

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

5th August 2009

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

S/0665/09/F & S/0667/09/LB – FULBOURN

Re-instatement of Cottage to 2 Bedroom Dwelling, Conversion of Outbuildings to Form Dwelling and Artists Studio with Associated Car Parking and Bin/Cycle Storage Facilities, Formation of New Pedestrian Access, and Use of Private Open Space for Ad-hoc Art Displays at Buildings and Land to North of Coach House, Fulbourn Manor, Manor Walk, Fulbourn for R.T. Townley Daughters Trust

Recommendation: Refusal

Date for Determination: 27th July 2009

Notes:

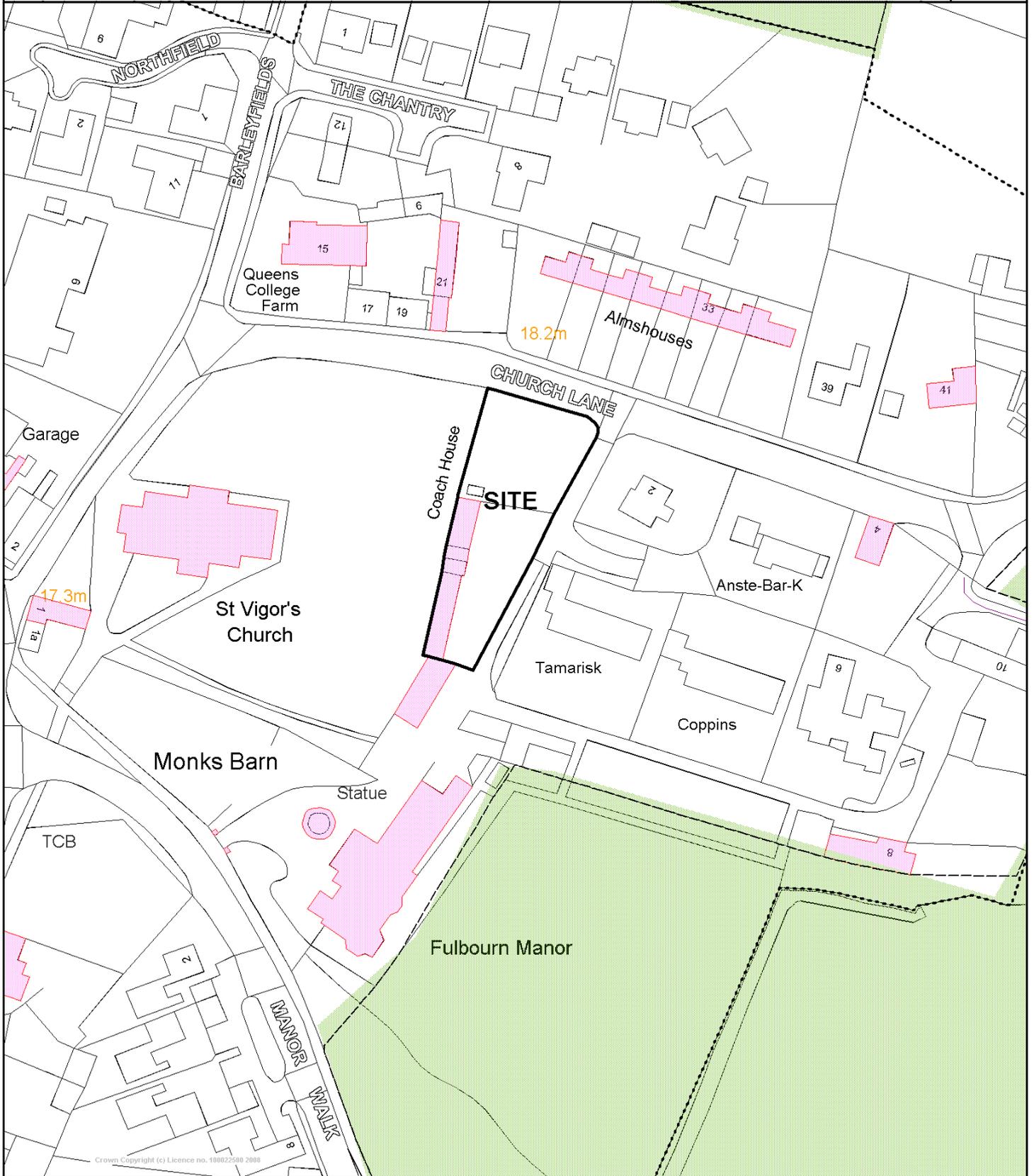
These applications have been reported to the Planning Committee for determination at the request of the Local Member.

