

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

7th February 2007

AUTHOR/S: Executive Director / Head of Planning Services

S/2204/06/F - LITTLE SHELFORD

**Erection of Dwelling Following Demolition of Existing Dwelling at Riverside House
10 Bridge Lane for J. Foreman**

**Recommendation: Approval
Date for Determination: 9th January 2007**

This application has been reported to the Planning Committee for determination because Little Shelford Parish Council recommend refusal of the application, contrary to the officer recommendation.

Conservation Area

Site and Proposal

1. The 0.3 hectare site is located to the south of Bridge Lane and west of the River Cam on the eastern edge, but within the village framework of Little Shelford. It is situated within the Conservation Area and the dwelling lies within Flood Zone 1 (low risk) and the garden lies within Flood Zone 2 (medium risk). The property is a chalet style bungalow with a hipped roof that is constructed from render and tiles. It has an easterly aspect towards the river. There is a detached garage adjacent the road frontage that is constructed from red bricks and plain tiles. An old brick wall that varies in height defines the boundary with Bridge Lane. A mature tree belt forms the eastern boundary of the site adjacent to the river. The southern and western boundaries are aligned by a 2 metre high close-boarded fence.
2. No. 8 Bridge Lane is a modern bungalow that has a kitchen window in its side elevation facing the site. Its main garden area is to the east of the property and there is a patio in front of the kitchen window and a swimming pool adjacent to wall on the road frontage. No. 6 Bridge Lane is a two storey, traditional house that is set back behind Riverside House and No. 8. It has windows facing the rear garden of No. 8 and a two-storey outbuilding on the boundary with Riverside House that has one small first floor window in its side elevation.
3. The application, received on the 14th November 2006 and amended on the 10th January 2007, proposes the erection of a replacement dwelling and garage following demolition of the existing dwelling and garage. The dwelling would be situated on the same footprint of the existing dwelling, but would also be extended approximately 3.5 metres to the east and 2.5 metres to the south. The height of the main bulk of the dwelling would be raised by approximately 1.2 metres. The garage remains in the same position, but an extension would create a link between the existing dwelling and garage and provide accommodation above. There is also a small single storey addition proposed to the rear of the garage. Five roof lights would be inserted in the west facing roof slope and three dormer windows are proposed to the south facing roof slope. The density equates to 3.33 dwellings per hectare.

Planning History

4. Conservation Area consent was granted for total demolition of the existing dwelling and garage in December 2006 (reference **S/2100/06/CAC**).

Planning Policy

5. **Policy P7/6** of the Cambridgeshire and Peterborough Structure Plan 2003 seeks to protect and enhance the quality and distinctiveness of the historic built environment.
6. **Policy P1/3** of the Cambridgeshire and Peterborough Structure Plan 2003 seeks to ensure that all new developments incorporate a high standard of design that respond to the local character of the built environment.
7. **Policy SE5** of the South Cambridgeshire Local Plan 2004 identifies Little Shelford as an infill village. Residential developments within the village framework comprising the redevelopment of an existing developed site is considered acceptable in principle providing the site in its present form does not form an essential part of village character and the development is sympathetic to the historic interests, character and amenities of the locality.
8. **Policy EN30** of the South Cambridgeshire Local Plan 2004 requires all new developments in Conservation Areas to either preserve or enhance their special character and appearance, particularly in terms of scale, massing and materials.
9. **Policy CS5** of the South Cambridgeshire Local Plan 2004 states that planning permission will not be granted for development where the site is liable to flooding or where development is likely to increase the risk of flooding elsewhere by materially impeding the flow or storage of flood water; increase the risk of flooding in areas downstream due to additional surface water run-off; or increase the number of peoples or properties at risk, unless it is demonstrated that the above effects can be overcome by appropriate alleviation and mitigation measures.

