

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation
Control Committee

AUTHOR/S: Director of Development Services

4th August 2004

S/1090/04/LB & S/1091/04/F – Great Wilbraham
Erection of single storey rear extension, 15 Angle End, Great Wilbraham for Mr and Mrs Ryan

Recommendation: Refusal

Members will visit the site on the 2nd August 2004.

Conservation Area

Site and Proposal

1. The application property is an 18th century one and a half storey, Grade II Listed Building located within the Great Wilbraham Conservation Area. The dwelling is set within reasonable large grounds, set back from the road towards the rear of the site. The original form of the building was a handed pair of cottages; this currently survives, despite later extensions. The cottage comprises a rendered timber frame and a thatched roof of water reed. The rear elevation is relatively unaltered; there is a projecting baking oven opposite the stack, three very small windows and a three light casement window.
2. This full application submitted on the 25th May 2004 seeks consent for the erection of a single storey, flat roof extension on the rear of the building to form a lobby between the recently constructed extension and the sitting room. The extension measures 2.7 metres in length, 1.6 metres in width and at its highest 2.4 metres in height. The extension is to be rendered with a lead covered flat roof.

Planning History

3. S/0226/00/F – Erection of extension – Approved 4th April 2000
4. S/0225/00/LB – Alterations and extension to garden room and study – Approved 22nd March 2000
5. S/1410/99/F – Erection of extensions – Withdrawn 6th October 1999
6. S/1409/99/LB – Alterations for new garden room, utility room, store and study and internal changes for first floor bathroom – Withdrawn 6th October 1999
7. S/ 0141/98/F & S/0390/98/LB – Extension and alterations to garage – Withdrawn 15th May 1998
8. S/1101/97/F – Extension to dwelling and garage – Refused and later appeal dismissed 14th October 1997

9. S/1100/97/LB – Part demolition, alterations and extensions for garden room, kitchen and utility – Refused and later appeal dismissed 14th October 1997
10. S/0736/94/F & S/9737/94/LB – Alteration and extension of outbuilding/garage – Approved 14th June 1994
11. S/0911/85/F – Extension – Approved 19th September 1985
12. S/0910/85/LB – Part demolition and erection of extension of outbuilding/garage – Approved 18th September 1985

Planning Policy

13. **Policy P1/3** of the Structure Plan requires a high standard of design to be adopted that responds to the character of the built environment.
14. **Policy P7/6** of the Structure Plan states that development should protect and enhance the quality and distinctiveness of the historic built environment
15. **Policy HG12** of the South Cambridgeshire Local Plan 2004, (“The Local Plan”) sets out the requirements that must be met in order for proposals to extend or alter dwellings within village frameworks to be considered for approval.
16. **Policy EN20** of the Local Plan states that planning permission will be refused where it is required for extensions to Listed Buildings which: (in part)
 - Are not necessary to ensure the continuing use of the building;
 - Would dominate or detract from the Listed Building in scale, form, massing or appearance; and
 - Would imply the loss of historic fabric of architectural or historic interest;
17. **Policy EN30** of the Local Plan seeks to ensure that all new development in Conservation Areas preserves or enhances the special character and appearance of the Conservation Area, especially in terms of their scale, massing, roof materials and wall materials.

Consultations

18. **Great Wilbraham Parish Council** – Approve
19. **Conservation Manager** – Recommends the applications be refused, commenting that:
 - The proposed extension is considered to fail to meet the tests in the Local Plan policy and is inappropriate and detracts from the simple unaltered character of the rear elevation. The addition of a lobby onto the existing gable extension will significantly increase the impact on the listed building and compromise its architectural form and historic interest.
 - The additional extension is not considered to meet the test of being necessary for the continued use of the building. The previous approval can be implemented without further alterations, which would be detrimental to the character and appearance of the listed building.

Representations

20. None received

Planning Comments – Key Issues

21. The key issues are the effect of the extension on the character and appearance of the Listed Building and the Conservation Area and impact on the residential amenities of nearby properties.

22. ***Listed Building***

The cottage has a simple unaltered rear elevation with very few openings. There are two existing single storey extensions, one on each gable; the recently constructed extension on the northwest gable extends beyond the line of the rear elevation by 1.5 metres. The addition of a lobby onto the existing extension would wrap around the cottage, partly obscuring this elevation and detracting from its simple character and appearance.

23. A previous approval exists and has been partly implemented for a study on the northwest gable and a garden room on the rear elevation of the single storey utility room. The garden room has not yet been built. The approved alterations included a reduction in the size of the bathroom in order to form an access to the study from the sitting room. This was to be achieved by removing a section of timber framing in the partition wall and forming an enlarged opening in the gable by removing an existing window. The current proposal retains the existing bathroom and the timber framed partition wall, infills the gable window and creates a new access into the lobby by removing a stud and a section of sole plate and plinth. The loss of historic fabric may be less than that previously approved but the impact of the proposed extension on the character and appearance of the listed building is considered to be greater than the retention of a section of timber framing.

24. In addition to the above considerations relating to design, it has been noted that the proposal is not required to ensure the continued use of the building, which currently is occupied as a dwelling and remains suited to this purpose.

25. The proposal is considered to fail to meet the tests in the Structure Plan and Local Plan policies and is inappropriate and detracts from the special character of the cottage. The addition of a lobby will significantly increase the impact of the existing extension on the listed building. The result will neither preserve nor enhance its character and appearance.

26. ***Conservation Area***

The comments of the Conservation Manager indicate that the proposal will not preserve or enhance the special character of the Conservation Area, as required by Policy EN30. The inappropriate nature of the extension, as outlined in the paragraphs above, will detract from the special character of the cottage and therefore, are considered to be contrary to Policy EN30.

Amenity of nearby properties

27. As stated previously the application property is set back from the road, with the rear elevation of the property located within close proximity of the rear boundary of the site. Whilst the proposed extension is located to the rear of the property, the single storey, flat roof extension is insufficient in size to have any adverse affect on the amenities of occupiers of the adjacent properties.

Recommendation

Refusal

1. The proposed single storey rear extension by virtue of its form and appearance is considered to detract from the simple character and appearance of the listed building. A previous approval exists and has been partly implemented for a study with access through a timber framed partition and gable wall. Although this would result in the loss of a greater amount of historic fabric, it is considered to be preferable to the impact of the current proposal on the character and appearance of the listed building. The proposal is therefore contrary to Policy EN20 (2) and Policy EN20 (3) of the South Cambridgeshire Local Plan 2004 and Policy P7/6 of the Approved Structure Plan 2003.
2. The building is occupied and well maintained and the proposed extension cannot therefore be justified as being necessary to secure the continued viable use of the historic building. A previous approval exists which enables the creation of a study, which would not compromise the character of the listed building. The proposal is, therefore, contrary to Policy EN20 (1) of the South Cambridgeshire Local Plan 2004.

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

- a. Listed Building application S/1090/04/LB
- b. Planning application S/1091/04/F
- c. Cambridgeshire and Peterborough Structure Plan 2003
- d. South Cambridgeshire Local Plan 2004

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