

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation
Control Committee

7th July 2004

AUTHOR: Director of Development Services

**S/0578/04/F – Shepreth
Erection of House and Garage Following Demolition of Existing Bungalow, 15 High
Street for Upware Marina.**

Recommendation: Refusal

CONSERVATION AREA

Site and Proposal

1. The site lies in the very heart of the Conservation Area. The existing dwelling is single storey and lies immediately to the north of the playing field. To the north is No. 9 Huttles Green a two storey property whose rear garden backs onto the High Street and borders the application site. To the north east lies No. 8 Huttles Green. The rear garden of this property also borders the application site. On the opposite side of the road is a Listed Building, No 28 High Street.
2. The full application, received 19th March 2004, proposes the erection of a two storey dwelling, approximately 9.2m high and a separate double garage following the demolition of the existing bungalow. The dwelling would be sited in a similar position to the bungalow but would be brought some 2-4m nearer to the boundary with No. 8 Huttles Green. The existing access is to be utilised with no alterations proposed. There are a number of mature trees on the site.
3. The application was amended on 23rd June 2004 to take account of comments made by the Conservation Manager with regard to materials, the design of the garage roof and the length of the bin stores.

Planning History

4. S/0577/04/CAC – Total Demolition of Existing Bungalow and Garage – Approved 10th May 2004

Planning Policy

5. Policy P7/6 of the Structure Plan 2003 requires Local Planning Authority to protect and enhance the quality and distinctiveness of the historic built environment.
6. **Policy SE5 (List of Infill villages)** of the South Cambridgeshire Local Plan 2004 (“The Local Plan”) states (in part) that development should be sympathetic to the historic interests, character, and amenities of the locality.
Policy HG10 (Housing Mix and Design), of the Local Plan states (in part) that: “The design and layout of schemes should be informed by the wider character and context of the local townscape and landscape. Schemes should also achieve high quality design...”

Policy EN28 (Development within the Curtilage or Setting of a Listed Building) of the Local Plan aims to protect the setting of a Listed Building.

Policy EN30 (Development in Conservation Areas), of the Local Plan aims to preserve or enhance the character and appearance of Conservation Areas.

Consultation

7. **Shepreth Parish Council** recommends approval. It states:
"The Parish Council has concerns over the height of the roof".
8. **Chief Environmental Health Officer** is concerned that problems could arise from noise during the period of demolition and construction. He suggests conditions to overcome these.
9. **Conservation Manager** comments (on the application as submitted):

"Observations:

I was consulted on this scheme as part of a pre-application enquiry. My views at that time were; that the existing bungalow was of no significant architectural merit and did not make any particular contribution to the setting of the Conservation Area, though the existing mature deciduous tree on the site is important and must be retained. Furthermore, I felt the proposed scheme had been designed with a degree of sensitivity and would make a greater contribution to the Conservation Area than the existing bungalow.

Recommendation:

No objection in principle, but I would wish to see a couple of minor alterations to the design as follows:

- The featheredge boarding to the front gable should be returned on the north elevation up to the line of the roof over the utility room.
- The garage roof will be conspicuous from both the High Street and the adjacent playing field. The proposed roof appears rather unbalanced and would be improved if the hipped gable indicated on the front elevation is repeated at the other end of this roof.
- The length of the bin store shown on the front elevation should be cut back, such that the lean-to roof can be fully accommodated beneath the verge of the garage roof (ie without the need for a hip).

During the course of my site visit I noted that there is a conifer adjacent to the existing bungalow that will require removal. The removal of this tree is not included within the current application and, while this tree may not be of any great significance, the application should be revised to ensure the matter is correctly dealt with. There may be an issue with overlooking of the properties on Huttles Green from the first floor landing window and also from the bedroom window in the end gable. This could be reconciled by the use of fixed obscured lights to these windows.

Samples of all materials will need to be agreed, and the roof tiles should be of clay (not concrete), the windows and doors should be in timber and the drive should be of gravel."

10. **Conservation Manager** comments with regard to the amended plans:

“The revised design has addressed my concerns and I am happy to support the amended application.”

11. **Trees and Landscape Officer** comments:

“Poor quality Cedar to be removed.

Sycamore is afforded enough clearance.

No objections.

Condition for tree protection should be imposed.”

Representations

12. Two letters of objection have been received from the occupiers of Nos. 8 and 9 Huttles Green, Shepreth:

13. **8 Huttles Green**

14. Adverse impact of such a tall dwelling on the recreation ground as a village amenity.

15. Low pitch of the existing bungalow is in keeping with surrounding properties – the proposed dwelling is over 2m taller than 8 Huttles Green and would be closer to the garden (less than 1m at its closest).

16. A bedroom window will look directly into the garden – it should be frosted glass.

17. **9 Huttles Green**

18. “With the ever-increasing shortage of small dwellings, it would appear against the public interest for the existing dwelling to be demolished.

19. A 2-storey building in this situation would be obtrusive.

20. My property will be overlooked, thus infringing upon my present privacy”.

Planning Comments – Key Issues

21. The key issues are the impact of the development on the amenity of the occupiers of nearby properties and the impact on both the setting of the Grade II Listed Building, No. 28 High Street (opposite) and the character and appearance of the Shepreth Conservation Area.

22. ***Neighbour amenity***

There are two dwellings that would be most affected by the proposal – Nos. 8 and 9 Huttles Green. No. 8 lies to the north east and No. 9 to the north.

23. The proposal is to replace a single storey dwelling with a two storey dwelling in excess of 9m in height that will be 2-4m closer to, and only 1m from, the west side garden boundary of the adjacent property, No. 8 (at its closest point). It will appear unduly dominant and overbearing when viewed from the rear of No. 8 and particularly from within its garden.

24. There is to be a bedroom window in the east elevation that will look directly into the rear garden of this property. This window is not the main bedroom window (which faces south over the recreation ground) and could be obscured. However, the applicant is unwilling to consider this. The proposal will therefore seriously harm the amenities of the occupiers of No. 8 through direct overlooking of its rear garden.
25. The impact on No. 9 is less severe but a dwelling of this size will have some impact when viewed from the garden and a landing window in the north elevation will cause a degree of overlooking. The bulk of the dwelling will be some 17m to 27m from the south east boundary of No. 9 and, given this separation, I do not consider that a refusal on this ground could be justified.
26. ***Setting of Listed Building and impact on the Conservation Area.***
The impact of the development on both the setting of the Listed Building opposite and on the character and appearance of the Conservation Area is acceptable to the Conservation Manager. His comments are reproduced above. The amended scheme has taken on board the suggestions made in his original comments and on this issue I consider the development to be acceptable.
27. ***Other issues***
The Trees and Landscape officer is not concerned regarding the loss of trees. The dwelling will impact on the recreation ground but this is within the Conservation Area and is considered acceptable to the Conservation Manager.

Recommendations

Refusal for the following reasons:

28. The proposed dwelling is approximately 9.2m in height and will be sited close to the west boundary of the rear garden of No. 8 Huttles Green. It would appear overbearing and dominant when viewed from the rear of this property and from its garden. A bedroom window in the east elevation will look directly into the rear garden of No. 8 Huttles Green. As such the proposed dwelling will seriously harm the amenities of neighbours through being unduly overbearing in terms of its mass and through undue loss of privacy and is contrary to Policies SE5 and HG10 of the South Cambridgeshire Local Plan 2004.

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