



<b>Planning Committee Date</b>	14 September 2022
<b>Report to</b>	South Cambridgeshire District Council Planning Committee
<b>Lead Officer</b>	Joint Director of Planning and Economic Development
<b>Reference</b>	22/01670/HFUL
<b>Site</b>	4 Braebank Barns, Elsworth Road, Conington, Cambridgeshire, CB23 4LW
<b>Ward / Parish</b>	Caxton/ Conington
<b>Proposal</b>	Single Storey Side extension
<b>Applicant</b>	Mr J Hull
<b>Presenting Officer</b>	Dominic Bush
<b>Reason Reported to Committee</b>	Applicant is related to a member of staff
<b>Member Site Visit Date</b>	N/A
<b>Key Issues</b>	1.Design 2.Impact on neighbour amenity
<b>Recommendation</b>	<b>APPROVE</b> subject to conditions

## 1.0 Executive Summary

- 1.1 The application seeks householder consent for a “single storey side extension”
- 1.2 The design of the works is considered to be acceptable and would not harm the character of the area or the setting of the listed building, with the use of materials that are reflective of the surrounding area. There would be no significant harm to the amenities of neighbouring properties.
- 1.3 Officers recommend that the planning committee approves the application.

## 2.0 Site Description and Context

None relevant		Tree Preservation Order	
Conservation Area		Local Nature Reserve	
Listed Building	X	Flood Zone 2, 3	X
Building of Local Interest		Green Belt	
Historic Park and Garden		Protected Open Space	
Scheduled Ancient Monument		Controlled Parking Zone	
Local Neighbourhood and District Centre		Article 4 Direction	
Outside of Development framework	X		

- 2.1 The application site is outside of the development framework of Conington and comprises a semi-detached dwelling that is within the curtilage of the Grade II listed Braebank Farmhouse to the South. The property was previously an agricultural barn that has been converted into residential use. The host dwelling is attached to the commercial Unit 1 Braebank Farms to the south. To the east of the site is the main highway of Elsworth Road. To the east of the site is agricultural land. To the west of the site is the residential garden on 3 Braebank barns.
- 2.2 To the front of the dwelling is an area of parking and amenity space, to the north of the property is the garden of the dwelling. The dwelling is one storey in height and clad in black wood with grey windows.
- 2.3 The site is located in flood zones 2 (medium risk) and 3 (high risk).

## 3.0 The Proposal

- 3.1 The application seeks householder consent for a “single storey side extension”
- 3.2 The single storey side extension is to extend by approximately 4.66 meters to the north elevation of the dwelling and is approximately 5.3 meters wide. The front and rear elevations of the proposed extension are set in from those of the existing dwelling by approximately 0.2 meters at either side. The extension has a single pitch roof with ridge height of approximately

4.4 meters and is to be clad in black horizontal wooden cladding to match the host dwelling.

#### 4.0 Relevant Site History

Reference	Description	Outcome
S/0836/08/F	Conversion and Alterations of Barn and Outbuildings into 4 No. Live/Work Units with Attached Fences and Gates following Demolition of Building	Approved
S/0690/08/LB	Alterations extension and conversion of barn and outbuildings to four live/work units with attached fences and gates. Demolition of central modern Dutch barn	Approved
S/0135/12/DC	Discharge of conditions 2 4 7 8 11 12 13 18 23 25 26 27 29 32 33 and 34 of application S/0836/08/F	Approved
S/0759/14/DC	Discharge of conditions 25 26 and 27 of S/0836/08	Approved

#### 5.0 Policy

##### 5.1 National

National Planning Policy Framework 2021

National Planning Practice Guidance

National Design Guide 2019

##### 5.2 South Cambridgeshire Local Plan 2018

S/1 – Vision

S/2 – Objectives of the Local Plan

S/3 – Presumption in Favour of Sustainable Development

S/7 – Development Frameworks

CC/9 – Managing Flood Risk

HQ/1 – Design Principles

H/13 - Extensions to dwellings in the Countryside

NH/14 – Heritage Assets

##### 5.3 Supplementary Planning Documents

Sustainable Design and Construction SPD – Adopted January 2020

Cambridgeshire Flood and Water SPD – Adopted November 2016

- 5.4 The following SPDs were adopted to provide guidance to support previously adopted Development Plan Documents that have now been superseded by the South Cambridgeshire Local Plan 2018. These documents are still material considerations when making planning decisions, with the weight in decision making to be determined on a case-by-case basis:

