

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

DEVELOPMENT SERVICES AND CONSERVATION CONTROL COMMITTEE
4th FEBRUARY 2004

PLANNING APPLICATIONS AND ASSOCIATED MATTERS

REPORT OF THE DEVELOPMENT SERVICES DIRECTOR

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1. **S/6212/03/F - CAMBOURNE**
SHOPS, OFFICES AND FLATS, BUILDING W2, HIGH STREET, CAMBOURNE, FOR
BOVIS HOMES

SITE AND PROPOSAL

The site, which comprises 0.36 hectares (0.89 acres), is located on the High Street, adjacent to the market square to the east of Morrison's supermarket, and south of the main town centre car park.

The application, received on 11th August 2003, proposes a three storey building that will comprise 6 retail units, with offices and 15 flats above and a basement car park. The building will be serviced from the rear, via the town centre car park.

The 15 flats proposed will be a mixture of one and two bedroom units. This residential element comprises a density of 42 dwellings per hectare.

PLANNING HISTORY

This site is allocated in the masterplan and on the briefing plan as an area for mixed use retail, offices and residential.

POLICY

Local Plan 2 (as modified) Policies Cambourne 1 and 2 require development at Cambourne to accord with the Masterplan, Design Guide, and the themes embraced by Government guidance relating to the creation of sustainable residential communities.

CONSULTATIONS

Caxton Parish Council recommends approval.

Bourn Parish Council has not commented.

The Cambourne Management Liaison Committee (MLC) – a forerunner of the future Parish Council recommends refusal, due to non-compliance with the s106 trigger points relating to the provision of community facilities.

The Commission for Architecture and the Built Environment (CABE), recommends that this application is not approved, as in its opinion it does not reflect the aims and aspirations of the Design Guide.

The Environment Agency has no adverse comments to make.

English Nature has no adverse comments to make.

The Council's Ecologist has commented that he would like to see some bird boxes erected within the proposal site.

The Council's Community Services Department has no adverse comments to make.

The Trees and Landscape Officer has recommended landscaping conditions.

The County Archaeologist has no adverse comments to make.

The Council's Commercial Director has commented that there are no problems with the site with relation to access for bin collections.

The Council's Environmental Health Officer has recommended planning conditions restricting hours of construction.

The Local Highways Authority has recommended standard planning conditions.

The Police Architectural Liaison Officer (PALO) comments that there should be some lighting, and a barrier to the car parking area.

REPRESENTATIONS

None received

PLANNING COMMENTS.

The scheme is generally in accordance with the Design Brief for the site, with a proposal that includes retail, offices and residential elements. The proposal faces onto the market square and the High Street. There is a subtle change in scale, varying from 3 storey to 3 ½ storey. Changes in the style of the elevational treatment provide variety, with the aim that the building will look like a series of different buildings even though it will in fact have been built as one. The building will be constructed of cream brick with a slate roof.

The comments of the PALO can be addressed by planning condition.

Members will be aware of the Council's stance not to issue decision notices for market housing schemes until some progress has been made on the provision of overdue community facilities. However, whilst this application does include an element of market housing, it also includes much needed shop units. Thus as an exception to the Council's stance, it is recommended that this permission is issued.

RECOMMENDATION

Delegated powers to approve, subject to conditions including those relating to details of the elevation facing the market square, materials (particularly windows), hard surfacing details, clarifying the future ownership of the open space in front of the retail units, a scheme for public art (in accordance with the Design Guide), hours of construction and details of location and extent of the building compound.

2. **S/6223/03/RM - CAMBOURNE**
71 DWELLINGS AT GC31 FOR CIRCLE 33 HOUSING TRUST LTD

SITE AND PROPOSAL

The site, which comprises 1.26 hectares (3.11 acres), is located in the settlement centre, north of the supermarket and town centre car park, and east of the hotel currently under construction.

The application, received on 28th November 2003, proposes 71 affordable dwellings at a density of 56 dwellings per hectare. The scheme includes flats and townhouses, reflecting its more urban location at the centre of Cambourne where higher densities are expected.

The scheme provides 18 x 1 bed flats, 12 x 2 bed flats, 15 x 2 bed town houses, and 26 x 3 bed town houses. 9 of the 1 bed flats are for shared equity ownership, the rest are to be rented.

PLANNING HISTORY

This site is allocated in the masterplan as an area for housing identified as GC31. In the original masterplan, this area was allocated a notional 47 units.

Cambourne has planning permission for 3000 houses + 10% reserve. Within the development, under the terms of the s106 agreement, the developers are required to provide 37 acres of free, serviced land allocated for affordable housing in tranches throughout the site, with the total number of dwellings on that land not exceeding 650.

During the course of the development of Cambourne, it has emerged that the number of affordable housing units allocated in the masterplan on that 37 acres only numbered 516, a shortfall of 134 units.

The number of units on this site has increased from the notional 47 to 71, which helps address the shortfall in overall number of affordable units.

The detailed residential proposal was considered by the Cambourne Design and Environment Group (DEG) meeting on 23rd October 2003, and was generally accepted by all parties, with further work being required on some matters of detail including parking and footpath links.

POLICY

Local Plan 2 (as modified) Policies Cambourne 1 and 2 require development at Cambourne to accord with the Masterplan, Design Guide, and the themes embraced by Government guidance relating to the creation of sustainable residential communities.

CONSULTATIONS

Caxton Parish Council has made no comments.

Bourn Parish Council makes no recommendation.

The Cambourne Management Liaison Committee (MLC) – a forerunner of the future Parish Council recommends refusal. Its principal complaint is that this scheme is for more housing than the masterplan allows.

The Environment Agency has no adverse comments to make.

English Nature has no adverse comments to make.

The Council's Ecologist has commented that he would like to see ecological enhancement within the proposal site.

The Council's Environmental Health Officer has commented that he would like to see planning conditions restricting the hours of work.

The Trees and Landscape Officer has made some comments regarding practicalities over some of the proposed tree planting.

The County Archaeologist has no adverse comments to make.

The Local Highways Authority has not yet responded formally, but in informal pre-application meetings, indicated no problems with the general aims of the proposal.

The Police Architectural Liaison Officer has several comments to make about the large parking courts and the permeability within the site.

The Council's Consultant Architect welcomes the application.

REPRESENTATIONS

None received

PLANNING COMMENTS.

The scheme accords with the principles set out in the Design Brief for the site, which asks for a high density 'urban' site, with terraced town houses and flats, and with buildings fronting both Back Lane, New Hall Lane and the greenway to the north. The scheme follows a form that has been used on other sites nearby, such as the affordable units on CR01, the sheltered scheme on CR02 and flats and houses on Broad Street.

With regard to the issue of numbers, there has been a significant increase from the 'notional' allocation in the original masterplan, however it is important that schemes are design led. Nevertheless, I am mindful of the increase in numbers raised by the MLC, but have explained under 'Planning History' that this will actually assist with making up the overall shortfall.

The impact of these 'additional' numbers of affordable units on the overall total number of units is being closely monitored. The issue is likely to be brought to the fore and addressed later this year, through the Local Development Framework when the Council will revisit the issue, as required by the Inspector's Report for Local Plan No. 2; and the appeal into the Cambourne Consortium's proposals to increase development at Cambourne.

In relation to the comments of the Police Architectural Liaison Officer, I consider that the parking spaces are effectively supervised in most locations. Concerns over excessive permeability can hopefully be addressed through the use of gates and adjustments to the routes of certain footpaths.

There are still some outstanding issues to address with the applicant, and amended plans will be required adjusting some footpaths within the scheme, and to make some changes to ensure additional overlooking to the parking areas.

As this is a scheme comprising entirely affordable housing, the decision notice will be issued once the matters detailed in this report and the s106 have been resolved. It will not be affected by this council's stance relating to the consortium's non-compliance with the s106 trigger points.

RECOMMENDATION

Delegated powers to approve, subject to: i) the prior signing of the s106 agreement, and ii) amended plans to address the issues raised in the report and planning conditions relating to materials and boundary treatment.

3. S/6225/03/RM - CAMBOURNE 35 DWELLINGS AT GC16 FOR CIRCLE 33 HOUSING TRUST LTD

SITE AND PROPOSAL

The site, which comprises 1.01 hectares (2.5 acres), is located on the eastern side of Great Cambourne, close to the proposed future golf course.

The application, received on 5th December 2003, proposes 35 affordable dwellings at a density of 35 dwellings per hectare. These have been designed to provide a variety of styles and types, ranging from bungalows to 1 ½ and 2 storey houses and 2 storey flats.

The houses provided would be 6 x 1 bed flats, 4 x 2 bed bungalows, 13 x 2 bed houses, 11 x 3 bed houses and 1 x 4 bed house. Most of the houses are for rent, but 8 are for shared equity ownership.

PLANNING HISTORY

This site is allocated in the masterplan as an area for housing identified as GC16. In the original masterplan, this area was allocated a notional 27 units.

Cambourne has planning permission for 3000 houses + 10% reserve. Within the development, under the terms of the s106 agreement, the developers are required to provide 37 acres of free, serviced land allocated for affordable housing in tranches throughout the site, with the total number of dwellings on that land not exceeding 650.

During the course of the development of Cambourne, it has emerged that the number of affordable housing units allocated in the masterplan on that 37 acres only numbered 516, a shortfall of 134 units.

The number of units on this site has increased from the notional 27 to 35 which helps address the shortfall in overall number of affordable units.

The detailed residential proposal was considered by the Cambourne Design and Environment Group (DEG) meeting on 23rd October 2003, and was generally accepted by all parties, with further work being required on some matters of detail including open space and footpath links.

POLICY

Local Plan 2 (as modified) Policies Cambourne 1 and 2 require development at Cambourne to accord with the Masterplan, Design Guide, and the themes embraced by Government guidance relating to the creation of sustainable residential communities.

CONSULTATIONS

Caxton Parish Council comments are awaited.

Bourn Parish Council's comments are awaited.

The Cambourne Management Liaison Committee (MLC) – a forerunner of the future Parish Council recommends refusal. The principal complaint is that this scheme is for more housing than the masterplan allows.

Cambridgeshire Fire and Rescue Service ask that adequate provision is made for fire hydrants.

The Police Architectural Liaison Officer has several comments to make. His principal concerns include the supervision of the parking court in front of plot 19-23, and the requirement for lighting on all parking areas, paths and through routes.

The County Archaeologist has no adverse comments to make.

The Local Highway Authority has recommended standard planning conditions, and also states that the application needs to be amended to include a link to the existing street network.

The Trees and Landscape Officer has no objection subject to landscape conditions, and particularly comments that there is no landscaping detail to the open space yet.

The Environment Agency has no adverse comments to make.

English Nature has no adverse comments to make.

The Council's Ecologist has commented that he would like to see some bird and bat boxes within the proposal site.

REPRESENTATIONS

None received

PLANNING COMMENTS.

The scheme is generally in accordance with the Design Brief for the site, with an area of high density in the northern part, and lower density overlooking the golf course, with a large area of open space within the site. Houses face out onto the greenway and out onto the site allocated for the future golf course. There is a change in scale from 2 storey terraces and flats in the high density area to single and 1 ½ storey houses and bungalows in semi detached forms in the lower density area.

With regard to the issue of numbers, there has been a significant increase from the 'notional' allocation in the original masterplan, however it is important that schemes are design led. Nevertheless, I am mindful of the increase in numbers raised by the MLC, but have explained under 'Planning History' that this will actually assist with making up the overall shortfall.

The impact of these 'additional' numbers of affordable units on the overall total number of units is being closely monitored. The issue is likely to be brought to the fore and addressed later this year, through the Local Development Framework when the Council will revisit the issue, as required by the Inspector's Report for Local Plan No. 2; and the appeal into the Cambourne Consortium's proposals to increase development at Cambourne.

In relation to the comments of the Police Architectural Liaison Officer, the parking spaces are effectively supervised, and the lighting issues can be addressed by planning condition.

There are still some minor outstanding issues to address with the applicant, and amended plans will still need to be made, to provide a better relationship between plots 26 and 27 and the neighbouring site GC13, and also to make some small adjustments between blocks H and I. Adjustments are also needed to some footpaths within the scheme.

As this is a scheme comprising entirely affordable housing, the decision notice will be issued once the matters detailed in this report and the S106 have been resolved. It will not be affected by this council's stance relating to the consortium's non-compliance with the S106 trigger points.

RECOMMENDATION

Delegated powers to approve, subject to: i) the prior signing of the s106 agreement, and ii) amended plans that addresses the relationship of plots 26 and 27 better with the neighbouring site GC13, small changes to the position of blocks H and I, changes to the site boundary to show an indicative highway connection, a rationalisation of the number of footpaths within the site, and planning conditions relating to materials, boundary treatment, lighting and comments of Council's Ecologist.

4. S/6226/03/RM - CAMBOURNE 29 DWELLINGS AT GC21 FOR CIRCLE 33 HOUSING TRUST LTD

SITE AND PROPOSAL

The site, which comprises 0.8 hectares (2 acres), is located in the southern part of Great Cambourne, in phase 5 of the development.

The application, received on 5th December 2003, proposes 29 affordable dwellings at a density of 36 dwellings per hectare. These have been designed to provide a variety of styles and types, including flats and houses.

The houses provided would be 6 x 1 bed flats, 10 x 2 bed houses and 13 x 3 bed houses. Most of the houses are for rent, but 9 are for shared equity ownership.

PLANNING HISTORY

This site is allocated in the masterplan as an area for housing identified as GC21. In the original masterplan, this area was allocated a notional 20 units.

Cambourne has planning permission for 3000 houses + 10% reserve. Within the development, under the terms of the s106 agreement, the developers are required to provide 37 acres of free, serviced land allocated for affordable housing in tranches throughout the site, with the total number of dwellings on that land not exceeding 650.

During the course of the development of Cambourne, it has emerged that the number of affordable housing units allocated in the masterplan on that 37 acres only numbered 516, a shortfall of 134 units.

The number of units on this site has increased from the notional 20 to 29 which helps address the shortfall in overall number of affordable units.

The detailed residential proposal was considered by the Cambourne Design and Environment Group (DEG) meeting on 23rd October 2003, and was generally accepted by all parties.

POLICY

Local Plan 2 (as modified) Policies Cambourne 1 and 2 require development at Cambourne to accord with the masterplan, Design Guide, and the themes embraced by Government guidance relating to the creation of sustainable residential communities.

CONSULTATIONS

Caxton Parish Council's comments are awaited.

Bourn Parish Council's comments are awaited.

The Cambourne Management Liaison Committee (MLC) – a forerunner of the future Parish Council recommends refusal. Its principle complaint is that this scheme is for more housing than the masterplan allows.

The Environment Agency has made no comment.

English Nature has made no comment.

The Council's Ecologist has commented that he would like to see some bird and bat boxes within the proposal site.

The Trees and Landscape Officer has no objection subject to landscape conditions.

The County Archaeologist has no adverse comments to make.

The Local Highways Authority has recommended standard planning conditions, and also states that the application needs to be amended to include a link to the existing street network.

The Police Architectural Liaison Officer(PALO) has concern over the large parking courts within this application.

REPRESENTATIONS

None received

PLANNING COMMENTS.

The scheme is generally in accordance with the Design Brief for the site, with a small area of high density (block A), the rest of the site being medium density, and with houses facing over the greenways, pedestrian links out onto the greenways, and houses with sustainable features on the south western greenway. The houses are a mixture of 1 ½ and 2 storey dwellings.

With regard to the issue of numbers, there has been a significant increase from the 'notional' allocation in the original masterplan, however it is important that schemes are design led. Nevertheless, I am mindful of the increase in numbers raised by the MLC, but have explained under 'Planning History' that this will actually assist with making up the overall shortfall.

The impact of these 'additional' numbers of affordable units on the overall total number of units is being closely monitored. The issue is likely to be brought to the fore and addressed later this year, through the Local Development Framework when the Council will revisit the issue, as required by the Inspector's Report for Local Plan No. 2; and the appeal into the Cambourne Consortium's proposals to increase development at Cambourne.

In relation to the comments of the PALO, I believe that with some minor changes to some of the plots, such as blocks E and G, more effective supervision can be achieved.

There are still some minor outstanding issues to address with the applicant, including addressing the concerns of the PALO, and reducing the scale of blocks C and D, and as such, amended plans will be sought.

As this is a scheme comprising entirely affordable housing, the decision notice will be issued once the matters detailed in this report and the S106 have been resolved. It will not be affected by this council's stance relating to the consortium's non-compliance with the S106 trigger points.

RECOMMENDATION

Delegated powers to approve, subject to: i) the prior signing of the s106 agreement, and ii) amended plans to address the issues raised in the report, and planning conditions relating to materials, boundary treatment, landscaping, lighting and comments of Council's Ecologist.

5. S/6227/03/RM - CAMBOURNE 30 DWELLINGS AT GC22 FOR GRANTA HOUSING SOCIETY

SITE AND PROPOSAL

The site, which comprises 0.9 hectares (2.2 acres), is located in the southern part of Great Cambourne, in phase 5 of the development.

The application, received on 5th December 2003, proposes 30 affordable dwellings at a density of 33 dwellings per hectare. These have been designed to provide a variety of styles and types, ranging from bungalows to 1 ½ and 2 storey houses and 2 storey flats.

The houses provided would be 4 x 1 bed flats, 4 x 2 bed bungalows, 17 x 2 bed houses and 5 x 3 bed houses. Most of the houses are for rent, but 6 are for shared equity ownership.

PLANNING HISTORY

This site is allocated in the masterplan as an area for housing identified as GC22. In the original masterplan, this area was allocated a notional 26 units.

Cambourne has planning permission for 3000 houses + 10% reserve. Within the development, under the terms of the s106 agreement, the developers are required to provide 37 acres of free, serviced land allocated for affordable housing in tranches throughout the site, with the total number of dwellings on that land not exceeding 650.

During the course of the development of Cambourne, it has emerged that the number of affordable housing units allocated in the masterplan on that 37 acres only numbered 516, a shortfall of 134 units.

The number of units on this site has increased from the notional 26 to 30 which helps address the shortfall in overall number of affordable units.

The detailed residential proposal was considered by the Cambourne Design and Environment Group (DEG) meeting on 23rd October 2003, and was generally accepted by all parties.

POLICY

Local Plan 2 (as modified) Policies Cambourne 1 and 2 require development at Cambourne to accord with the Masterplan, Design Guide, and the themes embraced by Government guidance relating to the creation of sustainable residential communities.

CONSULTATIONS

Caxton Parish Council comments are awaited.

Bourn Parish Council's comments are awaited.

The Cambourne Management Liaison Committee (MLC) – a forerunner of the future Parish Council recommends refusal. Its principal complaint is that this scheme is for more housing than the masterplan allows. It also makes comments about overlooking from two unnecessary balconies on block I (plots 27-30) and the lack of a turning head at the end of the road next to the access to the allotments.

The Environment Agency has made no adverse comments to make.

English Nature has made no adverse comments to make.

The Council's Ecologist has commented that he would like to see some bird and bat boxes within the proposal site.

The Trees and Landscape Officer has no objection subject to landscape conditions.

The County Archaeologist has no adverse comments to make.

The Local Highways Authority has recommended standard planning conditions, and also states that the application needs to be amended to include a link to the existing street network.

The Police Architectural Liaison Officer comments include suggesting that where the parking areas abut the neighbouring site, then a buffer zone of planting should be provided and that the parking areas should be lit.

REPRESENTATIONS

Several neighbours have made representations. Their addresses are highlighted on the committee plan, and their general concerns can be précised as follows:

- a) Housing density – the masterplan indicated 26 units, and now the application has 30 units
- b) The unnecessary footpath link between plot 30 and existing property at 3 Granary Way, a concern of the resident at no. 3 Granary Way
- c) Waterlogging – the gardens at the foot of all the existing houses abutting this site have been waterlogged, and the developers of these houses have had to do remedial work. This development should not exacerbate this problem.
- d) Roof pitches – they are too steep
- e) Balconies – these result in overlooking of rear gardens, concerns of residents of nos. 3 and 22 Granary Way
- f) Access to site – construction traffic should not access through the existing housing areas
- g) Trees and landscaping – all existing trees should be protected and extra boundary landscaping should be added
- h) Turning head – there needs to be a turning head adjacent to the allotment access
- i) Proximity – there are concerns that the gables of plots 1 and 30 are too close to nos. 22, 1 and 3 Granary Way, respectively, and will result in overshadowing.

PLANNING COMMENTS.

The scheme is in accordance with the Design Brief for the site, which suggests a general area of medium density. Many of the houses face an attractive green space in the centre of the site, and some others are designed in a courtyard. There is a variety in scale from 2 storey terraces and flats to single and 1 ½ storey houses and bungalows in both terraced and semi detached forms.

The scheme allows for access through to the proposed allotments, and also accesses through to the neighbouring allocated housing site GC18.

With regard to the issue of numbers, there has been a significant increase from the 'notional' allocation in the original masterplan, however it is important that schemes are design led. Nevertheless, I am mindful of the increase in numbers raised by the MLC, but have explained under 'Planning History' that this will actually assist with making up the overall shortfall.

The impact of these 'additional' numbers of affordable units on the overall total number of units is being closely monitored. The issue is likely to be brought to the fore and addressed later this year, through the Local Development Framework when the Council will revisit the issue, as required by the Inspector's Report for Local Plan No. 2; and the appeal into the Cambourne Consortium's proposals to increase development at Cambourne.

In relation to the comments of the Police Architectural Liaison Officer, areas of planting and lighting can be addressed by planning conditions.

The concerns of the residents can be addressed as follows:

- a) Housing density – this issue has been addressed in my response to the MLC's comments detailed above.
- b) I will ask the applicant to remove the footpath link next to plot 30, which appears to be unnecessary.
- c) Waterlogging – the problem with the gardens on the neighbouring site cannot be solved by this developer. Satisfactory drainage of the site will be required, however.
- d) Roof pitches – they are generally the same pitch as the houses on the neighbouring existing site. Steeper roof pitches reflect the local context and as such are considered appropriate.
- e) Balconies – I will request that these are removed.
- f) Construction access to site – this can be dealt with by planning condition. It is intended that the works access will not be through the existing housing areas.
- g) Trees and landscaping – this will be dealt with by planning condition
- h) Turning head – the Local Highways Authority has also made this point and the scheme will need to be amended to incorporate it.
- i) Proximity – the gable to plot 30 is more than 17 metres from 3 Granary Way, and the gable of plot 1 (a bungalow) is 15 metres from the rear of 22 Granary Way. Given the distances involved, and mindful of the orientation, I do not consider the proposal will appear unduly overbearing.

As this is a scheme comprising entirely affordable housing, the decision notice will be issued once the matters detailed in this report and the S106 have been resolved. It will not be affected by this council's stance relating to the consortium's non-compliance with the S106 trigger points.

RECOMMENDATION

Delegated powers to approve, subject to: i) the prior signing of the s106 agreement, and ii) amended plans to address the issues raised in the report, and the addition of planning conditions relating to construction access, materials, boundary treatment, landscaping and lighting.

