

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

1st August 2007

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

S/1149/07/F - ORWELL

Erection of House and Garage at Land Adjacent 7 High Street for R.D.S Developments

Recommendation: Delegated Approval subject to further consultation

Date for Determination: 6th August 2007

Notes:

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

Members will visit this site on Monday 30th July 2007

Conservation Area

Adjacent to Listed Building

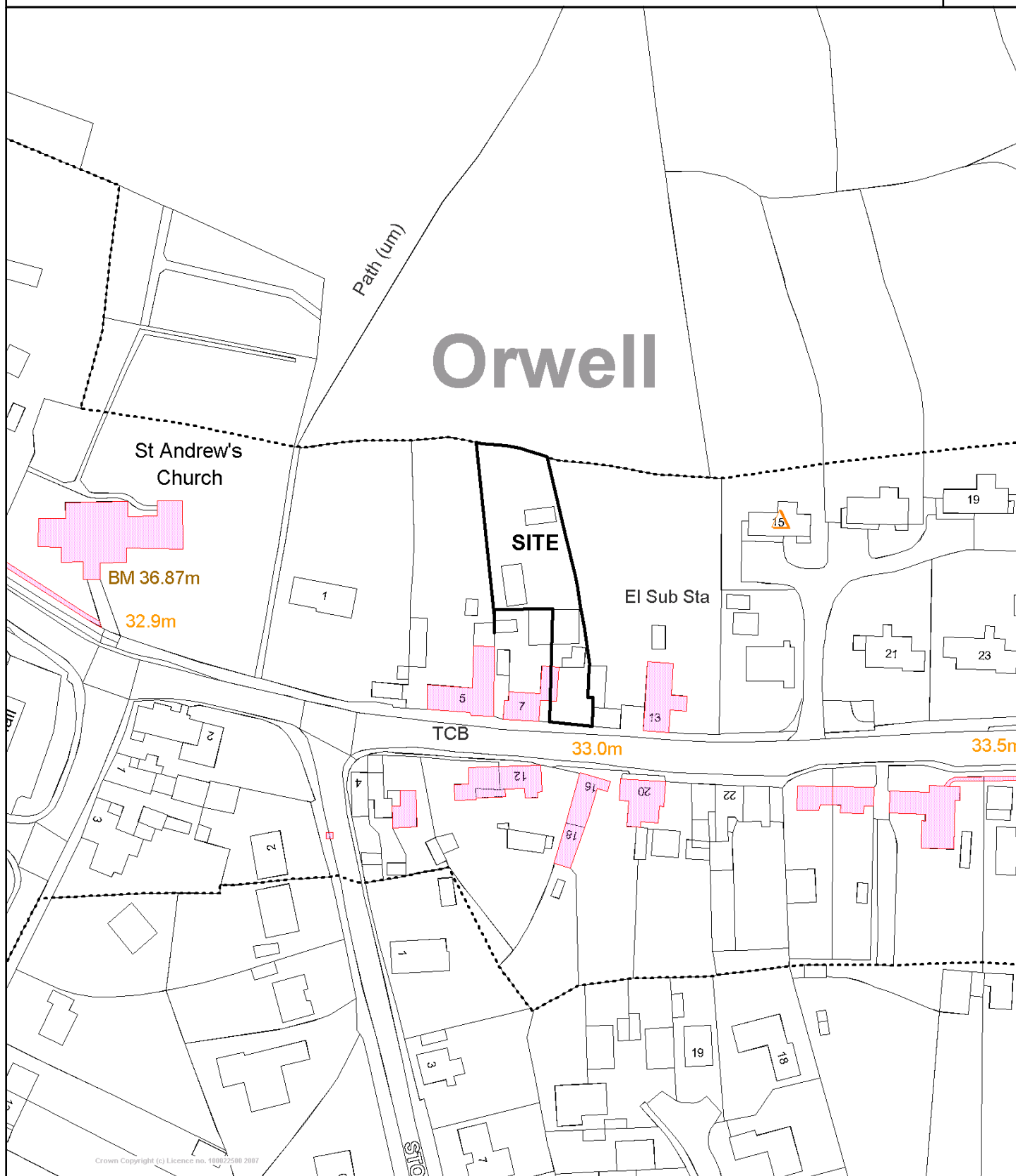
Site and Proposal

1. The application site is located centrally in the village of Orwell. The plot adjacent No 7 High Street lies between two Listed Buildings located in the Conservation Area for Orwell. The application plot measures 0.09 hectares. The plot frontage measures approximately 10 metres in width, the depth, approximately 65 metres. The plot shape is varied and is not consistent in size from front to back. The site differs in ground level and the land rises significantly from the front to the rear of the plot. The separating boundaries are not immediately obvious, the plot currently reads as the garden of No. 7 High Street. To the east of the plot is the wall of the neighbouring outbuilding and carport of No. 9 High Street. There is one small opening in this elevation close to the road frontage; the room in the side is not used as habitable space. The rear of the site is screened from the surrounding countryside by irregular planting; the rise in ground level to the rear restricts visibility. The site is bound by the High Street to the south.
2. This full application, received on 11th June 2007, proposes the erection of a detached two-storey 4-bedroom house. The scheme proposes a 6.75 metre high dwelling house, 17 metres in depth and a front elevation width of 5.4 metres. A 3.8 metre space has been left at the front of the site for off road parking in addition to an integral single garage attached to the proposed dwelling. The proposed scheme is slightly staggered to fit the awkwardness of the plot shape. The land will be dug into to create a level floor finish. The proposal provides approximately 190m sq of habitable floor area at a density of 11 dwellings per hectare.

A Design Statement accompanies the application.



Orwell



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Scale 1/1250 Date 17/7/2007

Centre = 536324 E 250461 N

Planning Committee August 2007

Planning History

3. An extension to No 7 High Street was refused in 1974 (**S/0590/74/F**). An application for an almost identical scheme was withdrawn earlier in the year (**S/0597/07/F**); this was likely to be recommended for refusal because of the impact on the neighbouring smaller listed building of No. 7 High Street. Since this withdrawal the applicant has since reduced the height of the building in line with that of No.7.

Planning Policy

Cambridgeshire and Peterborough Structure Plan 2003