Listed Buildings SPD – Adopted 2009  
District Design Guide SPD – Adopted March 2010

## **6.0 Consultations**

### **6.1 Parish Council –**

No comment received

### **6.2 Conservation Officer**

- 6.3 The heritage statement provided fails to identify and summarise the significance of the building in question or the significance of the wall they propose to remove.
- 6.4 Historic maps suggest that a building on this footprint dates from between 1924 and 1950 whilst the other farm buildings sit on an arrangement that predates 1885.
- 6.5 As such the significance of this building is low and lies in its historic relationship with its fellow agricultural buildings and the development of the farm, and not in its fabric.
- 6.6 Due to the sympathetic proportions, position and form the proposed extension is considered to have a negligible impact on the building itself of on the wider heritage asset.

## **7.0 Third Party Representations**

- 7.1 None

### **7.2 Member representations**

- 7.3 None

### **7.4 Local Groups/ Other organisations**

- 7.5 None

## **8.0 Assessment**

### **8.1 Principle of Development**

- 8.2 Policy H/13 of the Local Plan sets out that extensions to dwellings outside of the village framework boundaries will be permitted where: The development will not be capable of separation from the existing dwelling, the extension is in scale and character with the existing dwelling and would not materially change its impact on its surroundings and the existing home is of permanent design and construction.
- 8.3 Considering the modest scale of the proposed development it is considered that it would not be capable of separation from the existing dwelling whilst also being subservient to the host property.
- 8.4 The principle of the development is therefore acceptable and in accordance with Policy H/13 of the Local Plan 2018.

### **8.5 Design, Layout, Scale and Landscaping**

- 8.6 Policy HQ/1 'Design Principles' provides a comprehensive list of criteria by which development proposals must adhere to, requiring that all new development must be of high-quality design, with a clear vision as to the positive contribution the development will make to its local and wider context.
- 8.7 The proposed side extension is considered acceptable and given its scale would not dominate the existing side elevation of the host dwelling. Both the front and rear elevation of the extension are set in from the respective elevations of the host dwelling whilst the Mono pitched roof is also set down. The materials are to be the same as the host dwelling.
- 8.8 Overall, the proposed development is a high-quality design that would contribute positively to its surroundings and be appropriately landscaped. The proposal is compliant with Policy HQ/1 of the Local Plan.

### **8.9 Heritage Assets**

- 8.10 The application does not fall within a Conservation Area. The application is within the curtilage of the Grade II listed Braebank farmhouse and as such is curtilage listed.
- 8.11 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that a local authority shall have regard to the desirability of preserving features of special architectural or historic interest, and in particular, Listed Buildings.
- 8.12 Para. 199 of the NPPF set out that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation, and the more important the asset, the greater the weight should be. Any harm to, or loss of, the significance of a heritage asset should require clear and convincing justification.

