03/F** – Permission granted for alternations to shop front

##### Planning Policy

4. The site is within the village framework, abutting the Sawston Conservation Area and adjacent to a Grade II Listed Building, No 54 High Street.
5. **Policy EN30** of the South Cambridgeshire Local Plan 2004 (“The Local Plan”) seeks to protect conservation areas and their settings from harmful development.
6. **Policy EN28** of The Local Plan requires development near to a listed building to protect its setting.
7. **Policy EM7** of The Local Plan encourages development for the expansion of existing firms within village frameworks.
8. **Policy SH5** of The Local Plan encourages the extension of existing shops subject to issues of scale, amenity and village character.

9. **Policy P3/4** of the Cambridgeshire and Peterborough Structure Plan 2003 (“The County Structure Plan”) requires Local Planning Authority to support the vitality of rural communities by encouraging the retention and expansion of village shopping facilities, on a scale appropriate to their location and serving a local function, and key community services.

#### Consultations

10. **Sawston Parish Council** recommends refusal and states:
- “This appears to be a retrospective application as the building is almost erected and the work in progress does not comply with the plans submitted;
  - There is an additional brick building (not shown on the plans) being erected on the roof which we have been informed is to house a boiler. Presumably this would have been covered by Building Regulation concerning boiler safety etc;
  - The applicant has failed, when recently he had a new shop front, to consider the disabled access laws which will soon come into force and has left a large step access which prevents the disabled from entering his shop premises. The inside aisles of the shop are also extremely narrow and do not allow access for pushchairs etc. When the applicant has been spoken to everything is always going to be done ‘later this afternoon.’”
11. **Conservation Manager** raises no objection and has the following observations:  
“No 54 High Street is a Grade II Listed Building and the provision of adequate access for the maintenance and repair of this building is important. The provision of improved access is therefore to be welcomed and the increased height of the stores will not seriously detract from the setting of the Listed Building.”
12. The comments of the **Chief Environmental Health Officer** will be reported verbally.

#### Representations

13. None

#### Planning Comments – Key Issues

14. Given that the erection of rear extension to the property has already been approved, the main issue to consider in this application only relates to the additional 0.7 metre above the flat roof rear structures and whether it relates well to the approved plan and whether it would have adverse impact to the setting of the Conservation Area and Listed Building.

#### ***Whether the work in progress is complied with the plans submitted***

15. Construction work had been started during my first site visit on 5<sup>th</sup> April 2004 for the rear extension granted under reference S/0902/03/F. I had another site visit on 20<sup>th</sup> April 2004. It is noted that the construction work of the proposed extension to raise the height of the store areas is almost finished and I noticed that there is an additional brickwork above the approved flat roof extension. Apart from the additional brickwork, I consider that the work in progress is in accordance with the approved plan and the current proposal.

16. Regarding the additional brickwork above the rear extension, the agent confirmed that this was intended to house a central heating boiler. However the applicant has confirmed that this brickwork will be removed and the boiler will be placed on the ground floor. I have asked to agent to confirm this in writing before this meeting.
17. ***The effect of the extension on the setting of the Conservation Area and Listed Building***
18. This Authority's Conservation Manager raises no objection to the proposal and confirms that the increased height of the stores will not seriously detract from the setting of the Listed Building. As such I do not consider that the development will have an adverse upon the setting of the Conservation Area and Listed Building.
19. I consider that the increase in the height of the store areas by 0.7 metre would be in keeping with other buildings to the rear of the property. All the rear structures will be 3.5 metre high.
20. Regarding the disabled access, an informative will be added to the Decision Notice to inform the applicant of the Parish Council's concerns. This issue is properly covered by other legislation and the application could not be refused on this ground.

#### Recommendation

21. Subject to the clarification in relation to the additional brickwork above the rear extension delegated powers of approval are sought subject to the following condition:
  1. Standard Condition 27 – Details of the location and type of any power driven plant or equipment including equipment for heating, ventilation and for the control or extraction of any odour, dust or fumes from the building(s) but excluding office equipment and vehicles and the location of the outlet from the building(s) of such plant or equipment shall be submitted to and approved in writing by the Local Planning Authority before such plant or equipment is installed; the said plant or equipment shall be installed in accordance with the approved details and with any agreed noise restrictions. (Reason – To protect the occupiers of adjoining buildings (dwellings) from the effect of odour, dust or fumes.

#### Informatives

#### Reasons for Approval

1. The approved development is considered generally to accord with the Development Plan and particularly the following policies:
  - **Cambridgeshire and Peterborough Structure Plan 2003: P3/4** (Rural services and facilities).
  - **South Cambridgeshire Local Plan 2004: EN 30** (Development in/adjacent to the Conservation Areas).
  - **EN28** (Development within the curtilage or setting of a Listed Building).
  - **EM7** (Expansion of existing firm at villages).

- **SH5** (New retail development).
2. The proposal conditionally approved is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
    - Impact upon setting of adjacent Conservation Area.
    - Impact upon setting of a Listed Building.
  3. All other material planning considerations have been taken into account. None is of such significance as to outweigh the reason for the decision to approve the planning application.

#### General

22. The applicant's attention is drawn to a comment from the Parish Council regarding the problem of access for disabled people to the shop.

**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/0902/03/F and S/0591/04/F

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