Members will visit the site on 5th August 2009.

Conservation Area

Site and Proposal

1. The site is situated within the Fulbourn village framework and conservation area. It forms the north western part of the Fulbourn Manor Estate and comprises an existing late 17th century/ early 18th century, grade II listed, two-storey, red brick/ cream render and plain tile cottage, an early 18th century, curtilage listed, 1½ storey red brick and plain tile part cottage and part game larder, a 19th century, single storey, buff brick/ flint and plain tile donkey stable/ tack rooms; an open courtyard; and a 20th century, single storey timber/ buff brick/ flint and corrugated tin roof garage. The grade II listed coach house is attached to its southern elevation. A small grassed area lies to the east, and a wall separates the buildings from an open space with mature trees subject to a preservation order adjacent to Church Lane. There is an existing 4.8 metre wide access on to Church Lane that currently serves nine dwellings.
2. Fulbourn Manor is a grade II listed building that is situated to the south. St Vigors church is a grade II* listed building that lies to the west. A group of modern bungalows and a two-storey lodge dwelling are located to the east. The churchyard and the open spaces within the Estate are designated as a Protected Village Amenity Area. Church Lane is a busy road with a speed limit of 30 miles per hour that links Fulbourn to the village of Great Wilbraham.
3. This full planning application, received 8th May 2009, proposes the refurbishment of an existing cottage to a two bedroom dwelling, external alterations and conversion of the existing donkey stables/tack room and game larder to a new two bedroom dwelling, external alterations and conversion of the garage to two artists studios, and use of the existing open space for ad-hoc art displays. The existing courtyard would



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be used as a bin storage area and amenity space for the new dwelling. A parking area that comprises six parking spaces, a cycle store and heat pump enclosure would be provided to the east of the proposed artists studios. Pedestrian access to the open space would be gained through the existing wall and vehicular access to the site would be via the existing driveway off Church Lane. A new hedge would be planted within the grass area to the east of the buildings.

Planning History

4. There is no relevant site history.
5. Planning permission was granted in 1973 for two bungalows and a house on the north eastern section of the Fulbourn Manor Estate (reference **C/73/917**).

Planning Policy

6. ***Local Development Framework Policies***

East of England Plan 2008

ENV6 The Historic Environment

ENV7 Quality in the Built Environment

South Cambridgeshire Local Development Framework Core Strategy DPD 2007

ST/4 Rural Centres

South Cambridgeshire Local Development Framework Development Control Policies DPD 2007

DP/1 Sustainable Development

DP/2 Design of New Development

DP/3 Development Criteria

DP/4 Infrastructure and New Developments

DP/7 Development Frameworks

HG/1 Housing Density

SF/10 Open Space

SF/11 Open Space Standards

ET/4 New Employment Development In Villages

NE/6 Biodiversity

NE/11 Flood Risk

CH/3 Listed Buildings

CH/4 Development Within the Curtilage or Setting of a Listed Building

CH/5 Conservation Areas

CH/6 Protected Village Amenity Areas

TR/1 Planning for More Sustainable Travel

TR/2 Car and Cycle Parking Standards

7. ***Supplementary Planning Documents***

South Cambridgeshire Local Development Framework Development Affecting Conservation Areas 2009

South Cambridgeshire Local Development Framework Trees and Development Sites 2009

South Cambridgeshire Local Development Framework Open Space in New Developments 2009

8. ***National Planning Guidance***

Planning Policy Statement Note 3 Housing
Planning Policy Guidance Note 15 Planning and the Historic Environment

9. **Circulars**

Circular 05/2005 Planning Obligations
Circular 11/95 The Use of Conditions in Planning Permissions

Consultation

10. **Fulbourn Parish Council** – Recommends approval and comments that the conversion is supported but some concerns are raised relating to the treatment of the attractive space in front of the building and it would not wish to see unnecessary clutter.
11. **Conservation Officer** – Recommends refusal.

