

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

9th May 2007

AUTHOR/S: Executive Director / Corporate Manager - Planning and Sustainable Communities

S/0516/07/F – GREAT WILBRAHAM 2 Houses following Demolition of Existing Bungalow at 7 Toft Lane

Recommendation: Approval

Date for Determination: 7th May 2007

Notes:

This Application has been reported to the Planning Committee for determination because the Parish Council's recommendation of refusal is contrary to that of the Officer's recommendation of approval.

Adjacent Conservation Area and Grade II Listed Dwelling.

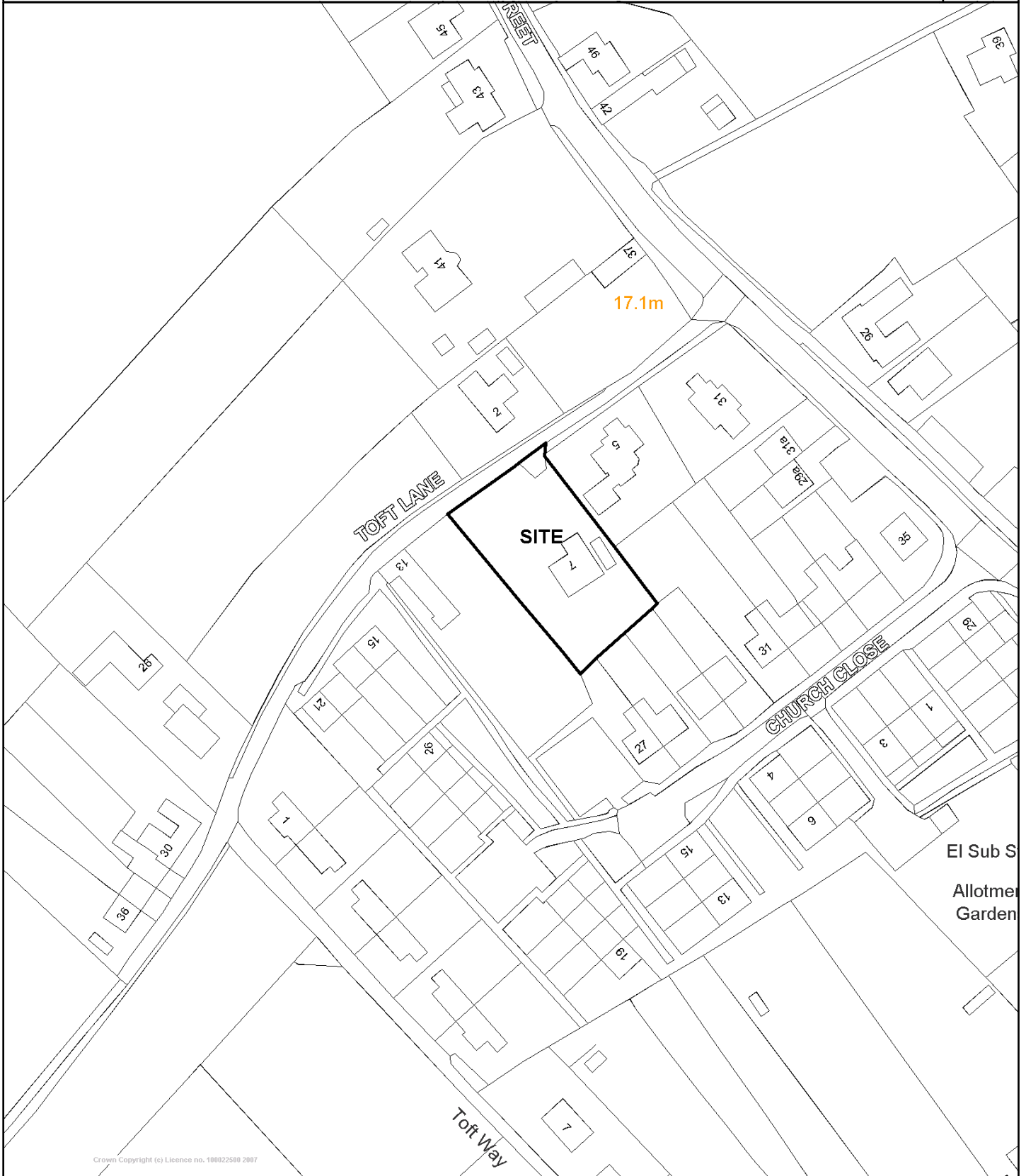
Members will visit the site on Monday 7th May 2007

