

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Development and Conservation Control Committee      5<sup>th</sup> July 2006  
**AUTHOR/S:** Director of Development Services

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### **S/0946/06/F – Thriplow Dwelling on Land Adjacent 22 Middle Street for Highland Estates**

**Recommendation: Approval  
Date for determination: 5<sup>th</sup> July 2006**

#### **Conservation Area**

#### **Site and Proposal**

1. The site, which extends to approximately 0.07 hectares/0.18 acres previously formed part of the garden area of No.22 Middle Street, a brick, boarding and large flat tile two-storey dwelling with part of the roof dropping to single storey eaves height. A detached double garage used to sit on the site but has recently been demolished. To the south of the site is No.24, a monopitch roof detached bungalow with a gable end pitched roof garage to the front and a utility room door and utility room, bedroom, ensuite and secondary living room windows in its north elevation facing the site. There is a 2.5m high hedge along the site's road frontage save for the existing access at the southern end of the frontage. A separate new access to serve No.22 has recently been completed. The boundary between the site and No.24 is marked by fencing of varying heights and a new 1.8m high fence has been erected along the boundary between the site and No.22. There is a holly tree within the site close to the boundary with No.24. The erection of a new garage to serve the proposed dwelling and No.22 has commenced.
2. This full application, registered on the 10<sup>th</sup> May 2006, proposes the erection of a 4-bedroom detached house to the south of No.22 Middle Street. The main two-storey part of the house would measure 7.0m to ridge and 4.1m to eaves with an attached 4.1m to ridge and 2.2m to eaves single storey element to the side. The house would be faced with timber boarding over a brick plinth. The main part of the house would have a slate roof. The single storey element would have a pantile roof. The density equates to 14 dwellings to the hectare.

#### **Planning History**

3. Following a Committee site visit in December 2005, planning permission was granted for a 6.9m to ridge and 4.2m to eaves dwelling with an attached 4.2m to ridge and 2.2m to eaves single storey element to the side (**S/1744/05/F**). The permission also included a garaging building, and work on this building, which is to serve the new dwelling and No.22 and stands gable to the road behind the frontage hedge, has commenced.
4. Planning permission for the erection of a part two-storey (7.5m high), part one-and-a-half storey house, and a double garage with a ridge running parallel to the road, on the site was refused in November 2004 under reference **S/2036/04/F**.

5. At the same time, planning permission was refused for a double garage for No.22 which was proposed to be attached to the double garage for the dwelling proposed under reference **S/2036/04/F** and new access for No.22 under reference **S/2035/04/F**
6. Permission was granted for a new access for No.22 in November 2004 under reference **S/2034/04/F**.
7. Conservation Area Consent for the demolition of the garage that used to stand on the site and shed was granted in December 2004 under reference **S/2242/04/CAC**.
8. Permissions for extensions to No.22 were approved in 1984 and 1996 under references **S/0484/84/F** and **S/0660/96/F** respectively.

### **Planning Policy**

9. Structure Plan 2003 **Policy P1/3** requires a high standard of design for all new development which responds to the local character of the built environment.
10. Structure Plan 2003 **Policy P7/6** states that Local Planning Authorities will protect and enhance the quality and distinctiveness of the historic built environment.
11. Local Plan 2004 **Policy SE5** states that residential developments within the village frameworks of Infill Villages, which includes Thriplow, will be restricted to not more than two dwellings comprising, amongst others, a gap in an otherwise built-up frontage to an existing road, provided that it is not sufficiently large to accommodate more than two dwellings on similar curtilages to those adjoining, and provided the site in its present form does not form an essential part of village character, and development is sympathetic to the historic interests, character, and amenities of the locality.
12. Local Plan 2004 **Policy EN30** states that proposals within conservation areas will be expected to preserve or enhance the special character and appearance of the conservation areas in terms of their scale, massing, roof materials and wall materials. It also states that the District Council will refuse permission for schemes within conservation areas which do not specify traditional local materials and details and which do not fit comfortably into their context.

### **Consultations**

13. **Thriplow Parish Council** recommends refusal stating “Opinion is divided in Thriplow Parish Council as to whether this scheme is no better, or marginally better, than that previously approved. Councillors do not like a part slate and part pantiled roof nor the vertical weatherboarding shown on the single storey element, which would not be a satisfactory finish for the outside of a house and would also look like a garden fence. In taking the two storey element further away from the boundary with No.22 it has been widened and the roof pitch reduced, making the house look as though it’s been sat on by something heavy! Further, this “glorified log cabin” design is completely out of character with Middle Street and also with the rest of the village. Thriplow Parish Council would ask that further thought is given to the design of this proposed dwelling with a view to producing something more compatible to its situation.”
14. **Conservation Manager** raises no objections stating that the proposed dwelling would have no greater impact on the Conservation Area than the previously approved scheme. He recommends that any permission is subject to conditions covering materials, the size and design of the rooflights and removing permitted development rights.

15. **Chief Environmental Health Officer** raises no objections subject to safeguarding conditions and an informative to protect residents during the construction period.
16. At the time of application S/2036/04/F, the **Trees and Landscape Officer** raised no objections to the loss of the holly tree.
17. At the time of application S/2036/04/F, the **County Archaeologist** requested that a standard archaeological condition be attached to any consent as: his records indicate that the site is located in an area of high archaeological potential in the historic core of the medieval village of Thriplow; it is located to the immediate west of the medieval moated site of Thriplow Manor; Thriplow Manor dates from the 16<sup>th</sup> Century although the moat dates from the medieval period; and it is likely that important archaeological remains survive in the area and these would be severely damaged or destroyed by the proposed development.