“While there is no objection to the principle of refurbishment to cottage, there are some concerns about the works to the ground floor, which include the removal of the early 20th century tiles and the installation of limecrete and underfloor heating. There are also concerns relating to other internal fabric and the addition of a porch and glazed panels to the door.

The alterations required to convert the game larder, donkey stable and tack room to cottage 2 are more invasive and will have greater implications on the historic fabric. Of particular concern are the alterations to the roof including the removal of the collars, the introduction of a steel portal frame and the loss of the existing beams and game hooks in order to insert a new floor. Additional openings are also proposed internally at ground and first floor, which will result in loss of historic fabric. Externally additional openings are proposed on the gable and a rooflight is to be inserted to light the landing. While the gable openings will result in alterations to the historic fabric and result in a domestic appearance, the rooflight will harm the simple character of the front elevation, which is unaltered. A porch is also proposed to match cottage 1 and this is not supported for the reasons in the attached letter (see paragraphs 49-50, below, for details).

In principle there is no objection to the alterations or to the proposed use. The building is of some historic interest but the roof is modern and the addition of a slate roof is supported. However, there was concern that the installation of photovoltaic panels and rooflights would be visually intrusive and would result in a fussy appearance that could harm the appearance of the curtilage listed building and the setting of the adjacent listed buildings and the grade II* listed church. It was suggested that the panels could be repositioned on the ground perhaps in the courtyard that is proposed for the recycling bins; these could be moved to the other courtyard.

There is no objection to the location of the parking but the siting of the cycle store is unfortunate and it should be relocated adjacent to the plant enclosure.

Stone is proposed as hard landscaping in front of the studio but as stone is not a traditional material to the locality, brick would be more appropriate.

An opening in the wall to allow access to the tennis court would result in the loss of historic brickwork and is not considered necessary, as this area is easily accessible from the drive.”

12. **Trees and Landscapes Officer** – Objects to the proposal. The Sycamore tree is significant and must be retained. The tree is compromised in its current situation due to the hardstanding around half of the root area. The configuration of the parking and cycle store located in the vicinity of the remaining ‘open space’ of the root zone would compromise it further.
13. **Landscape Design Officer** – Comments are awaited and will be reported verbally at the meeting.
14. **Ecology Officer** – “I am happy to accept the bat survey and its conclusions. Two buildings have bat roosts associated with them that will require EPS licenses to allow further work upon them. I am satisfied that this further work can be conditioned in this instance given the knowledge already gained on site”.
15. **Local Highway Authority** – Objects to the proposal as it would inevitably intensify the use of the access and cause highway safety risks. It accepts that the relatively low traffic speeds and flows mean that the precepts of the Manual for Streets would be applicable in this case, but does not agree that vehicular visibility splays measuring 2 metres back from the highway would be acceptable. These should measure 2.4 metres back from the highway x 34 metres along the highway. The vehicle-to-vehicle visibility splays appear to traverse land that is not adopted public highway nor under the control of the applicant. This is not acceptable as the applicant will have no control over the future use of the land and the Council would not be able to place a condition on the land. The western splay encompasses a line of trees that need to have a clear trunk height of not less than 2 metres and all growth maintained at a height of 600mm, and a wall that needs to be reduced in height to 600mm. The dimensions of the parking spaces should be shown on the plan.
16. **English Heritage** – The application should be determined in accordance with national and local policy guidance and on the basis of the Council’s specialist conservation advice.
17. **Environmental Health Officer** – Comments are awaited and will be reported verbally at the meeting.
18. **Building Inspector** – No comments.
19. **Housing Development and Enabling Manager** – As there is no gain for affordable housing, no comments.