6. **S/6228/03/RM - CAMBOURNE**
MULTI-USE GAMES AREA, ACCESS AND CAR PARK AT SPORTS AREA, BACK
LANE, CAMBOURNE, IN THE PARISH OF BOURN

SITE AND PROPOSAL

The site comprises part of the sports area allocated in the Cambourne Masterplan, to the north of the central "village" of Great Cambourne. The proposed Multi-Use Games Area (MUGA) provides for a fenced area, half tarmac and half Astroturf, with floodlights. Access and parking area also proposed, the car park located as part of the main sports centre car park, rather than a temporary location. The corner of the car park would contain temporary toilet and changing facilities, pending the construction of the permanent sports centre due at 2000 houses occupied.

HISTORY

Outline planning permission for the whole of Cambourne was granted in 1994, subject to a S106 Agreement that included this requirement for a "0.5 acres or thereabouts, a multipurpose floodlit area upon which the Developers shall construct by the Completion of the 1000th dwelling, two tennis courts with hard surface finish and as to the balance (apart from circulation areas) a synthetic grassed area."

The MUGA was proposed as part of the main sports area application in 2002, but that application included the sports centre with ice-rink, which the developers had been, and continue to be advised, is a controversial application and the MUGA should therefore be proposed separately to avoid delay. It is hoped that that application will be reported to next month's meeting. A separate application was submitted last year, but contained insufficient information, and the applicant appealed non-determination before amended plans could be negotiated. The inquiry into that appeal is due to be heard in March. Meanwhile, negotiations over the specification of the MUGA have continued, resulting in this application. It is anticipated that the applicants will withdraw their appeal if this application is approved.

POLICY

Policies Cambourne 1 and 2 of the Local Plan No.2 (as proposed to the adopted December 2003) require the development of Cambourne to take place in accordance with the Masterplan and Design Guide.

CONSULTATIONS

The comments of Parish Councils and Management Liaison Committee will be reported verbally.

The County Council's Highways Officer recommends a condition requiring cycle parking provision.

The Trees and Landscapes Officer has no objection subject to the drainage works not restricting planting.

The consultation period expires on 5th February, hence the request for delegated powers in the recommendation.

REPRESENTATIONS

Any comments will be reported verbally. The consultation period for responses to neighbour notifications expires on 12th February, hence the request for delegated powers in the recommendation.

PLANNING COMMENTS

The MUGA is a requirement of the Cambourne Section 106 Agreement, and should have been provided at 1000 houses occupied. Its delay has caused the Council to take the stance not to allow any more market housing until this, the burial ground and the community centre have been provided. The applicant has now provided a scheme which is sufficiently detailed to be approved, subject to conditions regarding the exact specification of elements such as the Astroturf and the lighting. The area exceeds that required under the S106, and complies with what is required.

It is not considered that cycle parking should be required at this stage, as cycles will be provided for in the larger sports scheme including the sports centre. In the meantime there is sufficient space around the MUGA for cycles to be parked informally.

As work needs to start on this facility as soon as possible, and because of the successful pre-application discussions, this application is reported to you now in order to avoid any further delay.

RECOMMENDATIONS

Delegated powers are sought to APPROVE the application once the period for comments has expired, subject to conditions addressing the following points:

1. Details of lighting design and method of operation to be submitted for approval.
2. Details of temporary toilet / changing facility to be submitted for approval, and provided prior to first use.
3. Construction to be in accordance with approved drawings and agent's letter dated 9th December 2003.
4. Parking to be provided prior to first use.
5. (Any other conditions required as a result of consultations.)
7. **S/2458/03/F - BOURN
EXTENSION TO 16 CHURCH STREET, FOR MR AND MRS I JONES**

Members will visit this site on Monday 2nd February 2004

CONSERVATION AREA

SITE AND PROPOSAL

The site consists of a modern bungalow with integral garage situated on the western side of Church Street near the southern head of the cul-de-sac, within the Bourn Conservation Area. The bungalow is situated in an elevated position approximately 1.5m above the surrounding road levels, and is setback approximately 7.5 metres from the front property boundary. Surrounding the site is a 19th century semi-detached single storey cottage to the north, row of late 18th century listed thatched cottages, St Mary's Church (listed building) to the south-east and open land to the west.

The full application received on the 3rd December 2003 proposes the erection of a single storey front extension to the dwelling measuring 6.1m in width and 3.6m in length. The extension will have a hipped roof with a ridge height of 4.5m, in addition to a minimum setback of 0.7m to the side property boundary with No. 14 Church Street. The application plans show that the existing integral garage is to be converted to additional accommodation. It is noted that planning permission is not required for the conversion of the garage.

HISTORY

There are no previous extensions to the dwelling. Outline planning permission was given in 1981 (Ref: S/0192/81/O) for the erection of a bungalow on this site. The initial planning application for a bungalow with garage on the site was refused in the same year (Ref: S/1188/81/F), with a later application for a bungalow with garage approved in 1982 (Ref: S/0030/82/F).

POLICY

The site is within the village framework as defined in the 1993 and 2003 (as amended) Local Plans. It is also within a conservation area.

Policy P1/2 of the Cambridgeshire and Peterborough Structure Plan 2003 states that development will be restricted where there could be damage, destruction or loss of areas that should be retained for their biodiversity, historic, archaeological, architecture and recreational value.

Policy P1/3 of the Cambridgeshire and Peterborough Structure Plan 2003 requires a high standard of design and sustainability for all new developments.

Policy P7/6 of the Cambridgeshire and Peterborough Structure Plan 2003 specifies that Local Planning Authorities will protect and enhance the quality and distinctiveness of the historic built environment.

Policy C33 of the 1993 Local Plan and Policy EN44 of the Deposit Local Plan 1999 (as amended 2002 and 2003) requires new development to preserve or enhance the character of a conservation area.

Policy C34 of the 1993 Local Plan and Policy EN49 of the Deposit Local Plan 1999 (as amended 2002 and 2003) specifies that the District Council will seek to retain the character, materials, features and details of unlisted buildings or structures which contribute to the character of a conservation area.

Policy HG17 of the Deposit Local Plan 1999 (as proposed to be modified 2002 and 2003) states that extensions and alterations to a dwelling will only be permitted where the design and use of materials are in keeping with the local characteristics and would not seriously harm the amenities of neighbours through undue loss of privacy, or be unduly overbearing.

Policy EN41 of the Deposit Local Plan 1999 (as proposed to be modified 2002 and 2003) states that the District Council will refuse applications for development within the curtilage or setting of a listed building which: would dominate the listed building or its curtilage in scale, form, massing and appearance; damage the setting, well-being and attractiveness of a listed building; would harm the visual relationship between the building and its formal or natural landscape surroundings; or would damage archaeological remains of importance unless some exceptional, overriding need can be demonstrated. This policy reiterates the contents of Policy C24 of the 1993 Local Plan.

CONSULTATIONS

Bourn Parish Council – Recommendation of Approval. However, the Council has also provided the following statement:

“The Parish Council has a mixed reaction to this application. The main concern is to the visual impact that would be created for users in Church Street to and from the Church in the Conservation Area. Impact on No. 14 Church Street, which immediately neighbours the site, is limited, given the lack of windows on its wall facing the site. It is suggested the height of the proposed extension is reduced to that of the existing garage, and that an appropriate hedge is required across the front of No. 16.”

Conservation Manager – No objection. He adds the proposal has “no significant impact on the Conservation Area. The property does form part of the approach to the Church. I suggest that boundary tree/hedge planting is required to follow the adjacent hedgeline and soften the otherwise stark elevation to the street which forms the approach to the Church. This will effectively channel views to the Church and lessen the impact of the extension.”

REPRESENTATIONS

Objections have been received from the occupiers of the adjacent dwelling, No. 14 Church Street and the dwelling opposite, No. 23 Church Street on the following grounds:-

1. Overshadowing and visual intrusion/loss of privacy to No. 14 Church Street;
2. Concern regarding the proximity of the extension to No. 14 Church Street and its extremely intrusive appearance;
3. Loss of morning light to No. 14 Church Street;
4. Loss of view from windows in No. 14 Church Street;
5. Adverse impact on the Bourn Conservation Area;
6. Adverse impact on the setting of listed buildings – Nos 23, 25 and 27 Church Street and the Church;
7. Increased visual prominence of dwelling when viewed from Nos 23 and 25 Church Street;
8. The proposed extension is similar in design to the initial proposal for a dwelling and garage on this plot which was refused in 1981 (Ref: S/1188/81/F);
9. The current owners have recently removed the hedge along the front property boundary of the site, as a result there is no screening of the dwelling from the road;
10. Existing materials stated on application plan are incorrect; and
11. The layout plan does not illustrate the conservatory on the site.

A letter has also been received from the Churchwarden of St Mary’s Church which states that although they have no objection to the extension to the dwelling, they object to the removal of the frontage hedge on this property and the erection of bollards on the public highway verge.

REPRESENTATIONS BY APPLICANT

The applicant has stated in a letter that they have always intended to plant along the front metal fencing adjacent the front property boundary of the site, after works to the site have been completed.

KEY ISSUES

The key issues in this case are the impact of the proposal on the Bourn Conservation Area and the setting of the nearby listed buildings, in addition to impacts on the residential amenities of neighbouring properties.

PLANNING COMMENTS

Impact on Conservation Area and Listed Buildings

Providing that landscaping conditions are attached to any planning consent, which would require the establishment of trees/hedge along the front property boundary, the proposal would not have a significant impact on the Conservation Area.

It is considered that the proposed extension would not significantly increase the visual prominence of the dwelling within the Conservation Area as a result of its setback of 4m from the front property boundary and 9m from Church Road, its setback behind the front elevation of the adjacent cottage, its lower ridge height than the existing dwelling (5.0 metres) and the similar design of the extension to the existing dwelling.

The proposed extension is setback approximately 13.5m from the row of thatched cottages on the opposite side of Church Street and 43m from St. Mary's Church. The proposal is not considered to harm the setting of these listed buildings. It is noted that the Church is situated on elevated land, above the floor level of No. 16 Church Street.

Impact on the Amenity of Adjacent Properties

I am of the opinion that the proposal would not seriously harm the residential amenities of adjacent properties. The extension would be setback approximately 0.8m from the side property boundary with No. 14 Church Street, and approximately 3.2m from the dwelling itself. The proposal would not lead to an undue loss of light to the two windows along the south elevation of No. 14, given their position to the rear of the dwelling. Nor would the proposal significant increase the degree of overshadowing over this property or be unduly overbearing in terms of its mass. The proposal would also not obscure light into the roof light along the southern elevation of No. 14. The ridge height of the extension would be 0.3m higher than the existing ridge of the garage, but would remain 0.5m below the ridge height of the main section of the dwelling. The eaves height of the extension, is the same as the existing garage at 2.6m.

Whilst the proposal involves a new north-facing window, given the approximately 1.8m high close-boarded fence along the property boundary with No. 14 and the use of this window to provide light to a bathroom, this would not result in an undue loss of privacy to No. 14 Church Street. The proposed window along the front elevation of the dwelling, would also not result in an undue loss of privacy.

The proposal is setback 13.5m from the row of two-storey thatched cottages (Nos. 23, 25 and 27 Church Street) on the opposite side of Church Street, and will not seriously harm their light, privacy or outlook.

Other

It is acknowledged that the proposal will alter the views over the subject site, when viewed from adjacent dwellings. However, this is not a relevant planning consideration and does not represent grounds for refusal.

Although the proposal will involve the loss of space in which to park vehicles, sufficient room will remain on the site for the parking of at least two vehicles.

I am also of the view that this proposal is not comparable to a previous design for a bungalow with garage on the site, refused in 1981.

RECOMMENDATION

Approval

CONDITIONS

1. A Standard Condition – RCA
2. SC5a – Materials to be submitted and approved by the Local Planning Authority – to ensure that the development is not incongruous within the Bourn Conservation Area

3. SC51 – Landscaping – Standard reason
4. SC52 – Implementation of Landscaping – Standard reason

8. **S/2329/03/F - CAXTON**
EXTENSION AT GRANGE FARM, BOURN ROAD FOR V. CHAPMAN

Members will visit the site on Monday 2nd February.

SITE AND PROPOSAL

The application relates to an existing farm dwelling located in the countryside to the north of Bourn Road. The dwelling is sited adjacent to farm buildings. It is single-storey in height and is not readily visible from Bourn Road. The combined floor area of the original bungalow and linked garage amounts to 193 sq.m. Since it was originally built the dwelling has been extended in single-storey fashion by the addition of three bedrooms, a bathroom and a dressing room. The floor area of this extension is 106sq.m. which represents an enlargement of 55%.

The application received 14th November 2003 proposes to erect a pitched roof over the existing flat-roofed linked garage/utility room/entrance lobby, and to form an en-suite bedroom within the roof void that would be created. The proposal would result in an additional 48.7sq.m. floor area, which would represent a further 25% to the floor area of the original bungalow and garage.

The submitted design shows the ridge height of the extension to be 800mm above that of the existing bungalow. The height to eaves level is shown to be 4.1m, compared with that of the existing bungalow of 2.5m. A lean-to canopy is proposed onto the front elevation of the extended garage, with an eaves level matching that of the bungalow. The upper-storey rooms are to be provided with skylights within the roof slope. The proposed external materials are to match the existing.

The application is not accompanied by any supporting letter to set out a justification for the extra accommodation. The case officer was advised by the applicant when visiting the site that first floor rooms were being provided in order to take advantage of the roof void that would be created by the extension, and that there was no essential need for the additional accommodation. Since submitting the application, the bungalow has been extended by the addition of a conservatory on the southern elevation. The applicant has been advised of the need for planning permission for this extension. He has indicated that he will arrange for submission of an appropriate planning application shortly.

To the south of the site, fronting Bourn Road, there are two detached houses, Nos 73 Highfield House and 75 Lenton House, which are also in the countryside and have been extended in the past.

HISTORY

Planning permissions in outline and detail for the erection of a four-bedroomed bungalow, garage/store on this site were granted in 1972. A condition was attached to the detailed consent to limit occupation to an agricultural employee and dependants of such only. Planning permission for a single-storey extension was granted in 1979.

To the north of the site, outline planning permission for the erection of a further agricultural dwelling to serve the needs of the farm was granted in 2001. A reserved matter application has been submitted and is currently being considered.

POLICY

The site lies in the countryside beyond the village framework.

In the South Cambridgeshire Local Plan (proposed to be adopted December 2003) the following policy is relevant:

Policy HG18: This refers to extensions to dwellings in the countryside and states that these will be permitted where:

1. The proposed development would not create a separate dwelling or be capable of separation from the existing dwelling;
2. The extension does not exceed the height of the existing dwelling;
3. The extension does not lead to a 50% increase or more in volume or gross internal floor area of the original dwelling;
4. The proposed extension is in scale and character with the existing dwelling and would not materially change the impact of the dwelling on its surroundings;
5. The proposed extension has regard to the criteria in Policies HG16 and HG17 of the plan.

The supporting text to this policy emphasises the importance of assessing carefully the impact of the proposal on the appearance of the countryside, and to take into account the need to preserve a stock of smaller and medium sized dwellings in these areas. However it is recognised that there may be circumstances that justify a departure from criteria 2) and 3).

Paragraph 4:72 of the supporting text states:

“Large extensions to dwellings which are the subject of an agricultural condition are less likely to be acceptable unless it can be demonstrated that the resultant accommodation can be supported by the viability of the holding and that its value would not be such as to be out of reach of workers employed in agriculture.”

Policies HG16 and HG17: these policies reiterate the need for new development to be of a high quality in design and appearance.

CONSULTATIONS

Caxton Parish Council recommends that the application be approved.

REPRESENTATIONS

None received.

PLANNING COMMENTS

The bungalow that was originally built upon this site was modest in scale. It was added to substantially in 1979, increasing the floor area by 55%. The current proposal, if approved, would represent an increase of floorspace over the original by 80%, which does not conform with criterion 3) of Policy HG18. The area of new floorspace is even greater if the recent unauthorised conservatory extension is taken into account. The design of the extension is not in keeping with the existing bungalow, as it shows a ridge height and a height to eaves level greater than existing, contrary to criterion 2). At the time of compiling this report no material considerations have been presented by the applicant to warrant setting aside these concerns.

In my opinion it is even more important to control the incremental growth beyond policy limits of agricultural dwellings in order to maintain a stock of affordable dwellings in the agricultural market.

The local Member, Councillor Mrs Spink, has requested that Members conduct a site visit.

RECOMMENDATION

Refusal

1. The proposed development, by virtue of the additional floorspace created and taken into account the floorspace added by previous extensions to the original dwelling, and the agricultural occupancy condition, would result in an unacceptable scale of development in the countryside contrary to Policy HG18 criterion 3) of the South Cambridgeshire Local Plan (proposed to be adopted December 2003).
2. In the opinion of the Local Planning Authority the design of the proposed extension, by virtue of its raised ridge height and height to eaves level, is not in sympathy with the existing bungalow and is contrary to Policy HG18 criterion 2) of the South Cambridgeshire Local Plan (proposed to be adopted December 2003).

9. **S/2529/03/F - CROXTON**
TEMPORARY PORTABLE BUILDING FOR STORAGE OF FURNITURE
(RETROSPECTIVE APPLICATION), LAND AT WYKEHAM HOUSE, HIGH
STREET, CROXTON FOR MR AND MRS G GREEN

Members will visit this site on Monday 2nd February 2004.

CONSERVATION AREA

SITE AND PROPOSAL

The site consists of a pair of two-storey buff brick and slate buildings, which are occupied as a single dwelling (Wykeham House). The dwelling is situated at the north-eastern end of High Street, near the intersection with the A428. Along the northern and western property boundaries of the site are several tall trees, which partially screen the site. The site adjoins a Park and Garden of Special Interest to the east (Croxtton Park).

The full application received on 17th December 2003 seeks the retention of a blue portakabin used for the storage of furniture, which is situated 17m to the front of the dwelling. The portakabin is setback approximately 7.5m from the front property boundary and measures 3.05m in width, 9.75m in length with a flat roof 2.5m high.

HISTORY

Planning permission was retrospectively given for the temporary portable building, for the storage of furniture (Ref: S/0898/03/F) in June 2003. Condition 1 of this planning approval required the portable building to be removed and the land restored to its former condition before the 31st October 2003.

POLICY

The portakabin is situated within the village framework of Croxtton as defined in the 1993 and 2003 (as amended) Local Plans. It is also within a conservation area.

Planning Policy Guidance Notes No. 1 – General Policy and Principles states that the “personal circumstances of an occupier, personal hardship... may be material to the consideration of a planning application. In such circumstances, a permission may be made subject to a condition that it is personal to the applicant. Such arguments will seldom outweigh the more general planning considerations...”

Policy P1/2 of the Cambridgeshire and Peterborough Structure Plan 2003 states that development will be restricted where there could be damage, destruction or loss of areas that should be retained for their biodiversity, historic, archaeological, architecture and recreational value.

Policy P1/3 of the Cambridgeshire and Peterborough Structure Plan 2003 requires a high standard of design and sustainability for all new developments.

Policy P7/6 of the Cambridgeshire and Peterborough Structure Plan 2003 specifies that Local Planning Authorities will protect and enhance the quality and distinctiveness of the historic built environment.

Policy C33 of the 1993 Local Plan and Policy EN44 of the Deposit Local Plan 1999 (as amended 2002 and 2003) require new development to preserve or enhance the character of a conservation area.

CONSULTATIONS

Croxton Parish Council – recommendation of refusal. The Parish Council has added that:

“We represent the residents of Croxton High Street who want this porta-cabin removed as soon as possible.

Firstly we were advised that this would be removed by 31st October, then advised mid-January and now a new application has been made. We feel that this pattern will just keep continuing and that it should be ended now. In Mr Green’s letter, he states he is considering a building a shed for storage. His considering could take a long time, then if he decided to build, who knows how long that will take!!!

We live in a pretty conservation area, where residents care for their properties and gardens, a blue porta-cabin does not fit into this category.

While we have had sympathy for the situation the Green family have been in, it is time now to stop extending planning permission on the portacabin, and remove it. Please.”

Conservation Manager – No objection

English Heritage – No comment

Councillor Daphne Spink – Recommendation of refusal. She has verbally added that the portakabin is an ‘eyesore’ and that the applicant appears to have had enough time to repair the dwelling following flooding, at least to the point that furniture can now be stored in the dwelling. She is concerned that the portakabin is being used for the storage of furniture whilst non-essential repairs/changes are made to the dwelling.

REPRESENTATIONS

Objections have been received from the occupiers of 11, 23 Downs Barn and The Dower House, High Street, Croxton on the following grounds:

1. The portable building has an adverse impact on the Croxton Conservation Area and detracts from the streetscene of High Street;

2. The portable building is an 'eyesore' and situated in a very prominent position, at the entrance to Croxton High Street;
3. The portable building has been on the site for more than one year, which is sufficient time for the applicant to have resolved his storage problem following a flood;
4. The applicant is taking an excessively long period of time to repair the dwelling and appears to be in no hurry to complete repairs work;
5. It is suspected that the applicant has no intention of removing the portacabin and intends to use this as a permanent structure;
6. No time period is stated in the application for the removal of portacabin;
7. Concern that if planning permission is given, that a further application for the retention of this portacabin will be made;
8. The granting of planning permission for this structure, is inconsistent with Council's policies relating to development in conservation areas; and
9. The granting of planning permission for this structure would be contrary to the rights of local residents, who have gone to considerable effort to maintain the character and appearance of the Conservation Area and to design extensions/alterations to dwellings which maintain and preserve the character and appearance of the Conservation Area.

REPRESENTATIONS BY APPLICANT

The applicant has provided the following information in support of his application:

1. In January 2003 the dwelling was flooded by overflow water from the A428 drainage ditch adjacent to the property.
2. The family is not yet in a position to replace any of the furniture in the house and continue to need the portacabin for the storage of furniture.
3. The builders appointed by the insurance company required that the ground floor be cleared of all furniture and carpets so that dehumidifiers could be used for drying out.
4. The portable building was hired in order to clear the house of furniture within the required time scale.
5. A schedule of restoration work to the dwelling was agreed by the insurance company in April 2003.
6. Work has commenced on the dwelling, with work over the summer period concentrating on the replacement of suspended timber floors in the kitchen and study.
7. Furniture cannot be replaced in the above two rooms until the carpet has been fitted and the floor tiles laid. These floor coverings have been on order for several weeks.
8. Another six ground floor rooms continue to require significant repair works. The cores of the wall are still damp from the flood and dehumidifiers are being used for drying out. The time period for the repairs to these rooms is expected to be less than the time taken on the more extensive repairs to the kitchen and study.
9. It is not practical for the family to store furniture currently held in the portacabin, in the kitchen and study after the completion of repair works to these rooms. The study is needed by the eldest son who is in his GSCE year.

10. The applicant has no intention to retain the portacabin longer than necessary.

PLANNING COMMENTS

I am of the view that the proposed portacabin does not preserve or enhance the special character of the Croxton Conservation Area or is compatible with the local character of the built environment. Its retention would therefore be contrary to policies P1/2, P1/3 and 7/6 of the Cambridgeshire and Peterborough Structure Plan 2003, Policy C33 of the Adopted Local Plan 1993 and Policy EN44 of South Cambridgeshire Local Plan 1999 Deposit (as proposed to be adopted December 2003).

Nevertheless, it is considered that there are personal and extenuating circumstances in this case which warrant a further period of temporary consent for the portacabin, to allow for its retention whilst repairs are completed to the flood damaged property.

