

## 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/1902/06/F - HINXTON**

**Conversion of Farm Buildings into 6 Dwellings and Erection of Garage Block, Fences and Gates at Barns at Lordship Farm, Mill Lane for Lordship Farm Developments Ltd**

**Recommendation: Approval**

**Date for Determination: 27<sup>th</sup> November 2006**

**This Application has been reported to the Planning Committee for determination because a new material consideration has arisen during the period of construction.**

#### **Conservation Area**

#### **Departure Application**

##### **Introduction**

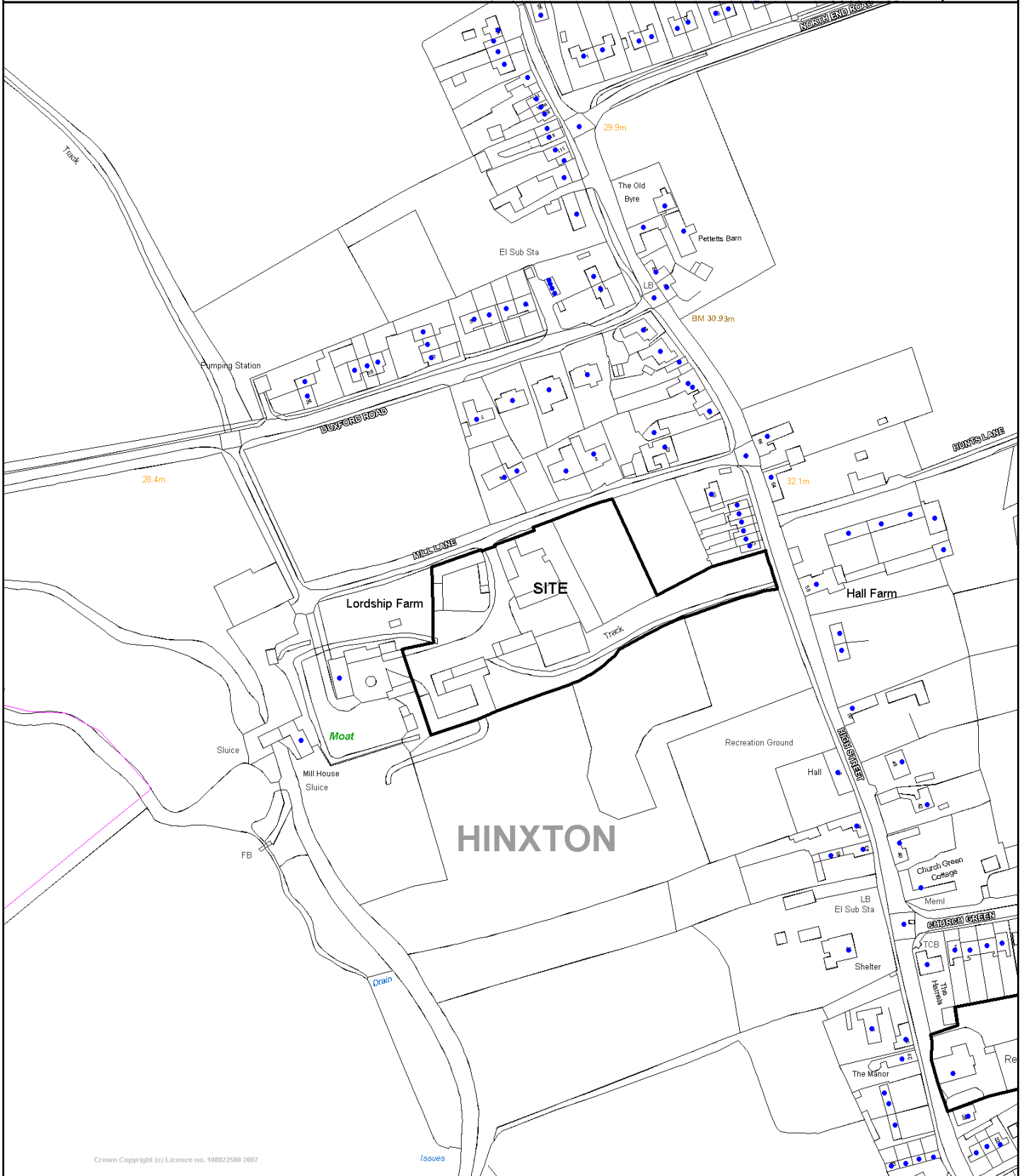
1. Members considered this application at the meeting of the Planning Committee on 6<sup>th</sup> December 2006. A copy of my report to Committee is attached electronically at Appendix 1. Members resolved as follows:

