

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Development and Conservation  
Control Committee

**AUTHOR/S:** Director of Development Services

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4<sup>th</sup> August 2004

### **S/0249/04/F – Thriplow**

#### **Erection of 2 Dwellings and Garages Following Demolition of Existing Dwelling and Outbuildings at 42 Church Street for David Reed Homes**

#### **Recommendation: Approval**

#### **Conservation Area**

#### **Site and Proposal**

1. The application relates to a 0.22 hectare (0.54 acre) approximately site. It is currently occupied by a vacant, modest 2-storey flint, brick, render and slate roof cottage with dilapidated sheds/timber outbuildings to the rear and side. The site is undulating, currently unkempt and becoming overgrown. There is mixed planting along the road frontage. No.46 Church Street to the south is a two-storey render and pantile house with a flat roof double garage on its northern side. No.40, a listed render and pantile 2-storey cottage to the north, has a boarded and pantile cart shed/store to the front. There are bungalows opposite.
2. This full application received on the 10<sup>th</sup> February 2004, and amended by plans date stamped the 26<sup>th</sup> May 2004, proposes the erection of 2no. 4-bedroom dwellings with eaves heights of 4.5 metres and ridge heights of 7.1 metres and a triple garage to the front to provide parking for both dwellings following demolition of the existing dwelling. The dwellings would have rendered walls over a brick plinth and would have pantile roofs. The garage building would have flint walls over a brick plinth. The amended plans show revisions to the size and design of the houses and garages, including a reduction in the height of the dwellings. The density equates to 9 dwellings to the hectare.

#### **Planning History**

3. A current Conservation Area Consent application for the demolition of the existing cottage and outbuildings (**S/0248/04/CAC**) will be approved under delegated powers if this application is approved.
4. An outline application for 2 dwellings on the site was withdrawn (**S/2198/02/O**).
5. Full applications for a house on the part of the site to the south of the existing cottage were refused under planning references **S/2325/88/F** and **S/0029/89/F**.

#### **Planning Policy**

6. Local Plan 2004 **Policy SE5** states that residential developments in the village will be restricted to not more than two dwellings (although in very exceptional circumstances a slightly larger development may be permitted if this would lead to the sustainable

recycling of a brownfield site bringing positive overall benefit to the village) comprising the redevelopment of an existing residential curtilage provided the site in its present form does not form an essential part of village character, and development is sympathetic to the historic interests, character, and amenities of the locality.

7. Structure Plan 2003 **Policy P1/3** requires a high standard of design which responds to the local character of the built environment for all new development.
8. Structure Plan 2003 **Policy P7/6** requires Local Planning Authorities to protect and enhance the quality and distinctiveness of the historic built environment.
9. Local Plan 2004 **Policy EN28** relates to development affecting the setting of listed buildings and states that the District Council will refuse applications which would dominate the listed building; damage its setting, well-being or attractiveness; and/or harm the visual relationship between the building and its formal or natural landscape surroundings.
10. Local Plan 2004 **Policy EN30** states that District Council will refuse permission for schemes within conservation areas which do not specify traditional local materials and details and which do not fit comfortably into their context.

### **Consultation**

11. **Thriplow Parish Council** recommends approval of the scheme as amended but comments that one councillor is still concerned that the drive in its proposed position will result in the house opposite suffering light pollution from vehicles and, because of the regular flooding problems experienced in the area of Church Street, any approval should be conditional upon a drainage pipe being run from the road to the ditch at the rear of the site to divert excess water from the road into the village drainage ditch system.
12. **Conservation Manager** states that the applicant has sought to revise the scheme to address the previous concerns by reducing the impact of the buildings on the adjacent listed building, conservation area and street scene and by re-using the flints on site for the garage building walls. Approval is recommended subject to conditions requiring the agreement of materials and the removal of permitted development rights.
13. **Chief Environmental Health Officer** recommends conditions to be attached to any approval.
14. **County Archaeology** confirms that no archaeological investigation is necessary.

### **Representations**

15. The occupiers of 40 Church Street comment that the revised plans are an improvement but they still make the following comments:
  - Concern about the proximity of the nearest house to their property and the removal of trees and greenery;
  - They would also like to see the driveway moved so that the splay does not cut over the verge in front of their property;
  - They trust that their verbal agreement with the applicants in terms of where the boundary between the site and their land is will be complied with;

- They are unsure how land heights have been taken into account when drawing up the street scene drawing; and
  - The proposal would urbanise this part of Church Street and hence would not enhance the Conservation Area. More cottage type dwellings would enhance the area. If a cottage in a conservation area is demolished, surely it should be replaced by cottages?
16. The occupiers of 55 Church Street made the following comments in relation to the original plans:
- Any development should give consideration to neighbouring properties;
  - The height of the dwellings and the forward position of the garages causes concern;
  - Position of access and disturbance caused by headlights; and
  - Need hedge along site frontage.
17. Occupier of 9 Church Street made the following comments in relation to the original plans:
- It is disappointing that the flint cottage has to be taken down; and
  - If it is not possible to retain the cottage, maybe one of the new properties could incorporate flint.

