

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation Control Committee

5th July 2006

AUTHOR/S: Director of Development Services

S/1078/06/F - Impington
Proposed Erection of Dwelling Following Demolition of Existing Flat Roofed Side Extension on Land Adjacent 2 Mill Lane, For Mrs D Starling

Recommendation: Refusal
Date for Determination: 21st July 2006

Site and Proposal

1. The application site, measuring approximately 0.03 hectares, lies within the settlement boundary, close to the centre of Impington, and adjacent to a Grade II Listed Building (2 Mill Lane).
2. The application site currently contains an existing render/pebble cottage (low two-storey), with attached garage to its side. To the front of the property is a detached garage and shed. To the side of the dwelling is a single storey flat roofed extension, currently comprising of a kitchen for the main dwelling. Along the front of the curtilage lies vegetation and screening, together with a 2-metre high wooden fence.
3. This application, received on the 26th May 2006, proposes the erection of one dwelling following the demolition of an existing flat roofed side extension. Development will be at a density of approximately 27 dwellings per hectare (dph). It is also proposed to make internal alterations to the existing dwelling on the site by converting its former garage to form a new kitchen/diner. A flood risk assessment has been submitted in support of the application. The two houses will utilise two existing drives serving the site. These provide access from a lay-by off Glebe Way/Mill Lane.

Planning History

4. **S/0902/06/F** - This application, received on 6th May 2005 proposed the erection of a new house and extension to the existing dwelling. Following a refusal of Listed Building Consent for the extension to the existing dwelling, the planning application was withdrawn prior to being refused.

Planning Policy

Cambridgeshire and Peterborough Structure Plan 2003

5. **Policy P1/3** states that a high standard of design and sustainability for all new development will be required which creates a compact form of development through the promotion of higher densities, and provides a sense of place which responds to the local character of the built environment and pays attention to the detail of forms, massing, textures, colours and landscaping.
6. **Policy P6/3** requires measures and design features to be included to give sufficient protection against flooding on site or elsewhere locally.

7. **Policy P7/6** explains that Local Authorities will protect and enhance the quality and distinctiveness of the historic built environment.

South Cambridgeshire Local Plan 2004

8. **Policy SE2** states that Histon and Impington is designated as a Rural Growth Settlement, and residential development and redevelopment will be permitted on unallocated land within village frameworks provided that:
- a. The retention of the site in its present form is not essential to the character of the village
 - b. The development would be sensitive to the character of the village, local features of landscape or ecological importance, and the amenities of neighbours
 - c. The village has the necessary infrastructure capacity
 - d. Residential development would not conflict with another policy of the Plan
9. **Policy SE8** notes that there will be a general presumption in favour of residential development within village frameworks. Residential development outside these frameworks will not be permitted.
10. **Policy HG10** explains that residential developments will be required to contain a mix of units providing accommodation in a range of types, sizes and affordability, making the best use of the site and promoting a sense of community which reflects local needs. The design and layout of schemes should be informed by the wider character and context of the local townscape and landscape.
11. **Policy TP1** of the Local Plan states that the Council will seek, through its decisions on planning applications, to promote more sustainable transport choices, to improve access to major trip generators by non-car modes, and to reduce the need to travel, especially by car. To give effect to these aims, planning permission will not be granted for developments likely to give rise to more than a small-scale increase in travel demands unless the site has (or will attain) a sufficient standard of accessibility to offer an appropriate choice of travel by public transport or other non-car travel modes.
12. **Policy CS5** restricts development where flood risk will be increased.
13. **Policy EN28** states that the Council will resist and refuse applications which:
- a. Would dominate the Listed Building or its curtilage buildings in scale, form, massing or appearance
 - b. Would damage the setting, well-being or attractiveness of a Listed Building
 - c. Would harm the visual relationship between the building and its formal or natural landscape surroundings
 - d. Would damage archaeological remains of importance unless some exceptional, overriding need can be demonstrated

