

**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

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**REPORT TO:** Planning Committee

4<sup>th</sup> July 2007

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

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**S/0988/07/F - MELDRETH**

**Dwelling and Garage, Land R/O 79 High Street, for Mr and Mrs Bedlow**

**Recommendation: Approval**

**Date for Determination: 17<sup>th</sup> July 2007**

**Notes:**

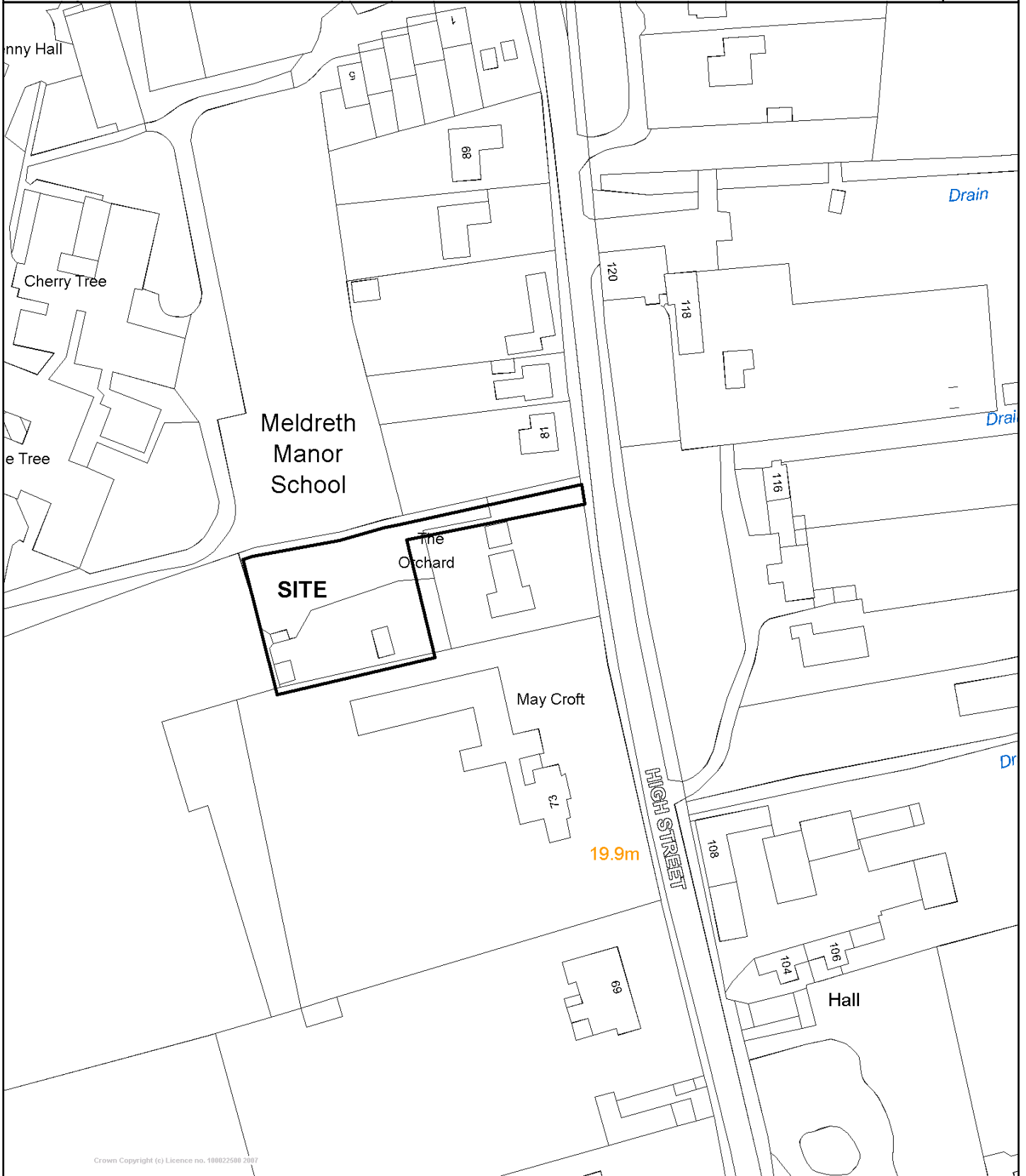
**This Application has been reported to the Planning Committee for determination because the officer recommendation to approve conflicts with the recommendation of refusal from the Parish Council.**

