

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation Control Committee

10th May 2006

AUTHOR/S: Director of Development Services

S/0554/06/F - Harston
Garage at Oak Tree Cottage, 91 High Street for Brigadier Hurrell

Recommendation: Refusal
Date for Determination: 16th May 2006

Site and Proposal

1. No. 91 High Street, Harston is situated to the west of the A10 road, within the Harston village framework. It is a detached, two-storey, 17th century timber framed, white painted brick and plain tile, Grade II listed cottage that is set back from the road behind a large open grassed front garden. There is currently a parking area to the rear with access via a shared driveway that runs between Nos. 91 and 93 High Street. A low wall forms the north eastern boundary of the site adjacent the shared driveway. A decorative wall forms the south eastern and south western boundaries. A number of trees, subject to a Tree Preservation Order are situated adjacent the decorative wall.
2. No. 93 High Street is situated to the north of the site. It is a detached, 1 ½ storey, render and thatch, Grade II listed cottage that has a large front garden. Park House is a detached, three-storey, gault brick and plain tile Grade II listed house that lies to the south west of the site. The Coach House and Stable Block formerly associated with Park House is detached, 1 ½ storey, gault brick and plain tile, Grade II listed building that has been recently converted to a dwelling. Home Farm is a recently converted group of agricultural buildings and new dwellings in a courtyard layout that are situated to the south and west of the site.
3. The application, received on the 21st March 2006, proposes the erection of a detached, double garage at the southern corner of the front garden of the cottage. The garage has a pitched roof design and the proposed materials are black stained weatherboarding above a brick plinth for the walls and concrete plain tiles for the roof. It measures 6.25 metres in length and 6.5 metres in width and has a height of 2.3 metres to the eaves and 4.6 metres to the ridge. A new driveway is proposed within the front garden leading from the shared access between Nos. 91 and 93 High Street.

Planning History

4. None relevant.

Planning Policy

5. Policy **P7/6** of the **Cambridgeshire and Peterborough Structure Plan 2003** aims to protect and enhance the quality and distinctiveness of the historic built environment.
6. Policy **EN28** of the **South Cambridgeshire Local Plan 2004** seeks to resist developments that would damage the setting, well-being or attractiveness of a listed building or harm the visual relationship between the building and its formal or natural landscape surroundings.

7. Policy **EN5** of the **South Cambridgeshire Local Plan 2004** requires trees, hedges and other natural features to be retained in proposals for new development.
8. Policy **HG12** of the **South Cambridgeshire Local Plan 2004** states that extensions and alterations to dwellings will not be permitted where the design and materials would not be in keeping with local characteristics, where they would seriously harm the amenities of neighbours, where there would be an unacceptable loss of off-street parking or garden within the curtilage, or where they would have an unacceptable visual impact upon the street scene.

Consultation

9. **Harston Parish Council** recommends approval.
10. The **Conservation Manager** recommends refusal on the grounds that the garage and access would damage the setting and attractiveness of the listed building and harm the visual relationship between the building and street scene.
11. The **Trees and Landscape Officer** objects and states that the trees along the frontage of the site that are subject to a Tree Preservation Order would be compromised.

Representations

12. None.

Planning Comments – Key Issues

13. The main issues to be considered during the determination of this application relate to the impact of the proposed garage upon the: -
 - i) Setting of the listed building and Street Scene;
 - ii) Trees; and,
 - iii) Neighbour Amenity.
14. This part of the western side of Harston High Street is characterised by traditional style listed dwellings that are set back from the road behind open front gardens that formerly were part of an ancient common green, and mature trees.

Setting of the Listed Building and Street Scene

15. The proposed garage and associated access would result in the introduction of a building and the creation of a formal driveway within the open grassed front garden to No. 91 High Street. This would lead to a visually prominent form of development that would damage the setting and attractiveness of the listed building and the visual relationship between the building and the street scene by significantly changing the current rural and informal character and appearance of the area and blocking views of the existing cottage from the High Street.
16. The erection of garage in this location is not considered necessary, as the existing space for the parking of vehicles is to the rear of the dwelling. In addition, the development may set a precedent for future outbuildings within the front gardens of these dwellings, which would harm the character of the area.

Trees

17. The proposed garage would compromise the group of three yew trees and an oak tree that are situated along the frontage of the site adjacent to the High Street. These important trees are subject to a Tree Preservation Order and their loss would adversely affect the visual amenity of the area and the character and appearance of the street scene.

Neighbour Amenity

18. The proposed garage is not considered to adversely affect the amenities of neighbours.

Recommendation

Refusal

19. This part of the western side of Harston High Street is characterised by traditional style listed dwellings that are set back from the road behind open front gardens that formerly were part of an ancient common green, and mature trees.
 1. The proposed garage and associated access would significantly change the character of the area and damage the attractiveness and setting of the listed building and the visual relationship of the building with the street scene. The proposal is therefore contrary to P7/6 of the Cambridgeshire and Peterborough Structure Plan 2003 and Policies EN28 and HG12 of the South Cambridgeshire Local Plan 2004, that aim to protect the quality and distinctiveness of the historic built environment through resisting developments that would damage the setting and attractiveness of listed buildings, and harm the character and visual appearance of the street scene.
 2. The proposed garage would compromise some important trees on the site frontage that are subject to a Tree Preservation Order. The loss of these trees would adversely affect the visual amenity of the area. The proposal is therefore contrary to Policy EN5 of the South Cambridgeshire Local Plan 2004 that requires trees, hedges and other natural features to be retained in proposals for new development.

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
- Planning File Reference S/0554/06/F

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