

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

5th November 2008

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

S/1714/08/F – LITTLE SHELFORD
Erection of an Extension and Garage/Store following Demolition of Existing Garage/Outbuildings at 8 Bridge Lane, for Mr A Green

Recommendation: Delegated Approval

Date for Determination: 6th November 2008

Notes:

This Application has been reported to the Planning Committee for determination at the request of Councillor C Nightingale.

Members will visit this site on 5th November 2008.

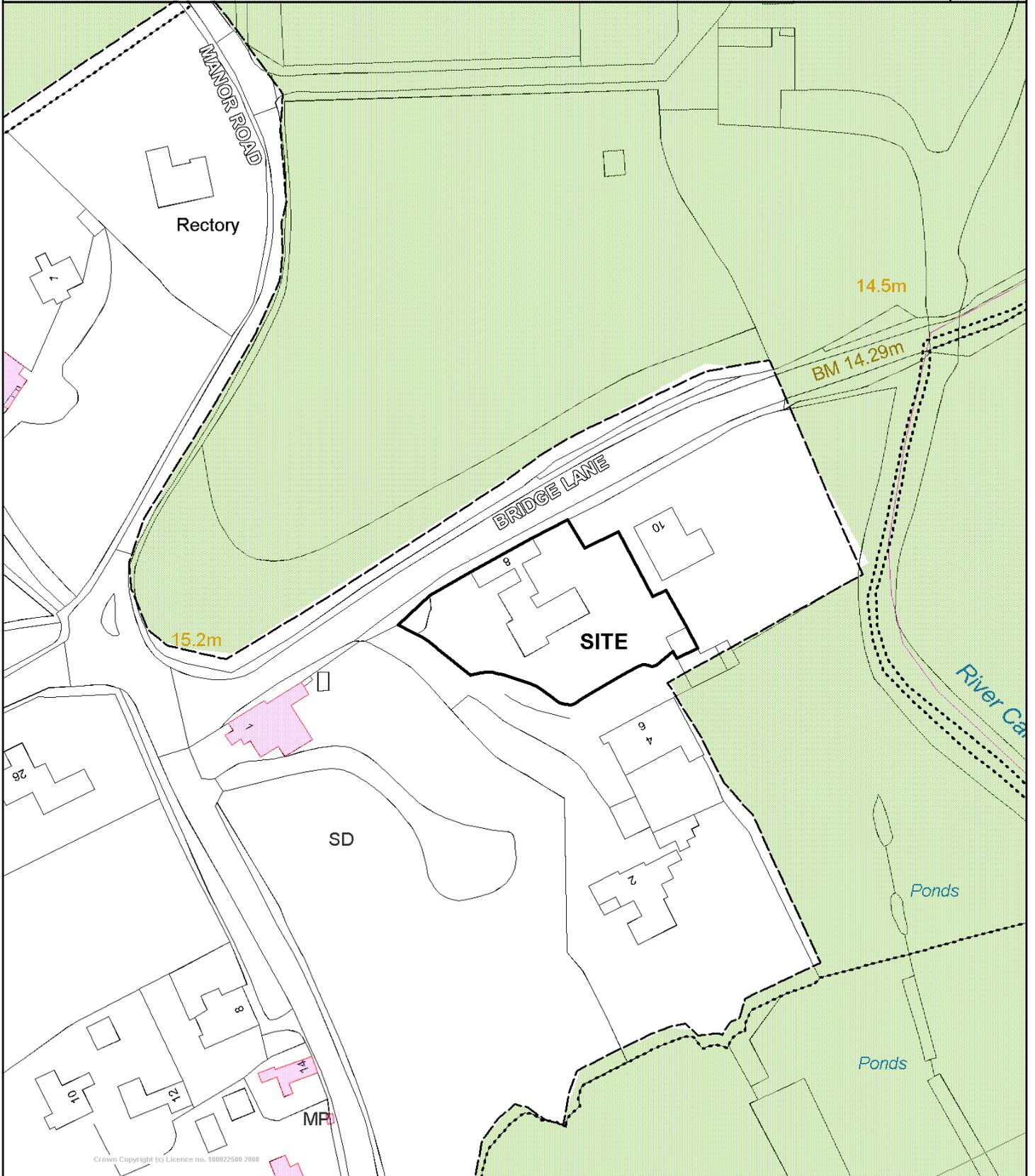
Conservation Area

Site and Proposal

1. The application relates to a recently constructed replacement chalet-style dwelling located within the village framework and conservation area. The site adjoins Bridge Lane to the north, from where access is gained. There is a 2m high wall along Bridge Lane which provides visual screening of the site, except through its access. To the south west, the site is adjacent to the curtilage of 1, Whittlesford Road, Old Shelford House, a grade II listed building.
2. The full application, dated 10 September 2008, proposes a single-storey extension to the north elevation to occupy the area between the new dwelling and the boundary wall fronting Bridge Lane. The extension would provide two additional bedrooms, each with en-suite facilities. A partly constructed single-storey garage and store which stands at present on this part of the site, and which occupies a similar footprint, is proposed for demolition. The proposal also includes the erection of a detached 2-bay garage and store adjacent to the western boundary of the site, close to the entrance.
3. The extension is proposed to be provided with roof tiles and bricks to match the existing dwelling. The garage/store is to be roofed in clay plain tiles and clad with feather-edged board on a brick plinth.

Planning History

4. **S/1669/07/F-** erection of a replacement dwelling and garage/workshop/garden store. Approved with conditions 24 October 2007
5. **S/1119/07/F-** alterations to roof to include dormer windows. Approved with conditions 1 August 2007.



Crown Copyright (c) Licence no. 100022500 2008



Reproduced from the 2008 Ordnance Survey mapping with the permission of the controller of Her Majesty's stationary office (c) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Scale 1/789 Date 22/10/2008

Centre = 545489 E 251663 N

November Planning Committee

6. **Enforcement** - An Enforcement Notice and a Stop Notice were served on the applicant on 7 September 2007, following unauthorised demolition of the former dwelling and commencement of construction of a replacement dwelling. The Notices required building works to cease and the removal of all such works as had been effected. The Notices were withdrawn on 25 October 2007 following the granting of planning permission S/1669/07/F.