4. **Policy P1/3 'Sustainable Design in Built Environment'** states that a high quality of design will be required for all new developments and promotes more compact forms of development through higher densities.
5. **Policy P7/6 'Historic Built Environment'** states Local Planning Authorities will protect and enhance the quality and distinctiveness of the historic built environment.

South Cambridgeshire Local Plan 2004

6. **Policy SE4 'Group Villages'** sets out the requirements for residential developments and redevelopment up to a maximum scheme size of 8 dwellings within village frameworks.
7. **Policy HG10 'Housing Mix and Design'** sets out the requirements for residential developments to make the best use of sites in addition to be informed by the wider character and context of the surrounding area.
8. **Policy EN28 'Development within the Curtilage or Setting of a Listed Building'** sets out the requirements for development within the curtilage or setting of listed buildings.
9. **Policy EN30 'Development in Conservation Areas'** of the Local Plan 2004 sets out the requirements for **development** within Conservation Areas.
10. **South Cambridgeshire Local Development Framework (LDF) Core Strategy, adopted January 2007**

ST/6 (Group Villages)

11. Residential development and redevelopment up to an indicative maximum scheme size of 8 dwellings will be permitted within the village frameworks of Group Villages, as defined on the Proposals Map

DP/2 (Design of New Development)

12. All new development must be of high quality design and, as appropriate to the scale and nature of the development, should:
 - a. Preserve or enhance the character of the local area;
 - b. Conserve or enhance important environmental assets of the site;

- c. Include variety and interest within a coherent design, which is legible and provides a sense of place whilst also responding to the local context and respecting local distinctiveness;
- d. Achieve a legible development, which includes streets, squares and other public spaces with a defined sense of enclosure and interesting vistas, skylines, focal points and landmarks, with good interrelationship between buildings, routes and spaces both within the development and with the surrounding area;
- e. Achieve a permeable development for all sectors of the community and all modes of transport, including links to existing footways, cycleways, bridleways, rights of way, green spaces and roads;
- f. Be compatible with its location and appropriate in terms of scale, mass, form, siting, design, proportion, materials, texture and colour in relation to the surrounding area;
- g. In the case of residential development, provide higher residential densities, and a mix of housing types including smaller homes;
- h. Provide high quality public spaces;
- i. Provide an inclusive environment that is created for people, that is and feels safe, and that has a strong community focus;
- j. Include high quality landscaping compatible with the scale and character of the development and its surroundings.

