

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

1st August 2007

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

S/0635/07/F – HARSTON

Extension and Conversion to form Dwelling - No 1 Hurrell's Row, for Mr & Mrs May-Gillings

Recommendation: Approval

Date for Determination: 18th June 2007

Notes:

This Application has been reported to the Planning Committee for determination because the recommendation is contrary to the response of the Parish Council.

Members will visit this site on Monday 30th July 2007.

Background

1. Members may recall that the application was deferred for a site visit at 4th July 2007 meeting.
2. Attached as Appendix 1 is the report to Planning Committee of 4th July 2007.

Update including representations from the Parish Council and the occupier of No 1A Hurrell's Row

3. An email has been received from the Harston Parish Council to comment the second sets of amended plans date stamped 19th June 2007. The Parish Council considers that the proposal should be refused for the following reasons:
 - a. 'The proposed development is out of character with the existing street scene of Church Street, Royston Road and Hurrell's Row, in historic Harston;
 - b. The proposed development for residential occupation has no garden space, no parking space, nor any private outdoor space whatsoever; a tiny outdoor paved triangle only, and fronting directly onto the street. The low fence (it could not be more than 3.5ft high due to visual obstruction) will not give any privacy to an occupant of the proposed development;
 - c. The total proposed floor area is more than double the original floor area;
 - d. The proposed extension to the northwest projects unacceptably beyond the existing building line of the other existing, historic Hurrell's Row cottages;
 - e. The proposed development, projecting beyond Hurrell's Row building line, would block light from the gardens of 1A and 2 Hurrell's Row;
 - f. The proposed 2 storey development on the Royston Road elevation is out of character with the other properties on Church Street and Royston Road, which are set back from the road (and have back gardens). The proposed 2 storey



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development will project prominently, unattractively and unacceptably, and the building line to the every edge of the narrow footpath along this buys section of Royston Road would be unacceptably prominent;

- g. There is no guarantee of nighttime car (or van) parking space on the road, and no space whatsoever on the development site for car or van parking;
 - h. The proposed location for the dustbins is directly beneath the two ventilation/air bricks for 1A Hurrell's Row. The ingress of dustbin odours, especially with rubbish decomposing between the fortnightly rubbish collections, would be an unacceptable nuisance No 1A. Flies attracted to the dustbins would also be an unacceptable nuisance; and
 - i. The development is essentially a tiny gardenless flat, projecting beyond the building line of Hurrell's Row houses; with virtually no outdoor space, and visually unacceptably prominently on a very busy and prominent corner of historic Harston.'
4. Objection has been received from the occupier of Nos.1A Hurrell's Row regarding the second amendment date stamped 19th June 2007. While the previous comments still apply, the revised roof design is worse in that it would have to be attached to No 1A's end wall which is made of clunch/claybat; and the proposed extension would affect sunlight to the garden and the house. The occupier of this neighbouring property invites Committee Members to view from the garden area.

Recommendation

5. Approval, as amended by drawings number PR10B and PR11C date stamped 19th June 2007:

Conditions

1. Standard Condition - Time Limited Permission A (Reason - A).
2. Sc5a Details of external materials (Rc 5a ii).
3. No windows, doors or openings of any kind shall be inserted at first floor level in the west side elevation of the dwelling, 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 property to the west, No 1A Hurrell's Row).

Informatives

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)
 - **South Cambridgeshire Local Development Framework (LDF) Development Control Policies**, Development Plan Document (to be adopted July 2007):

Policy SF/1 (Protection of Village Services and Facilities)
Policy DP/2 (Design of New Development)
Policy DP/3 (Development Criteria)
Policy DP/7 (Development Frameworks)

- **Cambridgeshire and Peterborough Structure Plan 2003:**
P3/4 (Rural Services and Facilities)
- **South Cambridgeshire Local Plan 2004:**
SH6 (Loss of Shops)
EM8 (Loss of Employment Sites in the Villages)
SE8 (Village Frameworks)
HG10 (Housing Mix and Design)
TP1 (Planning More Sustainable Travel)

2. The proposal is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
- Loss of shop in the village;
 - Impact on character of area;
 - Residential amenity;
 - Parking provision/ Highway safety.

General

The applicants' attention is drawn to the comments from the Council's Building Inspector that the proposed alternating tread stairs are not suitable under Building Regulations. Spiral or traditional staircases should be considered.

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

- South Cambridgeshire Local Development Framework (LDF) Core Strategy, adopted January 2007
- South Cambridgeshire Local Development Framework (LDF) Development Control Policies, Development Plan Document Submission Draft, January 2006
- South Cambridgeshire Local Plan 2004
- Cambridgeshire and Peterborough Structure Plan 2003
- Planning File Ref: S/0635/07/F, S/2427/LDC, C/0553/71/D
- Planning Committee Report of 4th July 2007, agenda item 22

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