Representations

Local Member – Councillor Neil Scarr

20. “The buildings form a very important part of our built heritage and it is important to secure the future of the buildings by giving them a new lease of life. It is an important application, as it will represent the form the buildings will take for a generation and it is important that community representatives are involved in getting it right as well as the community being represented by professional judgement of officers”.

Neighbours

21. The occupier of Tamarisk, Church Lane has concerns regarding overlooking from the first floor bedroom windows of the cottages to his garden, the security light shining into his living room, noise from the heat pump, lack of outside provision for the

sculptors work, an increase in traffic, the limited space for parking and no space for visitors, no space for deliveries for sculptors, minimal visibility on to Church Lane, and the need for the driveway to be resurfaced.

22. The occupiers of Coppins, Manor Lodge and Anste-Bar-K, Church Lane find the application broadly acceptable but point out that the entrance driveway from Church Lane will be carrying additional traffic and the costs of the maintenance of the driveway should be shared among all users. Also requests that any damage to the driveway from construction traffic is borne by the applicant.

Applicant's Agent

23. "We maintain that the range needs to be considered holistically and the uses/works proposed represent the best solution. Any alternative uses or the deletion of the donkey stable from the scheme will make this an unviable scheme.
24. The range of red brick buildings is in a poor structural condition and the structural report makes it clear that major intervention in the form of underpinning and strengthening work is needed regardless of any other proposed works. The trial holes dug indicate the front and rear walls of the buildings have no footings thus there would be no loss of fabric in undertaking under pinning. The choice of under floor heating and a limecrete floor was made specifically to try and address the issue of dampness. We strongly suspect that the floor has been laid on a cementitious surface and thus we believe that any historic fabric was thus destroyed when the current floor was laid. Whilst this floor is probably 19th century and part of the history of the building it must also be seen as having done immense harm to the building by creating an impervious layer which has pushed the damp up the walls of the building. Whilst the churchyard is at a higher level, the digging out of a trench adjacent to the building at sometime in the past, has to a large extent, removed the issue of water pressure here, thus the key source of problems relating to damp come from the impervious floor tiles and substrate. The build up of slats to the floor area can be readily seen as a clear sign of this. The proposals should be seen as trying to 'unseal' the building and to provide a breathable floor with a view to addressing the damp problem. The removal of these is seen as being necessary for the overall benefit of the building.
25. The choice of under floor heating is one which seeks to give a constant ambient temperature which is considered to be far better for the building than any other form of central heating. The option of retaining a traditional solid fossil fuel heating system for the building is simply not viable for modern lifestyles and requirements. Equally the introduction of a traditional radiator system in the building is problematic given the limited space. The provision of wall mounted radiators is considered to be a less favourable option as they will compromise both the space and appearance of the rooms. It also forms part of the 'Green energy' strategy for the building which has from the outset been an important part of the client's brief for the project.
26. The installation of a bathroom to the first floor aims to use the existing space at the head of the stairs to enable the two bedrooms to be served by these close at hand facilities. Provision of such facilities on the ground floor is not considered to be acceptable. We have reviewed the location of the shower in this area. The shower could be relocated by siting a shower cubicle between the two bedrooms and just having a toilet and basin in the proposed bathroom area. Whilst this removes the need to alter the chimney this would alter the internal spatial layout of the rooms and is seen as a less favourable option. The works will not result in the loss of the whole stack just a small section of it. On balance the loss of this has to be weighed against

the other more intrusive options for creating a first floor bathroom. On this basis we would prefer to continue with the option tabled.