Consultation

10. **Little Shelford Parish Council** recommends refusal on the grounds that the new dwelling would have a "harmful impact upon the character of the area".
11. **The Conservation Manager** has no objections (as amended) and comments that the design of the dwelling broadly follows the footprint and massing of the existing dwelling. The removal and replacement of the garage with an integral garage design to compliment the house would be an enhancement. Suggest conditions regarding samples of external materials, all windows and doors to be in timber, removal of permitted development rights, and no works to be undertaken to the existing brick wall along Bridge Lane.
12. **The Chief Environmental Health Officer** is concerned that problems could arise from noise and suggests a condition regarding the hours of use of power operated machinery and informatics in order to minimise the effects of the development to nearby residents.

Representations

13. The occupier of **No. 6 Bridge Lane** objects to the application on the grounds that demolition of the existing dwelling is environmentally unfriendly and ecologically unsound,

and no energy saving measures have been included in the plans for the replacement dwelling. Also considers that the design of the dwelling by reason of the increase in the height of the roof and the addition of three dormer windows to the rear is intrusive.

14. An occupier of Hauxton objects to the application on the grounds that the existing dwelling is an attractive and perfectly good home and that the future occupiers may be commuters that would not contribute to village life or offer anything to the local community.

Planning Comments – Key Issues

15. The main issues to be considered during the determination of this application relate to: -
 - i) The principle of redevelopment of the site;
 - ii) The impact upon the character and appearance of the Conservation Area;
 - iii) The impact upon the amenities of neighbours; and,
 - iv) The impact upon the risk of flooding.

Principle of Development

16. The site lies within the Little Shelford village framework. The existing dwelling is of no significant architectural or historic merit and its demolition and replacement with a new dwelling is considered acceptable in principle.

Impact upon the Conservation Area

18. The proposed dwelling would be situated on roughly the same footprint as the existing dwelling and its hipped roofs and chalet bungalow style design would be similar to the design of the existing dwelling. The removal of the existing garage and the incorporation of an integral garage would improve the design and visually enhance the character of the dwelling. The introduction of dormer windows at first floor level to the south roof slope would not be intrusive or out of keeping with the character of the area. Although I acknowledge that the dwelling would have a larger footprint and mass, it is not considered to represent such a material change in scale and mass to the built form currently on site. The increase in the size of the eastern wing would be set back from the road and not visually dominate the street scene. The development would not therefore harm the character and appearance of the Conservation Area. There is no objection to the use of brick instead of render materials on the walls and the plain tiles for the use on the roof would be the same as the existing building. The exact colour of the materials would be agreed by condition on any consent granted.

Neighbour Amenity

17. Whilst the proposed dwelling would be approximately 1.2 metres higher than the existing dwelling, the existing gap between the dwelling and garage would be infilled, a small single storey extension would be added to the rear of the garage, the first floor element would project approximately 6 metres further back into the site and five roof lights would be inserted into the west facing roof slope, the dwelling would be situated 3.5 metres off the boundary of No. 8 Bridge Lane, the roof would be sloping away from this property, and the roof lights would be a minimum of 1.8 metres from floor level, which would be a condition of any consent granted. The development is not therefore considered to seriously harm the amenities of No. 8 through being unduly overbearing in mass when viewed from the garden, through a loss of outlook to the windows in the rear elevation, through a significant loss of sunlight or through overlooking leading to a severe loss of privacy.

19. The dwelling would be situated 17 metres off the boundary with No. 6 Bridge Lane. The first floor windows in the south elevation of the dwelling are situated approximately 30 metres from this property and 20 metres from the outbuilding at an oblique angle. This would not result in a development that would be unduly overbearing in mass or overlooking leading to severe loss of privacy.

Flood Risk

20. The application is accompanied by a flood risk assessment. The land rises up from the river to the dwelling. The majority of the site lies within Flood Zone 1 (low risk), with a small part of the proposed dwelling situated within Flood Zone 2 (medium risk). Whilst the footprint of the proposed dwelling is larger than the existing dwelling and would increase surface run-off from the site, the dwelling is situated 35 metres from the River Cam and would have the same floor level as the existing dwelling at approximately 800 mm higher than the garden and 1800 mm higher than the river bank. The development is not therefore considered to significantly increase the risk of flooding on the site or the surrounding area.