Site and Proposal

1. Toft Lane is very narrow single track located off Church Street in Great Wilbraham. Toft Lane is a no through road with no passing places or turning areas. The site is on the southern side of Toft Lane with dwellings located on all sides. To the north is No 2 a modern dwelling as is No 5 to the north east. To the west is No 13 a grade II listed house. The modest 1950s bungalow is set well back on the site and has a separate garage to the side. The bungalow is sited on slightly higher land than the lane. The site is roughly rectangular and is 0.12 Ha in area. The plot has a frontage of 26m and depth of 45m. There is a single vehicular access point close to the boundary with No. 5 Toft Lane. Two large conifer trees are in the front garden and the front boundary is defined by a low brick wall.
2. The application received 12th March 2007 proposes the demolition of the bungalow with the erection of two dwellings in its place, one 4 bedroom and the other 3 bedroom. Both dwellings would be set back from Toft Lane a similar distance to the existing bungalow and both would have first floor accommodation partly within the pitch of the roof.

Planning History

3. **S/2265/06/F** - Erection of two dwellings following demolition of existing chalet bungalow refused permission in January 2007 on grounds that the design and layout would affect the setting of listed dwelling at No. 13 Toft Lane.



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Scale 1/1250 Date 27/4/2007

Centre = 554859 E 257507 N

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Planning Policy

4. Great Wilbraham is designated as a Group Village in the Core Strategy 2007. **Policy ST/6** states that residential development up to a maximum of 8 dwellings will be permitted within the village framework provided amongst others it would be sensitive to the character of the village and residential amenities. (**Policy SE4** of the Local Plan 2004).
5. **Policy SE8** of the Local Plan 2004 states that there is a general presumption in favour of residential development within the village frameworks where this accords with other policies.
6. The site is adjacent to No 13 Toft Lane a Grade II listed dwelling and **Policy EN28** relates to dwelling within the setting of a listed building. The site is located adjacent to the Great Wilbraham Conservation Area. **Policy EN30** expects development to preserve or enhance the character and appearance of Conservation Areas.

Cambridgeshire and Peterborough Structure Plan 2003

7. **P1/3** - Sustainable Design in Built Development of the Cambridgeshire and Peterborough Structure Plan 2003 stresses the need for a high standard of design and a sense of place which corresponds to the local character of the built environment.
8. **P7/6** - Historic Built Environment seeks to protect and enhance the quality of and distinctiveness of the historic built environment.

Consultation

9. **Great Wilbraham Parish Council** objects to the application on the grounds that the single storey extension is disproportionate to the main house and has increased in size. This should be reduced to a size more in keeping with other properties in the conservation area. This elevation would have a severe impact on No 5. The door to the garage should be moved to the other side as it is understood that the applicant intended to run his business from there and are concerned about noise impact on No 5. Request condition for parking materials on site at all times and working hours restricted to 8am to 5.30 weekdays only.
10. **Corporate Manager (Health and Environmental Services)** recommends conditions relating to noise and foundations during construction
11. **Conservation Manager** - No objection subject to conditions on windows and rooflight treatment.
12. **Local Highway Authority** - No objection to two dwellings. It recommends a condition requiring a visibility splay at 2.4m across the site frontage with no planting, fencing or walls over 600mm high.