RECOMMENDATION

Approve

CONDITIONS

1. The portable building hereby permitted shall be removed and land restored to its former condition on or before 31st December 2004 or within 14 days of the date the works to repair the flood damage to the house is completed, whichever is the sooner.
(Reason – The permitted building would not normally be granted in the absence of the personal circumstances in this particular case).

**10. S/2170/03/F - CASTLE CAMPS
CHANGE OF USE OF POST OFFICE/SHOP TO DWELLING AT THE POST OFFICE,
HIGH STREET FOR MR & MRS LOTT**

CONSERVATION AREA

SITE AND PROPOSAL

The application relates to a single storey roughcast render and interlocking tile shop and post office attached to a two-storey dwelling of the same materials and in the same ownership which, in turn, is attached to a thatched cottage (Handpost Cottage). There is a gravelled parking area for three cars plus a prefabricated garage and access to Handpost Cottage to the side/north.

This full application, received on the 20th October 2003, proposes a change of use of the post office/shop to a one-bedroom dwelling. Part of the existing garden area to the rear of the building would be allocated to the proposed dwelling. The existing prefabricated garage would be demolished and the parking area would be enlarged to accommodate space for 6 cars. No external alterations to the building are proposed.

A letter submitted as part of the application states that: the level of support from the local community (10% of residents) is less than a survey had indicated (50%) and is not enough to sustain the business; the premises has been marketed for a 3 month period with no interest; and the village is close to the services and facilities in Haverhill.

HISTORY

None.

POLICY

Cambridgeshire and Peterborough Structure Plan 2003 Policy P3/4 states that Local Planning Authorities will support the vitality of rural communities by encouraging the retention of village shopping facilities.

Local Plan No. 2 - as Proposed to be Adopted (December 2003) Policies SH8 & CS12 state that planning permission will be refused for proposals which involve the loss of a retail unit, post office or village service where such loss would cause a significant reduction in the level of community, retail and/or service provision in the locality.

The site is within the village framework of Castle Camps, which is defined as a Group Village in the Adopted 1993 Local Plan and in Local Plan No. 2 - as Proposed to be Adopted (December 2003). Adopted Local Plan Policy H18 and Local Plan No. 2 - as Proposed to be Adopted (December 2003) Policy SE6 state that residential development within the village will normally be restricted to groups of not more than 8 dwellings, which may involve the conversion of a non-residential building where this would not result in a loss of local employment, provided that the development is sympathetic to the character and amenities of the locality.

Adopted 1993 Local Plan Policy C33 states that the District Council will require new development in a Conservation Area to preserve or enhance its character in the size, form, position, scale and design of dwellings, in the choice of materials, in the retention of existing site features of interest and in external works, including boundary treatments. Local Plan No. 2 - as Proposed to be Adopted (December 2003) Policy EN44 also states that the District Council will refuse schemes which do not fit comfortably into their context. Structure Plan Policy P7/6 requires Local Planning Authorities to protect and enhance the quality and distinctiveness of the historic built environment.

CONSULTATIONS

Castle Camps Parish Council recommends refusal and states: "Castle Camps Planning Committee is extremely opposed to this change of use. The following sentence summarises the main argument for refusal: The post office area is a self contained unit which contains all the features required to run a post office – and it should be retained if possible for the benefit of the village – especially after all the grant aid used to set it up initially.

"Several of the councillors disagree strongly with the arguments used in the accompanying letter from Carter Jonas for change of use dated 2 October 2003, and would draw different conclusions. For example all the arguments in the third paragraph of the letter apply to Horseheath Post Office and yet it has managed to survive. In fact the Postmaster of Horseheath may well be interested in taking over Castle Camps Post Office provided the building remains, with all its security and post office facilities, and the rent is reasonable.

"Two of the Councillors query whether the application is incomplete. The residence of Handpost Cottage has been divided into three dwellings without planning permission.

"The parking area is inappropriate for this congested part of the High Street."

The Conservation Manager raises no objection.

The Trees & Landscape Officer raises no objection but states that the extended car parking area should be consolidated gravel surface in order to accommodate the adjacent mature trees.

REPRESENTATIONS

The occupiers of two properties (Handpost Cottage and No. 12 Claydon Close) object to the proposed change of use on the following grounds: the post office is needed; affect on neighbouring properties resulting from the extension of the parking area (in terms of outlook, noise and pollution); the extended parking area would be alien in respect of the surrounding area; and the proposal does not accord with national or local plan policies, including Local Plan Policy SH8.

PLANNING COMMENTS

The shop/post office is the only retail unit in the village. Its change of use would result in the loss of an important village service and a significant reduction in the level of retail/service provision in the locality to the detriment of the sustainability and vitality of this Group village. There is a farm shop at Hill Farm, but it only stocks limited lines. In any case, it is outside the village and there is no footway linking the shop and the village. The submitted marketing details (for a three month period only, finishing more than 4½ months before the application was submitted) do not demonstrate to my satisfaction that the service is not economically viable. It is interesting that the property is described as a “flourishing post office/village shop” in the sales particulars. The proposal would also result in the loss of employment in the village.

Neighbour impact and parking provision would be acceptable. Adequate amenity space would be provided for the existing and proposed dwellings.

I understand that discussions are continuing to find an alternative site within the village for the post office, including the possibility of a post office within the village hall. However, at present there is no certainty as to if and where such a site might be found.

The sub-division of the attached dwelling (referred to by the Parish Council) is being investigated separately by the enforcement team.

RECOMMENDATION

Refusal (as amended by marketing details and drawing no. 23430/4 date stamped 11.12.03)

The proposal would result in the loss of an important village service and a significant reduction in the level of retail/service provision in the locality, to the detriment of the sustainability and vitality of this ‘Group village’ (as defined in the South Cambridgeshire Local Plan No. 2 - as Proposed to be Adopted (December 2003)). The submitted marketing details (for a three month period only, finishing more than 4½ months before the application was submitted) do not demonstrate to the satisfaction of the Local Planning Authority that the service is not economically viable. The proposal would also result in the loss of employment in the village.

The proposal is therefore contrary to: Cambridgeshire and Peterborough Structure Plan 2003 Policy P3/4 which states that Local Planning Authorities will support the vitality of rural communities by encouraging the retention of village shopping facilities; South Cambridgeshire Local Plan No. 2 - as Proposed to be Adopted (December 2003) Policies SH8 & CS12 which state that planning permission will be refused for proposals which involve the loss of a retail unit, post office or village service where such loss would cause a significant reduction in the level of community, retail and/or service provision in the locality; and Adopted South Cambridgeshire Local Plan 1993 Policy H18 and Local Plan No. 2 - as Proposed to be Adopted (December 2003) Policy SE6 which state that residential development within the village may involve the conversion of a non-residential building, but only where this would not result in a loss of local employment.

11. **S/2202/03/F - COMBERTON**
HOUSE, LAND ADJ. VINE HOUSE, 26 WEST STREET FOR MR AND MRS FUNGE

Members will visit the site on Monday 2nd February

CONSERVATION AREA

SITE AND PROPOSAL

This 18m x 48m site comprises the side garden to the east of Vine House, a detached Victorian villa set back from the road behind a low brick wall. Vehicular access is on the west side of the house. There is a tall brick built outbuilding at the rear of the Vine House that forms part of the west boundary of the application site. The properties to either side of Vine House, both listed buildings, are set forward, at the edge of the footway. The buildings to the east are situated along the boundary of the site and have windows that look out across the site. There is a high wall to the rear of this row of buildings, forming the rest of the east boundary. There are Ash trees at the rear of the site, a large Yew tree plus Holly trees at the front and a number of specimen trees in the middle of the garden.

This full application proposes the construction of a two storey four-bedroom house, set well back in the site behind the specimen trees. The application includes the creation of a new vehicular access.

The density equates to 12 dwellings per hectare.

HISTORY

None relevant to this application.

POLICY

Policy SE6 of the South Cambridgeshire Local Plan No.2 - as Proposed to be Adopted (December 2003) – allows residential development of up to 8 dwellings on appropriate sites in Group Villages, such as Comberton.

Policy EN41 – Development within the curtilage or setting of a Listed Building should not dominate the LB or damage its setting.

Policy EN44 – Development in Conservation Areas will be expected to preserve or enhance the special character and appearance of the Conservation Area.

Policy EN6 seeks the retention of trees wherever possible.

These policies reflect Policy P7/6 of the approved Structure Plan 2003 which requires Local Planning Authorities to protect and enhance the quality and distinctiveness of the historic built environment.

CONSULTATIONS

Comberton Parish Council recommends approval and comments:

- “A lot of careful thought and design has gone into this application.
- This application will not have a detrimental effect on the neighbouring properties.
- The retention of trees is a pleasing bonus
- This is totally in keeping with the conservation area and appears to be a good use of the available plot, while still retaining a good sized garden.”

The Conservation Manager recommends refusal. Although the proposed dwelling is considered to be a fine example of modern vernacular and consideration has been given to safeguarding the trees and residential amenities of the adjacent Listed Building, little value seems to have been afforded to the setting of Vine House or the importance of the site in its undeveloped state. On balance he considers that the advantages forwarded by the applicant are outweighed by the detrimental effect the proposal would have on the Conservation Area and setting of the adjacent Listed Building.

The Trees and Landscape Officer has no objection to the location of the footprint of the house but has some concerns regarding the impact of the new access on the Yew tree on the frontage. The construction of the wall will result in root severance and should be omitted and the driveway should preferably be moved 2m to the east.

REPRESENTATIONS

One letter has been received from the occupier of No. 38 West Street in support of the application.

PLANNING COMMENTS

Infill development is acceptable in principle provided the site in its present form is not considered essential to the character of the area, and subject to there being no adverse impact on neighbour amenity. In addition in this instance a fundamental consideration is the impact of any development on the setting of the adjacent Listed Building and on the appearance and character of the Conservation Area.

The design of the house is not considered inappropriate to this area and I am satisfied that neighbour amenity would not be unduly affected. The main issue is whether the site should be developed at all.

The site in its present form makes a pleasant open contribution to the otherwise quite closely developed street scene, providing views across the site to the Listed Building. In setting the house well back in the site it retains some of that open form. Nevertheless the scale of the building and its proximity to Vine House will make it appear cramped, will adversely affect the setting of Vine House and by so doing also affect the setting of the adjacent Listed Building and the appearance and character of the Conservation Area. Refusal is therefore recommended.

As submitted the proposed access would have a detrimental affect on the yew tree at the front of the site, a very significant tree in the street scene. I am expecting an amendment to the application to address this issue, but if not received this would be an additional reason of refusal.

RECOMMENDATION

Refuse for the following reason(s).

1. The proposed development, by reason of the scale of the dwelling and its proximity to Vine House, would appear cramped and adversely affect the visual setting of Vine House and by so doing adversely affect the setting of the adjacent Listed Building, 14-16 West Street, and the appearance and character of the Conservation Area. As such it would be contrary to Policies SE6, EN41 and EN44 of the South Cambridgeshire Local Plan No.2 - as Proposed to be Adopted (December 2003) and Policy P7/6 of the Approved Structure Plan 2003.
2. The proposed access and new walls at the front of the site would, by reason of their proximity to the adjacent Yew tree, cause root damage to the tree to the detriment of its longer term viability. The loss of this tree would detract from the appearance of the area and would be contrary to the aims of Policy SE6 and EN6 of the South Cambridgeshire Local Plan No.2 - as Proposed to be Adopted (December 2003).

12. **S/2273/03/F - COMBERTON**
ERECTION OF HOUSE FOLLOWING DEMOLITION OF EXISTING BUNGALOW
AND GARAGE
(2) S/2272/03/CAC
TOTAL DEMOLITION OF EXISTING BUNGALOW AND GARAGE
4 HINES LANE FOR C B AND P A WALKER

CONSERVATION AREA

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

SITE AND APPLICATIONS

4 Hines Lane is a 1960's rendered bungalow and garage on a 0.0594 hectare (0.15 acre) on the eastern side of the lane set behind a low deciduous hedge.

To the south is a Grade 2 Listed former farmhouse in a large landscaped garden, which fronts onto Barton Road. To the north is a large 2 storey house with an attached garage closest to the site boundary. The housing on the Western side of Hines Lane is of more recent origins and characterised by single and 2 storey houses.

The applications, received on the 3rd November 2003, and in the case of application (1) amended on the 15th January 2004 propose the demolition of the existing bungalow and its replacement with a 2 storey 4 bedroom dwelling with a detached double garage; The dwelling is "L" shaped, and is sited in a similar position to the existing bungalow, albeit with a larger footprint and a small projecting front porch. The garage is sited deeper into the site, the vehicular access remaining unchanged. The dwelling has an 8m ridge height and would be rendered with a pantiled roof.

The density equates to 17 dwellings per hectare.

PLANNING POLICY

Policy P1/3 of the Cambridgeshire Structure Plan 2003 require sustainable design in built development. Development should respond to the local character of the built environment.

Policy P7/6 requires Local Planning Authorities to protect and enhance the quality and distinctiveness of the historic built environment.

Policy EN44 of the South Cambridgeshire Local Plan No 2 (as Proposed to be Adopted – December 2003) requires development in Conservation Areas to preserve or enhance its special character and appearance. A similar policy is found in the current 1993 Local Plan.

PLANNING HISTORY

There is no relevant planning history.

CONSULTATIONS (pre-amendment)

Comberton Parish Council objects to the demolition of the bungalow which is within the Conservation Area and its replacement is unacceptable by virtue of its design, scale and massing and would have a detrimental impact on the character and appearance of the rural lane leading to the recreation ground.

The proposal would have an unbalancing effect on the area, all the other dwellings built within the last 100 years are single storey and the design is not in anyway in sympathy with the surrounding properties. The plan is inaccurate showing a building (garage) that no longer exists. The render to the front of the building is strangely not carried through to the back.

A verbal report will be made of the latest comments concerning the amended plans.

The Conservation Manager has no objection to the demolition of the bungalow. The proposed scheme for its replacement, in its amended form, reflects the form, building line and materials of the adjacent property and no objection is raised to an "L" shape plan. The separation of the proposed garage from the house is a considerable improvement in reducing the bulk of the proposal.

The Chief Environmental Health Officer has no objections.

REPRESENTATIONS (pre-amendment)

2 letters of objection have been received; from 2 Hines Lane, which adjoins the site to the south and 29 Hines Lane.

The owners of 2 Hines Lane are concerned about loss of privacy. Their rear garden is totally private and not overlooked, and has been like this for several hundred years. Their garden and patio will be directly overlooked by the upstairs window proposed and there will be overlooking into the rear windows of their house. The property is a Grade II listed building and should be protected. Hines Lane is rural and only bungalows have been built in the last 100 years. The plans show a garage on their property which no longer exists.

The owners of 29 Hines Lanes consider the demolition of the bungalow as an outrageous waste of perfectly good bungalow. It does not have the appearance of a "40 year old" pre-fab as described by the applicants. It is in good condition, neat and unassuming and sits well in Hines Lane. Its demolition will also be a waste of resources and is against the spirit of environmental conservation that its location in the conservation area should uphold. The 4-bedroom house proposed is also too big for the site, leaving insufficient green space around it and a small garden. This leads to a loss of plants and wildlife. Finally, they object on social grounds – a small home that might be affordable to young couples. The Parish Plan records 71% of local residents desiring new house building to be starter homes.

A verbal report will be made of any further comments on the amended plans.

PLANNING COMMENTS

The existing bungalow is of no intrinsic visual or architectural interest and the Conservation Manager raises no objections to its removal.

The main issue is whether the replacement 2 storey house proposed would preserve or enhance the Conservation Area. In its amended form, with the garage detached and the whole property rendered above a brick plinth, it is considered that a 2 storey dwelling of this pleasing design can be accommodated on the plot and will enhance the Conservation Area. This opinion is informed by the existing 2 storey dwellings of similar scale on each side of the plot and the separation from the Listed Building (2 Hines Lane) to the south. The southern plot boundary is about 24m from the rear elevation of the listed building and there is some natural screening between the two properties.

The concerns expressed by the owners of 2 Hines Lane relating to overlooking from a first floor window have been addressed in the latest amended plans – the window has been deleted.

As a replacement dwelling, within a Conservation area and next to a Listed Building, there are sound reasons for accepting a density below 30 dwellings per hectare.

RECOMMENDATION

(1) S/2273/03/F Approval, subject to the following conditions:

1. Standard Condition 'A' RCA
2. No development shall commence until details of the following have been submitted to and approved in writing by the Local Planning Authority:
 - i) Details of render and colour
 - ii) Detail of the roofing materials
 - iii) Details of the brick for the plinth and external chimney stack and garage.
 - iv) Details of the treatment of the external joinery (ie doors and windows.)

The work shall be carried out in accordance with the approved details.

(Reason – To ensure the development is in keeping with the character of the Conservation Area.)

3. The front boundary hedge shall be retained and protected with appropriate fencing during the course of construction.
(Reason – To ensure the retention of the hedge which will help assimilate the development.)

(2) S/2272/03/CAC Approval, subject to the following conditions:

1. A Standard Condition RCA
2. The demolition, hereby permitted, shall not be undertaken before a contract for the carrying out of the works of redevelopment of the site has been made and planning permission has been granted for the redevelopment for which the contract provides.
(Reason – To ensure that redevelopment closely follows the demolition hereby permitted.)

13. **S/2512/03/F - COTTENHAM**
ERECTION OF EXTENSION TO FORM GARAGE AT 10 KINGFISHER WAY FOR
S HARRIS

SITE AND PROPOSAL

No 10 Kingfisher Way is a two-storey, end of terrace property with an access drive located to the side of the dwelling.

The application received on 16th December 2003, proposes a single storey side extension that will form a garage measures 2.65 metres in width and 6.5 metres in length. The structure is to have a lean to roof which will measure 2.2 metres in height where adjacent to the site boundary. The proposed extension will infill the gap between No 10 and 12 Kingfisher Way at ground floor level, but set back some 3.9 metres from the front of the house.

HISTORY

Planning permission was refused in 2002 for the erection of an extension to the side of the property to form a garage with a study above with front and rear facing windows at first floor level. This application, ref S/2042/02/F, was refused due to the overlooking potential of the first floor rear facing window and the loss of the off-street car parking provision.

This application was amended in 2003 with the rear facing window that served the study being removed and a car port being created beneath rather than a garage. This application, reference S/0111/03/F was approved.

POLICY

Policy P1/3 of the Cambridgeshire and Peterborough Structure Plan 2003 requires new development to respond to the local character of the built environment.

Policy HG17 of the South Cambridgeshire Local Plan No.2 - as Proposed to be Adopted (December 2003) states that extensions and alterations to a dwelling will only be permitted where the design and use of materials are in keeping with the local characteristics and would not seriously harm the amenities of the neighbours through undue loss of light, privacy or be unduly overbearing.

CONSULTATIONS

Cottenham Parish Council recommends refusal as the proposed will alter the street scene to the detriment of neighbouring properties whilst there is insufficient space for maintenance access to either the new structure or the neighbouring property (No12).

REPRESENTATIONS

The neighbour consultation period does not expire until the 2nd February 2004. At the time of writing this report no comments had been received.

PLANNING COMMENTS

The main issues to be considered in respects to this application are the impact of the extension on the residential amenities of the neighbouring property No 12 Kingfisher Way, the character and appearance of the dwelling and the provision of sufficient off-street car parking spaces.

Whilst No 12 Kingfisher Way has no flank elevation windows, rear-facing windows are present in a small single storey extension located to the rear of this property. Despite the proposed structure extending 2.4 metres beyond this rear extension, it is considered that due to the limited height and hipped roof design of the garage the rear facing windows will not be adversely affected by the proposal. As the garage is single storey, the height, mass and potential overshadowing affect of the proposed is considerably less than that of the one and half storey extension granted permission in 2003 reference S/0111/03/F.

The erection of a garage to the side of property will partly infill the undeveloped space at ground floor level currently provided between No 10 and 12 Kingfisher Way. As the structure is single storey it is not considered that the enclosure of this gap at ground floor level would be to the detriment of the character and appearance of the street scene. Again reference should be made to the increased height and bulk of the previously approved extension (reference S/0111/03/F) when considering this issue. It is also set back so that views of it from the street will be extremely limited.

Whilst the garage measures 2.6 metres in width, it is considered that this is sufficient to enable the structure to be used as a garage. As the extension is to be located on the driveway it is however considered necessary to ensure that the use of the garage is maintained for the parking of vehicles. This can be conditioned as part of a planning approval.

The issue of maintenance raised by the Parish Council is not a material consideration.

Given the above it is considered that the proposed extension complies with the requirements of Policy HG17 of the South Cambridgeshire Local Plan No.2 - as Proposed to be Adopted (December 2003).

RECOMMENDATION

Approval

1. Standard Condition 'A' – five year implementation (RCA)
2. SC19 – matching materials (RC19)
3. SC44 – Use of garage.
Reason – In the interests of highway safety.

14. S/1409/03/O & S/1410/03/O - DUXFORD
S/1409/03/O - RESIDENTIAL DEVELOPMENT (AFFORDABLE HOUSING) ON LAND
OFF LACEY'S WAY FOR MR J HILBERY & CAMBRIDGE HOUSING SOCIETY
S/1410/03/O - ERECTION OF 4 DWELLINGS AND GARAGES FOLLOWING
DEMOLITION OF COMMERCIAL BUILDINGS ON LAND OFF MOORFIELD ROAD
FOR MR J HILBERY

Members will visit the sites on Monday 2nd February 2004.

SITE AND PROPOSAL

S/1409/03/O Lacey's Way

This site extends to 0.18 hectares/0.44 acres approximately and forms part of a meadow/field bounded by gappy hedges and tree planting. Fields extend to the north and west. Development accessed from Moorfield Road is located to the east. Lacey's Way to the south is a mix of two-storey and single storey dwellings, formerly Council-owned but now a mix of Council and privately owned. No.60 is a detached bungalow with a blank gable facing the site. No.62 is a two-storey house with an attached single garage on the side parallel to the road.

This outline application, received on the 26th June 2003 and amended by plan date stamped the 28th October 2003, proposes the erection of affordable housing on the site. The number of dwellings to be erected is not specified. Means of access would be from a realigned Lacey's Way, but all matters are reserved for subsequent approval. An indicative layout plan submitted depicts three pairs of semi-detached dwellings.

S/1410/03/O Moorfield Road

The site extends to 0.36 hectares/0.9 acres (including the access) and is occupied by storage and office buildings associated with the turf farm business currently run from the site. A public footpath runs east-west to the north of the site with fields to the north beyond. A field extends to the south and west. Residential properties which share the existing access to the site from Moorfield Road are located to the east. The site is bounded by close boarded fencing on the east, south and west sides. A chain linked fence and planting marks the northern boundary.

This outline application, also received on the 26th June 2003, proposes the erection of 4 dwellings and garages following the demolition of the existing commercial buildings on the site. Means of access would be from Moorfield Road, but all matters are reserved for subsequent approval. The proposed density equates to 11 dwellings per hectare. An indicative layout plan submitted depicts four detached dwellings with garages plus a new garage to serve the mobile home to the south of the site as the garaging currently attached to the office building would be lost.

RECENT HISTORY

S/1409/03/O Lacey's Way

An outline application for residential development on a larger site than the application site was withdrawn prior to determination (S/0596/89/O).

