

## **SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

---

**REPORT TO:** Development and Conservation Control Committee 3<sup>rd</sup> November 2004  
**AUTHOR/S:** Director of Development Services

---

**S/1100/04/F - Caxton  
House and Garage at Land Adjacent 1 Bourn Road, for Mr and Mrs S. Hogg**

**Recommendation: Approval**

**Conservation Area**

**Site and Proposal**

1. The irregular shaped site measuring 0.21 hectares is situated in the former garden area of the adjacent dwelling, 1 Bourn Road (a listed building). It has a road frontage of approximately 10m and of depth of approximately 90m, with a width varying from approximately 10m to 35m. Along the western boundary of the site are several tall beech trees, with a hedge along the front property boundary.
2. The site is situated on the eastern edge of the Caxton Conservation Area, and near the southern edge of the Caxton village framework. Fields adjoin the site to the north and the south (on the opposite side of Bourn Road), with residential properties adjoining the site to the east and west. Land on the site rises to the north, with the site at its southern boundary approximately 3m above road level. This area of Bourn road is characterised by large detached houses on spacious plots.
3. The full application received 21 July 2004 is for the erection of a chalet-style house and detached garage, with a new vehicular access off Bourn road. The proposed dwelling has a ridge height of 8.5m with an eaves height of 4m. The dwelling measures 17.2m in length and 6.6m in width and is setback 42m from Bourn Road. A single storey wing would project on the west side. The materials for the proposed dwelling are blacked stained weatherboarding on a brick base, with clay tiles.
4. The detached garage is situated 15m to the west of the dwelling, adjacent the western property boundary and measures 6m in width, 6.1m in length, with a ridge height of 6m. The garage is setback 50m from Bourn road.
5. The application has been amended to delete the proposed dormer windows on the dwelling and to reduce the height of the detached garage.

**Planning History**

6. No relevant planning history on site.
7. It is noted that outline planning permission was given for two dwellings on the adjacent site, 15 Bourn Road, Caxton in 1989 (Ref: S/0349/89/O). This permission has now lapsed.

**Planning Policy**

7. **Policy P1/3** of the Cambridgeshire and Peterborough Structure Plan 2003 (“The County Structure Plan”) requires a high standard of design for all new development that responds to the local character of the built environment.
8. **Policy P5/5** of the Country Structure Plan states that small-scale housing developments will be permitted in villages only where appropriate, taking into account the need for affordable rural housing, the character of the village and its setting, and the level of jobs, services, infrastructure and passenger transport provision in the immediate area.
9. **Policy P7/6** of the County Structure Plan states that Local Planning Authorities will protect and enhance the quality and distinctiveness of the historic built environment.
10. **Policy SE5** of the South Cambridgeshire Local Plan 2004 (“The Local Plan”) identifies Caxton as an Infill-only village. Residential developments within the village framework of these villages are restricted to not more than two dwellings comprising:
  - a gap in an otherwise built-up frontage to an existing road;
  - the redevelopment or sub-division of an existing residential curtilage; or
  - the sub-division of an existing dwelling.
11. “Provided the site in its present form does not form an essential part of village character, and development is sympathetic to the historic interests, character, and amenities of the locality”.
12. **Policy SE9** of the Local Plan specifies “development on the edges of villages should be sympathetically designed and landscaped to minimise the impact of development on the Countryside.”
13. **Policy EN28** of the Local Plan aims to protect the setting, well-being and attractiveness of Listed Buildings.
14. **Policy EN30** of the Local Plan states that proposals in conservation areas will be expected to preserve or enhance the special character and appearance of the area, especially in terms of their scale, massing, roof materials and wall materials. Schemes which do not specify traditional local materials or details that do not fit comfortably into their context will not be permitted.

### **Consultation**

15. **Caxton Parish Council** – In response to the original planning application, has recommended the refusal of the planning application on the following grounds:
  - “Site access – there is no footpath in this area and the road is narrow. Also poor entrance visibility which is dangerous.
  - Backland development – contrary to planning policy for Caxton; and
  - This will set a precedence.”

Responses to the amendment (if any) will be verbally reported at Committee.

16. **Conservation Manager** – In response to amendments received, has no objection to the proposal, subject to recommended conditions of consent.

17. **Trees and Landscape Officer** – No objection, subject to recommended conditions of consent. He adds that he has no objection to the loss of fruit trees, and that the site is well treed and the application has been designed to retain the principal trees on site.
18. **Local Highways Authority** – Comments to be verbally reported at Committee.

### **Representations**

19. None received

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

20. The main issues to be considered are whether the principle of development in this position is acceptable and, if so, whether the detailed design and siting submitted are suitable, in addition to highway impacts.