*The Committee gave officers **DELEGATED POWERS TO APPROVE** the application, as amended by plans date stamped 30 November 2006 addressing the Conservation and Design Manager's comments set out in paragraphs 17 and 18 of the report and clarifying the sill height of the windows in bedrooms 4 and 5 of Unit 2, subject to the prior completion of a Section 106 Legal Agreement requiring the payment of a commuted sum in lieu of the provision of affordable housing on-site.*

2. The application has not been determined. The drafting of the required Section 106 agreement is continuing, and is expected to be concluded shortly. Development has commenced on site in advance of the grant of planning permission being granted, at the developer's own risk. Planning Permission **S/1801/04/F** and Listed Building Consent **S/2191/04/LB** for Conversion to 6 Dwellings have been issued.
3. Listed building consent for these works was granted on 13<sup>th</sup> December 2006 under reference **S/1901/06/LB**.

##### **Subsequent developments**

4. During the course of conversion, two amendments in particular to the submitted plans have been made, which have given rise to objection from a nearby neighbouring occupier.
5. The first relates to Unit 1, shown on amended drawings date stamped 21<sup>st</sup> June. The ground floor window in the east elevation of Bedroom 3 has been lowered from a sill height of 2.4m to 1.7m. This window faces obliquely onto the front garden area of 8,



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Issues



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Mill Lane. The frontage boundary of 8 Mill Lane is located at a distance of 15m from this window.

6. The second significant amendment, received 15<sup>th</sup> March and 21<sup>st</sup> June, relates to windows at first floor level in the northern elevation of Unit 2. These windows serve Bedrooms 4 and 5, that face directly onto the front garden areas of nos. 6 and 8 Mill Lane, and for this reason they were referred to in the minute of the meeting. At that time, the developer advised that the sill height of these windows would be at a minimum of 1.6m, to avoid overlooking of neighbouring properties. During the course of construction, the first floor level has been set at a higher level than shown in the submitted plans as a result of higher than expected ground levels. The windows, which have been installed, now overlook the adjoining properties.
7. In order to address this situation, the developer proposes to fix these windows shut, and to obscure glaze the lower panels, so as to restore the 1.6m limit on views out. In order to provide means of fire escape from these rooms, additional windows width 600mm and depth 1200mm, one for each room, are proposed. In the case of Bedroom 4, this window is proposed to be inserted in a narrow return on the western elevation, facing along Mill Lane. For Bedroom 5, the window would be placed in the eastern elevation, also facing along Mill Lane.

### **Consultation**

8. **Hinxton Parish Council** – comments awaited.
9. **Conservation Manager** – no objection to either amended proposal.
10. **Cambridgeshire Preservation Society** – comments awaited.

### **Representations**

11. The occupiers of nearby affected dwellings have been notified of the proposals. Any comments received will be reported verbally to Members at the meeting.
12. The occupier of 8 Mill Lane has previously advised officers of his concerns about both amendments, on the grounds of overlooking and loss of privacy from the lowered window in Unit 1 and the proposed fire escape window in Bedroom 4 of Unit 2.

### **Planning Comments**

13. The main issue to be considered is the effect on residential privacy of the proposed amendments. In the case of Unit 1, the drawings show that, internally, the sill height is 1.8m, which will not afford views out horizontally or lower. As a result, I do not consider that any harm to residential amenity will result. The proposed treatment of first floor windows in the northern elevation of Unit 2 will prevent overlooking, and should be required by condition to be retained as such. The proposed fire escape window in the eastern elevation is quite narrow, and views from it would be oblique, and then over the front garden area of No.8, the frontage of which is 9m away. No significant window-to-window view would be possible, however as a precaution obscure glazing of this window can be required.

## **Recommendation**

14. Approval as amended by drawings date-stamped 15<sup>th</sup> March and 21<sup>st</sup> June, and other minor variations to Units, in accordance with my recommendation of 6<sup>th</sup> December 2006, and subject to conditions to ensure that windows in the northern elevation of Bedrooms 4 and 5 of Unit 2 are permanently fixed shut and obscure glazed to a minimum height of 1.6m, and this new escape window in the western elevation of bedroom 4 is obscure glazed.

**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/1902/06/F

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