S/1410/03/O Moorfield Road

Planning permission was granted in 2000 to use the existing buildings for B1 and/or B8 use (S/1830/00/F).

Outline permission to replace the mobile home adjacent to the site with a bungalow was refused under reference S/0100/95/O partly because the site included land outside the village framework.

Outline planning permission for residential development on the site and the adjacent field was refused partly because most of the site was outside the village framework (S/2276/89/O). A previous application for residential development on this land was withdrawn (S/0595/89/O).

Permission for a materials store for the turfing business was refused in 1986 (S/0644/86/F). A subsequent application for materials and equipment store was approved under reference S/1379/86/F.

Permission for a mobile home was granted under reference S/1092/81/F and S/0057/85/F.

Planning permission for the erection of garages and workshop for repair of horticultural machinery was granted in 1977 under reference S/1192/77/F.

Permission was granted in 1977 for demolition of existing office/garage and erection of office/machine store (S/1660/76/F).

POLICY

S/1409/03/O Lacey's Way

The site is within the countryside as defined in the Adopted Local Plan 1993 and South Cambridgeshire Local Plan No. 2 - as Proposed to be Adopted (December 2003), but adjoining the village framework.

Structure Plan 2003 Policy P1/2 states that development will be restricted in the countryside unless the proposals can be demonstrated to be essential in a particular rural location.

Adopted Local Plan 1993 Policy H23 states that within or adjoining villages planning permission may be granted for housing contrary to policies of the Local Plan where: it would secure the provision of low-cost housing to meet identified local needs; the scale, size and mix meet the identified need; and the development would not damage village character or the surrounding countryside. South Cambridgeshire Local Plan No. 2 - as Proposed to be Adopted (December 2003) Policy HG11 states that planning permission may be granted for housing contrary to other Policies of the Local Plan where it would secure 100% affordable housing; the development meets identified local need; the size, design, mix and tenure meet the identified need; the development is of a scale appropriate to the size and character of the village; the site is well-related to the village; and the development does not damage village character or the surrounding countryside.

South Cambridgeshire Local Plan No. 2 - as Proposed to be Adopted (December 2003) Policy CS13 states that where planning permission is granted for residential development of 4 or more dwellings, financial contributions will be sought towards the provision of additional permanent or temporary accommodation in those cases where the new development would cause the planning capacity of permanent buildings at the local primary and secondary schools to be exceeded during the 5 years following the date of the application.

S/1410/03/O Moorfield Road

The site is within the village framework of Duxford, which is a Group Village as defined in the Adopted 1993 Local Plan and South Cambridgeshire Local Plan No. 2 - as Proposed to be Adopted (December 2003).

Adopted Local Plan Policy H18 states that the redevelopment of an existing built site for residential purposes will normally be limited to groups and infilling where this would not result in a loss of local employment and provided that the site does not form an essential part of village character, and development is sympathetic to the character and amenities of the locality.

South Cambridgeshire Local Plan No. 2 - as Proposed to be Adopted (December 2003) Policy SE6 states that residential development and redevelopment up to a maximum scheme size of 8 dwellings will be permitted within the village frameworks of Group Villages provided that the retention of the site in its present form is not essential to the character of the village, the development would be sensitive to the character of the village and the amenities of neighbours, and the village has the necessary infrastructure capacity; and development would not conflict with another policy of the plan, particularly policy EM9. The Policy also states that development may exceptionally consist of up to 15 dwellings if this would make the best use of a brownfield site and all developments should provide an appropriate mix of dwelling sizes, type and affordability.

Adopted Local Plan Policy E9 and South Cambridgeshire Local Plan No. 2 - as Proposed to be Adopted (December 2003) Policy EM9 state that, other than uses that are causing a nuisance by virtue of noise, smell, or traffic generation, the conversion, change of use or redevelopment of employment sites within villages for residential use will – not normally be permitted (Adopted Plan) / be resisted (Local Plan 2). Policy EM9 continues by stating ... unless it can be demonstrated that the site is inappropriate for any employment use to continue having regard to market demand.

South Cambridgeshire Local Plan No. 2 - as Proposed to be Adopted (December 2003) Policy HG9 states that the District Council will negotiate to secure up to 50% of the total number of dwellings reasonably capable of being constructed on each site in villages of less than 3000 population, which includes Duxford, to be affordable dependant upon the level of clearly identified local need, although higher or lower percentages may be agreed in the light of factors such as proximity to local services; access to public transport; the particular costs associated with the development; and whether or not the provision of affordable housing would prejudice other planning objectives warranting greater priority in the particular case.

South Cambridgeshire Local Plan No. 2 - as Proposed to be Adopted (December 2003) Policy CS13 is relevant – see above (S/1409/03/O).

CONSULTATIONS

S/1409/03/O Lacey's Way

Duxford Parish Council recommends approval.

The Council's Acting Research & Development Officer in Housing supports the proposal.

The Chief Environmental Health Officer recommends conditions relating to the times during the construction period when power operated machinery shall not be operated and the need to agree a construction method statement if driven pile foundations are to be used are attached to any approval. He also recommends an informative relating to bonfires and burning of waste is attached to any approval.

The Local Highway Authority raises no objections.

County Archaeology recommends a condition requiring the commissioning and undertaking of a programme of investigation is attached to any approval.

The Environment Agency recommends a condition relating to surface water drainage is attached to any approval.

Anglian Water has no objections in principle but recommends that details of surface and foul water drainage are agreed and Cambridge Water Company is consulted on the application.

Cambridge Water Company states that it has no comments.

Cambs Fire & Rescue Service confirms that additional water supplies for firefighting are not required.

The Police Architectural Liaison Officer commented on the amended illustrative scheme stating that the proposed layout would appear to allow for open frontages which will assist with natural surveillance, the car parking is largely in curtilage and would benefit from windows/doors in the side elevations, there may be some problems of 'ownership' of the three parking spaces, but in general the layout is one which Secured by Design principles might be accommodated in any subsequent application.

The Chief Financial Officer at the County Council was consulted but no comments were received.

S/1410/03/O Moorfield Road

Duxford Parish Council recommends approval "in principle subject to the following condition:- That the access onto Moorfield Road is acceptable to the Highways Authority."

The Chief Environmental Health Officer recommends conditions relating to the times during the construction period when power operated machinery shall not be operated and the need to agree a construction method statement if driven pile foundations are to be used. He also requested additional information with regards to the history of the site in order to determine if there is a likelihood of contamination of the land from the previous use.

The Local Highway Authority has indicated that the junction of the access road with Moorfield Road has restricted visibility to the north and the daily traffic movements of any residential development of the land must not exceed that which is currently associated with the existing use. It also confirms that this would equate to a maximum of four residential units.

The Environment Agency recommends a surface water drainage condition is attached to any approval and makes advisory comments.

County Archaeology recommends a condition requiring the commissioning and undertaking of a programme of investigation is attached to any approval.

Anglian Water and the Chief Financial Officer at the County Council were consulted but no comments were received.

REPRESENTATIONS

S/1409/03/O Lacey's Way

The occupiers of Nos. 60, 62 and 66 Lacey's Way object to the amended site area on the following grounds:

- Lacey's Way and the proposed road are not suitable as the access to serve the proposed development and the additional traffic that would be generated;
- More work than indicated on the submitted plans, including improvements to the junction of Lacey's Way and St John's Road, would be required;
- The 3 and 4 bedroom houses shown on the indicative plans would not fall into the 'affordable housing' category;

- The re-siting of the car parking spaces in Lacey's Way would require residents of the bungalows, most of whom are confined to wheelchairs or walk with the aid of a stick, to cross a road;
- Insufficient car parking is indicated for the proposed dwellings;
- The site is outside the village framework and the proposal is therefore contrary to policy;
- A integrated scheme with that on Hunts Road would be considerably better;
- Proposal would be out of keeping with the character of this part of the estate;
- Noise and nuisance to existing residents.

S/1410/03/O Moorfield Road

None.

PLANNING COMMENTS

These two applications are linked insofar as the applicant is seeking to erect four market houses on the Moorfield Road site (rather than two market house and two affordable units as Local Plan Policy would normally require) by providing land off Lacey's Way for affordable units that he says would not otherwise come forward. I am satisfied that the Lacey's Way site could provide 6 units. The net effect of adding the Lacey's Way scheme to the proposal is therefore that there would be two more market dwellings but four more affordable units than would be provided by developing the Moorfield Road site alone. Whilst this is an unusual situation, in this instance, I consider that there are clear planning gains to be made from departing from the normal practice of requiring up to 50% of the dwellings on the Moorfield Road site to be affordable. It will however be important to tie the development of the Moorfield Road site to the provision/delivery of the Lacey's Way site by Legal Agreement.

The Moorfield Road site is currently in commercial use and Local Plan policies would normally resist the loss of employment unless the use was causing a nuisance by virtue of noise, smell, or traffic generation or it could be demonstrated that the site is inappropriate for any employment use to continue having regard to market demand. In this regard, the agent states that: the existing business is moving to Huntingdon; the current use involves the storage of vehicles and equipment and, apart from the office which is manned by the applicant, there is little work undertaken on the site; there has been a lack of interest in response to the marketing exercise in relation to the 2000 B1(business)/B8 (storage and distribution) permission; and, whilst the nature of the applicant's activity has not created problems, a different employment activity has the potential to cause nuisance and disturbance and such concerns have been expressed by neighbours in the past. Having carefully considered these points, and conscious that there has been a recent over supply of B1 permissions/buildings in the District, I consider that the loss of employment is not reason to refuse the Moorfield Road application.

The Parish Council initially expressed some concern about the suitability of Lacey's Way to serve the affordable units. Following discussions and an assessment of other possible points of access, including the Moorfield Road access and Greenacres, the Parish Council now recommends approval of both applications. In my opinion, having regard to the comments of the Local Highway Authority, the proposed accesses to both sites would be acceptable. I also consider that detailed schemes could be prepared that would not unduly affect the amenity of neighbours and would provide for adequate private amenity space, parking provision and appropriate boundary treatments/landscaping. Given its size, I would normally expect the Moorfield Road to provide for more than 4 dwellings. However, in view of the Local Highway Authority's concerns in relation to visibility to the north at the junction of the access road with Moorfield Road, four dwellings would be appropriate in this instance.

In view of the above, I am satisfied that 4 market dwellings on the Moorfield Road site (which is within the village framework) and affordable housing on the Lacey's Way site (which is outside but adjacent to the village framework and well-related to village) would be acceptable in principle.

An Affordable Housing Panel is to be arranged prior to the Committee meeting. The outcome will be reported verbally.

RECOMMENDATION

S/1409/03/O Lacey's Way

Subject to no objections being raised by the Affordable Housing Panel and the prior signing of a Legal Agreement to ensure that all the housing is 'affordable' and secured in perpetuity for that purpose:

Approval

1. Standard outline condition 1 a, b, c (and car parking for existing and proposed residents) & d – RC1;
2. Standard outline time condition B – RCB;
3. Standard condition 52 'Implementation of landscaping' – RC52;
4. Standard condition 60 'Boundary treatments' – RC60;
5. Standard condition 5f 'Materials to be used for hard surfaces areas' – RC To ensure the satisfactory appearance of the development;
6. Prior to the commencement of development, a scheme for the provision and implementation of surface and foul 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 satisfactory methods of surface water drainage (to prevent the increased risk of flooding) and foul water drainage;
7. Standard condition 66 'Archaeological evaluation' – RC66;
8. Standard condition 26 'Times when power operated machinery shall not be operated during the construction period' (0800, 0800, 1800, 1300) – RC26

Informatives:

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

Should driven pile foundations be proposed, before development commences, a statement of the method for construction of these foundations shall be submitted to and approved in writing by the Council's Environmental Health Officer; development shall be carried out in accordance with the approved method statement.

S/1410/03/O Moorfield Road

Subject to no objections being raised by the Chief Environmental Health Officer in terms of possible contamination of the land, no objections being raised by the Affordable Housing Panel in relation to application S/1409/03/O and the prior signing of a Legal Agreement to tie the development of this site to the provision/delivery of the Lacey's Way site:

Approval

1. Standard outline condition 1 a, b, c & d – RC1;

2. Standard outline time condition B – RCB;
3. Standard condition 52 ‘Implementation of landscaping’ – RC52;
4. Standard condition 60 ‘Boundary treatments’ – RC60;
5. Standard condition 5f ‘Materials to be used for hard surfaces areas’ – RC To ensure the satisfactory appearance of the development;
6. 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 a satisfactory method of surface water drainage to prevent the increased risk of flooding;
7. Standard condition 66 ‘Archaeological evaluation’ – RC66;
8. Standard condition 26 ‘Times when power operated machinery shall not be operated during the construction period’ (0800, 0800, 1800, 1300) – RC26;
9. Any condition(s) recommended by the Chief Environmental Health Officer in relation to possible contamination of the land.

Informatives:

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

Should driven pile foundations be proposed, before development commences, a statement of the method for construction of these foundations shall be submitted to and approved in writing by the Council’s Environmental Health Officer; development shall be carried out in accordance with the approved method statement.

**15. S/2523/03/F - FOWLMERE
REPLACEMENT DWELLING, NORTH GROVE, FOR M WEZTL**

SITE AND PROPOSAL

North Grove, Long Lane, Fowlmere is a detached bungalow to the north of the main village. It is prominently located outside the village framework and is the first property on the west side of Long Lane heading north. Opposite the site are a detached bungalow and a house. To the north of the site are the grounds of Lower Farm, a Grade II Listed Building to the rear of which are two residential dwellings formed by barn conversions. There is existing planting on the northern boundary.

This full application, registered on 17th December 2003, proposes the demolition of the existing bungalow and the erection of a 5-bedroom detached house with a main ridge height of 8 metres in a similar position to the existing building. The ridge height of the existing bungalow is less than 5 metres.

POLICY

Policy H28 of the Approved South Cambridgeshire Local Plan 1993 states that the replacement of an existing dwelling in the countryside will not normally be permitted where it is derelict and incapable of being re-inhabited without carrying out works requiring planning permission or is no longer in existence.

Policy H30 of the 1993 Local Plan states that where a replacement dwelling is permitted it will be on the basis that it is in scale and character with the dwelling it is intended to replace and would not materially change the impact of the site on the surrounding countryside.

Policy HG21 of the South Cambridgeshire Local Plan No.2 - as Proposed to be Adopted (December 2003) states that proposals for the replacement of a dwelling in the countryside will be permitted where the proposed dwelling is in scale and character with the dwelling it is intended to replace and, the proposed replacement dwelling would not materially increase the impact of the site on the surrounding countryside. The text to that policy advises that there should be a maximum increase in volume of 15%.

There is no equivalent policy to Policy H28 Local Plan No2.

Policy P7/6 of the Cambridgeshire and Peterborough Structure Plan 2003 seeks to protect and enhance the quality and distinctiveness of the historic built environment.

Policy C24 of the Approved South Cambridgeshire Local Plan 1993 states that when considering applications near to a listed buildings the District Council will take into account the effect on its setting.

Policy EN41 of the South Cambridgeshire Local Plan No.2 - as Proposed to be Adopted (December 2003) seeks to resist applications that, amongst other criteria, would dominate the listed building or its curtilage buildings in scale, form, massing or appearance; would damage the setting, well-being or attractiveness of a listed buildings.

CONSULTATIONS

Fowlmere Parish Council recommends approval. "The Committee is happy in principle but would like to stipulate that the brickwork and roof should both be of a light colour – definitely not red. An alternative suggested outside finish would be for the walls to be rendered in keeping with existing properties in the area. They have concerns with regard to drainage and believe that a proper purification system should be installed and not just a septic tank. This is due to a history of flooding in the area."

The comments of the Conservation Manager and Chief Environmental Health Officer will be reported verbally.

REPRESENTATIONS

One letter has been received from the occupiers of Rose End, Long Lane, one of the converted barns to the west of the site registering the following concerns:

- a) A two-storey building will overlook the property much more than the existing one-storey dwelling – a single storey building would be preferred.
- b) If the application is approved it is requested that the mature birch trees on the north side of the property are preserved in order to retain a level of privacy.
- c) The existing bungalow contains asbestos. It is requested that there is a requirement for this to be removed by a specialist contractor to avoid asbestos dust contaminating the surrounding land as a result of a careless demolition.

PLANNING COMMENTS

The existing bungalow is modest in scale (approximately 147sq metres footprint) although prominently located, particularly when approaching from the south. The proposed replacement two-storey dwelling, (approximately 273 sq metre gross external floorspace), the main ridge height of which is approximately 3 metres higher than the existing bungalow, is not in scale and character with that dwelling and would materially increase the impact of the site on the surrounding countryside. As a result the proposal materially conflict with the aims of the Local Plan.

The comments of the Conservation Manager in respect of the impact of the replacement dwelling on the setting of the adjacent Listed Building, and those of the Chief Environmental Health Officer will be reported.

Any overlooking of the property to the north west could be resolved. It is not considered to be a determining factor in this case.

RECOMMENDATION

Refuse for the following reason:

The proposed demolition of the existing bungalow and replacement by a two-storey dwelling is unacceptable in that the replacement dwelling is not in scale or character with the dwelling it is intended to replace and as a result would materially increase the impact of the site on the surrounding countryside contrary to the aims of Policy H30 of the South Cambridgeshire Local Plan 1993 and Policy HG21 of the South Cambridgeshire Local Plan No.2 - as Proposed to be Adopted (December 2003).

**16. S/0011/04/F - FULBOURN
ERECTION OF CAR PORT EXTENSION TO GARAGE, 31 CHERRY ORCHARD
FOR MR WILKINSON**

SITE AND PROPOSAL

This two-storey property is located on a corner of Cherry Orchard and has a detached double garage located at the end of an enclosed garden.

The application, received on 6th January 2004, proposes a carport to be located to the front of the garage. It will measure 2.6 metres in length and 5.3 metres in width. The carport will be constructed from stained softwood and translucent plastic sheeting.

HISTORY

Planning permission was granted in 1989 and 2002 for extensions to the dwelling reference S/2641/89/F and S/1237/02/F respectively.

POLICY

Policy P1/3 of the Cambridgeshire and Peterborough Structure Plan 2003 states that a high standard of design and sustainability should be adopted for all new forms of development.

Policy HG17 of the Deposit Local Plan 1999 (as proposed to be modified 2002 and 2003) sets out criteria against which extensions to dwellings within the Village Framework should be assessed.

CONSULTATIONS

Fulbourn Parish Council raised an objection to the proposed development as the car port is not in keeping with the estate nor are the materials proposed.

REPRESENTATIONS

The consultation period for this application does not expire until the 3rd February 2004. At the time of writing this report no comments had been received.

PLANNING COMMENTS

The main issue to consider in respect of this application is the impact of the proposed development on the character and appearance of the surrounding area. Given the size and location of the proposed carport, it is considered that this structure will have no adverse impact on the residential amenities of nearby properties.

The carport is modest in size and given the location of the garage it is considered that the proposed will have a negligible impact on the character and appearance of Cherry Orchard. While the plastic covering does not have any architectural merit, it is not considered that the two supporting post and translucent sheeting will significantly alter the appearance of the garage.

The applicant's daughter is severely disabled and has provided some supporting information justifying the need for this covered area in front of the garage. It is stated that the driveway is not conducive to safe wheelchair transfers into a car particularly in wet weather. Whilst personal circumstances cannot be considered as a material consideration to this application, given the extent of the development, it is not considered that a refusal of permission can be justified.

Given the above it is considered that the proposed carport complies with the requirements of Policy HG17 of the South Cambridgeshire Local Plan No.2 - as Proposed to be Adopted (December 2003).

RECOMMENDATION

Approval

1. Standard Condition 'A' – five year implementation (RCA)

17. **S/2561/03/F - FULBOURN**
ERECTION OF AN EXTENSION AND OUTBUILDING, HIND LODERS HOUSE
FOR MR AND MRS MASON

SITE AND PROPOSAL

Hind Lodgers House is a two-storey property located at the eastern end of Stonebridge Lane. The property is set well back from the lane and is located adjacent the open countryside outside of the Village Framework of Fulbourn.

The application, received on 19th December 2003, proposes a two-storey side extension west of the main dwelling. It measures 7.2 metres in width and 9.3 metres in depth. The structure extends out to the front of the property providing a dining room, utility room and carport at ground floor level while two additional bedrooms and a bathroom are proposed at first floor level. This extension involves the demolition of the existing single garage and partial demolition of the outbuilding located to the rear of the site.

The application also proposes an out building to be located to the front of the dwelling. It measures a total of 15.9 metres in length and at its widest will measure 6.3 metres, and with a height of 5.0m. The structure is 'T' shaped and will provide a carport, garage and barn.

HISTORY

Planning permission was granted in 1962 for a front entrance porch, reference C/800/62 and in 1981 for a rear conservatory, reference S/1598/81/F. An application was refused and the appeal later dismissed in 1986 for the erection of a listed cottage, reference S/0409/86/O. Planning permission was also granted in 1988 for the erection of games room reference S/1692/88/F however it would not appear that this permission was implemented.

POLICY

The site is located within the Green Belt.

Policy P1/3 of the Cambridgeshire and Peterborough Structure Plan 2003 states that a high standard of design and sustainability should be adopted for all new forms of development. Policy P9/2a precludes new development in the Green Belt unless required for agriculture, forestry, outdoor sport, cemeteries or other uses appropriate to a rural area.

Policy H31 of the Adopted Local Plan 1993 and Policy HG18 of the South Cambridgeshire Local Plan No.2 – as Proposed to be Adopted (December 2003) sets out criteria against which extensions to dwellings in the countryside should be assessed.

Policy GB2 of the Deposit Local Plan 1999 (as proposed to be modified 2002 and 2003) states that there is a strong presumption against inappropriate forms of development within the Green Belt. Where considered appropriate the policy states that new development including extensions to dwellings must be located and designed so as not to adversely affect the rural nature or openness of the Green Belt.

Planning Policy Guidance 2, “Green Belts”, states that the extension of existing dwellings is not inappropriate in green belts provided that it does not result in disproportionate additions over and above the size of the original building.

CONSULTATIONS

Fulbourn Parish Council recommends approval

The Conservation Manager comments will be reported verbally to the Committee

Trees and Landscape Officer’s comments:

“The extension to the dwelling will result in the loss of a poor quality willow – no objection.

The outbuilding will however result in loss of young ash of mediocre quality but also compromise the hedgerow/trees on the eastern boundary consisting mainly of Holly, Acers and Wild Privet. I would object to the proposal on the basis of this loss.”

REPRESENTATIONS

The consultation period for this application does not expire until the 27th January 2004. At the time of writing the report no comments had been received.

PLANNING COMMENTS

The main issues to consider in relation to this application are the impact of the development on the Green Belt and open countryside, the impact of the extension and outbuilding on the surrounding

properties and the design and appearance of the proposed in relation to the character and appearance of the dwelling.

While the dwelling is located within close proximity of the site boundary, the proposed extension and outbuilding will have no impact on nearby properties. The extension is located more than 20 metres away from the nearest neighbouring property to the west, No 16 Stonebridge Lane, while the outbuilding is located more than 45 metres away. There are no overlooking windows in the west elevation.

In terms of the impact of the proposal on the Green Belt and open countryside, the dwelling has been extended in the past. The modest sized porch and conservatory however have little impact on the surrounding area. The proposed extension will extend the property right up to the west boundary of the site. While the extension continues the ridgeline of the dwelling, it is considered that the proposal is overly large and in terms of the floor area that would be created is inappropriate given the sites inclusion within the Green Belt and open countryside.