27. As you correctly observe the front elevation of the Cottage has been considered to have 'high significance' in terms of its architectural or historic importance and contribution to the special character and appearance of the building. For this reason it was not considered to be appropriate to seek to create a new window in the front elevation to provide any additional light to the kitchen/dining room area. As you will recall this room is lit only by a high level shuttered window to the rear elevation. The existing front door is not contemporary with the building and being a 19th century four panel door is considered to be capable of adaption to have the two top panels glazed without causing any harm to the character or appearance of the building. The loss of the panels must be balanced against the need to provide acceptable living conditions within the building – bearing in mind the dwelling was subject to a closure order by Environmental Health. Such an approach is seen as being a minimal and sensitive alteration which will significantly improve the living environment to the cottage and would require less use of electric lights during the day.
28. The proposed provision of porch canopies to the two entrance doors to the two proposed cottages can be justified for a number of reasons. Firstly Mr Townley can recall the existence of a porch structure on the building – we have been unable to source photographic evidence of this. He recalls it had a pitched canopy detail but also trellis sides over which honeysuckle grew. We have sought only to reinstate the canopy element. Secondly the canopies define clearly what doors are functioning as the main entrances to the units (with others being blocked up but retained as mock doors). Thirdly, it is desirable given there is no draught lobby in the interests of the comfort of the future occupiers and the energy efficiency of the building. Finally, the format is simple in design and thus is not seen as harmful to the appearance of the buildings.
29. The proposed alteration of the store wall relates to the obliquely angled wall which forms an awkward element creating difficult and unusable space in both units. The brick work to this area is not considered to be historic. The proposals in straightening the wall enable the small window to be incorporated in the store to light and vent this area. The only obvious reason for angling the wall in this way was to include the window into the unfloored room at some time in the past. The proposed kitchen/dining room to Cottage 2 would still be lit by existing windows to the front and rear elevations. This corner also contains the floor joists to Cottage 1 and in the interests of controlling noise transmission between the units it is more practical to contain these within the unit. To ensure the provisions of Part E of the Building Regulations can be met, the structure is built of brickwork which is white painted/limewashed and it is proposed this would be reused in the works.
30. The Historic Building Analysis has clearly identified the elements of the range proposed to form Cottage 2 as being of lesser significance than the adjacent Listed Cottage. In particular the donkey stable and tack room are the most recent elements of the range and thus contain the greater degrees of alteration principally the provision of a floor and stairs. However the cellular division of the units is retained. It is considered that the game larder was once floored thus the reinstatement of such a horizontal division can be more readily argued.
31. The building has clearly suffered due to the removal of the flooring and an inspection reveals past attempts to restrain the walls with a series of ties and wall plates. The need for a steel frame arises to provide lateral restraint to the front and rear walls and will largely be concealed in the floor and built in kitchen elements. It will of course

help support the new floor. The existing timber beams would be retained for visual and historic interest.