Planning Policy

South Cambridgeshire Local Development Framework (LDF) Development Control Policies Document, adopted 2007:

8. **Policy DP/2 “Design of New Development”** requires all new development to be of a high quality design and indicates the specific elements to be achieved where appropriate. It also sets out the requirements for Design and Access Statements.
9. **Policy DP/3 “Development Criteria”** sets out what all new development should provide, as appropriate to its nature, scale and economic viability and clearly sets out circumstances where development will not be granted on grounds of an unacceptable adverse impact e.g. residential amenity and traffic generation.
10. **Policy CH/4 “Development within the Curtilage or Setting of a Listed Building”** Planning permission will not be granted for development which would harm the setting of a listed building.
11. **Policy CH/5 ‘Conservation Areas’** indicates that national guidance will be followed in considering the impact of new development on the character and appearance of a Conservation Area.

Consultation

12. **Little Shelford Parish Council** - Recommends refusal and comments that “The Parish Council objected to the ‘original’ proposal of roof extending at full height along the boundary wall at Bridge Lane. This was amended to reduce the visual bulk. This application increases the overall height and bulk of development along this elevation. The new garage represents a large element along the opposite boundary, which would be very visible from the road. This proposal represents ‘development by stealth’! Especially given the past history of this development. We request that this goes to Planning Committee and a site visit is carried out”.
13. **Conservation Manager** - Comments that “8 Bridge Street is within the Little Shelford Conservation Area and next to a Grade II Listed building, Old Shelford House. The wall following the boundary with Bridge Street is a significant and attractive feature within the townscape. The application follows previous consent for rebuilding of the bungalow and garage.
14. The roadside building is very prominent and relates to the historic walls along this road. In the past it was allowed to be widened specifically on one end to allow for a garage. The proposal is to retain the widened section with complex roof; however with the change of use an enhancement is possible by reverting to the simple narrow form. I attach a sketch suggestion which also shows the windows to the shower rooms much smaller so not to be prominent above the historic wall, but it would be preferable to avoid windows altogether.