Other Matters

21. Whilst I acknowledge the need for smaller dwellings within the village, the redevelopment of this sensitive site for a larger number of small units would be out of keeping with the spacious and rural character of this part of the Conservation Area. The demolition of a dwelling that is a perfectly good home and occupation of the new dwelling by commuters that would be unlikely to contribute to the local community are not a planning issues that could be given any weight in the decision making process.

Recommendation

22. Approval (as amended by plan numbers 14A, 16B, 17B, 18A and 19B date stamped 10th January 2007) subject to conditions:
1. Standard Condition A – Time limited permission (Reason A);
 2. No development shall commence until samples of the materials to be used for the external walls and roof have been submitted to and approved in writing by the Local Planning Authority; the development shall be carried out in accordance with the approved details.
(Reason - To ensure the development preserves the character and appearance of the Conservation Area);
 3. All windows and doors (including the garage door) shall be of timber construction.
(Reason - To ensure the development preserves the character and appearance of the Conservation Area);
 4. No development shall commence until details of the colour stain finish of the windows and doors (including the garage door) have been submitted to and approved in writing by the Local Planning Authority; the development shall be carried out in accordance with the approved details.
(Reason - To ensure the development preserves the character and appearance of the Conservation Area);

5. The existing brick boundary wall along the front boundary of the site adjacent Bridge Lane shall be retained and no works shall be carried out to the wall unless agreed in writing by the Local Planning Authority.
(Reason - To ensure the development preserves the character and appearance of the Conservation Area);
6. Notwithstanding the provisions of Regulations 3 and Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order), the following classes of development more particularly described in the Order are expressly prohibited in respect of the property unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf:-
 - i) PART 1, (Development within the curtilage of a dwellinghouse), All classes
 - ii) PART 2, (Minor operations), Class A (erection of gates, walls or fences)(Reason - To safeguard the character of the Conservation Area.)
7. No further windows, doors or openings of any kind shall be inserted into the west facing roof slope of the dwelling, hereby permitted, unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf.
(Reason - To safeguard the privacy of occupiers of the adjoining property);
8. The five roof lights in the west facing roof slope of the dwelling, hereby permitted, shall have a minimum sill height of 1.8 metres above finished first floor level.
(Reason - To safeguard the privacy of occupiers of the adjoining property);
9. The three roof lights serving bathrooms in the south facing roof slope of the dwelling, hereby permitted, shall be fitted and permanently maintained with obscure glass.
(Reason –To avoid the perception of overlooking to the occupiers of the adjoining property);
10. During the period of demolition and construction, no power operated machinery (or other specified machinery) shall be operated on the premises before 08.00 hours on weekdays and 08.00 hours on Saturdays nor after 18.00 hours on weekdays and 13.00 hours on Saturdays (nor at any time on Sundays or Bank Holidays), unless otherwise previously agreed in writing with the Local Planning Authority in accordance with any agreed noise restrictions.
(Reason - To minimise noise disturbance to adjoining residents).
11. The minimum ground floor level of the dwelling, hereby permitted, shall be 15.14m ODN unless otherwise agreed in writing by the Local Planning Authority.
(Reason - To protect residents from flooding).

Informatives

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), **EN30** (Conservation Areas), Growth Settlements) and **CS5** (Flood Protection).
2. The development is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
- Visual impact on the Conservation Area
 - Neighbour Amenity

Background Papers: the following background papers were used in the preparation of this report:

- Cambridgeshire and Peterborough Structure Plan 2003
- South Cambridgeshire Local Plan 2004
- Planning File References S/2204/06/F and S/2100/06/CAC

Contact Officer: Karen Bonnett – Planning Assistant
Telephone: (01954) 713230