

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation
Control Committee

3rd November 2004

AUTHOR/S: Director of Development Services

**S/1815/04/F - Horningsea
Erection of Dwelling Following Demolition of Existing, Terrell, Church End for
Executors of Mrs MVV Lewin (Dec'd)**

Recommendation: Approval

Conservation Area

Site and Proposal

1. St Johns Lane, located off the north end of the High Street runs towards the River Cam, with Church End, a private and unmade access way serving a few cottages, provided off that.
2. The application site consists of a 0.194 hectare, (0.48 acre) plot tapering from the River Cam towards the east. The present house, "Terrell", which dates from approximately the 1950's, is set back from the site frontage with a driveway to the north east and grassed garden areas to the east and west. There are mature trees to the front of the site with hedge screening to the north and south. The garden continues right down to the River Cam to the west. The existing house has a footprint of 70m² and a floor area of 140m².
3. The entire site lies within the Horningsea Conservation Area. The village framework and Green Belt split the plot in half, the line running right behind the existing house. The rear garden lies within the floodplain of the River Cam.
4. This application, submitted on 27th August 2004, seeks full planning permission for the erection of brick and clay plain tile roofed detached dwelling. The dwelling is to be sited on the footprint of the existing. The ground floor area of the proposed dwelling measures, 82.04m² while the useable floor area measures 202.26m², (approximately). The front elevation of the dwelling is of a conventional design with traditional timber sash windows. To the rear a central gable projection is proposed that measures 2.1 metres in length, 3.4 metres in width and is three storeys high. On the advice of the Conservation Manager the roof design of the projection has been amended from a gable to a 'half hip'.

Planning History

5. Conservation Area Consent was granted in 2003 for the demolition of the existing dwelling.
6. Planning applications for Outline permission for a replacement dwelling have been unsuccessful, with the first being withdrawn prior to a recommendation of refusal at the April 2003 committee, reference S/0166/03/O. This was on the grounds that the 280m² dwelling was too large for the plot and the area and a lack of design details being contrary to Conservation and Green Belt policies. A subsequent application attempted to address these concerns through a revised design, however the

application was refused at the December 2003 committee reference S/0785/03/O on the grounds of the adverse impact on the Conservation Area and its prominence when viewed from the surrounding area.

7. A full planning application for the erection of a two storey house with the first floor accommodation provided in the form of a mansard style roof, lit by cat slide dormer windows was refused at the April committee of this year, reference S/0785/03/O. The design of the dwelling was considered out of keeping while the bulk of the dwelling would adversely affect the openness of the Green Belt.
8. Planning permission was granted in August of this year for the erection of a single storey front and rear extension, reference S/1335/04/F.

Planning Policy

9. A significant part of the site lies within the Green Belt. Planning Policy Guidance 2, "Green Belts" states that the visual amenities of the Green Belt should not be injured by proposals within or conspicuous from it. Similar aims are included in **Policy P9/2a** of the Cambridgeshire and Peterborough Structure Plan, ("The Structure Plan") and **Policies GB1 and GB2** of the South Cambridgeshire Local Plan 2004, ("The Local Plan").
10. **Policies P1/2, P1/3 and P7/6** of the Structure Plan seek to achieve a high standard of design in areas such as Conservation Areas, and those containing historic buildings, and aim to protect such areas from unsympathetic and inappropriate development.
11. **Policy EN30** of the Local Plan requires applications within Conservation Areas to preserve or enhance its special character and for the application to include sufficient detail as to how this would be achieved.
12. Horningsea is an in-fill only village and **Policy SE5** of the Local Plan permits redevelopment of an existing residential curtilage provided the site, in its present form, does not form an essential part of the village character and development is sympathetic to the historic interests, character and amenities of the locality.

Consultation

13. **Horningsea Parish Council** – Concerns raised over height of building, particularly the 3-storey riverside wing. This elevation would be fine if only two-storey but as proposed will overwhelm surrounding properties. Recommendation Refusal
14. **Conservation Manager** – No objection subject to the revision of the roof of the rear bay and a condition requiring agreement of brickwork, bond pattern, roof tiles etc. The driveway/parking area should be in gravel or bound gravel appropriate to this rural location. No objections were raised to the amended roof design of the rear wing.
15. **Chief Environmental Health Officer** – No objections raised. Two standard conditions suggested to safeguard amenities of neighbours during demolition and construction. (One is appropriate as an informative.)
16. **Environment Agency** has previously recommended (application reference S/0785/03/O) that conditions be imposed regarding minimum floor levels and no development to be within the flood plain.

Representations

17. Two letters of objection have been received raising objections to the 3 storey height and design of the proposed dwelling. The owners of No 2-4 Church End have also made specific reference to four windows that will directly overlook their property. The comments of the occupiers of 2-4 Church End were reiterated with regard to the amended plans.

Planning Comments – Key Issues

18. The key issues to consider in this case are the impact of the proposed dwelling on the residential amenities of the neighbouring properties, openness of the Green Belt and character and appearance of the Conservation Area.