13. DP/3 (Development Criteria)

Planning permission will not be granted where the proposed development would have an unacceptable adverse impact:

- a. On residential amenity;
- b. From traffic generated;
- c. On village character;
- d. On the countryside, and landscape character;
- e. From undue environmental disturbance such as noise, lighting, vibration, odour, noxious emissions or dust;
- f. On ecological, wildlife and archaeological interests;
- g. On flooding and flood risk;
- h. On the best and most versatile agricultural land;

- i. On quality of ground or surface water;
- j. On recreation or other community facilities.

HG/1 (Housing Density)

- 14. Residential developments will make best use of the site by achieving average net densities of at least 30 dwellings per hectare unless there are exceptional local circumstances that require a different treatment.

CH/4 (Development Within the Curtilage or Setting of a Listed Building)

- 15. Planning permission will not be granted for development, which would adversely affect the curtilage or wider setting of a Listed Building. Proposals must provide clear illustrative and technical material to allow impact to be properly assessed.

CH/5 (Conservation Areas)

- 16. Planning applications for development proposals) including applications for Conservation Area Consent for demolitions) in or affecting Conservation Areas will be determined in accordance with legislative provisions and national policy (currently in PPG15), together with the local policies set out in the supplementary Planning Documents and guidance contained in specific Conservation Area Appraisals (where they exist) and the District Design Guide.

Consultation

- 17. **Orwell Parish Council** –Has asked for an extension of 2 days on the consultation period. The comments should be present for Committee. In light of the earlier recommendation for the similar application this scheme has been put forward for Committee to discuss.

- 18. **The Conservation Manager** has made the following comments,

The proposal is basically similar to the previous application on this site, but the building now cut into the rising ground so as to address concerns raised over the impact on the adjacent Listed Building. When considering the previous application I had no objection to the design, with the dwelling set gable on to the road, which is similar to the pattern of development found elsewhere in the village. Since the issue of height has now been dealt with I have no further objection to the proposal.

- 19. **The Local Highway Authority** has asked that the applicant show vehicular and pedestrian visibility splays on the submitted drawings. Additional comments will be presented verbally.

Representations

- 20. None received to date. The earlier application received one letter from the occupier of No. 10 High Street who raised concerns over the height of the proposal, the potential for a turning area within the site to address Highway issues and the use of local materials

Planning Comments – Key Issues

21. The main issues to be considered in relation to this application are the impact of the development upon the character and appearance of the Conservation Area, the impact on the setting of the surrounding Listed Buildings and the impact of the proposed dwelling upon the amenities of neighbours and highway safety.

Impact on the Conservation Area and Listed Buildings

22. The said application was the result of preliminary discussions between the applicant and the Local Planning Authority. The Conservation Manager has had extensive input in the approach that has been put forward. In the comments made by the Conservation Manager, the scheme is seen as acceptable, specifically pointing out that the proposed development takes on board the design approach within the village, proposing the gable end to the road, much like the neighbouring properties within the street scene.
23. The impact on the neighbouring Listed Buildings will be minimal providing the materials are carefully selected and agreed before development commences, the erection of this building will compliment the neighbouring listed buildings incorporating elements of the surrounding older properties within new build development.
24. The frontage of the site is narrow and the scheme takes up a large quantity of the frontage. However it is my opinion that the proposed scheme is in accordance with the requirements of Policies EN30 and EN28 of the Local Plan 2004 and DP/2, CH4 and CH/5 of the Local Development Framework Development Control Policies as listed earlier in the report.

Impact on Neighbour Amenity

25. The dwelling has been designed to address any potential adverse neighbour amenity impact. The design predominately uses roof light in the elevations that face neighbouring properties. The six proposed roof lights in the eastern elevation of the roof, facing towards no. 11 High Street are secondary windows to the Master bedroom, bedroom 1 and bedroom 3, the remainder are predominately used for lighting bathrooms and landings. These are shown on the drawings to be approximately 1.6 metres from cill to floor level. I am of the opinion this is adequate to avoid unnecessary overlooking and can be conditioned accordingly.
26. The openings at first floor on the western elevation are of a similar format. The roof lights over bedroom 2 look north to the rear of the plot, those over the landing are of an adequate height from floor level at 1.6 metres and the only opening that faces No. 7 at first floor provides an oblique view of the High Street and the rear of No 7; primarily facing the gable of No. 7 itself.
27. The bulk of the building in this plot has been reduced significantly by being dug into the plot; the main aim of doing this was to lessen the impact on the neighbouring Listed Building at No 7. This has benefits for the surrounding properties also. When visiting the site and viewing from No 11 it was apparent that some loss of a view would occur from the overlooking windows, although this is not a material planning consideration when determining applications, the reduction in height of the proposed scheme will overcome this and the impact on the neighbours reduced to nil.