### **Planning Comments – Key Issues**

18. The key issues in relation to this application are:
- Affect on setting of adjacent listed building at 40 Church Street and the character and appearance of the Conservation Area; and
  - Impact on neighbours.
19. The scheme as amended, which includes a reconfiguration of the dwellings and a reduction in their size and height, is considered to be acceptable in terms of the impact on the setting of the adjacent listed building (40 Church Street), the Conservation Area, the street scene and the amenity of neighbouring properties. As I am satisfied that the scheme as amended would preserve or enhance the character and appearance of the Conservation Area, the demolition of the existing dwelling and outbuildings would be acceptable. It will be important to ensure that appropriate materials are used, an appropriate landscaping scheme including the enhancement of the frontage planting is implemented, and no windows are inserted at first floor level in the side elevation of the dwellings facing Nos. 40 and 46. These matters can be secured by condition. As recommended by the Conservation Manager, a condition is also proposed to remove permitted development rights in order to protect the setting of No.40 and the character and appearance of the Conservation Area.
20. There is no policy requirement for either of the units to be 'affordable' as only one additional unit is proposed.
21. The Parish Council states that any approval should be conditional upon the provision of a gully in the road and a drainage pipe being run from the road to the ditch at the rear of the site to divert excess water from the road into the village drainage ditch system. It is understood that the flooding they refer to, and which it feels this measure would address, is an existing problem. Provided it can be demonstrated that the proposed scheme would not make the existing situation any worse, it would

not be reasonable to make any approval subject to the provision of such a gulley and pipe. A condition is proposed in relation to drainage of the site to ensure that the scheme does not make the existing situation any worse. The Council's Building Control Section could consider the proposed scheme. Notwithstanding my view that an approval could not reasonably be dependent upon the implementation of such a scheme, the case officer reported the Parish Council's comments to the agent and applicant. In response, they have indicated that, as Church Street continues to fall from the site to the south, they do not feel that the measures proposed by the Parish Council would solve the problem.

### Recommendations

22. Approval (as amended by drawing nos. 04001-02A (x2) and 04001-03A date stamped 26.5.04)
  1. Standard Time Condition A – RCA
  2. Standard Condition 5 (a, including the colour and texture of the render, the colour of the weatherboarding, rainwater goods, any external ducts, pipes and vents, e and f) 'Details of materials and finished floor levels' – RC To ensure the satisfactory appearance of the development; and to ensure the development preserves or enhances the character and appearance of the Conservation Area and does not detract from the setting of the listed building at No.40 Church Street
  3. Standard Condition 51 'Landscaping' – RC51
  4. Standard Condition 52 'Implementation of landscaping' – RC52
  5. Standard Condition 60 (all) 'Boundary treatments' – RC To ensure the satisfactory appearance of the development; and to ensure the development preserves or enhances the character and appearance of the Conservation Area and does not detract from the setting of the listed building at No.40 Church Street
  6. Standard Condition 22 (at first floor level in the south elevation of the dwelling on plot 1 and the north elevation of the dwelling on plot 2) 'No windows' – RC To protect the privacy of the occupiers of Nos. 40 and 46 Church Street
  7. Standard Condition 21 (Part 1 Classes A, B, C and E) 'Removal of Permitted Development Rights' – RC 21c to the setting of the listed building at No.40 Church Street and/or the character and appearance of the Conservation Area.
  8. During the demolition and construction periods, ... Standard Condition 26 (0800, 0800, 1800, 1300) 'Times when power operated machinery shall not be operated' – RC26
  9. Prior to the commencement of development, a scheme for the provision and implementation of surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. The works/scheme shall be constructed and completed in accordance with the approved plans/specification at such time(s) as may be specified in the approved scheme – RC To ensure the development does not exacerbate the existing drainage problems in Church Street

### Reasons for Approval

1. The approved development is considered generally to accord with the Development Plan and particularly the following policies:
  - **Cambridgeshire and Peterborough Structure Plan 2003: P1/3** (Sustainable Design in Built Development) and **P7/6** (Historic Built Environment);
  - **South Cambridgeshire Local Plan 2004: SE5** (Development in Infill Villages), **EN28** (Development Affecting the Setting of a Listed Building) and **EN30** (Development Within Conservation Areas)

2. The proposal conditionally approved is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
  - Affect on neighbours;
  - Impact on setting of listed building and character and appearance of the Conservation Area; and
  - Flooding problems experienced in the Church Street area
3. All other material planning considerations have been taken into account. None is of such significance as to outweigh the reason for the decision to approve the planning application.

### **Informatives**

Should driven pile foundations be proposed, before development commences, a statement of the method for construction of these foundations should be submitted to and agreed by the District Council's Environmental Health Officer so that noise and vibration can be controlled.

During demolition and construction, there shall be no bonfires or burning of waste on site except with the prior permission of the District Council's Environmental Health Officer in accordance with best practice and existing waste management legislation.

Before the existing property is demolished, a Demolition Notice will be required from the District Council's Building Control Department establishing the way in which the property will be dismantled, including any asbestos present, the removal of waste, minimisation of dust, capping of drains and establishing hours of working operation.

**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 Refs: S/2325/88/F, S/0029/89/F, S/2198/02/F, S/0248/04/CAC and S/0249/04/F

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