Residential amenities of neighbours

19. Whilst the proposed dwelling is higher than the existing and has a three-storey projecting wing to the rear, the outlook and overlooking potential of the property is not dissimilar to the existing. Whilst flank windows are to be provided at ground floor level, all first and second floor openings are either east or west facing. Only very oblique views will be provided towards the neighbouring properties from these openings. The existing property which is to be demolished has first floor openings sited within both flank elevations, north and south facing, both of which serve bedrooms. The overlooking potential of the proposed dwelling is therefore considered less than that of the existing structure.
20. The owners of 2-4 Church End have made reference to 4 windows and a pair of patio doors, which will overlook their property. This is incorrect as the first and second floor flank elevation openings shown on the plan are 'dummy windows' and will be bricked up. Irrespective of the above, given the siting of the dwelling in relation to the neighbouring properties a condition preventing further windows to be inserted within either flank elevation is not considered necessary, particularly as side facing bedroom windows already exist within the current building.
21. In my opinion the increased height and bulk of the dwelling will not raise concerns of overshadowing, nor will the revised design appear overbearing when viewed from any of the surrounding properties.

Green Belt

22. The replacement dwelling is sited within the Village Framework of Horningsea, adjacent to the Green Belt boundary. The rear most point of the proposed dwelling is sited approximately 3 metres east of the Green Belt.
23. Whilst the height and span of the proposed dwelling is greater than the existing, (ridge height approximately 0.5 metres higher and span 1.6 metres wider) and a three storey projection is proposed to the rear, that which is proposed will not have a materially greater impact on the openness of the Green Belt. Consent has been granted to extend the ground floor area of the original dwelling and as a result this development will not increase the built up appearance of the site.

Conservation Area

24. The design of the replacement dwelling is of a traditional form that will not appear out of keeping within this edge of village location. The proportions of the proposed dwelling are considered acceptable and the fenestration traditional. While the ridge height of the dwelling is to be increased, due to the fall in the ground level the

proposed structure will not dominate the surrounding buildings, or impact unduly on the Conservation Area and the setting of the Grade I Listed Church.

25. When viewed from the river, the amended roof design of the rear projection will reduce the visual impact of this addition. This roofline will now be viewed against the roof slope of the main dwelling, the backdrop of trees sited to the front of the application site and the Listed Church built on a much higher ground level, sited to the east. It should also be noted that the proposed dwelling is sited more than 50 metres from the riverbank.
26. Whilst objections have been raised to the size and design of the replacement dwelling, that which is proposed is considered acceptable. The Conservation Manager is supportive of this proposal.
27. As noted by the Parish Council there are no plans submitted for a garage. A driveway and parking area is however to be provided to the front of the dwelling. The details of any hard surfaced finish will be conditioned, as requested by the Conservation Manager.

Recommendation

28. Approve as amended in part by the revised drawing '04/18/04 – A' franked the 13th October 2004.
 1. Standard Condition A – Time limited permission (Reason A);
 2. Sc5a – Details of materials for external walls and roofs (Rc5aai + in accordance with the requirements of Policy EN30 of the South Cambridgeshire Local Plan 2004.)
 3. The proposed dwelling shall be constructed using a Flemish bond. No development shall commence until details of this bond pattern have been submitted to and agreed in writing by the Local Planning Authority; the development shall be carried out in accordance with the approved details. (Rc5aai + in accordance with the requirements of Policy EN30 of the South Cambridgeshire Local Plan 2004.)
 4. Sc5f – Details of hard surfaced material. (Rc5aai + in accordance with the requirements of Policy EN30 of the South Cambridgeshire Local Plan 2004.)
 5. During the period of demolition and construction no power operated machinery shall be operated on the premises before 08.00 hours on weekdays and 08.00 hours on Saturdays nor after 18.00 hours on weekdays and 13.00 hours on Saturdays (nor at any time on Sundays or Bank Holidays) unless otherwise previously agreed in writing with the Local Planning Authority in accordance with any agreed noise restrictions. (Reason – To minimise the effects of the development on nearby residents or occupiers.)
 6. The ground floor level of any building involved in the development shall be at least 4.84m ODN (Rc To provide a reasonable freeboard against flooding.)

7. No development shall be carried out within the floodplain, a contour of 4.54m ODN unless authorised by planning permission granted by the Local Planning Authority in that regard. (Rc – To prevent the increased risk of flooding to existing property through the impedance of floodwaters.)
8. SC21 – Withdrawal of Permitted Development. Part 1, Classes A, E, F and G (Rc – To prevent the increased risk of flooding to existing property through the impedance of flood waters.)

Informative

Should driven pile foundations be proposed, then before works commence, a statement of the method for construction of these foundations shall be submitted and agreed by the District Environmental Health Officer so that noise and vibration can be controlled.

Reasons for Approval

1. The development is considered generally to accord with the Development Plan and particularly the following policies:
 - **Cambridgeshire and Peterborough Structure Plan 2003:**
Policies P1/2, (Environmental Restrictions on Development);
P1/3 (Sustainable design in built development);
P7/6 (Historic Built Environment); and
P9/2a (Green Belt)
 - **South Cambridgeshire Local Plan 2004:**
Polices SE5 (Development in Infill Villages);
EN30 (Development on Conservation Areas);
GB1 (The boundaries of the Green Belt); and
GB2 (General Principles)
2. The development is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
 - Residential amenity including overlooking issues
 - Visual impact on the locality
 - Impact upon Conservation Area

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

- Cambridgeshire and Peterborough Structure Plan 2003
- South Cambridgeshire Local Plan 2004
- Planning files S/1815/04F, S/1335/04/F, S/0255/04/F, S/0785/03/O and S/0166/03/O

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