32. The retention of the game hooks is considered to represent a hazard to potential tenants of the unit and is seen as being over excessive preservation given the proposed residential use of this area. The features are part of a past adaption of the building which can be recorded prior to being removed to enable a modern adaption to take place.
33. The provision of two door openings to link the former game larder room to the adjacent former stable room are essential to enable the unit to function as a dwelling. The loss of fabric is minimal in terms of the scale of walling retained. As with any conversion scheme the loss of this fabric must be balanced against the merits of restoring and bringing back into use this redundant range of buildings. The need to find a new use for the buildings has been identified in the Conservation Area Appraisal for Fulbourn. It is argued that the scale of the development and the level of intervention has been kept to a minimum and follows good conservation practice. It is disappointing that such a negative stance has been taken against the conversion of the donkey stables given that it has clearly been identified as being the least significant element of the group and capable of accommodating the imaginative internal interventions and reuse of the space without harming the existing cellular division or external character of the building.
34. We are happy to amend the specification so that floor bricks can be used internally as a floor covering for this dwelling and this would be compatible with the ground floor construction proposed.
35. The proposed roof light is to be deleted and the bathroom will thus be solely vented by mechanical means and will have to have greater reliance on electric lighting. This does go against the low energy ethos of the scheme but we are prepared to make this amendment.
36. The new fenestration has been restricted to side gable to relate to the proposed courtyard garden and avoid any new openings to the front or rear elevations which have been identified as having more visual importance and sensitivity to change. The design of windows selected has been made to be honest – the alterations reflect the change of function of the building to a dwelling rather than seeking to pretend they are associated with a former use. The design of the fenestration proposed is designed to be of a simple format, with no glazing bars so as to respect the character of the building. It is not accepted that the fenestration proposed would change the appearance of the structure to give it a more domestic character. The existing historic multi-pane sliding sash windows to the main facade already give a domestic appearance to the building.
37. It is disappointing that the Conservation Section are not supportive of the use of green energy measures as part of the proposed works. The use of photovoltaic tiles has been carefully considered. The units will sit flush with the slates as the section of the roof denotes. The tiles have been proposed to both elevations to maximise their efficiency and also visually to create a subtle banding to the roofscape. The units will not be visually intrusive on the roof slope and will cause no harm to the setting of the church. Alternative locations had been considered but this is considered to provide the optimum functional and visual solution. The solution of having the panels in the adjacent courtyard firstly removes the proposed area of private space for Cottage 2 which reduces the amenities for this unit and secondly is not viable in terms of the functioning of the panels.

38. The proposals seek three roof lights to the building. These aim to maximise the amount of natural light received within the building given its proposed studio use. Equally given the building is of a quasi industrial nature the use of flush conservation format roof lights were considered to be appropriate however we are again willing to amend the proposals to concede this element.
39. The cycle store was located on the shared boundary to encourage use by both residents and users/visitors to the arts studio. Its relocation has been reviewed and we would be willing to redesign the plant enclosure area adjacent to the north wall to accommodate this. Revised drawings will be forwarded to you this week.
40. It is surprising that the view expressed is that stone is not a suitable material in this location given that the Manor itself has a Ketton stone finish and the paths around the building are laid with York stone flags. There is extensive use of clunch and limestone ashlar in the locality salvaged from the former second church adjacent to the site. The use of stone slabs has been proposed to give a more level surface for disabled access given the art studio is likely to have visiting members of the public. Stone is seen as being preferable to a concrete or black top surface. Bricks are considered to create a potential uneven trip hazard surface for this location.
41. The proposed opening in the wall seeks to link the tennis court area to the art studio use in order to give this area of public open space a beneficial function with direct and safe access from the art studios. The wall coping will continue to run as a continuous element above the door thus the character and appearance of the wall will not be compromised. The walls on the opposite side of the site which once contained the kitchen garden area had a doorways to a similar format, thus there is a tradition of such a feature in the locality.”

Planning Comments – Key Issues

42. The main issues to be considered during the determination of this application relate to the following:
- i) Principle of residential use on the site;
 - ii) Density, mix and affordable housing;
 - iii) Principle of artist studio use on the site;
 - iv) Lawful use;
 - v) Layout, siting, and design;
 - vi) Character and appearance of the listed and curtilage listed buildings, setting of the adjacent grade I listed church, grade II listed manor house, and grade II listed coach house, and character and appearance of the conservation area;
 - vii) Neighbour amenity;
 - viii) Biodiversity, trees and landscaping;
 - ix) Traffic generation, highway safety, and parking.

Principle of Residential Use

43. The site is situated within the Fulbourn village framework. Fulbourn is identified as a ‘Rural Centre’ where the principle of residential development without any limit on size is acceptable in principle.

Lawful Use

44. The existing cottage was last used for residential purposes in the 1950s. Whilst it is acknowledged that the building has been vacant for over 50 years and there have not

been any intervening uses within that time, the residential use of the dwelling is not considered to have been abandoned and is lawful. It appears that the owners may have had intentions to bring it back into use as works have been carried out to strengthen the roof. The building is therefore believed to be in a fairly good physical condition externally and would not require major reconstruction works to become habitable accommodation.

