

## **SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

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**REPORT TO:** Development and Conservation  
Control Committee  
**AUTHOR/S:** Director of Development Services

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2<sup>nd</sup> June 2004

### **S/0144/04/F – Willingham**

#### **Extensions at 65 Church Street, Willingham for S. Hall**

#### **Recommendation: Approval**

#### **Conservation Area**

#### **Site and Proposal**

1. No. 65 is a brick and slate Grade 2 listed building and former Methodist Chapel situated on the northern side of Church Street, opposite Willingham Green, within the Willingham Conservation Area. Single storey rear additions have been added to the building.
2. Adjoining the site are rear gardens of dwellings facing Rockmill End to the north, a single storey building used as a library and rear garden of 1 Rockmill End to the east, Willingham Green to the south and a two-storey dwelling to the west.
3. This full planning application was received on 27 January 2004 and amended by plans date stamped 25 February 2004, proposes the partial demolition of a previous single storey rear addition and the erection of a two storey rear extension. This extension will provide additional bedrooms and water closets/bathrooms and will have a lower ridge height than the existing ridge height of the building.

#### **Planning History**

4. Listed Building Consent was given on 22 April 2004 for Internal and External Alterations to the building (including the proposed two-storey extension to the dwelling (included in the above planning application), subject to various conditions of consent (**Ref: S/0428/04/LB**).
5. Planning permission was given in June 2003 for a change of use of the former Methodist Chapel to a Dwelling (**Ref: S/1107/03/F**). In March 2004, listed building consent was also given for internal and external alterations to the building (**Ref: S/2447/03/LB**).
6. Planning permission was also given for an extension to the building in 1977 (**Ref: S/1317/77/F**).

#### **Planning Policy**

7. **Policy HG12 'Extensions and Alterations to Dwellings within Frameworks'** of the South Cambridgeshire Local Plan 2004 ("The Local Plan") establishes that proposals to extend dwellings should have regard to the issues of scale, design, materials and the degree of impact upon surrounding properties and street scene.

8. **Policy EN20 ‘Unsympathetic Extensions’** of the Local Plan states that the District Council will refuse planning permission for extensions to Listed Buildings which are not necessary to ensure the continuing use of the building, would dominate or detract from the Listed Building in scale, form, massing and appearance or would imply the loss of building fabric of architectural or historic interest.
9. **Policy EN30 ‘ Development in Conservation Areas’** of the Local Plan requires new development to preserve or enhance the special character and appearance of Conservation Areas especially in terms of their scale, massing, roof materials and wall materials.
10. **P1/2 – Environmental Restrictions on Development** of the Cambridgeshire and Peterborough Structure Plan 2003 (“The County Structure Plan”) states that development will be restricted where there could be damage, destruction or loss of areas that should be retained for their biodiversity, historic, archaeological, architecture and recreational value.
11. **P1/3 – Sustainable Design in Built Development** of The County Structure Plan requires a high standard of design for all new development that responds to the local character of the built environment and details aspects of design to be considered.
12. **Policy 7/6 – Historic Built Environment** of The County Structure Plan specifies that Local Planning Authorities will protect and enhance the quality and distinctiveness of the historic built environment.

### **Consultation**

13. **Willingham Parish Council** – In response to the amendment of the planning application, the Parish Council has recommended the approval of the application.
14. **Conservation Manager** – In response to the amendment of the planning application, this officer has recommended the approval of the application. Adding that:
15. “The principle of an extension more or less within the footprint of the existing single storey flat-roofed extension is acceptable. This is an improvement of the initial proposal which involved an extension above the existing lean-to, that would mask the whole of the rear elevation of the chapel and potentially involve the loss of historic fabric.”

### **Representations**

16. Letter of objection including photo mock-ups of proposed extension received from occupier of adjacent dwelling, No 1 Rockmill End. This letter raises the following grounds of objection:
  - a. The proposal would seriously harm the outlook of 1 Rockmill End due to its height and bulk;
  - b. The proposed first floor windows in the eastern elevation of the dwelling would overlook their garden, resulting in an undue loss of privacy;
  - c. The proposed extension is out of keeping with the listed building and “we can see no reason why it cannot be developed without raising its height”;

- d. The proposed extension “would severely impact on the open nature of the surrounding garden areas” and “would be the first intrusion into the open aspect of the surrounding garden areas”;
- e. The proposed extension represents overdevelopment of the plot; and
- f. The proposal represents speculative development

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

- 17. The key issues in relation to this proposal are impact upon neighbouring amenities, impact on the listed building and impact on the character and appearance of the Conservation Area and streetscene.

#### **Impact on Neighbouring Residential Amenities**

- 18. The proposed extension occupies a similar footprint to existing additions to the building and will have a ridge height of 6.2m, compared to an existing ridge height of 7.9m. The extension will raise the height of building at the northern elevation from 2.6m to 6.2m. First floor windows are proposed on the eastern elevation, which will serve a bedroom and ensuite.
- 19. The extension is setback approximately 9m from the rear garden of 1 Rockmill End and approximately 30m from the dwelling itself. Although the proposal will introduce first floor windows which face the rear garden of 1 Rockmill End, it is considered that there is sufficient distance between the extension and the dwelling to prevent an undue loss of privacy. The distance between the extension and 1 Rockmill End is also considered sufficient to prevent the extension from being unduly overbearing.
- 20. Given the orientation and position of Numbers 63 and 65 Church Street and the setback of No. 63 from the common property boundary with No. 65, the proposed extension is not considered to unduly harm the residential amenities of 63 Church Street, Willingham.
- 21. It is noted that loss of views over adjacent properties is not a relevant matter in the consideration of planning applications, nor is whether the proposal represents speculative development or not.

#### **Impact on Listed Building**

- 22. Listed Building Consent has been granted for internal and external alterations to the dwelling, including the extension the subject of this planning application. The extension is not considered to harm the setting, appearance or historic fabric of the listed building.

#### **Impact on Character and Appearance of the Conservation Area and streetscene**

- 23. The proposal will be screened from view from surrounding public roads. The extension is not considered to harm the character and appearance of the Conservation Area or streetscene.

### **Recommendations**

- 18. Recommendation of approval of application as amended by plans date stamped 25 February, subject to the following conditions:

### Conditions of Consent

1. Standard Condition A – Time limited permission (Reason A);
2. Sc22 – No windows of any kind shall be inserted at first floor in the western elevation of the development. Rc22.

### Informatives

### Reasons for Approval

1. The approved development is considered generally to accord with the Development Plan and particularly the following policies:
  - **Cambridgeshire and Peterborough Structure Plan 2003: P1/2** (Environmental Restrictions on Development, **P1/3** (Sustainable design in built development) and **P7/6** (Historic Built Environment);
  - **South Cambridgeshire Local Plan 2004: Policy HG12** (Extensions and Alterations to Dwellings within Frameworks), **Policy EN20** (Unsympathetic Extensions to Listed Buildings) and **Policy EN30** (Development in Conservation Areas)
2. The proposal conditionally approved is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
  - Residential amenity including outlook and overlooking issues
  - Visual impact on the locality and
  - Impact upon setting of Conservation Area
3. All other material planning considerations have been taken into account. None is of such significance as to outweigh the reason for the decision to approve the planning application.

**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 ref: S/0144/04/F
- Listed Building file ref: S/428/04/LB
- Planning file ref: S/1107/03/F

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