In addition to the porch and conservatory previously added, the proposed extension would represent a 71% increase in the floor area of the original property. Such an increase is considered out of scale in respect to the floor area of the original dwelling. Whilst the extension would require the demolition of a single detached garage and the partial demolition of the outhouse, the physical mass of the proposal is significantly greater.

While the proposed extension continues the ridgeline of main dwelling, the proposed extension fails to respect the simplistic appearance of the dwelling. The first floor projections create a cluttered appearance on the front of the house.

This application also seeks consent for a large outbuilding alongside the east boundary. Given the scale of this structure and its location, the outbuilding will visually appear like an extension to the dwelling and will contribute to the more built up appearance of the site. While it may be argued that this structure is an outbuilding, the garaging and barn measures 4.9 metres in height, just 1 metre less than the thatched wing of the dwelling located directly to the rear. The footprint of the proposed outbuilding is also of a similar size to that of the original dwelling, (pre extensions) – 83.2 m² compared to 98m². It is therefore considered that the outbuilding fails to respect the scale and character of the dwelling and would represent a further intrusion within the Green Belt

While planning permission was granted and has since lapsed for a replacement outbuilding to the rear of the dwelling, (S/1692/88/F), this structure was both smaller and better related to the dwelling and was granted consent prior to the adoption of current Green Belt policies. This is therefore not material to the consideration of this application.

There are a number of tall mature trees located within the site. It is stated on the plans that the Ash tree located in front of the garage is to be retained. The Trees and Landscape Officer states that the proposed outbuildings would result in the loss of this tree and also compromise the hedgerow/trees located along the eastern boundary of the site, objections to which were raised.

RECOMMENDATION

Refusal

1. The proposed extension by virtue of its scale and mass is regarded as an inappropriate form of development in the Green Belt that would adversely affect the openness and rural nature of the Green Belt and surrounding open countryside.

The proposed extension has a floor area of approximately 122sqm, which, in addition to the floor area of the previously built extensions would represent a 71% increase in the floor area of the original dwelling. Such an increase is considered out of scale to the detriment of the openness of the Green Belt.

The proposed outbuilding that will measure a total of 15.9 metres in length and 6.4 metres in width will further increase the built up appearance of the site, significantly increasing the intrusive nature of the proposal. While outbuildings should be designed so as to appear subsidiary to the main dwelling the footprint of the proposed outbuilding, (83.2 m²) is just 14.8 m² less the footprint of the original house, (98m²).

The proposed extension and outbuilding are therefore contrary to Policy P9/2a of the Approved Structure Plan 2003, Policy H31 of the Adopted South Cambridgeshire Local Plan 1993 and Policies GB2 and HG18 of the South Cambridgeshire Local Plan No.2 – as Proposed to be Adopted (December 2003).

2. The proposed extension fails to respect the simplistic appearance of the dwelling while the proposed first floor projections create an over complicated and cluttered appearance which is considered detrimental to the character and appearance of the dwelling.

The proposed extension is therefore contrary to Policy P1/3 of the Cambridgeshire and Peterborough Structure Plan 2003, Policy H31 of the Adopted South Cambridgeshire Local Plan 1993 and Policy HG18 of the South Cambridgeshire Local Plan No.2 – as Proposed to be Adopted (December 2003).

3. The proposed outbuilding would result in the loss of a young Ash Tree and compromise the hedgerow/trees located along the eastern boundary of the site consisting mainly of Holly, Acer and Wild Privet, to the detriment of the character and appearance of the site.

The proposed outbuilding is therefore contrary to Policy P1/3 of the Cambridgeshire and Peterborough Structure Plan 2003.

18. S/0141/01/O - GAMLINGAY
TWO DWELLINGS, LAND REAR OF 32 MILL STREET (OFF SCHOOL CLOSE)
FOR EXECUTORS OF MR S CROSS

CONSERVATION AREA

SITE AND PROPOSAL

The approximate 0.244 hectare site, which contains a number of trees and run-down outbuildings, lies to the west of Mill Street, to the rear of No. 32. The Conservation Area boundary approximately bisects it, running north-south. It sits at a slightly higher level than surrounding land.

The Outline application, received on 23rd January 2001 proposed the erection of 4 detached houses with matters of siting, design, means of access and landscaping to be reserved.

A number of amendments have been received designed to demonstrate that 4 houses could be accommodated on the site. However during the consideration of these the applicant passed away and the matter has been unresolved for some time. The executors of the deceased have amended the application to 2 dwellings with matters of siting, design, means of access and landscaping to be reserved. The indicative layout plan shows 2 houses that are essentially outside of the Conservation Area boundary.

HISTORY

Outline permission was granted in July 1985 for two dwellings on a site that includes the site for dwelling no. 1, on the indicative layout plan, and the dwelling immediately to the west (later erected under Full planning permission).

POLICY

Gamlingay is identified as a Limited Rural Growth Settlement in the Adopted Local Plan and South Cambridgeshire Local Plan No.2 - as Proposed to be Adopted (December 2003) where housing groups and infilling will normally be permitted where suitable sites exist. It has a population in excess of 3000.

Policy P5/5 of the Approved Structure Plan 2003 presumes in favour of small scale housing developments in villages.

Policy HG9 of the Local Plan No. 2 sets out the Affordable Housing policies. It requires a proportion of affordable housing in residential developments of more than 10 dwellings on land within the framework of any village of more than 3000 population.

Policies H24 of the 1993 Local Plan and HG15 of the Local Plan No. 2 state that residential developments will be required to contain a mix of units providing accommodation in a range of types, sizes and affordability, making the best use of the site and promoting a sense of community which reflects local needs. The design and layout of schemes should be informed by the wider character and context of the local landscape and townscape. Schemes should also achieve high quality design and distinctiveness. The supporting text to the latter policy states that, in line with the guidance set out within Planning Policy Guidance Note No.3 (Housing) and within the Structure Plan, new residential development should be constructed at a density of 30-50/hectare in order to make best use of land.

Policy EN44 of the Local Plan No. 2 states, in part, that "Proposals will be expected to preserve or enhance the special character and appearance of Conservation Areas especially in terms of their scale, massing, roof materials and wall materials. The District Council will refuse permission for schemes which do not specify traditional local materials and details and which do not fit comfortably into their context."

This reflects Policy P7/6 of the Approved Structure Plan 2003

CONSULTATIONS

Current Scheme

Gamlingay Parish Council has recommended approval. It states: "Approved – On the understanding that due to the rise of the land and amenity of the neighbours, any buildings should be Bungalows"

Trees and Landscape Officer states: "This application provides for the retention of more trees on the site and is preferable to previous schemes."

Conservation Manager states:

"Background

The application was originally for 4 No. dwellings, with part of the site within the Conservation Area, although the majority of the site lies outside the Conservation Area.

The application has subsequently been revised down to 2 No. dwellings and the site area reduced, such that it no longer overlaps the Conservation Area. The application is for outline only, and while a detailed site plan has been submitted, all matters have been reserved for subsequent approval.

Recommendation

The Conservation Manager has no objection in principle to the development of 2 dwellings on this site, but due to the site's location immediately adjacent to the Conservation Area, the Conservation Section would wish to be consulted on the detailed design when approval of reserved matters is sought."

Original Scheme for 4 dwellings

Gamlingay Parish Council had recommended approval.

Cambridgeshire County Archaeology Officer notes that the site lies in an area of high archaeological potential in the historic village of Gamlingay. He considers that the site should be subject to a programme of archaeological investigation and recommends that this work should be commissioned and undertaken at the expense of the developer.

Conservation Manager states: "The site is quite well screened from Mill Street and is a natural continuation of School Close so there is no objection to the principle of development on the site.

Conservation Manager further comments highlight the historical nature of the site as a farmyard to No. 32 and, whilst not objecting to development per se, feels that the open and informal appearance of the site needs to be retained and the historical and aesthetical strong links between the outbuildings, the garden land and the farm house, No. 32, should be reflected in any detailed scheme.

Anglian Water has no objection but requests conditions to adequately address the treatment of foul and surface water drainage.

Trees and Landscape Officer stated that there are a number of mature and smaller trees on the site, many of which would inevitably be lost but in general would be unreasonable to expect their retention. The only tree of concern was a semi-mature cedar which it was stated does add significantly to the amenity value of the site.

Chief Environmental Health Officer has no objections subject to conditions to protect the occupiers of nearby dwellings from unacceptable noise and disturbance during the period of construction of the dwellings.

Two alternative layouts for 4 dwellings

Trees and Landscape Officer states: "TPO has been served on the Cedar, Walnut and Group of 3 (in the south west corner)". Further detailed comments were made in relation to the detail of the layouts.

Conservation Manager comments on the detailed layout for these schemes and suggests a number of modifications.

Formal amended layout for 4 dwellings.

Gamlingay Parish Council recommends refusal and states:

"1. The Parish Council does not regard this as an amended application because it is so different from the original which we approved. We understood that the 'amendment' has been requested by the Conservation Officer to resemble a farmyard. However this area was part of an orchard and was never a farm.

2. The original application angled the new buildings so that they did not overlook existing properties. This 'amendment' shows buildings right up to the boundaries and will impact unacceptably on surrounding properties.

3. We are also concerned about the height differential and the visual impact this will have from Mill Street (Conservation Area)."

Trees and Landscape Officer states: "The layout compromises the Horse Chestnut tree (plot 1) and the Cedar (plot 3). Can the footprint be adjusted to accommodate them?"

Conservation Manager recommends approval subject to conditions regarding materials.

Further Formal Amended layout for 4 dwellings (to address trees issues)

Gamlingay Parish Council recommends refusal. It states: "It was agreed that the design dated 23.1.01 was more appropriate for this site as the houses were not pressed against the boundary fences of other properties and it was more sympathetic to the adjacent Conservation Area. The tree with a Preservation Order could be protected by resiting properties numbered 3 and 4."

Trees and Landscape Officer states: "In relation to the comments concerning the young Horse Chestnut, I would make the point that an objection could have been lodged at the time the TPO was being served. The TPO on the trees was served following discussion with the Local Member. If the Horse Chestnut is to be removed, it should be replaced with a tree in the nearby vicinity of species and stock to be agreed. If this is thought to be an option there should be consultation locally."

Conservation Manager comments that the principle layout is acceptable but detailed design matters, in order to achieve a rural, informal appearance and a modest scale, still need to be considered.

REPRESENTATIONS

Current Scheme

One letter of objection had been received from the occupiers of 50 Fairfield raising concerns that the existing 'out of control' leylandii trees will not be removed as part of the development. If they are not they should be maintained by future occupiers of the dwellings.

Original Scheme for 4 dwellings

12 letters of objection have been received. The main points raised are:

Noise and disturbance during construction.

Noise and disturbance from additional traffic and households.

Dwellings erected too close to boundary fences would affect amenity – blocking light, extra noise, overlooking from higher buildings.

Conservation Area – retention of street scene.

Loss of habitat – frogs, toads, squirrels, birds, snakes, hedgehogs, bats, butterflies, moths and owls.

Increase danger from additional traffic – particularly to nearby schools.

Drainage problems

Maintenance of conifer hedge

The village doesn't need any more houses.

The undeveloped garden land provides a visual barrier between the older Mill Street buildings and the modern properties in School Close.

It should be a condition of approval that pedestrian access is provided to link this end of School Close directly to Mill Street. This would then provide a virtually continuous footpath linking School Close and the Fairfield estate across the Village to Stocks Lane, an added benefit would be a safer access across to the Middle School on Hatley Road.

Specific to occupiers of The Three Horseshoes, 36 Mill Street

Reduce ability to maintain the fabric of the old walls, either by the uncontrolled raising of the level of earth above the damp proof course, or by the loss of ventilation to the rear of the building.

Specific to occupiers of 35 School Close

Loss of conifers.

Formal Amended layout for 4 dwellings.

5 letters of objection had been received

The occupiers of 'The Three Horseshoes' would like to see the oak tree that is adjacent their property removed, as it is a threat to foundations.

Other points raised reiterate those made on the original proposal.

Further Formal Amended layout for 4 dwellings (to address trees issues)

5 letters of objection had been received

Bungalows that blend in the old and new would be better.

PLANNING COMMENTS

Site area

The site area has not changed (despite the comments of the Parish Council). The indicative layout has shown the dwellings outside the Conservation Area but this is only one possible arrangement within the wider site. However in my view this siting, outside of the Conservation Area, will retain land as a buffer between the new and old dwellings.

Affordable housing/Density/Best use of land

Policy HG9 of the South Cambridgeshire Local Plan No.2 - as Proposed to be Adopted (December 2003) does not require affordable housing for this development as the number of dwellings is less than 10.

The density of this development (8 dwellings per hectare) is below the standard set out in the Development Plan however this site sits partly in the Conservation Area and I do not think it appropriate here to apply a higher density which would reduce the available open space, potentially threaten protected trees and be out of character with the surroundings. Two dwellings could allow sufficient open land to help form a buffer between old and new dwellings.

Conservation Area

The application is in Outline only. The Conservation Manager is satisfied that two dwellings could be accommodated on site and is happy that details can be considered as part of a Reserved Matter submission.

Neighbouring amenity

The submitted indicative layout plan shows that two dwellings could be sited so as not to appear overbearing to occupiers of neighbouring properties. There would appear to be sufficient scope within this relatively large site to consider details and siting that would not result in an overbearing impact and to provide sufficient distances and orientation to overcome any potential overlooking problems or loss of light.

Access

Although this matter is to be determined at the Reserved Matters stage it is clear that the intention is to use the access from School Close. I consider this a logical extension of an existing access road which in my view can accommodate a further two dwellings without adversely affecting either highway safety or the general amenity of the area.

Levels

The site levels do vary and in places the ground level is above that of existing surrounding properties. The application does not indicate heights and these would be a matter for a Reserved Matters application. In my view dwellings should not be excessively high and I am suggesting that an informative on the decision notice will give any prospective developer the knowledge that in granting consent for dwellings the height, bulk and design are issues that will need careful consideration at the Reserved Matters stage.

TPO

The indicative layout will affect less trees. Those protected will be able to be retained now that the application has been revised from 4 dwellings to 2.

Bungalows/Houses

Despite the views of the Parish Council I do not consider it would be justified to require the dwellings to be single storey. It would appear that there is scope within this site to erect houses that, if appropriately designed, would not adversely impact on the amenity of occupiers of adjacent properties. It will be for any future applicant to demonstrate that two storey dwellings will work both in terms of their impact on occupiers of neighbouring properties and the character and appearance of the Conservation Area.

In the light of the Conservation Managers comments and the fact that most of the surrounding buildings are two storey I do not consider that two storey dwelling would necessarily be out of character with their surroundings.

Notwithstanding the above, all matters are to be reserved. The site is clearly large enough to accommodate two bungalows and these could be negotiated if details showing the siting of two houses cannot overcome neighbouring amenity issues. This could be clarified as an informative on the decision notice.

Street scene

The dwellings may be visible from Mill Street and the Conservation Area but much will depend on the design, height and bulk. These matters will be considered as part of the Reserved Matters submission.

RECOMMENDATION

Approval

Standard Outline Conditions and conditions requiring a programme of archaeological investigation commissioned and undertaken at the expense of the developer, submission of foul and surface water drainage schemes and to limit the times of use of power operated machinery to protect neighbouring amenity during construction.

Informative:

This permission is not restricted to bungalows by means of a condition. However the site lies partly within the Conservation Area and forms a buffer between old and new dwellings. In not restricting the development to bungalows there is no implied approval for large detached two storey dwellings. An application for Reserved Matters will have to demonstrate designs, heights and scales that are appropriate to the character and appearance of the Conservation Area and an acceptable impact on neighbouring amenity.

19. S/2344/03/F - GIRTON
EXTENSION, THE BUNGALOW, CAMBRIDGE ROAD, FOR R KENNEDY AND K
MEABY

SITE AND PROPOSAL

The Bungalow (134 sq metres gross external floor area) is a new, L-shaped, shallow roofed dwelling situated within a well-screened site of some 0.35ha. The site is adjacent the Recreation Ground and outside the village framework, within the Cambridge Green Belt.

This full application, received 18th November 2003, proposes two extensions, ridge and eaves height matching the existing building, one to provide an additional bedroom (18 sq metres) and one for a study (20 sq metres) (both gross external areas).

HISTORY

S/0630/02 – Planning permission granted for a bungalow following demolition of an existing bungalow. Condition 2 of that permission removed permitted development rights for development within the curtilage of that dwelling, including extensions. The reason - *to ensure that additions or extensions that would otherwise require planning permission do not overdevelop the site with consequent harm to the rural character of this part of the Cambridge Green Belt.*

Three earlier applications for a replacement dwelling were refused due to the inappropriate scale of the proposed dwelling.

POLICY

Planning Policy Guidance (PPG) 2 “Green Belts”, states that “provided that it does not result in disproportionate additions over and above the size of the original building, the extension or alteration of dwellings is not inappropriate in Green Belts.”

Policy GB2 of the South Cambridgeshire Local Plan No.2 - as proposed to be adopted (December 2003) resists proposals for inappropriate development in the Green Belt. Extensions to dwellings are considered inappropriate unless the criteria in Policy HG18 are met and the overall impact of any extension does not result in the dwelling having a materially greater impact on the openness of the Green Belt.

Policy HG18 permits extensions to dwellings in the countryside where:

1. The proposed development would not create a separate dwelling or be capable of separation from the existing dwelling;
2. The extension does not exceed the height of the original dwelling;
3. The extension does not lead to a 50% increase or more in volume or gross internal floor area of the original dwelling;
4. The proposed extension is in scale and character with the existing dwelling and would not materially change the impact of the dwelling on its surroundings;
5. The proposed extension has regard to the criteria in Policies HG16 and HG17.

CONSULTATIONS

Girton Parish Council recommends refusal. "Although the Parish Council had no previous objections to construction on this site, members are concerned that a building no more than 25% greater than the original footprint was approved and these proposed extensions would exceed this limit."

REPRESENTATIONS

None

PLANNING COMMENTS

This bungalow is a new dwelling, and therefore comprises the "original dwelling" in the context of Policy HG18 and PPG2.

The proposed extensions are in scale and character with and do not exceed the height of the original dwelling. They would result in an increase of less than 30% gross floor area and would not have a materially greater impact on the surroundings than the existing building. I consider the proposal complies with the requirements of Policy HG18 and in doing so also complies with Policy GB2 and with the reason for condition 2 of the original planning permission.

RECOMMENDATION

Approve.

Standard Condition 'A' – Time limitation

20. S/2325/03/F - GREAT SHELFORD DWELLING 1 WOOLLARDS LANE FOR MR & MRS RANKINE

CONSERVATION AREA

SITE AND PROPOSAL

This 0.13 hectares (0.3 acres) approximately site forms part of the garden of No. 1 Woollards Lane, a two-storey boarded and slate roof house. It is currently occupied by a tennis court, a boarded and slate roof garage and sheds. The site is bounded by Freestones Corner to the north, Woollards Lane to the west, No. 1A Spinney Drive (a two-storey dwelling) to the southwest and No. 1 Woollards Lane to the southeast. There is an important line of trees, mainly within the site, along the site's northern boundary.

This full application, received on the 14th November 2003, proposes the erection of a 28.5m long, 6.6m high 4-bedroom 'arts and craft design' house with attached double garage. It would be faced with bricks and would have a slate roof. The existing access would be used to serve the proposed dwelling. A new access onto Woodlands Road would be created to serve the existing dwelling. The density equates to 8 dwellings per hectare.

HISTORY

Planning permission for a two-storey dwelling on the site was approved under reference S/0144/98/F and renewed in November 2003 under reference S/1919/03/F.

Permission for a 31m long, 6.6m high dwelling of similar design to that now proposed was refused in August 2003 (reference S/1453/03/F) for the following reasons:

- “1. *By virtue of the size and length of the dwelling in relation to the plot, the proposal would result in overdevelopment of the site with consequent harm to the character and appearance of Freestones Corner and the Conservation Area, particularly as the footprint of the dwelling would compromise the two sycamores on the site and one on the adjacent land together with smaller trees on the boundary to Freestones Corner.*

The proposal is therefore contrary to: Approved Structure Plan Policy SP12/11 which aims to protect the character of a conservation area; Adopted South Cambridgeshire Local Plan Policy H15 which requires housing development on unallocated land in the village to be sympathetic to the character and amenities of the locality; South Cambridgeshire Local Plan: Deposit 1999 (as proposed to be modified 2002 & 2003) Policy SE3 which requires development within the village to be sensitive to the character of the village; Adopted South Cambridgeshire Local Plan Policy C33 which requires new development in a conservation area to preserve or enhance its character in the size and position of buildings; and South Cambridgeshire Local Plan: Deposit 1999 (as proposed to be modified 2002 & 2003) Policy EN44 which requires new development in a conservation area to preserve or enhance its special character and appearance and states that the District Council will refuse permission for schemes which do not fit comfortably into their context.

2. *The proposal would result in a serious degree of overlooking between the proposed dwelling, and the proposed dormer window to 'Bed 2' in particular, and No. 1a Spinney Drive.*

The proposal is therefore contrary to Adopted South Cambridgeshire Local Plan Policy H15 which requires housing development on unallocated land in the village to be sympathetic to the amenities of the locality; and South Cambridgeshire Local Plan: Deposit 1999 (as proposed to be modified 2002 & 2003) Policy SE3 which requires development within the village to be sensitive to the amenity of neighbours.”

POLICY

Structure Plan 2003 Policy P1/3 requires a high standard of design for all new development which responds to the local character of the built environment.

The site is within the village framework of Great Shelford, which is defined as a Rural Growth Settlement in the Adopted Local Plan and South Cambridgeshire Local Plan No. 2 - as Proposed to be Adopted (December 2003).

Adopted Local Plan Policy H15 states that housing development on unallocated land in Rural Growth Settlements will normally be limited to groups and infilling provided that the site does not form an essential part of village character, and development is sympathetic to the character and amenities of the locality.

Local Plan No.2 - as Proposed to be Adopted (December 2003) Policy SE3 states that residential development will be permitted on unallocated land within village frameworks of Rural Growth settlements provided that (a) the retention of the site in its present form is not essential to the character of the village; (b) the development would be sensitive to the character of the village, local features of landscape or ecological importance, and the amenities of neighbours; (c) the village has the necessary infrastructure capacity; and (d) residential development would not conflict with another policy of the plan. It also states that development should provide an appropriate mix of dwellings in terms of size, type and affordability and should achieve a minimum density of 30 dph unless there are strong design grounds for not doing so.

Adopted Local Plan Policy C33 states that the District Council will require new development in a Conservation Area to preserve or enhance its character in the size, form, position, scale and design of dwellings, in the choice of materials, in the retention of existing site features of interest and in external works, including boundary treatments. Local Plan No. 2 - as Proposed to be Adopted (December 2003) Policy EN44 also states that the District Council will refuse schemes which do not fit comfortably into their context. Structure Plan Policy P7/6 requires Local Planning Authorities to protect and enhance the quality and distinctiveness of the historic built environment.

Adopted Local Plan 1993 Policy C4 and South Cambridgeshire Local Plan No. 2 - as Proposed to be Adopted (December 2003) Policy EN6 state that the District Council will require trees to be retained wherever possible in proposals for new built development.