#### *Suitability of Site for Residential Development*

21. I am of the view that the proposal does not represent backland development, given that the dwelling will not be positioned behind an existing dwelling and the similar setback of the adjacent dwelling, 15 Bourn Road from the public road.
22. The site is situated within the Caxton village framework and represents the redevelopment of an existing residential curtilage, as encouraged by policy SE5 of the Local Plan. The dwelling has been positioned 44m from 1 Bourn Road to protect the setting of this listed building and setback approximately 17m from the adjacent dwelling, 15 Bourn Road.
23. I am of the view that the siting and design of the dwelling has been sympathetically designed in relation to the surrounding character of development of large houses on spacious plots, in addition to respecting the setting of the adjacent listed building and responding to its location within a conservation area by its barn-like dimensions and materials.
24. The proposed dwelling and detached garage will not seriously harm the residential amenities of surrounding dwellings, given its setback from both adjacent dwellings, in addition to the setback of the access from both adjacent dwellings. Windows on the south-east elevation of the dwelling have been carefully positioned so as to protect the privacy of occupiers of the adjacent dwelling, 15 Bourn Road.
25. The proposed development also will not harm the visual amenities of adjacent land within the Countryside.

#### *Highway Safety*

26. I am of the view that there is sufficient scope for the creation of a new vehicular access off Bourn road which allows for adequate pedestrian and vehicle-to-vehicle visibility splays. Traffic generated by one additional dwelling is not expected to result in a loss of highway safety for this road. The comments of the Highway Authority will be reported verbally at Committee.

### **Recommendation**

### **Conditions of Consent**

1. Standard Condition A – Time limited permission (Reason A);
2. Sc5a – Details of materials for external walls and roofs of dwelling and garage (Rc5aii);
3. SC5 – details of external finishes and joinery for dwelling and garage (Reason: to ensure that detailing is appropriate to the Caxton Conservation Area.
4. SC5 – details of foundations of garage (reason: to minimise the threat to trees along the western boundary of the site, by reason of root damage caused by underground excavation).
5. SC5 – details of finished floor levels in relationship to existing and proposed ground levels (Reason to ensure the preservation of the appearance of the Conservation Area and the setting of the adjacent Listed Building.)
6. Sc22 – No windows at first floor level in the south-east elevation of the development (Rc22);
7. During the period of construction, no power-operated machinery shall be operated on the premises before 08.00 am on weekdays and 08.00 am 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 noise disturbance to adjacent residents).
8. The use of the garage, hereby permitted, shall be confined to domestic purposes incidental to the enjoyment of the dwellinghouse only and no business or trade shall be carried from the premises. Reason: to protect the amenities of adjoining residents.
9. SC57 – No demolition, site clearance or building operations shall commence until the chestnut pale fencing (or any other type of fencing approved by the Local Planning Authority) of a height of not less than 1.3m shall have been erected around each tree or tree group to be retained on site. Such fencing shall be maintained to the satisfaction of the Local Planning Authority during the course of development operations. Reason. To protect trees which are to be retained in order to enhance the development and the visual amenities of the area.
10. SC21 Withdrawal of Permitted Development rights – Part 1 (Development within the curtilage of a dwellinghouse (Classes A, B and C). Reason: to safeguard the character of the Caxton Conservation Area and the setting of the adjacent listed building, 1 Bourn Road.
  - i. + any conditions required by the Local Highways Authority

### **Informatives**

### **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: P1/3** (Sustainable design in built development), P5/5 (Homes in Rural Areas) and P7/6 (Historic Built Environment);

**South Cambridgeshire Local Plan 2004: SE5** (Development in Infill-Only Villages), **SE9** (Village Edges), **EN28** (Development within the Curtilage or Setting of a Listed Building) and **EN30** (Development in Conservation Areas)

2. The development is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
  - Siting
  - Highway safety
  - Visual impact on the locality

#### **Other**

1. Surface water run-off should be controlled as near to its source as possible through a sustainable drainage approach (SUD) to surface water management. This approach involves using a range of techniques including soakaways, infiltration trenches, permeable pavements, grassed swales, ponds and wetlands to reduce flood risk by attenuating the rate and quantity of surface water run-off from a site. This approach can also offer other benefits in terms of promoting groundwater recharge, water quality improvement and amenity enhancements. Approved Document Part H of the Building Regulations 2000 sets out a hierarchy for surface water disposal which encourages a SUDs approach.
2. In accordance with Approved Document Part H of the Building Regulations 2000, the first option for surface water disposal should be the use of sustainable drainage methods (SUDS) which limit flows through infiltration e.g. soakaways or infiltration trenches, subject to establishing that these are feasible, can be adopted and properly maintained and would not lead to any other environmental problems. For example, using soakaways or other infiltration methods on contaminated land carries ground water pollution risks and may not work in areas with a high water table. Where the intention is to dispose to soakaway, these should be shown to work through an appropriate assessment carried out under BRE Digest 365.
3. Further information on SUDS can be found in Planning Policy Guidance No. 25 appendix E, in the CIRIA C522 document Sustainable Urban Drainage Systems- design manual for England and Wales and the consultation draft Framework for Sustainable Drainage Systems (SUDS) in England and Wales. The framework consultation document provides advice on design, adoption and maintenance issues. This will form the basis of a Code of Practice on SUDS and is available electronically on both the Environment Agency's website at: [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk) and CIRIA's website at: [www.ciria.org.uk](http://www.ciria.org.uk).
4. Where it is intended that disposal be made to public sewer, the Water Company or its agents should confirm that there is adequate spare capacity in the existing system and that they would be willing to accept any increases to flows.

**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 File Refs S/1100/04/F and S/0349/89/O

**Contact Officer:** Allison Tindale – Planning Assistant  
Telephone: (01954) 713159