Representations

13. A letter of objection, summarised as follows, has been received from the occupier of No. 5 Toft Lane:

Design is inferior to a conventional four bedroomed two storey dwelling, which would have a smaller footprint.

Request that garage personnel door be changed to the other side.
The single storey element proposed for No. 7 is very long on the boundary with No. 5.

Planning Comments – Key Issues

5. The site is within the village framework whereby residential development is permitted subject to amenity, traffic and conservation considerations. Great Wilbraham is a group village whereby development of up to 8 is permitted within the village framework.
6. The principle of developing the site for two is acceptable. The density is below 30 dwelling per hectare which would need to see four dwellings proposed. However given the sites proximity to a grade II listed dwelling and the substandard access road two more dwellings would not be acceptable in this location.
7. A key constraint to the development of the site is the retention of the open area to the front of the site which retains views of the listed dwelling. It is important to retain this view.
8. Following the recent refusal the applicant met with officers to progress a scheme which would overcome the areas of concern. The revised scheme has omitted the garage to the front of No 7 and repositioned the single storey element further back. The detailing of the dwellings has been improved. The open views to the listed dwelling are retained. The single storey element is better positioned and would not be detrimental in the street scene. Indeed it is set 2m behind the garage of No 5. The single storey element would replace the existing single storey detached garage. Therefore there would not be a significant difference in the view of this elevation. The proposed single storey element would be 1m from the boundary with No 5 Toft Lane.
9. The Conservation Manager has no objection to the dwellings as he considered that the proposed development will have a similar impact as the existing bungalow to the setting of the listed dwelling. The projecting garages provides some variety to the massing of the new build elements.
10. There will be no adverse impact in terms of residential amenity. The comments of the neighbour and Parish Council are noted regarding the personnel door to the garage but this is not unusual for a residential setting. The issue of the potential business use is purely rumour and it is not reasonable to refuse the application for this reason.

Recommendation

11. Approval subject to the following conditions:
 1. Standard Condition A – Time limited permission (Reason A).
 2. Sc5a – Details of materials for external walls and roofs (Rc5aii).
 3. Sc5 - Details of windows and rooflights.
 4. Sc60 – Details of boundary treatment (Rc60).
 5. 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 development hereby approved 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), Classes A, B, C, D, and E.
 - ii) PART 2, (Minor operations), Class A
(Reason - a) To safeguard the character of the area and to protect the open character of the front of the site which is located adjacent No 13 Toft Lane a Grade II listed dwelling.)
6. During the period of construction no power operated machinery shall be operated on the site before 08.00 on weekdays and Saturdays nor after 18.00 hours on weekdays and 13.00 on Saturdays and not at all 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 the effects of the construction of the development on the adjacent residential amenity.)
 7. The beech hedge as proposed on drawing number 3 shall be planted in the first planting and seeding seasons following the occupation of the buildings hereby permitted and any plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.
(Reason - To enhance the quality of the development and to assimilate it within the area.)

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)
P7/6 (Historic Built Environment)
 - **South Cambridgeshire Local Plan 2004:**
EN28 (Development within the Curtilage or Setting of a Listed Building)
SE8 (Village Frameworks)
SE4 (Group Villages)
EN30 (Development in Conservation Areas)
 - **South Cambridgeshire Core Strategy 2007:**
ST6 (Group Villages)
2. The development is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
 - Out of keeping design of single storey
 - Noise impacts

General

1. Should driven pile foundations be proposed, then before works commence, a statement of the method for construction of these foundations shall be submitted and agreed by the District Environmental Health Officer so that noise and vibration can be controlled.
2. During construction there shall be no bonfires or burning of waste on site except with the prior permission of the Environmental Health Officer in accordance with best practice and existing waste management legislation.
3. Before the property is demolished, a demolition notice will be required.

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

- South Cambridgeshire Local Plan 2004
- Core Strategy Development Plan Document 2007
- Cambridgeshire and Peterborough Structure Plan 2003
- Planning Files Ref: S/2265/06/F and S/0516/07/F

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