CONSULTATIONS

Great Shelford Parish Council recommends refusal stating "This site and the associated trees have been identified in the draft Village Design Statement as being important in creating an entrance to the village. This dwelling is preferred to S/1453/03/F in that the floor area has been reduced, it is sited further away from the trees and there is no overlooking of 1A Spinney Drive. However, we feel that the length and mass of the roof facing Freestone's Corner is overpowering and will dominate and detract from the character and appearance of this important part of the conservation area. We would prefer to see the design amended and to be reassured that the dwelling is sited sufficiently away from the trees to avoid compromising them in the future."

The Conservation Manager raises no objections stating that the elevations are fine and, as far as they will be visible, will compliment the adjacent open space and the Conservation Area.

The Trees & Landscape Officer confirms that the position of the dwelling in relation to the adjacent trees would be acceptable and recommends a condition is attached to any approval requiring tree protection during the construction period.

The Chief Environmental Health Officer recommends conditions relating to the times during the construction period when power operated machinery shall not be operated and details of any driven pile foundations are attached to any approval.

REPRESENTATIONS

The occupier of No.1A Spinney Drive is very concerned about the adverse impact on the village and on her property. In summary, she makes the following comments:

- The footprint of this dwelling is nearly four times larger than the approved dwelling, the proposed garage is 1.8 times larger than the approved scheme and the garage as now proposed is only 0.6m from her boundary compared to 4.5m with the approved scheme;
- The proposal would create an adverse visual effect from the main road;
- The proximity of the proposed garage to her property would not allow the owners to maintain the boundary fence, hedge or the garage;
- The garage would only be 4.87m from her house, which is insufficient;
- The garage (which is 3.6m high, 7.4m long and, at 45m²) is excessive even for a double garage and would seriously impact on the view from her garden and the ground floor of her house;
- The positioning of the garage is inappropriate and should be moved to the Woollards Lane side of the plot. Failing this, it should be moved at least 2m from the boundary, the eaves height reduced to no more than 2.4m and it should have a pitched roof at an angle no steeper than that of the bungalow;

- Concerns for privacy and security. The applicant should erect (before building commences) and maintain a 1.8m high close boarded fence along the length of the boundary; and
- A condition should be attached to any approval stating that the applicant shall not grow a screen of trees along the boundary to a height greater than 3 metres as anything higher than this would restrict light to her house.

PLANNING COMMENTS

The principle of erecting a dwelling on the site has been established by the granting of planning permissions S/0144/98/F and S/1919/03/F. In my opinion, the scheme now proposed has also overcome the reasons for refusal in relation to the previous proposal (S/1453/03/F) by reducing the length of the dwelling by 2.5 metres, omitting those previously proposed first floor windows serving habitable rooms that would have faced No. 1A Spinney Drive and, perhaps most importantly, by moving the dwelling further away from the north boundary and thereby ensuring the long-term retention of the trees along this boundary. When glimpsed through the trees from Freestones Corner, the dwelling would help frame this important area of open space. I consider that the design and visual impact of the dwelling would be acceptable.

The proposal would have an impact on the amenity of the occupiers of No. 1A Spinney Drive and, in particular, the proposed garage would affect the outlook from one of No. 1A's kitchen windows. However, subject to the receipt of an amended plan to show a reduction in the height of the garage from 3.6m to 3m, I consider that the occupiers of No. 1A would not be unduly affected. The agent has indicated that an amended plan to show this will be submitted prior to the Committee meeting.

With regard to Local Plan No. 2 Policy SE3, I consider that there are strong design and conservation grounds for not achieving a density of 30 dwellings per hectare on this site.
Positive

RECOMMENDATION

Subject to the receipt of a satisfactory amended plan to show a reduction in the height of the garage:

Approval

1. Standard time condition A – RCA;
2. Standard condition 5a 'Details of external materials' – RC To ensure the satisfactory appearance of the development;
3. Before development commences, details of the access to serve No. 1 Woollards Lane shall be submitted to and approved in writing by the Local Planning Authority; the approved access shall be available for use before the hereby approved dwelling is first occupied – RC To ensure that satisfactory access is provided for the existing dwelling;
4. Standard condition 51 'Agreement of landscaping scheme' – RC51;
5. Standard condition 52 'Implementation of landscaping scheme' – RC52
6. Standard condition 56 'Protection of trees during construction' – RC56
7. Standard condition 60 'Boundary treatments' – RC60;
8. Standard condition 26 'Times when power operated machinery shall not be operated during the construction period' (0800, 0800, 1800, 1300) – RC26;

Informatives:

1. The applicant is advised to contact this Council's Trees & Landscape Officer at an early stage to discuss the precise position and construction details of the new access onto Woodlands Road.
2. During construction, there shall be no bonfires or burning of waste on site except with the prior permission of the Council's Environmental Health Officer in accordance with best practice and existing waste management legislation.
3. Should driven pile foundations be proposed, before development commences, a statement of the method for construction of these foundations shall be submitted to and approved in writing by the Council's Environmental Health Officer; development shall be carried out in accordance with the approved method statement.

**21. S/2474/03/F - GREAT SHELFORD
HOUSE ON LAND ADJACENT TO 1 STONEHILL ROAD FOR DR & MRS ONUORAH**

Members will visit this site on Monday 2nd February.

SITE AND PROPOSAL

This 23m x 18m approximately (0.04 hectare/0.1 acre) site forms part of the rear gardens of Nos. 101 and 103 Cambridge Road. It rises up away from Cambridge Road/to the southwest. Semi-detached dwellings in Stonehill Road bound the site to the southwest. Semi-detached properties in Cambridge Road bound the site to the northeast and southeast. Stonehill Road is situated to the northwest with detached dwellings on the opposite side of the road beyond. The site's Stonehill Road frontage is currently marked by a 1.3m high approximately hedge. There is a narrow first floor window and two ground floor windows (serving a pantry and kitchen) in the side elevation of No. 1 Stonehill Road.

This full application, received on the 5th December 2003, proposes the erection of a 12.6m x 6m x 5m to eaves/8.5m to ridge 5-bedroom detached house with accommodation over three floors, including a second floor in the roofspace. A 5.5m x 5.5m x 4m high detached double garage is also proposed to the side/rear. The dwelling would front, and would be accessed from, Stonehill Road. The density equates to 25 dwellings to the hectare.

HISTORY

Full planning permission was granted for an 8.5m x 9m x 8.6m high two-storey dwelling with an attached double garage with bedroom above (5 bedrooms in total) on a 15m x 26m deep site (part of the rear gardens of 99, 101 and 103 Cambridge Road – a larger site than the application site) in 2001 (S/1689/01/F). The front of the dwelling would be in line with the front of 1 Stonehill Road.

A full application for the erection of a 13.2 x 10.2 x 6.8m high 1½ storey dwelling with its garden to the side on the application site was refused in June 2003 (S/0826/03/F) on the grounds that, by reason of its scale, design and layout, and its proximity to houses in Cambridge Road, it would result in a cramped form of development with minimal garden area, a lack of privacy for future occupiers of the dwelling and would adversely affect the outlook and enjoyment of the rear gardens of neighbouring properties. The front of the dwelling would have been in line with the front of 1 Stonehill Road.

POLICY

Structure Plan 2003 Policy P1/3 requires a high standard of design for all new development which responds to the local character of the built environment.

The site is within the village framework of Great Shelford, which is defined as a Rural Growth Settlement in the Adopted Local Plan and South Cambridgeshire Local Plan No. 2 - as Proposed to be Adopted (December 2003).

Adopted Local Plan Policy H15 states that housing development on unallocated land in Rural Growth settlements will normally be limited to groups and infilling provided that the site does not form an essential part of village character, and development is sympathetic to the character and amenities of the locality.

Local Plan No. 2 - as Proposed to be Adopted (December 2003) Policy SE3 states that residential development will be permitted on unallocated land within village frameworks of Rural Growth settlements provided that (a) the retention of the site in its present form is not essential to the character of the village; (b) the development would be sensitive to the character of the village, local features of landscape or ecological importance, and the amenities of neighbours; (c) the village has the necessary infrastructure capacity; and (d) residential development would not conflict with another policy of the plan. It also states that development should provide an appropriate mix of dwellings in terms of size, type and affordability and should achieve a minimum density of 30 dph unless there are strong design grounds for not doing so.

CONSULTATIONS

Great Shelford Parish Council recommends refusal and states “We repeat our previous comments – this building is nearly 2 metres higher than the previous application which was refused and we consider the reason for refusal applies to this application as well. Stonehill Road has a very clear building line and this would project forward of this line and would be obtrusive to the street scene. Recommend refusal.”

The Council’s Lands Officer states that the property and garden at 103 Cambridge Road (of which the proposed plot forms part) is still in SCDC ownership. She also states that there has been an application by the current occupiers of 103 under Right to Buy but that this application is likely to be withdrawn in April.

The Chief Environmental Health Officer recommends conditions relating to the times during the construction period when power operated machinery shall not be operated and the need to agree a construction method statement if driven pile foundations are to be used are attached to any approval. He also recommends an informative relating to bonfires and burning of waste is attached to any approval.

REPRESENTATIONS

Objections have been received from the occupiers of 99 Cambridge Road and 8 and 10 Stonehill Road on the following grounds:

- The dwelling would be overbearing and would cut out light to 99 Cambridge Road;
- Overlooking of 8 and 10 Stonehill Road;
- The dwelling would be too far forward and would be out of keeping with the existing buildings on Stonehill Road;
- Minimal off-street parking is proposed; and
- The dwelling would be too large for the plot.

The occupiers of 10 Stonehill Road also state that should permission be granted, conditions should be attached to require the front of the house to be in line with 1 Stonehill Road, the second floor windows should be on the rear so that they overlook the back garden of the development and not properties opposite and restrictions are placed on hours of work and noise.

PLANNING COMMENTS

There is an extant planning permission for an 8.5m high, 5 bedroom, two-storey detached house within the rear gardens of Nos. 99, 101 & 103 Cambridge Road – a large part of the application site plus part of the rear garden of No.99 (S/1689/01/F). Planning permission for a 6.8m high, 1½ storey dwelling on the application site was subsequently refused (S/2474/03/F). In my opinion, the narrow span of the proposed dwelling, together with its forward position on the site (and thereby the provision of a 7-9 m deep rear garden), overcomes the reasons for refusal in relation to S/2474/03/F.

The forward position would increase the impact of the dwelling in the street scene. However, whilst the position of the proposed dwelling relative to the road would be different to the position of adjacent dwellings in Stonehill Road to the southwest (which are in a line set further back from the road), I do not consider that the proposed dwelling would unduly harm the character and appearance of the area. The design of the dwelling, whilst also different to those in the locality, would be acceptable, as would its scale and height.

Only high level first floor en-suite bathroom windows, and no second floor windows, are proposed in the rear elevation of the dwelling in order to protect the privacy of the gardens to the rear. I do not consider that overlooking towards the houses and front gardens of the houses on the opposite side of Stonehill Road is reason for refusal. The forward position of the dwelling currently proposed would result in an improved outlook from the kitchen window on the side of No.1 Stonehill Road when compared to the approved dwelling.

Adequate parking provision would be made.

At the time of compiling this report, the requisite notice had not been served on the District Council as owner of part of the site. Delegated powers of approval are therefore recommended.

RECOMMENDATION

Delegated approval

1. Standard time condition A – RCA;
2. Standard condition 5a, e & f ‘Materials and finished floor levels’ – RC To ensure the satisfactory appearance of the development;
3. Standard condition 60 ‘Boundary treatments’ – RC60;
4. Standard condition 51 ‘Agreement of landscaping scheme’ – RC51;
5. Standard condition 52 ‘Implementation of landscaping scheme’ – RC52;
6. No first or second floor windows, other than those shown upon the hereby approved plans, shall be inserted in the walls or roof of the side or rear elevations of the dwelling – RC To protect the amenity of the occupiers of neighbouring properties;
7. Standard condition 26 ‘Times when power operated machinery shall not be operated during the construction period’ (0800, 0800, 1800, 1300) – RC26;

Informatives:

1. During construction, there shall be no bonfires or burning of waste on site except with the prior permission of the Council's Environmental Health Officer in accordance with best practice and existing waste management legislation.
2. Should driven pile foundations be proposed, before development commences, a statement of the method for construction of these foundations shall be submitted to and approved in writing by the Council's Environmental Health Officer; development shall be carried out in accordance with the approved method statement.

22. **S/2617/03/LB & S/2618/03/F - HARSTON**
S/2617/03/LB – ALTERATIONS - DISMANTLING OF SECTION OF FRONT
BOUNDARY WALL TO FORM NEW ACCESS AND CONSTRUCTION OF NEW
ENTRANCE PIERS
S/2618/03/F - VEHICULAR ACCESS AND ENTRANCE PIERS
ADJACENT TO PARK HOUSE, 87 HIGH STREET FOR CITY + COUNTRY
RESIDENTIAL LTD

SITE AND PROPOSAL

These applications relate to the brick (with brick lattice detail) front boundary wall to High Street (A10) of a Grade II listed house, Park House. Park House is a substantial detached villa dating from the mid C.19th. There is an extant planning permission for a dwelling to the south of Park House with vehicular access via the existing access to the site. A belt of trees is situated within the site behind the wall.

The listed building application (S/2617/03/LB), received on the 23rd December 2003, proposes the demolition of part of the existing brick wall to create a 5 metre wide vehicular access and the erection of entrance piers either side of the access. As the walls were in existence before 1 July 1948 and define the historic boundary of Park House they are covered by the listing control.

The planning application (S/2618/03/F), also received on the 23rd December 2003, proposes to create a new 5 metres wide vehicular access onto High Street (A10) and erect new entrance piers either side of the access. A 22m (approximately) long section of the footpath along High Street would be realigned to provide improved visibility of pedestrians from vehicles exiting the access and vice versa. The proposed new access and gravel drive would connect with the existing drive to the north which currently serves the Park House and Home Farm sites. The new access would serve Park House and the approved new dwelling to the south of Park House. The existing access would be retained to serve the Coach house dwelling unit and the three dwellings approved in a conversion and new build scheme on the adjacent site of Home Farm with a further unit still the subject of an application. A Highway Design Statement was submitted as part of the application.

HISTORY

Park House and the former stables were listed in October 2002. Many of the following applications therefore pre-date these listings.

Within the Park House and Home Farm sites there have been a large number of recent applications:

S/1832/93/F: Part use of livery stable as riding school at Park House Livery – Approved

S/1312/00/F: Change of use of Park House to offices – Withdrawn

S/0886/01/F: House, garage and pool house at Park House – Approved

S/0070/02/F: Conversion of barns to 2 dwellings and 2 studios and the erection of a new dwelling and garages at Home Farm – Withdrawn

S/0193/02/LB: Alterations and conversion of 2 barns to dwellings, one barn to 2 studio/offices and demolition of remaining barns at Home Farm (Park House Stables) – Withdrawn

S/0436/02/F: Residential development (2 new dwellings and access) at Park House – Refused, Appeal dismissed

S/0546/02/LB & S/0547/02/F: Conversion of barns to dwellings and 2 studios and the erection of a new dwelling and garage at Home Farm – Appeal dismissed

S/2325/02/LB & S/02326/02/F: Alterations to Walls, New Boundary Walls and Gates at Park House – Refused

S/2446/02/LB: Internal alterations to Park House – Approved

S/0039/03/F: Conversion of barns to 2 dwellings, garages and outbuildings and erection of one new dwelling at Home Farm – Approved

S/0320/03/LB: Alterations & conversion of 2 barns to single dwellings, construction of 2 (1.8 metre) walls attached to Barn 2, conversion of 1 barn to 2 studio / offices & demolition of remaining barns and outbuildings at Home Farm – Approved

S/0375/03/LB: Alterations including extension to kitchen at Park House – Approved

S/0756/03/LB & S/0757/03/F: Boundary wall at Park House – Approved

S/1178/03/LB: Alterations - Removal of section of wall for access to proposed 3 car garage attached to existing garden boundary wall at Park House – Approved

S/1189/03/F: Triple garage at Park House - Approved

S/1521/03/LB & S/1522/03/F: Extension and conversion of former stables into dwelling at Park House – Approved

S/1916/03/LB & S/1917/03/F: Conversion and extension of cart lodge into dwelling at Home Farm – Current

S/1915/03/F & S/2050/03/LB: Vehicular access, walls and gates - Withdrawn

Planning application S/0436/02/F for residential development (2 new dwellings and access) at Park House included a new access similar to the one now proposed. The difference between the two schemes is that application S/0436/02/F included a splayed access with railings either side of the access, whereas this application proposes an access flush with the frontage wall.

Application S/0436/02/F was refused partly on the ground that:

“The proposed subdivision of the grounds, and the formation of a new vehicular access with the consequent loss of 18 metres of the historic front boundary wall would diminish the scale and character of the parkland setting of the house.”

The subsequent appeal was dismissed. The decision letter, dated 1st October 2003, is attached as an Appendix. In dismissing the appeal, the Inspector notably states: *“Although in need of restoration and management, I consider that the parkland contributes to the character of the village, and provides an attractive setting for the front of the Listed Building. The construction of the drive would in my view be detrimental to that setting, and would harm the visual relationship of the listed building and its surroundings.”*

He also states that: *“The proposed alteration to the frontage wall, and the construction of gates and railings to form the entrance to the site, would not in my view be an appropriate or sympathetic form of alteration to that part of the listed building”.*

In conclusion, he states that *“the houses themselves, the construction of a new driveway across the parkland, and the formation of the proposed entrance to the site would harm the listed building and its setting.”*

POLICY

The site is within the village framework of Harston as defined in the Adopted Local Plan 1993 and South Cambridgeshire Local Plan No. 2 - as Proposed to be Adopted (December 2003).

Policy P7/6 of the Structure Plan 2003 requires Local Planning Authorities to protect and enhance the quality and distinctiveness of the historic built environment.

Adopted Local Plan 1993 Policy C21 states that District Council will refuse consent for the alteration, internally or externally, of a listed building if the proposals are considered to be detrimental to the character or setting of that building.

Adopted Local Plan 1993 Policy C24 states that, in considering whether to grant planning permission near to a listed building, the District Council will take into account the effect on its setting.

Adopted Local Plan 1993 Policy C25 states that, in considering whether to grant planning permission within the curtilage of a listed building, the District Council will give priority to the effect on the character of the listed building and its curtilage.

South Cambridgeshire Local Plan No. 2 - as Proposed to be Adopted (December 2003) Policy EN41 states that the District Council will refuse applications for development within the curtilage or setting of a listed building which: would dominate the listed building or its curtilage in scale, form, massing or appearance; damage the setting, well-being or attractiveness of a listed building; would harm the visual relationship between the building and its formal or natural landscape surroundings; or would damage archaeological remains of importance unless some exceptional, overriding need can be demonstrated.

Adopted Local Plan 1993 Policy C4 and South Cambridgeshire Local Plan No. 2 - as Proposed to be Adopted (December 2003) Policy EN6 state that the District Council will require trees to be retained wherever possible in proposals for new built development.

CONSULTATIONS

Harston Parish Council's comments were awaited at the time of compiling this report. Any comments received will be reported verbally.

The Conservation Manager recommends refusal and makes the following comments:

“This proposal differs from the previous withdrawn scheme in that the new access point does not have the wall splayed back as before with pedestrian sight lines being addressed with the re-routing of the pedestrian footway into the grassed verge area. The wall will thus be continued in a straight line with a 5m wide gap formed between the two new entrance pillars. No gates are detailed as being included on this scheme.

Whilst the line of the wall is thus preserved, the wall will still be broken to form the new access. I consider there are still two objections to the proposals in Conservation terms:

- 1. The loss of a section of historic wall and the creation of a break in the wall.**
The wall forms an important part of the street scene in this part of the village and forms part of the setting to the Listed Buildings on both the Park House and Home Farm sites.

The loss of the wall is not necessary to the residential developments on both of these sites which have been approved with all six units approved to date (possibly rising to 7 if the cartlodge scheme is approved) being served from the existing access point. The need for another access is not a highway safety requirement.

2. The division of the parkland setting to the front of Park House resulting from the formation of the driveway.

The 'parkland' forms part of the special character to the setting of the Listed Building and is important to the context of the building and to the street scene of the village. The current tree and wall boundary treatment effectively screens the house from the road with only the odd glimpses of the house through the trees. The new opening will create a vista directly into the site. The division of the parkland by the drive will break up the currently continuous landscaping/wall screen. The division of this area into a number of separate ownerships, demarked by the driveway, is considered to lead to subsequent pressures to internally enclose the space, particularly as the two access points are not to have gates. The enclosure of the driveway or any part of the front landscaped area will significantly harm the landscape character of this space. The formation of the driveway is, therefore, seen as the first step in the fragmentation and erosion of the parkland setting to the original main house.

Whilst the form of the access details differs from the scheme considered as part of the 2003 Appeal, in dismissing the appeal, the Inspector clearly objected to the principle of constructing a driveway through this part of the site and altering the front boundary wall. It is not considered that the revised scheme materially alters the fundamental objections to these two issues.

The provision of the access is to avoid vehicles accessing the new dwelling to the south of Park House driving close to the front of Park House to secure privacy to the future occupiers. This could be secured by a re-routing of the current access drive within the site, which would retain the single access point and historic direction of reaching Park House as well as removing the need to remove any of the trees on the site."

The Local Highway Authority confirms that the access is acceptable from a highway point of view and states that the off-site works to the footpath should be completed prior to the use of the access commencing.

The comments of the Trees & Landscape Officer are awaited and will be reported verbally.

REPRESENTATIONS

None received.

PLANNING COMMENTS

Members may remember visiting the site in September 2003 in relation to the applications to extend and convert the stables building to the north of Park House to a dwelling (S/1916/03/LB & S/1917/03/F).

The front boundary wall runs for approximately 180 metres along the High Street. It has a very distinctive form being constructed of gault buff bricks with open decorative panels giving visual patterning and an architectural rhythm to the street scene. The wall is only interrupted in two places – the existing entrance which has planning permission (but not Listed Building consent) to be widened and a pedestrian access. The new access would form a third opening.

The new access is not required to service the existing development as the new dwelling to the south of Park House was granted consent utilising the existing access, as have the conversion and new build dwellings to the north of Park House. Currently the existing access will service six dwellings on the site, with a seventh currently under consideration on the Home Farm site.

No safety issues were raised when any of these consents were considered. The main section of drive passing in front of Park House will be shared by this house and the new dwelling to the south. The concerns of the future occupiers of Park House as to safety and privacy could be met by this section of driveway being rerouted within the site which would not require any loss of trees or any formal Planning or Listed Building Consent.

The concerns of the Conservation Manager focus on: (a) the loss of a section of the existing historic fabric of the wall which would have a significant impact on the street scene and (b) the impact on the parkland setting from the intrusion in this area by the additional hard surfaced driveway and consequential opening up of the area to the roadway.

Whilst the applicant has sought to lessen the impact by minimising the length of wall to be removed when compared to the appeal scheme (which involved a bell-mouth and the loss of an 18m section of the wall), it is still considered that the harm this would have on the street scene of the village, the loss of historic fabric and the harm to the setting of the Listed Building outweigh the arguments for having this second vehicular access to the site. In my opinion the concerns of the Inspector have not been overcome by this modification of the proposals. The proposal is not necessary to support the developments on the site, which have been granted consent utilising the one existing vehicular access.