15. The proposed garage is close to the boundary with the Listed building and therefore its design is too heavy, bulky and complex for this sensitive location. I attach a sketch showing the same size footprint but in a simpler and lower form.
16. As submitted, the proposal would detract from the Conservation Area and the adjacent Listed building by means of its bulk and design and therefore I would recommend refusal. Subject to other planning issues, it may be possible to redesign in a more satisfactory manner, as the sketches attached”.

Representations

17. **Councillor Nightingale** supports the comments of Little Shelford Parish Council.

Planning Comments

18. The main issues to be considered during the determination of this application are the impact of the development upon the character and appearance of the Conservation Area and the setting of the adjacent listed building.
19. The proposed side extension is taller than that approved as part of S/1669/07/F. The approved and partly implemented garage store has consent for two ridge levels, being 4.4m over the garage at the front, and 3.9m over the store at the rear. The proposed extension also has a stepped ridge, being 5.0m at the front and 4.3m at the rear. The increase in height (between 0.4m and 0.6m) would be clearly visible over the front boundary wall, and would have an unduly dominating impact on the Conservation Area, unless amended by lowering the ridge height and simplifying the roof form as advised by the Conservation Manager.
20. The proposed garage/store is a new proposal for the site. It is shown to have a complex hipped roof with a height of 4.5m, which would be visible from Bridge Lane through the entrance. This would be set back some 12m from the entrance, and if this were to be reduced in scale and designed with a simpler roof form spanning just 4m depth with a 2m deep lean-to at the rear, as recommended by the Conservation Manager, this could be successfully incorporated into the Conservation Area.
21. I am concerned at the impact of the proposal on the character and appearance of the Conservation Area and the setting of the listed building at No. 1 Whittlesford Road as the application currently stands, but would be happy to recommend approval if the scheme is revised in line with the comments of the Conservation Manager.
22. The extension and garage would not seriously harm the amenities of neighbours, separated as it is from the garden of No. 1 Whittlesford Road, by vehicular access to Nos. 2, 4 and 6 Bridge Lane to the rear.

Recommendation

23. Subject to amended plans being received that address the Conservation Managers objections, it is recommended that the application be approved, subject to conditions:
 1. Standard condition 1 (Reason 1).

2. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the extension and garage, hereby permitted, have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
(Reason - To ensure the development preserves the character and appearance of the Conservation Area in accordance with Policy CH/5 of the adopted Local Development Framework 2007.)
3. All joinery shall be of timber construction.
(Reason - To ensure the development preserves the character and appearance of the Conservation Area in accordance with Policy CH/5 of the adopted Local Development Framework 2007.)
4. No development shall take place until details of the materials to be used for hard surfaced area within the site have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
(Reason - To ensure the development preserves the character and appearance of the Conservation Area in accordance with Policy CH/5 of the adopted Local Development Framework 2007.)
5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no windows, doors or openings of any kind, other than those expressly authorised by this permission, shall be constructed in the north side elevation or roof slopes of the extension, hereby permitted, unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf.
(Reason - To preserve the character and appearance of the Conservation Area in accordance with Policy CH/5 of the adopted Local Development Framework 2007.)

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

- Planning File References S/1714/08/F, S/1669/07/F and S/1119/07/F.
- South Cambridgeshire Local Development Framework Development Control Policies Document 2007

Contact Officer: Karen Bonnett – Senior Planning Officer
Telephone: (01954) 713230