Consultations

14. **Impington Parish Council**- Recommend approval.
15. **Conservation and Design Officer** -The design of the proposed dwelling is poor and does not pick up on the vernacular traditions of the area, and clearly illustrated on the adjacent Listed Building. The existing Listed cottage originally comprised a double fronted cottage with a shallow plan depth (approx 4.8m) that is one room deep, with a

central chimney stack rising on the ridge. The cottage has subsequently been extended at either end (but still retains its shallow plan depth). By contrast, the proposed house has a deep plan depth (approx 7.8m) with a projecting gable to the front. The proportions of the side gables of the proposed new dwelling are therefore very poor and, in order to keep the ridge height down to that on the existing cottage, this results in a shallow pitched roof that is too shallow for traditional clay plain tiles (the materials suggested on the elevations). The living room has a fireplace that has an externally expressed chimney stack to one of the gables that also does not rise on the ridge. The principle of development on this site must also be questioned, in that a new building of any size (no matter how well designed) will impact on the setting of the Listed Building. The cottage would once have enjoyed a relatively rural setting and this has already been compromised by 20th Century developments to the side and rear. The garden land remaining with the cottage is therefore even more important to preserving the setting of this Listed Building. Recommendation: The new dwelling is contrary to Policy EN28 part 1 in that it would dominate the Listed Building in scale form, massing and appearance. It is also contrary to Policy EN28 part 2 in the development of this site will damage the setting and well being or attractiveness of the Listed Building. The application should therefore be refused.

16. **Drainage Manager** - Objects to the proposals as the plans indicate that the new property will be located directly over the piped section of the Local Awarded Watercourse. Additionally, the indicated run-off rate of 3 litres per second represents an increase on green field levels and will require consent. An update on these comments will be reported verbally at Committee.
17. **Environment Agency** - Awaiting comments (to be reported verbally at Committee).
18. **Trees and Landscape Officer** - Awaiting comments (to be reported verbally at Committee).

Representations

19. The owner/occupier of number 12 Ambrose Way comments that whilst he does not object in principle to the proposals, it would be preferable to site the new dwelling further to the north west, to reduce overlooking to the garden of number 12.

Planning Comments – Key Issues

Overlooking

20. Concerns have been raised in relation to the proposed siting of the new dwelling and overlooking issues to number 12 Ambrose Way. It is considered that the two rear facing bedroom windows would result in overlooking to the adjacent private residential amenity space, creating a detrimental impact upon the privacy of the occupiers of 12 Ambrose Way.

Listed Building

21. A number of issues have been raised by the Conservation and Design Officer in relation to the proposals. The design of the proposed dwelling does not pick up the vernacular traditions of the area, which can be clearly seen on the adjacent Listed Building. The proposed dwelling, by virtue of its side gables and ridge height, result in a poor relationship to the adjacent Listed Building. In addition, the principle of a new house on the application site is questioned, since it impacts upon the Listed Building. The site the new dwelling would occupy what is the remaining land left with

the cottage, thus it is important to preserve and maintain it to avoid damaging the setting of that building.

Awarded Watercourse

22. An objection has been made by the Drainage Manager, since the application site and the proposed siting of the new dwelling is located directly over a piped section of the Local Awarded Watercourse. A verbal report will be made to the Committee providing further details regarding this issue in relation to the proposals and development of the application site.

Conclusions

23. Objections have been received from an adjacent property in relation to overlooking issues, and concerns have been raised by the Conservation Officer both to the principle of a new dwelling on the site and to its design and relationship with the adjacent Listed Building. In addition, an objection has been received from the Drainage Manager, further details of which will be reported verbally to the Committee.

Recommendation

24. It is recommended that the application be refused for the following reasons:

Reasons for Refusal

1. The proposed new dwelling, by virtue of its massing, design and form would dominate the adjacent Listed Building at 2 Mill Lane, which is contrary to Policy P7/6 of the Cambridgeshire and Peterborough Structure Plan 2003 and Policy EN28 (1) of the South Cambridgeshire Local Plan 2004, which seek to resist applications that would dominate a Listed Building in scale, form, massing or appearance. The proposals are also contrary to Policy EN28 (2) of the South Cambridgeshire Local Plan 2003, as the development would damage the setting, well-being and attractiveness of the Listed Building.
2. The proposed new dwelling and its siting would result in overlooking to number 12 Ambrose Way, which is contrary to Policy P1/3 of the Cambridgeshire and Peterborough Structure Plan 2003, and Policy SE2 (b) of the South Cambridgeshire Local Plan 2004, which seek to resist development that would affect the amenities of neighbours.
3. The siting of the proposed dwelling is located directly over the piped section of the Local Awarded Watercourse. (Full reason for refusal relating to this matter will be reported verbally at Committee)

+ any reasons, if required, by the Environment Agency or Trees and Landscape Officer.

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 Reference S/0902/06/F

Contact Officer: Area Team 2