The plans show 'no-dig construction' for the access/driveway. The comments of the Trees & Landscape Officer on the scheme will be reported verbally but it would appear that only one tree would be removed as a result of the proposal and no specific objections were raised to the loss of this tree at the time of application S/0436/02/F and the subsequent appeal.

The proposed realignment of the footpath along High Street to provide the necessary pedestrian visibility splays would be acceptable.

RECOMMENDATION

S/2617/03/LB & S/2618/03/F – Refusal

1. The physical alterations proposed to the front boundary would result in the loss of historic fabric and create an unfortunate visual break to the wall, which makes an important contribution to the character of this part of the village and the historic enclosure setting of both the Park House and Home Farm sites. The formation of an opening in the wall would therefore adversely affect this part of the listed building. There is no requirement for an additional access on highway safety grounds and the proposal is not considered to be necessary or desirable. The proposals are therefore considered to be contrary to Policy P7/6 of the Approved Structure Plan 2003, Policies C24 and C25 of the Adopted South Cambridgeshire Local Plan 1993 and Policy EN41 of South Cambridgeshire Local Plan No. 2 - as Proposed to be Adopted (December 2003).
2. The proposed construction of a new vehicular access and driveway across the parkland setting to the front of Park House would detract from the setting of the listed building by means of creating a severance of the visual relationship of the listed building to its surroundings. The proposals are therefore considered to be contrary to Policy P7/6 of the Approved Structure Plan 2003, Policies C24 and C25 of the Adopted South Cambridgeshire Local Plan 1993 and Policy EN41 of South Cambridgeshire Local Plan No. 2 - as Proposed to be Adopted (December 2003).

23. **S/1731/03/F - HISTON**
ERECTION OF DWELLING ON LAND ADJACENT TO 8 WINDERS LANE FOR
MR AND MRS B MARTIN

Members of committee will visit the site on Monday 2nd February 2004

SITE AND PROPOSAL

The site, located on the corner of Winders Lane and Clay Street, is currently undeveloped and measures 25 metres in width and 20 metres in depth. Hedging surrounds the site.

The full application, received on 11th August 2003, proposes the erection of a two storey, 4 bedroom dwelling that has an attached double garage with a bedroom located above and accessed from Winders Lane. The dwelling is to be set back within the site and is to be located 6.5 metres away from this access. This application has been the subject of lengthy negotiations and the scheme was amended on the 18th December 2003. The amendment included the lowering of the eaves of the roof and the insertion of dormer windows in the front and rear roof slope.

The house will have a width of 12.1m, a depth of 9.6m and a ridge height of 8.5m; the attached double garage with bedroom above will be 18.3m.

The density equates to 20 d.p.ha.

HISTORY

Outline consent was granted for a house in 2000 reference S/1652/00/O. This application agreed the principle of development only and did not agree details of siting, design, means of access or landscaping of the house.

POLICY

Policy P1/3 of the Cambridgeshire and Peterborough Structure Plan 2003 states that a high standard of design and sustainability should be adopted for all new forms of development.

Policy SE3 of the South Cambridgeshire Local Plan No.2 – as Proposed to be Adopted (December 2003) defines Histon as a Rural Growth Settlement in which residential development will be permitted on unallocated land providing the development meets with the criteria of this and other policies included within the Local Plan.

CONSULTATIONS

Histon Parish Council recommended approval of the plans initially submitted. In respects of the amended plans it was stated that the Parish Council had seen the letter from 9 Clay Street dated 13th September 2003, which has been signed by several households. The Parish Council trusts that the views raised will be considered when making a formal decision. No recommendation was given.

The Chief Environmental Health Officer concluded that there are no significant impacts from the Environmental Health standpoint.

REPRESENTATIONS

1 letter of objection, that has 6 counter signatures, has been received from No 9 Clay Street raising concerns over the proximity of the building line of the proposed dwelling, the potential for landscape planting and the resultant overlooking from the window of bedroom 3.

An e-mail was received from Mr Newman, (No 9 Clay Street) on the 4th January 2004 stating that the amended plans have not addressed the points raised in his original letter. Mr Newman stated that given the site's location on the corner, the property must not be allowed to extend beyond the established building line in Clay Street. Mr Newman requested an extension of time to 17th January 2004 to enable him to view the plans. At the time of writing this report no additional comments had been received.

PLANNING COMMENTS

The main issues to consider in respects of this application are the impact of the proposed dwelling on the residential amenities of nearby properties and the impact of the development on the character and appearance of Clay Street and Winders Lane.

The site is located on the corner of Winders Lane and Clay Street and consequently each elevation faces neighbouring dwellings. The siting of the building and the location of windows has however been carefully considered to ensure the proposed dwelling does not raise concerns of overlooking or overshadowing. An objection has been raised by local residents regarding the overlooking potential from bedroom 3. This first floor window looks out over Clay Street and is located approximately 20 metres from the properties located opposite. This degree of overlooking is not considered unreasonable and it is therefore felt that the Council cannot sustain an objection to this opening.

The proposed dwelling is to be built facing Winders Lane. Given the combined length of the garage and dwelling, (18.3 metres) the proposed development will occupy the majority of the site. Consequently the flank elevation of the dwelling that measures 9.5 metres in width will be located in close proximity of the site boundary to Clay Street 1.7m (excluding chimney stack). Given the span of this elevation and the resultant building line that will be created it is considered that the proposal will form a disproportionately large feature within Clay Street that is both overly dominating and fails to respect the character and appearance of the local built environment.

The adjacent property, No 10 Clay Street is a modest sized property, set back from the road. This form of development is typical to the area and has been mirrored in the redevelopment of the site located opposite, (land adjacent to 5 Winders Lane- S/0816/02/F). It is felt that the creation of a 8.5 metre high and 9.5 metre wide gable end feature located within close proximity of the site boundary fails to respect the local character of the built environment and is therefore contrary to the criterion of Policy SE3.

In an attempt to reduce the physical bulk of the flank elevation, the application was amended on the 18th December 2003. The amendment involved the lowering of the eaves of the dwelling and the insertion of front and rear dormer windows. These alterations have resulted in a marginal reduction in the building mass of the dwelling at first floor level when viewed from within Clay Street. The extent of the alterations is however considered insufficient and it is still considered that the introduction of gable feature of this size, located adjacent to roadside, would detrimentally affect the character and appearance of the area.

The applicant was advised to reduce the span of the property and to design an L-shaped, or similar, dwelling which would respect both streets and, at the same time, physically "turn the corner". This advice has not been followed.

RECOMMENDATION

Refusal, as amended by letter dated 30th September 2003 and drawing franked 18th December 2003.

The proposed dwelling by reason of its size, scale and location would represent a disproportionately large, and overly dominating gable end feature when viewed from within Clay Street that fails to

respect the character and appearance of the local built environment. Furthermore the proposed building line of the dwelling, set forward of the neighbouring properties, increases the prominence and the subsequent intrusive nature of this elevation.

The proposed dwelling is therefore contrary to Policy P1/3 of the Cambridgeshire and Peterborough Structure Plan 2003 and Policy SE3 of the South Cambridgeshire Local Plan No.2 – as Proposed to be Adopted (December 2003).

**24. S/2486/03/F - HISTON
DWELLING ADJ. 8 FARMSTEAD CLOSE FOR ALAN COLLINSON**

SITE AND PROPOSAL

No. 8 Farmstead Road is a semi-detached steep roofed chalet house with flat roofed white timber clad dormers to front and back, linked across the pair of houses. It is towards the bottom end of the cul-de-sac, at the end of a row of similar houses each with a flat roofed garage attached to the side. No 8 has a wide, walled, side garden alongside which is a public footpath that passes in front of a pair of semi-detached houses, Nos.9 and 10 Farmstead Road. The detached flat roofed single garage of No. 9 is set into the southern corner of this walled side garden, with driveway access off the hammerhead. To the rear of the site there is another public footpath beyond which is a row of bungalows with shallow rear gardens.

This full application, received 10th December, proposes the erection of a detached dwelling in the walled side garden of No. 8, of similar scale, form and materials as No.8, with shared driveway and paved parking area in front of and to the side of the dwelling.

HISTORY

Planning permission refused for a dwelling, ref S1996/03/F, for the following reason:-

Whilst the proposed dwelling satisfies the general requirements of Policy HG15 of the South Cambridgeshire Local Plan Deposit 1999 (as proposed to be modified 2002 and 2003) in that the design and layout respects the character and context of the local townscape and landscape, it is unacceptable in that:

1. No off-street parking is provided for the new property which would lead to increased parking at the adjacent turning head to the inconvenience of other residents and also to the probable erosion of the grassed front garden of the property through indiscriminate parking.
2. The rear garden would be overlooked by the first floor windows of No 9 Farmstead Close adjacent, despite the suggested re-siting of the boundary wall and trellis, and,
3. With a rear garden of only 7.6m depth, the first floor bedrooms (2 and 3) would overlook the garden of No 10 Greenleas which has a depth varying between 4.0m and 6.0m.

POLICY

**Policy SE3 of the South Cambridgeshire Local Plan No.2 - as Proposed to be Adopted
(December 2003) - Development in Rural Growth Settlements.**

Policy HG15 requires a range and mix of house types, with design informed by the wider character and context of the local townscape.

CONSULTATIONS

Histon Parish Council recommends refusal “based on the fact the original design of the Greenleas Estate was an open plan estate and a single dwelling is not in keeping with the rest of the row. The Council believe the parking now proposed is inadequate, making it difficult to enter and leave in forward gear. This parking provision would cause difficulties with visibility for Nos 9 and 10”.

The Chief Environmental Health Officer recommends conditions to minimise noise disturbance during the period of construction.

REPRESENTATIONS

The occupier of No 9 is concerned regarding the proximity of the house to his garage and loss of light and view from the front of his property.

The occupiers of No 10 are concerned regarding traffic congestion, which would be exacerbated by the proposed additional dwelling without a garage, and also the bulk of the building at the front of their property leading to loss of light.

PLANNING COMMENTS

This current proposal is essentially the same as that previously refused, except for some simple changes to address the previous reasons of refusal. These are:

1. The provision of hard surfaced parking area. This shares the existing access point with No.8 and allows 2 off street parking places for the new house whilst retaining 2 for the existing, one in the garage and one in front. On site turning would not be required in this location and I consider this solution to be visually acceptable within the street scene.
2. Lack of privacy in the rear garden as a result of overlooking from first floor windows from No.9 – this has been addressed by constructing a shed to the rear of No.9’s garage and building a pergola over the rear terrace, thereby affording privacy on the terrace.
3. The rear dormer and windows have been modified so that rear-facing windows are to be pattern glazed to avoid overlooking of gardens at the back of the property, with clear roof lights in the sloping roof of the dormer.

The dwelling is some 11 to 12 metres north of Nos.9 and 10 and, with its low eaves design, would not in my view cause loss of light or be unduly dominant in the outlook from those properties. I believe the modifications to the current scheme address the objections to the previous submission and therefore recommend approval.

RECOMMENDATION

Approve.

Standard Condition ‘A’ – Time Limitation (RC A)

The permanent space to be reserved on the site for parking shall be provided before the use commences and thereafter maintained. (RC – To ensure adequate on-site parking and for reasons of highway safety.)

25. **S/2058/03/F - LITTLE SHELFORD**
ALTERATION TO VEHICULAR ACCESS AT 65 HAUXTON ROAD FOR F T A
SMART

SITE AND PROPOSAL

The application site is occupied by a bungalow located on the south-west side of Hauxton Road and immediately to the south-east of a railway level crossing. Beyond the site to the south-east is a plot of land upon which planning permission has been granted for 2 detached dwellings which are currently under construction.

The application, submitted on 30th September and amended on 10th November 2003, seeks to create a vehicular access to the property. This would be positioned at the south-eastern edge of the site approximately 22 metres away from the level crossing. The submitted block plan shows that on-site turning and parking would be provided. There is currently no vehicular access to the property although there is a gravelled area directly adjacent to the dwelling that is used for parking.

HISTORY

There are no relevant planning permissions relating to the application site.
The 2 dwellings directly to the south-east of the site were allowed at appeal in July 2001 (Ref: S/0213/00/F)

POLICY

There are no planning policies of relevance to this application.

The Railway Safety Procedures and Guidance on Level Crossings produced by HM Railway Inspectorate of the Health and Safety Executive states that, in respect of automatic half barrier crossings, the road layout, profile and conditions should be such that road vehicles are not likely to block back obstructing the railway.

CONSULTATIONS

Little Shelford Parish Council raises no objections to the application, stating:

“Although already done, we approve.”

Network Rail objects to the application on the basis that it creates an unacceptable risk of traffic blocking back onto the level crossing consequent upon an eastbound vehicle attempting to turn right into the access. If approved, the proposal could well result in the crossing being unsuitable to continue as an automatic half barrier level crossing.

The HM Railway Inspectorate objects to the proposal as the new access could compromise safety at the level crossing by causing traffic to block back onto the crossing due to vehicles turning into the property.

REPRESENTATIONS

None

PLANNING COMMENTS

This application was presented at the Chairman's Delegation meeting held on 11th December with an Officer recommendation of refusal. Members resolved to approve the application. However, given that this would conflict with advice given by statutory consultees, there is a need for the application to be considered by the Development and Conservation Control Committee.

The only issue to consider in the determination of this application relates to the impact of the development upon safety at the adjacent automatic half barrier level crossing. This line links Cambridge with Kings Cross.

Both Network Rail and HM Railway Inspectorate have objected to the application on the basis that it could result in traffic waiting to turn right into the site when approaching the property from the west. If there is a stream of traffic on the opposite side of the road travelling north-westwards, a vehicle waiting to turn right into the site could result in traffic backing up to the level crossing which lies just 22 metres away.

The original application sought to construct the access directly adjacent to the dwelling in order to access the existing parking area. Following the receipt of the above objections, the application was amended to relocate the access at the south-eastern edge of the site and as far away from the level crossing as possible. However, both of the above consultees have confirmed that they would object to *any* vehicular access to this property.

As referred to in the History section above, planning consent was granted at appeal for the erection of 2 dwellings following the demolition of a bungalow on the site directly to the south-east of 65 Hauxton Road. The proposal was refused by this Authority on the basis that an extra dwelling would increase the volume of traffic to the site and hence compromise safety at the level crossing. This decision was in accordance with advice given by Network Rail and HM Railway Inspectorate. However, the proposed access to the adjacent site was situated some 11 metres further away from the crossing than that presently proposed, resulting in a total distance of approximately 33 metres (or 5-6 vehicle lengths) between the site and crossing. Based on a traffic appraisal commissioned by the applicants which set out peak traffic flows, the Inspector considered the access to be sited sufficiently far from the crossing to avoid traffic queuing back to the crossing and hence allowed the appeal. The Inspector was aware of speed and volume of traffic on the railway line.

Network Rail and HM Railway Inspectorate have been requested to reconsider their recommendations in light of the above decision but the advice of both consultees still remains one of refusal.

RECOMMENDATION

Refusal, as amended by plans date stamped 10th November 2003:

The proposed vehicular access located in close proximity to the railway line would create an unacceptable risk of traffic blocking back onto the crossing by virtue of a vehicle waiting to turn right into the site, thereby having an adverse impact upon the safety and free flow of traffic across the level crossing.

26. **S/2247/03/F - HORNINGSEA**
REPLACEMENT DWELLING AND GARAGING, KINGS FARM, HIGH STREET FOR
MR AND MRS N J GIBBS

CONSERVATION AREA

SITE AND PROPOSAL

0.23 hectare site to the east of High Street with access across the Village Green. To the west is a large house, Kings Acre, a Listed Building fronting High Street. To the north/north west are a range of brick and slate barns – see HISTORY below, and to the east is a recently planted tree belt and open arable farmland. To the south is the new Village Hall and Millennium Green.

The site is occupied by a 1960's former County Council farmhouse, now redundant.

The full application is for a replacement house designed around a courtyard comprising a two storey, 4-bed house with a single storey projecting wing to the north containing a dining room, study and two more bedrooms. A triple garage and store completes the courtyard. At right-angles to the main house is another single storey building comprising a swimming pool, gym and plant room. The density equates to 4 dwellings per hectare.

HISTORY

Nothing relevant to the site itself.

In respect of the land to the south of the site, at the April 1999 Committee (item 29), following a visit to the site by Members, consent was granted for change of use from agricultural land to village green/public open space, erection of pavilion/public hall, together with parking and access road.

In respect of the barns to the north/north-west of the site, at the September 2002 Committee (item 17), following a visit to the site by Members, it was resolved to grant delegated powers of approval to the scheme to convert these barns into two dwellings plus annexe providing that an alternative access could be achieved across land to the north.

This suggestion was put to the applicants, Cambridgeshire County Council, which also owned the land across which any road would run. This was unsuccessful on the basis that it would involve the partial demolition of an historic barn, would have an adverse effect on the sale of the barn unit, the scheme had been fully negotiated with officers on the basis of the existing access driveway and lastly that the previous tenant's rights of access over the driveway had been surrendered and compensation paid.

At the October 2002 Committee, item 13, consent was granted to convert the barns into two dwellings and one annexe.

POLICY

Horningsea is an "infill only" village, with the site lying within the village framework and Conservation Area. The Cambridge Green belt adjoins the site to the east.

As such there are no objections in principle to the replacement of an existing dwelling.

The Structure Plan 2003 Policy P5/3 seeks densities of 30 dph in new housing developments although this is where they are "appropriate to their area".

Policy P7/6 seeks to "protect and enhance the quality and distinctness of the historic built environment."

The South Cambridgeshire Local Plan No 2 – as proposed to be Adopted December 2003

Policy SE8, infill villages, accepts the redevelopment of an existing residential curtilage provided that the development is sympathetic to the historic interests, character and amenities of the locality.

Policy SE14 requires developments on the edge of a village to be sympathetically designed and landscaped to minimise the impact on the countryside.

Policy EN44 requires developments within Conservation Areas to preserve and/or enhance their character.

CONSULTATIONS

Horningsea Parish Council has written three responses in respect of this proposal. The first, 12th November 2003, outlines the (probable) recommendations of refusal to the scheme on the basis of inadequate and unsafe access. The Parish Council has strived over the years to create a 'safe haven' for the children with the promotion of the Millennium Green and use of the access for such a large house, plus the two barn conversions, would be unacceptable.

The Parish also query why an application for the demolition of the existing house has not yet been submitted.

In the formal response dated 28th November 2003 the Parish Council stated that it was in talks with the applicant over allowing separate access from the north and that it felt the footprint was unnecessarily large, attracting more vehicles, which will be challenged by the County Council Highways "who begrudgingly allowed the present access to the village hall on a temporary basis."

In a third letter, 10th December 2003 the Parish Council advises me that the applicant has now sold the two barns at the rear so an alternative access to the north cannot be achieved as originally suggested. The applicant has suggested an alternative route, the plan of which would imply that it is not within his control!

As such the Parish objects strongly to the application for two reasons, firstly that the dwelling is far too large and secondly the access is inadequate and an alternative should be sought.

The Environment Agency has no objections in principle subject to agreement of foul drainage disposal.

The Chief Environmental Health Officer asks for a condition restricting the hours during which power operated machinery can be used on site during construction. Information should also be submitted to determine whether or not there is any evidence of soil contamination on site. There should be no burning on site and a Demolition Notice will be required to be served on the Building Control Department.

The Conservation Manager

"The general form of the layout appears to accord with our other discussions. The suggestion was that the pool house should be very simple in form and have no openings onto the lane.

Similarly, the main house should present simple elevations to the garden area.

The elevations generally follow the form suggested in our previous discussions. The objective is to reflect the simplicity of general building mass and detailing exhibited by the adjoining agricultural units (which are also to be converted into residential use.)

I have some detailed concerns with regard to the chimneystack (which is inappropriate for this form of building and should be removed) and questions regarding the materials. However, I am of the opinion that these issues can be resolved via conditions or by means of a delegated approval.

Consequently, I have no objection but would suggest that a delegated approval is sought to finalise matters of detail.”

REPRESENTATIONS

The owner of Kings Acre is of the opinion that the traffic associated with a 3-garage property will be too much for the present access across the Green.

PLANNING COMMENTS

With the site lying within the village framework and the proposal being a replacement dwelling, the issues are relatively straightforward although the concerns of the Parish Council are understood.

An outline of the history of the site/area would be beneficial in order for Members to understand the concerns of the Parish.

Basically all of the land for the Millennium Green, the Village Hall, the barn conversions to the north/north west, plus the current site, were all owned by Cambridgeshire County Council. The current working farm to the north, Northgate Farm, together with its land to the east, is still owned by the County Council.

Horningsea, with a declining population and allocated as “infill only”, was put forward under Policy SE10 of the Local Plan No 2 as suitable for a small group of dwellings if a site could be found. At the same time, the County Council was looking at the future of Kings Farm, the buildings and some of the land being surplus to its requirements.

As a result the first draft of Local Plan 2 allocated a site for housing, which included the present application site.

During negotiations between the Parish Council and the County Council regarding the purchase of the land for the Millennium Green and Village Hall, all parties, including planning officers and those at County Highways, were concerned at the access implications of so much development served off a narrow, private roadway.

This has all changed with the allocated site being deleted from the Local Plan. The access to the current Hall, house and two barns (to be converted) will remain the same.

Members will see from HISTORY above, that the suggestion of an alternative access across third party land to the north is not acceptable to the landowner (the County Council) and, now that the two barns have been sold, there is “no way through” from the current site. The other option still crosses third party land which is not available.

Whilst appreciating the concerns of the Parish Council, this house already has rights of access over the roadway so the issue before members is not that of finding another access, but is considering whether or not any additional traffic, which may or may not be generated by a larger house, will be sufficient to justify a refusal.

Clearly such an argument could not be sustained.

The second matter relates to the siting and design of the proposed house.

There have been extensive discussions between officers and the architect whereby the courtyard scheme put forward has been agreed. The two storey element of the dwelling will be similar in scale to the large barn adjacent and the scheme is purposely designed to carry though this barn theme. Whilst the internal arrangement of the accommodation could be better planned, it is the external elevations which are important.

Glazing and joinery details will be important and the chimney, rather alien to the "barn", needs to be re-designed. Subject to the resolution of such matters, the proposal will preserve the character and appearance of the Conservation Area.

For these reasons, delegated powers of approval are sought.

RECOMMENDATION

Delegated approval subject to minor changes to the elevations and safeguarding conditions relating to other matters of design, details, materials and landscaping.

27. **S/2460/03/F - THRILOW**
EXTENSIONS AND GARAGE/STORE AT 5 MIDDLE STREET FOR MR & MRS L
HOLMES

Members of Committee will visit the site on Monday 2nd February 2004

CONSERVATION AREA

SITE AND PROPOSAL

The application site is occupied by a 2 storey (6.1 metres high) render and slate dwelling with a single storey brick and flint element on its north-western side and single storey additions to the rear. The property is located along a bend in the road within a large open site that backs onto paddocks to the rear.