**Members will visit this site on Monday 2<sup>nd</sup> July 2007**

**Conservation Area**

**Site and Proposal**

1. This full application, received on 22<sup>nd</sup> May 2007, proposes the erection of a dwelling and garage on 0.14 hectare of garden land to the rear of 79 High Street, a detached house. The density equates to 7 dwellings per hectare.
2. To the south the site abuts Maycroft Residential Care Home, the original part of which is a Grade II listed building, and to the north the grounds of Meldreth Manor School and a residential property fronting High Street. To the rear is additional land within the ownership of the applicant.
3. The proposed dwelling is designed with a single storey eaves and main ridge height of 7.2m, with lower wings projecting to the front and rear. It is a 3-bedroom property but with only an en suite, gallery and store at first floor. The proposed dwelling is set behind the existing house on the south side of the plot.
4. The existing access on the north edge of the site will be used to serve both the proposed and existing dwellings. It is 40 metres long by 4 metres wide.
5. A rear garden between 12-14m in depth is retained with the existing dwelling.
6. The materials proposed are stained boarding and Cambridge White brickwork with plain clay tiles.
7. The site is in the Conservation Area and within a Protected Village Amenity Area. The site is within the village framework.
8. The application is accompanied by a Design and Access Statement.



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Scale 1/1250 Date 22/6/2007

Centre = 537529 E 246287 N

Planning Committee July 2007

## **Planning History**

9. An application in 2006 for the erection of a two-storey dwelling on the site with a ridge height of 7.7m was withdrawn (**Ref: S/0853/06/F**).

## **Planning Policy**

10. **Policy ST/6** of the South Cambridgeshire Local Development Framework (LDF) Core Strategy adopted January 2007, identifies Meldreth as a Group Village.
11. **Policy SE10** of the Local Plan 2004 states that Protected Village Amenity Areas (PVAA) are defined within village framework boundaries in order to identify undeveloped land, the retention of which is of importance to the character, amenity and/or functioning of the village as a whole. Development of such areas will not be permitted where it will be harmful to the distinctive qualities and functioning lying behind their inclusion in the PVAA.
12. **Policy HG11** of the Local Plan 2004 states that development to the rear of existing properties will only be permitted where the development would not result in overbearing, overlooking or overshadowing of existing residential properties; result in noise and disturbance to existing residential properties through the use of its access; result in highway dangers through the use of its access; or be out of character with the pattern of development on the vicinity.
13. **Policy EN30** of the Local Plan 2004 seeks to ensure that development in Conservation Areas preserves or enhances the special character of those areas.
14. **Policy EN28** of the Local Plan 2004 seeks to protect the setting of Listed Buildings.
15. **Policy P7/6** of the Cambridgeshire and Peterborough Structure Plan 2003 seeks to preserve the historic built environment.

## **Consultation**

16. **Meldreth Parish Council** recommends refusal, "due to it being backland development within a Conservation Area. It is also not in character with the linear character of the village".
17. The comments of the **Conservation Manager** will be reported at the meeting.

## **Representations**

None received at the time of writing the report. The statutory consultation period expires on 3<sup>rd</sup> July 2007.

## **Planning Comments – Key Issues**

18. The key issues to be considered with this application are whether the erection of the dwelling on this site as proposed complies with the criteria set out in the Development Plan regarding protected village amenity areas (SE10), backland development (HG11) and conservation areas (EN30). It is also necessary to assess whether the proposal has any adverse impact on the setting on the adjacent listed building (EN28). Addressing the issues raised by these policies will also cover the objections put forward by Meldreth Parish Council.