28. The impact on No. 7 is also minimal, the building has been designed so as not to dominate the listed building, the bulk of the two storey is located to the east of the site, away from the Listed Building and therefore impact reduced on the occupiers also.
29. I am of the opinion that the scheme does not adversely impact neighbour amenity and is in accordance with the abovementioned policies.

Impact on Highway Safety

30. The comments made from the Local Highways Authority are shown to have been addressed on the drawings. However closer inspection shows these have been drawn incorrectly and the site is unlikely to be able to address this concern unless the front elevation is reduced and set further back in the site. I have been unable to discuss this further with the Local Highways Authority at the time of writing the report and further comments will be passed on verbally at the meeting.
31. In light of the above issues and resolutions I am of the opinion this scheme accords with the aforementioned policies within the Development Plan Documents. Further consultation is needed with the Local Highway Authority and these should contribute to the final decision of this scheme.

Recommendation

Approval subject to conditions and further comments from the Local Highway Authority

1. **The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.**
(Reason – To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development, which would not have been acted upon.)
2. **No development shall commence until details of the following 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**
 - a) **The materials to be used for the external walls and roof**
(Reason – To ensure that visually the development accords with neighbouring buildings and the development not incongruous.)
3. **No further windows, doors or openings of any kind shall be inserted in any elevation of the development, 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 properties and to protect the setting of adjacent Listed Buildings and the surrounding Countryside in accordance with the requirements of Policies DP2, DP3 and CH/4 of the Local Development Framework 2007)
4. **No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measure for their protection in the course of development.)**
(Reason - To enhance the quality of the development and to assimilate it within the area in accordance with the requirements of Policies DP2 of the Local Development Framework 2007.)

5. **All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or 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 in accordance with the requirements of Policies DP2 or the Local Development Framework 2007.)

6. **Details of the treatment of all site boundaries shall be submitted to and approved in writing by the Local Planning Authority and the work completed in accordance with the approved details before the buildings are occupied or the development is completed, whichever is the sooner.**

(Reason - To enhance the quality of the development and to assimilate it within the area in accordance with the requirements of Policies CH4 and CH5 of the Local Development Framework 2007)

7. **Notwithstanding the provisions of Article 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 and each unit thereon 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 area and to ensure that additions or extensions which would not otherwise require specific planning permission do not overdevelop the site with consequent harm to the setting of Conservation Area and nearby Listed Buildings).

8. **During the period of construction no power operated machinery shall be operated on the site 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 agreed in writing with the Local Planning Authority in accordance with any agreed noise restrictions.**

(Reason – To protect the occupiers of adjacent properties from an unacceptable level of noise disturbance during the period of construction)

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:) and Development Control Policies 2007. **ST/6** (Group Villages)

- **South Cambridgeshire Local Development Framework (LDF) Development Control Policies**, Development Plan Document (to be adopted July 2007):
Policy DP/2 (Design of New Development)
Policy DP/3 (Development Criteria)
Policy CH/4 (Development Within the Curtilage or Setting of a Listed Building)
Policy CH/5 (Development within Conservation Areas)
- **Cambridgeshire and Peterborough Structure Plan 2003:**
Policy P1/3 'Sustainable Design in Built Environment'
Policy P7/6 'Historic Built Environment'
- **South Cambridgeshire Local Plan 2004:**
HG10 (Housing Mix and Design)
EN28 (Development within the Curtilage or Setting of a Listed Building)
EN30 (Development in Conservation Areas)

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

- South Cambridgeshire Local Development Core Strategy (adopted January 2007) and Development Control Policies 2007.
- South Cambridgeshire Local Plan 2004
- Cambridgeshire and Peterborough Structure Plan 2003
- Planning File Ref: S/1149/07/F and S/597/07/F/F

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