The full application, submitted on 3rd December 2003, seeks to erect a 2 storey, 4 bedrooled extension to the rear of the existing dwelling. The extension would be approximately 6.3 metres high and would be attached to the single storey element of the existing house by a single storey link building. The total depth of the single storey and 2 storey elements amount to approximately 15.5 metres whilst, at its widest point, the extension measures 15.7 metres. The extension would be constructed using a range of materials, namely render and timber boarding for the walls and slate and metal for the roofs. The proposal also seeks to erect a detached timber and slate garage on the south side of the house

A design report submitted with the application states that the house and side range are one of only two in Middle Street that sit directly on the edge of the verge. This is unusual within the village as most properties are positioned further back within their site. There are important views of the house from the south and north-west, the latter of which is compromised by the overgrown condition of the south west section of the garden and the rough construction of the gable itself. The scheme exploits the 300mm drop in the garden ground level which allows a greater storey height within the proposed extension whilst maintaining the overall section and eaves height of the existing house.

An early photograph and extract from the 1886 OS map is enclosed with the application. A number of outbuildings were located to the rear of the house with a large barn to the west side adjoining the present single storey flint range. The proposals return the density of development on the site to its previous historical context.

The proposed extensions have been kept behind the existing dwelling leaving clear the open nature of the garden areas either side. A diagram submitted as part of the application identifies 3 important views of the house. These views would remain intact. The new garage has been carefully designed with an open front bay and the views from School Lane back towards the house show that the mass and form of the dwelling will remain unchanged.

HISTORY

S/1438/96/F – Application for single storey rear extension approved

POLICY

The site lies within the village Conservation Area. Policy P7/6 of the County Structure Plan 2003 requires development to protect and enhance the quality and distinctiveness of the historic built environment, whilst Policies C33 of the 1993 Local Plan and EN44 of the Deposit Local Plan 1999 (as proposed to be adopted February 2004) require new development in a Conservation Area to either preserve or enhance the character of the area.

Policy P1/3 of the County Structure Plan 2003 stresses the need for a high standard of design and a sense of place which corresponds to the local character of the built environment.

Policy HG17 of the Deposit Local Plan 1999 (as proposed to be adopted February 2004) states that planning permission for the extension of dwellings within village frameworks will not be permitted where (amongst other issues):

- the design would be out of keeping with local characteristics;
- there would be an unacceptable visual impact upon the street scene;
- the proposal would seriously harm the amenities of neighbours through undue loss of light or privacy or by being unduly overbearing in terms of its mass.

The land on the north-west side of the dwelling and within the site edged red has no specific policy designation. However, within the 1999 Deposit Local Plan, this Authority proposed its designation as a Protected Village Amenity Area in order to maintain views across the site into open countryside. However, the Local Plan Inspector suggested that this designation be deleted from the Local Plan on the basis that the site does not have the character or appearance of a PVAA or serve any purpose meriting such a designation. It is proposed, however, that the land directly to the rear of the site be included within the Green Belt.

CONSULTATIONS

Thriplow Parish Council raises “no objections in principle to an extension, however some councillors are concerned about the sheer size and bulk of these proposals, feel the hardwood cladding “jars” a bit and would prefer a design more sympathetic to the existing property.

The Conservation Manager objects to the application stating:

“The proposal would significantly extend the cottage to create a building almost 3 times the existing size of the cottage, with an additional barn-size garage also being introduced into the building group. The effect will be to develop an entire new suburban style house attached to the cottage, transforming the character of the site and blocking views across into the countryside. The architectural and visual relationship between the two parts of the resultant building would be tenuous, with the cottage being dwarfed by its extensions and functionally becoming a rather odd annexe to the new house. I can understand that the architects have tried to create the appearance of a building group, reflecting the agricultural origins of the site (by trying to keep the main new block as simple and uncluttered in terms of its roof form and silhouette behind the cottage) but I do not think they have succeeded.

In my opinion, the scale and complexity of the new additions rather conflicts with the simplicity of the existing cottage. The development does not seek to develop the positive characteristics of the site, it simply imposes itself upon the existing village scene and dominates the cottage.

The result would be the development of a somewhat incoherent building mass at this important location within the Conservation Area. This would neither preserve nor enhance the Conservation Area. Consequently this proposal should be resisted and the applicants advised to consider a more organic growth of the cottage, of a scale and proportion that retains the character of the cottage as the focus of the site, rather than as a reluctantly preserved and inconvenient residual component. This will require a significant tempering of ambitions for the site.”

REPRESENTATIONS

Letters have been received from 4 local residents. Nos. 6 and 7 Middle Street raise no objections to the proposal whilst No. 9 Middle Street supports the application, stating that proposals are of an appropriate scale that will preserve the open character of the village and retain the original property along the street. The occupiers of No. 4 Middle Street, whilst raising no objections in principle, do have a number of concerns, namely:

- The view from Middle Street over the paddocks should be maintained;
- The extension which is larger than the house will degrade the environment as the proposal represents a modest house being changed into an annexe of a large one under the guise of an extension.

REPRESENTATION BY THE LOCAL MEMBER

Councillor Quinlan supports the application stating:

“I strongly support the applicant in this case and consider that the architects have produced a sensitive and distinguished design. When considered in the site context and particularly in longer views from School Lane the architects have in my opinion produced a scheme which enhances the Conservation Area. I can see no reason whatsoever for a refusal of this scheme.”

PLANNING COMMENTS

The main issue to consider in the determination of this application relates to the impact of the development upon the character and appearance of the Conservation Area.

The site is occupied by a simple, traditional cottage which encloses a bend in the road and which has open spaces on either side providing views through to the open countryside to the rear. The impending designation of the land to the rear as Green Belt indicates the importance of the openness of the site to the character of the village and Conservation Area and the need to retain views across the site. The proposal involves the erection of a substantial 2 storey extension to the rear of the existing dwelling. The applicants have sought to demonstrate that the extension would not be prominent in important views across the site and that it would not dominate the existing cottage. However, although the impact of the dwelling upon its surroundings may not be substantially altered when viewed from the south and across the fields from School Lane, the extended dwelling would have a significant impact when viewed from the west and north-west across the open land that lies adjacent to the cottage.

This Council’s Conservation Manager has advised that the complexity of the design of the extension would be out of keeping with the simple form and character of the existing cottage. In addition, its scale would result in the existing cottage being dwarfed by, and being seen as subservient to, its extensions. As a result of the siting, design and scale of the extension, it is considered that the character of the site would be harmed to the detriment of the character of the Conservation Area.

RECOMMENDATION

Refusal

The proposed extension, by virtue of its scale, design and siting would result in a form of development that would dominate and be out of keeping with the character of the existing cottage and be an unduly prominent feature in the street scene. The proposal would therefore be contrary to Policies P7/6 of the 2003 Structure Plan, C33 of the 1993 Local Plan and EN44 of the Deposit Local Plan which require new development in a Conservation Area to preserve or enhance the character of the area, and HG17 of the Deposit Local Plan which requires the design of extensions to be in keeping with local characteristics and to avoid any adverse visual impact upon the street scene.

**28. S/2302/02/O - WILLINGHAM
2 DWELLINGS ON LAND ADJACENT TO AND REAR OF 35-37 CHURCH STREET
FOR WILLINGHAM COMBINED CHARITY**

CONSERVATION AREA (PART OF SITE)

This application was deferred at the February 2003 Committee meeting to enable officers to invite the applicant to submit the Flood Risk Assessment requested by the Environment Agency and further information to allow the effect of the proposal on the setting, character and appearance of the Willingham Conservation Area to be properly assessed.

A copy of the report to the February 2003 Committee meeting is attached as an Appendix.

AMENDED PROPOSAL/ADDITIONAL INFORMATION

An amended 1:200 block plan, date stamped 29th October 2003, shows a 4.8 metre wide access and a pedestrian visibility splay on the eastern side of the access. Indicative plans showing a proposed siting and proposed elevations have also been received, but siting, design and landscaping remain reserved matters. A site survey drawing has also been submitted. The amended block plan indicates that the rear part of the site would be retained as grassland. The dwellings would therefore now be restricted to a 26m x 17m approximately part of the site (equating to a density of 23 dwellings to the hectare) which would also include an access to the remaining grassland.

CONSULTATIONS UPDATE (AMENDED PLANS)

Willingham Parish Council recommends approval.

The Conservation Manager states that he has no objection to the development of cottages in this location, but is of the opinion that their design, form and access should both respect the character of the frontage properties and enhance the character of the Conservation Area. In his opinion, this proposal fails to achieve this objective and therefore should not be approved in this form.

The Local Highway Authority recommends refusal due to the absence of a pedestrian visibility splay on the western side of the access.

The Environment Agency has withdrawn its original objection following receipt of further correspondence from the agent and now recommends that a condition relating to surface water drainage is attached to any approval.

REPRESENTATIONS UPDATE (AMENDED PLANS)

Willingham Medical Practice supports the application.

The occupier of 28 Fen End is still concerned about surface water run-off.

The occupiers of 33 Church Street state that their previous objections are still relevant and raise the following additional concerns: the removal of the frontage wall would mean a gap in the boundary; concern as to where the street lamp would be re-sited; damage to drains under the access; the material used to make up the access increasing damp within the walls of Nos. 33 and 35; approval would allow for continued development on the remaining grassland; removal of mature tree; proposal would compromise the character of the Conservation Area; design may change if/when outline permission is granted; and the bungalows would be in close proximity to the Three Tuns Public House which has regular live music.

PLANNING COMMENTS UPDATE

The amended plan and additional information submitted (which depict a pair of simple, unassuming one-bedroom properties located behind, and closely related to, the almshouses at Nos. 35 and 37 Church Street) has satisfied me that a proposal could be designed that would not detract from the character and appearance of the Conservation Area or the locality. Furthermore, by ensuring that the dwellings would be well-related to existing frontage development along Church Street, and by retaining a large part of the rear of the site as grassland, my previous concerns that any residential development to the rear of properties in Church Street should form part of a comprehensive scheme would be overcome. Siting, design and landscaping are reserved matters. However, in my opinion, the general position and alignment of the dwellings as shown on the indicative plans would be acceptable although, having discussed the proposal further with the Conservation Manager, further consideration needs to be given to the detailed layout of the site and the design of the dwellings prior to the submission of a reserved matters application. An informative to this effect would be appropriate.

A 4.8 metre wide access is now proposed which is acceptable to the Local Highway Authority. Whilst it still recommends that a pedestrian visibility splay should also be provided on the west side of the access, this cannot be achieved. Given the increased width of the access (whereby vehicles exiting the site are now likely to be on the left hand/east side or perhaps the middle, but not on the right hand/west side) and the limited number of additional movements that are likely to be generated by 2no. one-bedroom bungalows, I do not consider that the application could reasonably be refused on the basis that no pedestrian visibility splay was to be provided on the west side of the access.

Very shallow (3 metres) rear gardens are indicated. Whilst this is considerably shorter than I would normally expect, the site is towards the centre of the village and it is the Charity's intention to make them available for elderly persons. For these reasons, I consider that this would be generally acceptable in this particular instance, although, as stated above, further consideration will need to be given to the scheme prior to the submission of a reserved matters application and a modest increase in the depth of gardens may be achievable.

Three parking spaces are indicated, which would be appropriate.

The additional comments made by the occupiers of 28 Fen End and 33 Church Street have been carefully considered, but none are considered to be reason to refuse the application.

RECOMMENDATION

Approval (as amended by drawing no. WILL/312/3 'A' date stamped 29.10.03 and certificate dated 30.10.03)

1. Standard outline condition 1 a, b & d – RC1
2. Standard outline time condition B – RCB
3. Standard condition 52 'Implementation of landscaping' – RC52
4. Standard condition 60 'Boundary treatments' – RC60

5. Standard condition 5f 'Materials to be used for hard surfaces areas' – RC To ensure the satisfactory appearance of the development
6. 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 a satisfactory method of surface water drainage to prevent the increased risk of flooding.
7. Highway condition B10 'Laying out and construction of the access' – RC In the interests of highway safety
8. Highway condition C1 a & b 'Parking and turning' – RC In the interests of highway safety
9. Highway condition C3 a & b 'Parking and turning' – RC In the interests of highway safety
10. Before either of the dwellings are first occupied, the visibility splay on the east side of the access shown upon drawing no. WILL/312/3 'A' shall be provided and shall be maintained free from obstruction over a height of 600mm – RC In the interests of highway safety

Informative:

The layout of the site and the siting and design of the dwellings shown upon drawing nos. WILL/312/3 'A', WILL/312/5 and WILL/312/6 is generally considered to be acceptable although further detailed consideration needs to be given to these matters to ensure that the proposal preserves or enhances the character and appearance of the Conservation Area. The applicant is therefore strongly advised to contact the Local Planning Authority to discuss these details before submitting any reserved matters application.

29. S/2121/03/F - WEST WRATTING
HOUSE AND GARAGE - LAND R/O 3 HIGH STREET FOR J & J ALDERTON LTD

SITE AND PROPOSAL

The application site (0.13 hectares, 0.32 acres) lies to the rear/west of, and forms part of the garden area to, No. 3 High Street, a 1½ storey cream render and tile dwelling. To the north of the site are a 2 storey dwelling and 2 listed thatched properties (Nos. 5,7 and 9 High Street respectively) whilst beyond the site to the north-west are terraced bungalows sited within Hayter Close. To the south is a Public House (The Chestnut Tree) together with a detached dwelling constructed to the rear/south-west of the pub (No. 1a Mill Road/Orchard House). The site is well screened on all sides by a mix of hedges and trees.

The full application, submitted on 10th October 2003 and amended on 31st October 2003 and 20th January 2004, seeks to erect a detached house and garage on the site. The proposed dwelling would be a 4 bedroomed L-shaped property standing a total of 8.3 metres high (4.5 metres to eaves) and comprising rendered walls and a plain tiled roof. A new access would be created on the south side of No. 3 High Street in order to serve the plot. In order to provide access to the site, a 4 metre wide strip of land that currently lies within the curtilage of the public house, would be utilised. The proposal also seeks to erect a double garage, measuring 6m x 6m and standing 5.6m high, in the south-eastern corner of the plot. The density of the development equates to 8 dwellings/hectare.

HISTORY

None

POLICY

West Wrattling is identified as an Infill Only village. Policies H21 of the South Cambridgeshire Local Plan 1993 and SE8 of the Deposit Local Plan 1999 (as proposed to be adopted February 2004) state that development in Infill villages will be restricted to no more than 2 dwellings providing the site does not form an essential part of village character and development is sympathetic to the historic interests, character and amenities of the locality.

Policy HG16A of the Deposit Local Plan 1999 (as proposed to be adopted 2004) relates to backland development. This states that development to the rear of existing properties will not be permitted where it would:

- (a) Result in overbearing, overlooking or overshadowing of existing residential properties;
- (b) Result in noise and disturbance to existing residential properties through the use of its access;
- (c) Result in highway dangers through the use of its access;
- (d) Be out of character with the pattern of development in the vicinity.

Policy P1/3 of the County Structure Plan 2003 stresses the need for a high standard of design and a sense of place which corresponds to the local character of the built environment.

CONSULTATIONS

West Wrating Parish Council objects to the application, stating:

“We consider this to be backland development and therefore we refuse the application and would also like the application to go to committee as it contradicts Policy SE8 and SE9 regarding infill only, SE9A regarding the frontage and SE9b regarding the character of the village. We would also point out that the access is on top of a stream and the land has well known drainage problems of which you are aware having contributed to the cost of a land drain along the back. It is creating a new access on a busy location with inadequate visibility. It contravenes Policy EN9 as the proposed site is bounded by mature, mixed hedgerows which form part of the Zone of Nature Conservation Interest and if the land is developed may well mean the disruption or removal of parts or all of these hedgerows.”

In addition to the above, the Parish Council requests that a fuller environmental survey be carried out on the plot double checking land drainage problems, hedgerows and wildlife.

The Trees and Landscape Officer raises no objections subject to ‘no-dig’ construction of the driveway

The Environment Agency comments that the application does not consider sufficiently issues of foul water drainage and therefore recommends that a condition be applied to any planning consent requiring a foul water drainage scheme to be agreed before the commencement of development. In addition, a Flood Risk Assessment is requested.

The Local Highways Authority objects to the application due to the restricted visibility to the south of the proposed access. The comments of the Local Highways Authority in respect of the amended plan showing increased visibility splays will be reported verbally at the Committee meeting.

The Chief Environmental Health Officer raises no objections subject to conditions restricting hours of use of power operated machinery and requiring details of driven pile foundations if proposed.

The comments of the Ecology Officer in response to concerns raised by the Parish Council will be reported verbally at the Committee meeting.

REPRESENTATIONS

Letters of objection have been received from 6 local residents – Orchard House, Rose Cottage, The Old Vicarage, 9 High St, Reed House and 54 High St. The main points raised are:

- Any development in the village must be infill only and within the envelope. This is not infill development as the buildings will not face onto the High Street.
- Backland development would be out of keeping with the linear character of the village;
- Approving the application would set a dangerous precedent as there are many other potential opportunities within West Wrating for backland development;
- The site flooded a few years ago and a new drain has since been laid. It is difficult to establish if this measure has been sufficient and reducing the available space for the water to disperse may pose a risk to surrounding properties. A full assessment of potential flooding from increased run-off should be carried out;
- The access would be dangerous. The junction of High Street, Mill Road and The Common is already hazardous and the proposed development would exacerbate this problem;
- The use of the access would result in noise and disturbance to neighbouring properties;
- The dwelling would overlook and be overbearing in the outlook from No. 9 High Street to the north and would also overlook Orchard House to the south-east;

- Controls should be introduced for the garage to prevent any windows being added to the roofspace;
- The dwelling is too high and not in keeping with surrounding properties. The hip-gable adds 1.2 metres to the height and serves no purpose so should be removed;
- The side window to bedroom 1 should be deleted and conditions preventing any further windows in this elevation added to any consent;
- No boundary treatment or external lighting details are given

REPRESENTATION BY THE APPLICANT

In response to concerns expressed by consultees and local residents, the applicant states the following:

- The applicant has spoken to the owners of the site regarding flooding. Apparently flooding did occur 3 years ago but has been rectified by a relief ditch along the western boundary. It is understood there have been no further problems since this trench was constructed;
- Orchard House, No. 1a High Street is sited to the rear of the Chestnut Tree Public House and the creation of a backland plot would therefore not be out of keeping with the character of the area.

PLANNING COMMENTS

The main issues to consider in the determination of this application relate to the principle of the development, its impact upon the character of the area and upon the amenities of adjoining residents, highway safety and drainage/flooding issues.

Principle of the development

West Wrattling is identified as an Infill Only village. Concerns have been raised by the Parish Council and local residents on the basis that the proposal represents backland rather than infill development and is therefore unacceptable. Policy SE8 of the Deposit Local Plan states, however, that infill development can include the sub-division of an existing residential curtilage as well as a gap in an otherwise built up frontage. Creating a backland plot does not therefore contravene policies relating to infill only villages.

Impact upon the character of the area

Policy HG16a of the Deposit Local Plan states that backland development may be acceptable providing it would not be out of character with the pattern of development in the vicinity of the site. The Parish Council and a number of local residents have objected to the application as the scheme is considered to be alien to the linear character of the village. However, to the south of the site is Orchard House (No. 1a Mill Road), a backland plot sited to the rear of the Chestnut Tree Public House, for which planning permission was granted in 1993. In addition, to the north-west of the site is a development of approximately 20 dwellings (Hayter Close) that extends further beyond the High Street than the application site. Although West Wrattling is predominantly a linear village, there is development in depth in the immediate vicinity of the site and I therefore consider that the creation of a backland plot would not be out of keeping with the character of the surrounding area.

Residential Amenity

Objections have been raised to the application on the basis that the amenities of adjoining residents would be compromised due to overlooking from upper floor windows and to the overbearing impact of the dwelling when viewed from neighbouring properties.

The proposed dwelling sits within a plot measuring approximately 36 metres in each direction and is set some 15 metres into the plot. The distance between the frontage of the house and the rear elevation of the dwelling at No. 3 High Street is in excess of 30 metres. No. 9 High Street to the north of the site is sited 31 metres away from the north elevation of the proposed dwelling. Although 2 windows are proposed at first floor level in the north side elevation, they both serve bathrooms and are shown as being obscure glazed. As such, I am satisfied that the privacies of the occupiers of this dwelling would not be unduly affected by the development. I would recommend, however, that conditions be applied to any consent requiring the openings to be permanently maintained with obscure glass and preventing the insertion of further windows without planning consent.

No. 1a Mill Road, the property to the south-east, has also expressed concerns about overlooking from the development. The distance between the first floor bedroom window in the rear wing of the south side elevation of the dwelling and the nearest window in this neighbouring property is approximately 35 metres. Given this distance and the existing screening between the two sites, I am satisfied that the privacies of this neighbour would not be affected. No first floor windows are shown in the south elevation of the main part of the dwelling and, again, a condition should be applied to any consent preventing the insertion of any windows here at a later date.

In my opinion the dwelling is sited sufficiently far from any neighbouring property not to have an overbearing impact. In addition, the proposed means of access would be situated 10 metres away from the side elevation of No. 3 High Street, and separated from it by No. 3's garage and would therefore not result in undue noise and disturbance to the occupiers of this property.

Highway Safety

The application proposes to create a new point of vehicular access in close proximity to an awkward road junction. The Local Highways Authority initially advised that the highway safety implications of creating an access at this point would render the application unacceptable. As a result of these objections, the applicants put forward a proposal to remodel the junction. However, this solution was opposed by the Parish Council and, after liaising with private traffic consultants and the Local Highways Authority, the applicants have submitted an amended plan showing the provision of 2.4m x 33m visibility splay, thereby providing unobstructed visibility to the junction. This would necessitate the removal of a front boundary hedge and replanting behind the splay.

I understand that the Local Highways Authority would recommend approval of the application on this basis and any confirmation/comments received will be reported verbally at the Committee meeting.

Drainage/Flooding Issues

The Parish Council and local residents have raised concerns about previous flooding on the site. The Environment Agency was notified of these objections and has requested the submission of a Flood Risk Assessment as well as recommending that a condition be applied to any planning consent requiring foul water drainage details.

It is anticipated that a Flood Risk Assessment will be submitted by the applicants and considered prior to the Committee meeting. The outcome of the assessment together with comments received will be reported verbally to Members at the Committee meeting.

RECOMMENDATION

Subject to the submission of a satisfactory Flood Risk Assessment and providing no objections or new issues are raised by the Ecology Officer, delegated powers are sought to approve the application as amended by plans date stamped 31st October 2003 and 20th January 2004, subject to the following conditions:

1. Standard Condition A (Reason A);
2. Sc5a – Details of materials – (Rc5aii);
3. Sc22 – No further windows at first floor level in the north and south elevations of the dwelling and in the south elevation of the garage (Rc22);

4. Sc23 – First floor windows in north elevation of dwelling to be obscure glazed (Rc23);
5. Sc51 – Landscaping (Rc51);
6. Sc52 – Implementation of landscaping (Rc52);
7. Sc60 – Boundary treatment details (Rc60);
8. No dig construction of driveway (Reason – To ensure the retention of the ash tree in the interests of preserving the character of the site);
9. Provision of foul water drainage scheme (Reason – To prevent the increased risk of pollution to the water environment);
10. Restrict hours of use of power operated machinery (Reason – To minimise noise disturbance to adjoining residents).

+ Any conditions recommended by the Local Highways Authority, Environment Agency and Ecology Officer.