### **Representations**

18. The occupier of 24 Middle Street is concerned that the dwelling now proposed is closer to the large dining room and bedroom picture windows in the north elevation of his property as these picture windows are a particular feature of the property. He is also concerned that privacy within his main rooms will be jeopardized. As at the time of the previous application, he therefore asks that the planning department seeks to address his concerns by ensuring a substantial screen wall is erected and states that his preferred screening would be via a 2 metre high wall to match his southern boundary. The proposed velux-style window in the south elevation of the proposed dwelling is also of concern if it was low enough to allow the occupants of the new dwelling to look down into his main rooms.

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

19. The main issues in relation to this application are: the impact of the dwelling on the street scene and the character and appearance of the Conservation Area; and impact on neighbours.
20. This scheme is similar to the one approved under reference S/1744/04/F, although the dwelling is now longer and the main part of the dwelling has been eased further away from No.22 and nearer to No.24.
21. Like the previously approved scheme, this proposal is considered to preserve the character and appearance of the Conservation Area and street scene.
22. The dwelling now proposed is not considered to be unduly overbearing when viewed from No.24 but it is considered important to ensure that a 1.8-2m high boundary treatment along No.24's boundary be provided to protect the privacy of the occupiers of No.24. Ideally, this would be a wall with tiles on top to match No.24's existing southern boundary wall as requested by the occupier of No.24. There is a first floor bedroom rooflight proposed in the southern elevation of the main part of the dwelling facing No.24 and it will be important to ensure that it is sufficiently high relative to the first floor finished floor level to ensure that there would be no serious overlooking of No.24. The agent has been asked to clarify this.

## **Recommendation**

23. Subject to confirmation that the first floor bedroom rooflight in the southern elevation of the main part of the dwelling facing No.24 is sufficiently high relative to the first floor finished floor level to ensure that there would be no serious overlooking of No.24, approval subject to the following conditions:
1. Standard Time Condition A (3 years) (Reason A)
  2. Unless otherwise approved in writing by the Local Planning Authority, the bricks to be used for the plinth and the tiles to be used as the roofing material for the single storey range to the house shall be as agreed under planning reference S/1744/04/F (RC To ensure the development preserves or enhances the character and appearance of the Conservation Area)
  3. SC5 – Samples of the slate to be used for the main roof (RC To ensure the development preserves or enhances the character and appearance of the Conservation Area)
  4. SC5 – Details of the rooflights (RC To ensure the development preserves or enhances the character and appearance of the Conservation Area)
  5. SC51 – Landscaping (RC51)
  6. SC52 – Implementation of landscaping (RC52)
  7. SC60 (all) – Details of boundary treatments (RC To ensure the development preserves or enhances the character and appearance of the Conservation Area; and to protect the amenity of the occupiers of the hereby permitted dwelling and neighbouring dwellings)
  8. SC5f – Details of materials to be used for hard surfaced areas within the site (RC To ensure the development preserves or enhances the character and appearance of the Conservation Area)
  9. SC22 – No further windows, doors or openings of any kind shall be inserted at first floor level in the side (north and south) elevations of the development ... (RC22)
  10. SC21 (Part 1, Classes A, B and C (Enlargement, improvement or other alteration of a dwellinghouse, including additions and alterations to the roof)) – Removal of permitted development rights (RC To ensure that additions or alterations that would not otherwise require planning permission do not detract from the character and appearance of the Conservation Area or seriously harm the amenity of neighbours)
  11. During the construction period, ... SC26 (0800, 0800, 1800, 1300) – Restriction of hours of use of power operated machinery (RC26)
  12. SC66 (on the application site) – Archaeology (RC66)

## **Reasons for Approval**

1. The development is considered generally to accord with the Development Plan and particularly the following policies:
  - **Cambridgeshire and Peterborough Structure Plan 2003:** **P1/3** (Sustainable design in built development) and **P7/6** (Historic Built Environment)
  - **South Cambridgeshire Local Plan 2004:** **SE5** (Development in Infill Villages) and **EN30** (Development in Conservation Areas)
2. The development is not considered to be significantly detrimental to the following material planning considerations which have been raised during the

consultation exercise: impact upon character and appearance of the Conservation Area; and impact on amenity of occupiers of No. 24.

### **Informative**

In relation to **Condition 4**, the rooflights should be 'conservation type'. Further information can be obtained from the Council's Conservation Section.

In relation to **Condition 7**, the applicant is encouraged to consider erecting walls with tiles on top along the southern and northern boundaries to match No.24's existing southern boundary wall.

Should driven pile foundations be proposed, before development commences, a statement of the method for construction of these foundations should be submitted to and agreed by the District Council's Environmental Health Officer so that noise and vibration can be controlled.

During construction, there shall be no bonfires or burning of waste on site except with the prior permission of the District Council's Environmental Health Officer in accordance with best practice and existing waste management legislation.

**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 Refs: S/0946/06/F, S/1744/05/F, S/2242/04/CAC, S/2036/04/F, S/2035/04/F, S/2034/04/F, S/0660/96/F and S/0484/84/F

**Contact Officer:** Andrew Moffat – Area Planning Officer  
Telephone: (01954) 713169