

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Development and Conservation Control Committee 10<sup>th</sup> May 2006  
**AUTHOR/S:** Director of Development Services

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### **S/0525/06/F – Papworth St Agnes Conservatory at The Elms for P Mardlin**

**Recommendation: Refusal**  
**Date for Determination: 12/5/06**

#### **Conservation Area**

#### **Site and Proposal**

1. The Elms is a relatively modern, part single storey and part two storey 'L-shaped' dwelling, located on the edge of Papworth St Agnes. It is surrounded by mature hedgerows and mixed planting along each boundary that serve the property. The dwelling is partially obscured from the road by a mature hedgerow which is set behind the parking area to the front of the site. Adjacent to this parking area, and forward of the house, is a detached garage. To the north-west of the application is the Grade II Listed Manor Cottage. Beyond the site boundaries, to the north-east and south-east, the site is surrounded by open fields/countryside.
2. This full application, registered on 17<sup>th</sup> March 2006, seeks permission to erect a single storey uPVC conservatory to the north-west side of the existing dwelling.

#### **Planning History**

3. The dwelling has been the subject of a number of extensions in previous years. The most recent consent was granted in 1981, under reference **S/1268/81/F**.
4. **S/0679/06/F** is an ongoing application seeking consent for the erection of a single storey rear extension, first floor alterations above the existing dwelling, including the insertion of dormer windows, and a detached garage.

#### **Planning Policy**

5. The site is located within the Papworth St Agnes village development framework, within the village Conservation Area and adjacent to the Grade II Listed Manor Cottage.
6. Structure Plan 2003 **Policy P7/6** states that Local Planning Authorities will protect and enhance the quality and distinctiveness of the historic built environment.
7. **Policy HG12** of the South Cambridgeshire Local Plan 2004 states that planning permission for the extension and alteration of dwellings will not be permitted where the design and use of materials would not be in keeping with local characteristics; and where there would be an unacceptable visual impact upon the street scene.
8. **Policy EN28** of the South Cambridgeshire Local Plan 2004 states that where it appears that proposals would affect the curtilage or wider setting of a Listed Building,

the District Council will require the submission of sufficient illustrative and technical material to allow its impact to be clearly established. The District Council will resist and refuse applications which: (1) would dominate the Listed Building or its curtilage buildings in scale, form, massing or appearance; (2) would damage the setting, well-being or attractiveness of a Listed Building; (3) would harm the visual relationship between the building and its formal or natural landscape surroundings; (4) would damage archaeological remains of importance unless some exceptional, overriding need can be demonstrated, in which case conditions may be applied to protect particular features or aspects of the building and its setting.

9. **Policy EN30** of the South Cambridgeshire Local Plan 2004 states that proposals will be expected to preserve or enhance the special character and appearance of Conservation Areas especially in terms of their scale, massing, roof materials and wall materials. The District Council will refuse permission for schemes which do not specify traditional local materials and details and which do not sit comfortably in their context.
10. **Policies DP/3, CH/4 and CH/5** of the Draft Local Development Framework 2006 reflect and reinforce the above Local Plan and Structure Plan policies.

### **Consultation**

11. **Papworth St Agnes Parish Meeting** – recommends approval (no comments).
12. **Conservation Manager** – comments “I visited the site and met with the applicant at a pre-app stage to discuss both the conservatory and a proposed first floor extension. I had not envisaged the conservatory as being quite as large as indicated on the proposals. In order to minimise its impact on the Conservation Area I would wish to see the design of the conservatory simplified, to remove the ‘starburst’ feature from the gable and also from the fanlights (this is not a traditional detail and will not sit comfortably in the Conservation Area). Furthermore I would wish to see the conservatory constructed from more traditional materials (i.e. painted timber rather than uPVC) and possibly painted a pale cream or jade. A white uPVC structure of this size will be very harsh and not easily integrated into the Papworth St Agnes Conservation Area.”

### **Representations**

13. None.

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

14. The key issue to consider in the determination of this application relates to:
  - The impact of the development upon the Conservation Area

#### ***The impact of the development upon the Conservation Area***

15. There is no objection to the principle of a single storey conservatory in this location as, by virtue of its position adjacent to a strong landscape boundary, it would not pose any undue impact on the amenities of the neighbouring dwelling. However, there are serious concerns with regard to the proposed design and choice of materials.
16. The proposed conservatory is a relatively large structure for its type, with a volume of approximately 60.37m<sup>3</sup>. It is located on the north-west elevation, facing towards the

neighbouring dwelling, the listed Manor Cottage. The structure features a large 'starburst' design on the central projecting gable and also appears to feature the same design on the fanlights. Although this feature will not be particularly visible in the street scene, given the existing boundary planting, it is not a traditional feature that would be commonly found in the village Conservation Area and would be particularly prominent should the planting be removed.

17. The applicants have also specified that the conservatory will be constructed using white uPVC, which is not a material traditionally found in conservation areas. Whilst officers accept that the dwelling currently has a number of openings fitted with aluminium and uPVC units, by virtue of the design, scale and position of the conservatory on the side elevation of the dwelling, parallel to the road, its overall effect will be very harsh and not easily integrated into the Conservation Area. Furthermore, were the planting along the shared boundary with the neighbouring dwelling be compromised, by virtue of its design, scale and location adjacent to the shared boundary the structure would significantly detract from the character and setting of the adjacent listed Manor Cottage.

### **Recommendation**

18. Refusal for the following reasons:

The proposed conservatory, by virtue of its design, materials, scale and form, will have an undue adverse impact upon the special character and appearance of the Conservation Area within which it is set. It would therefore be contrary to Policy EN30 of the South Cambridgeshire Local Plan 2004 and Policy P7/6 of the Cambridgeshire Structure Plan 2003.

**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 files Refs: S/0525/06/F; S/0679/06/F; S/1268/81/F

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