

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Development and Conservation Control Committee

2<sup>nd</sup> August 2006

**AUTHOR/S:** Head of Planning Services

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**S/2118/05/F – Great and Little Chishill  
Two Dwellings. May Street Farm, May Street, for Carter Developments Ltd**

**Recommendation: Approval  
Date for Determination: 30<sup>th</sup> December 2005**

### **Departure Application**

#### **Site and Proposal**

1. Members may recall considering this application at the December 2005 meeting (Item 15) following a site visit. A copy of the officer's report to the December meeting is attached at Appendix 1. Members should refer to that report for Planning History, Planning Policy and Consultation/Representations received at that time.
2. Members were minded to approve the application subject to the receipt of a further plan showing the new buildings to be identical to the conversion works previously permitted, to it being advertised as a Departure from the Development Plan and to it being referred to the Secretary of State.
3. The application was advertised as a departure on 13<sup>th</sup> December 2005.
4. Revised plans showing the building as constructed were received from the applicant and sent out for consultation in May 2006. However these drawings did not accurately reflect what has been built on the site and further drawings were received on 29<sup>th</sup> June 2006. These drawings are not 'identical' to the conversion works previously approved and cannot therefore be considered under Members previous resolution.
5. The revised drawings show a building that is 0.5m longer than that shown on the approved drawings for the barn conversion. The applicant maintains that there has been no increase in length from the original building that stood on the site and questions the accuracy of the original drawings. The height of the building, when a comparison of the approved and proposed elevations is made, has increased by 0.4m, although the applicant maintains that the overall height of the building above original ground level remains the same as the new building has been set into the site.
6. The fenestration details differ from those originally approved.

#### **Consultation**

7. The comments of **Great and Little Chishill Parish Council** in respect of the latest amended drawings will be reported at the meeting.

In respect of the drawings received in May the Parish Council raised objections and was concerned that the first floor loft space was to be converted into bedrooms.

## **Representations**

8. Any comments from local residents on the latest revised drawings will be reported at the meeting.
9. Since the December 2005 meeting letters have been received from local residents at May Street Farmhouse and 35 May Street expressing concern on the following grounds:

Drawings are incorrect and do not accurately reflect that built.

The buildings are being advertised as 3 bedroom houses; the plans show only two bedrooms. The area shown as a loft is wired up as a bedroom.

Although there are no roof lights on the north side, there are spaces left in the 'loft' area for them to be fitted.

## **Planning Comments – Key Issues**

10. Members resolved at the December 2005 meeting to support this application as a departure from the Development Plan subject to the receipt of revised drawings that showed that the building now erected as being identical to that previously granted consent in the scheme for conversion to a dwelling.
11. In submitting the revised drawings showing the building as now constructed it is clear that the applicant cannot satisfy that resolution.
12. If Members are minded to continue to accept the erection of a new building on this site it is necessary in my view to consider whether the building as now constructed is appropriate in terms of its visual appearance, impact on the character of the area and neighbour amenity.
13. Although the building differs in appearance from that previously agreed as part of the scheme for conversion I am of the view that it retains its previous character as an agricultural building and the increase in overall size, although the applicant contests this, does not materially change the impact of the building on the surrounding countryside.
14. In terms of the effect of the changes on the amenity of nearby residents there are no additional rooflights proposed. The approved scheme proposed four rooflights in the south elevation of the building. This application proposes the same, although the overall increase in the height of the building has made any space at first floor level more usable. I am of the view that there will be no unreasonable overlooking from the rooflights, which are currently shown as lighting loft areas.
15. I note the comment made by local residents that spaces have been prepared on the north facing elevation for additional rooflights to be fitted however there is a condition attached to the existing consent prohibiting the introduction of any additional openings without the prior consent of the Local Planning Authority and that condition will be repeated on any new consent.
16. If an application is submitted in the future for additional openings it will be judged on its merits having regard to neighbour amenity and the effect of the character of the building and countryside.

## **Recommendation**

17. That the application be referred to the Secretary of State as a departure from the Development Plan and that, subject to it not being called in for his determination, it is approved subject to the conditions attached to the December report.

## **Reasons for Approval**

1. The development does not accord with the Development Plan but is considered acceptable for the reasons given above.
2. The proposal is not considered to be significantly detrimental to the following material considerations, which have been raised during the consultation exercise:
  - Amenity of neighbours
  - Character and appearance of the surroundings

**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/2118/05/F & S/0041/03/F

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