### ***Protected Village Amenity Area (PVAA)***

19. The text to Policy SE10 states that protected village amenity areas are areas of generally undeveloped land which make an important contribution to the character, amenity and/or functioning of a particular village and therefore need to be protected from development that would have an adverse effect on those attributes.
20. The application site comprises the northern edge of a PVAA which extends for over 200m to the south. In my view any contribution that the application site plays in the open character of this area is severely compromised by the extension to Maycroft to the south. The new built development is behind the existing dwelling and views through the site from the existing entrance will be maintained. I am therefore of the view that the erection of an appropriate dwelling on this site will not be harmful to the distinctive qualities and functioning lying behind the inclusion of the land in the PVAA.

### ***Backland Development***

21. The proposal clearly falls to be considered as backland development and therefore the criteria set out in Policy HG11 need to be satisfied. In my view the proposal will not result in overbearing, overlooking or overshadowing of existing properties.
22. The proposed access to the new dwelling is shared with the existing house and the current driveway into the site will be extended along the north boundary to serve the new dwelling at the rear. The driveway is separated from the applicants existing house by the garage. Although there is an existing house and its garden to the north of the site the house itself is a minimum of 7m from the boundary. Boundary treatment can be agreed and I am of the view that the proposal will not result in undue noise and disturbance to existing residential properties through the use of its access.
23. Visibility at the junction of the access with High Street is good and the proposal will not result in highway dangers through the use of its access, although the entrance and driveway, currently shown as being 4m in width should be widened to 4.5m for so far as it serves two dwellings. This can be required by a condition of any consent.
24. Although the pattern of residential development along this part of High Street are essentially linear in form it is my view that the erection of a dwelling on this site would not be out of character with the pattern of development in the vicinity given the extension to Maycroft immediately to the south and Meldreth Manor School to the north west.

### ***Conservation Area***

25. Although formal comments have not been received from the Conservation Manager at the time of writing the report, the proposal has been the subject of informal discussions prior to the submission of the application. I anticipate that the Conservation Manager will not object in principle to the erection of a dwelling on this site provided it is subsidiary to the existing dwelling. Revisions to details may be required. The drawings accompanying the planning application indicate the height of the existing house to be 7.6m, similar to the height of the extension to Maycroft to the south. If this is the case then the main ridge height of the new dwelling, at 7.2m, will indeed be subsidiary. However the approved drawings for the existing dwelling show a lower ridge height than that depicted on the drawings submitted with the current application and confirmation of the height will be sought.

### ***Setting of Adjacent Listed Building***

26. Although the original part of Maycroft Residential Care Home is a Grade II listed building the proposed dwelling will be sited immediately to the north of the large modern wing of Maycroft. I am therefore of the view that the proposal will not harm the setting of the adjacent listed building.
27. I will report the views of the Conservation Manager and will seek any revisions he may require prior to the meeting. I will also confirm the ridge height of the existing dwelling, 79 High Street.

### **Recommendation**

28. Provided that any comments of the Conservation Manager can be satisfactorily addressed and that it is confirmed that the ridge height of the proposed building is subsidiary to that of the existing dwelling that consent be approved subject to safeguarding conditions.

### **Reasons for Approval**

1. The development is considered generally to accord with the Development Plan and particularly the following policies:
  - **South Cambridgeshire Local Development Framework (LDF) Core Strategy**, adopted January 2007  
**ST/6** (Group Villages)
  - **Cambridgeshire and Peterborough Structure Plan 2003:**  
**P7/6** (Historic Built Environment)
  - **South Cambridgeshire Local Plan 2004:**  
**SE10** (Protected Village Amenity Areas)  
**HG11** (Backland Development)  
**EN28** (Development within the Curtilage or Setting of a Listed Building)  
**EN30** (Development in Conservation Areas)
2. The development is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
  - Character of the village (including impact on the Conservation Area and concerns about being backland development)

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

- South Cambridgeshire Local Development Framework Core Strategy (adopted January 2007)
- South Cambridgeshire Local Plan 2004
- Cambridgeshire and Peterborough Structure Plan 2003
- Planning File Refs: S/0988/07/F and S/0853/06/F

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