- 8.13 Policy NH/14 of the South Cambridgeshire Local Plan (2018) requires development affecting heritage assets to sustain or enhance the character and distinctiveness of those assets. Policy HQ/1 states that all new development must be compatible with its location in terms of scale, density, mass, form, siting, design, proportion, material, texture and colour in relation to the surrounding area.
- 8.14 The application site is located within the curtilage of the Grade II listed Braebank farmhouse and as such is curtilage listed. The farmhouse and surrounding agricultural buildings predate 1885 whilst the application site and existing footprint dates from between 1924 and 1950. Therefore, the significance of the heritage asset lies in the relationship between the existing dwelling and the surrounding agricultural buildings and Farmhouse.
- 8.15 The Conservation Officer has advised that due to the proportions, position and form of the proposed extension that it would have a negligible impact on the building itself or on the setting of the wider heritage asset (The Farmhouse and curtilage buildings). It is considered that the proposed extension would provide space within the single storey residential dwelling and that it is acceptable justification to accord with paragraph 199 of the NPPF.
- 8.16 The proposed extension is modest in its scale with a width of approximately 6.5 meters from the existing side extension and a depth of approximately 4.9 meters. As such it is clearly subservient to the existing dwelling and does not detract from its significance. Whilst a portion of the existing side wall of the property is proposed to be removed as previously mentioned this holds little significance as a heritage asset in itself.
- 8.17 The proposed external dark timber cladding matches that found on the existing property and are sympathetic to its context within the curtilage of the Grade II listed Farmhouse. Therefore, the proposed development sustains the character of the heritage asset and is compatible with its location therefore complying with policy NH/14 of the Local Plan.
- 8.18 It is considered that the proposal, by virtue of its scale, massing and design, would not harm the character and appearance the setting of listed buildings. The proposal would not give rise to any harmful impact on the identified heritage assets and is compliant with the provisions of the Planning (LBCA) Act 1990, the NPPF and Local Plan policy NH/14.

#### **8.19 Flood Risk**

- 8.20 The site is located in Flood Zone 2 and 3 and is an extension to an existing dwelling. The standing advice for minor extensions is that floor levels should be no lower than existing floor levels or 300mm above the estimated flood level.

- 8.21 The applicants have submitted a Flood Risk Assessment that states that the floor levels within the proposed extension are no lower than those of the existing property. Whilst the drawings provided do not clearly display this a condition has been attached that requires this.
- 8.22 The applicants have suitably addressed the issues of water management and flood risk, and subject to conditions the proposal is in accordance with Local Plan policies CC/7, CC/8 and CC/9 and NPPF advice.

### **8.23 Amenity**

- 8.24 Policy HQ/1 (n), sets out that proposals must protect the health and amenity of occupiers and surrounding uses from development that is overlooking, overbearing or results in a loss of daylight or development which would create unacceptable impacts such as noise, vibration, odour, emissions and dust.
- 8.25 3 Braebank barns is located to the south of the site and attached to the application dwelling. Like the application dwelling it is single storey in nature.
- 8.26 Given the siting of the proposed extension it is considered that the existing dwelling provides significant screening between no.3 Braebank Barns. Additionally, the extension is significantly set away from no.3 Braebank Barns.
- 8.27 The extension would be visible from the rear of No. 3 Braebank barns however given the single storey nature of the extension and its shallow pitched roof its impact in terms of overbearing and overshadowing would be minimal.
- 8.28 The extension is single storey and therefore there is no loss of privacy for neighbouring properties.
- 8.29 The proposal adequately respects the amenity of its neighbours and of future occupants. Subject to conditions, the proposal is compliant with policy HQ/1 and the District Design Guide 2010.

### **8.30 Planning Balance**

- 8.31 The proposed development is considered acceptable in design terms, it would not dominate the host dwelling, nor the street scene. The proposal would not result in any significant harm to the amenity of neighbouring properties.
- 8.32 Having taken into account the provisions of the development plan policies H/13, NH/14 & HQ/1, NPPF and NPPG guidance, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for approval.

### **8.33 Recommendation**

#### **8.34 Approve** subject to:

-The planning conditions as set out below with minor amendments to the conditions as drafted delegated to officers.

### **9.0 Planning Conditions**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

3. The materials to be used in the external construction of the development, hereby permitted, shall follow the specifications in accordance with the details specified within the application form; unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the external appearance of the development does not detract from the character and appearance of the area in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

4. The finished floor levels of the ground floor extension, hereby permitted, shall be set no lower than existing floor levels.

Reason: To prevent the increased risk of flooding in accordance with Policy CC/9 of the South Cambridgeshire Local Plan 2018.

#### **Background Papers:**

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- South Cambridgeshire Local Plan 2018
- South Cambridgeshire Local Development Framework SPDs