Density, Mix and Affordable Housing

45. The site measures 0.17 of a hectare in area. The conversion of the existing buildings to two dwellings would equate to a density of 12 dwellings per hectare. Whilst it is acknowledged that this would be clearly below the density of 40 dwelling per hectare required in sustainable villages such as Fulbourn, the development is considered acceptable given that the buildings are listed/ curtilage listed and any further alterations may adversely affect the character and appearance of the buildings.
46. The housing mix and affordable housing policies are not applicable to this proposal as it results in the creation of one new residential unit.

Principle of Artist Studio Use

47. Small-scale B1 employment uses are supported within the village frameworks of 'Rural Centres'. The two proposed artists' studios would have a gross floor space of approximately 70 square metres and replace the existing informal art studio use on the site. The two part time employees from the informal studio would be retained.

Conservation and Listed Building Issues

48. The proposal as originally submitted is considered to result in internal and external alterations that would harm the special character and appearance of these listed/ curtilage listed buildings, damage the setting of the adjacent listed buildings, and adversely affect the character and appearance of the conservation area.
49. In principle there is no objection to the refurbishment to the cottage but there are some concerns about the works to the ground floor, which include the removal of the early 20th century tiles and the installation of limecrete and underfloor heating. While removal of the impervious tiles and the use of limecrete is probably acceptable and will be beneficial in the long term, lowering the floors to a depth to enable the installation of the limecrete and heating could undermine the footings. This has been recognised by the structural engineer and he has suggested underpinning in limecrete and it is this level of intervention that is of concern.
50. The installation of a bathroom on the first floor includes an alteration to the chimney brickwork to enable a shower to be installed. This would result in a loss of historic fabric and an alternative layout should be sought.
51. In order to light the kitchen/dining room it is proposed that the top two panels of the 19th century panelled doors are replaced with glass. Although this door may not be original it is of historic interest and the proposed alteration would not only result in a loss of historic fabric but would alter the special character and appearance of the front elevation. A new porch is also proposed, which comprises a monopitch tiled roof supported on posts. This is an unnecessary addition that would detract from the simple character of the front elevation to the detriment of the listed building. The Historic Building Analysis states the front elevation is of high significance and therefore the proposals would appear to be a contradiction.

- 52 The alterations required to convert the game larder, donkey stable and tack room are more invasive and will have greater implications on the historic fabric. Of particular concern are the alterations to the roof including the removal of the collars, the introduction of a steel portal frame and the loss of the existing beams and game hooks in order to insert a new floor. Additional openings are also proposed internally at ground and first floor, which will result in loss of historic fabric.
- 53 Conversion of the donkey stall and tack room and the insertion of a first floor and staircase will have a significant impact on the character of these rooms and will result in the re-location of existing internal features. There is an existing brick floor and the proposal is to salvage and re-use externally to repair the existing brick area. This is not acceptable and bricks should be re-used internally as they are part of the historic floor finish associated with this type of building.
- 54 Externally, additional openings are proposed on the gable and a rooflight is to be inserted to light the landing. While the gable openings will result in alterations to the historic fabric and result in a domestic appearance, the rooflight will harm the simple character of the front elevation, which is unaltered. A porch is also proposed to match cottage 1 and this is not supported for the reasons given above.
55. No objection to the proposed use and alterations to the garage. A slate roof is supported but the addition of photovoltaic panels and roof lights would be visually invasive and result in a fussy appearance.
56. The siting of the cycle store is unfortunate, the use of stone for the paving is not considered appropriate, and the new opening in the wall would not be necessary and lead to the loss of historic brickwork.
- 57 Amended plans have been received that address some of the concerns in respect of the conservation issues, namely the re-location of the cycle store, the removal of roof lights, and the retention of the brick floor in the donkey stable. The other concerns will not be amended and the applicant's agent has provided justification for these elements of the scheme. However, the view of the Conservation Team remains one of refusal.
58. Notwithstanding the above, the works required to reduce the height of the wall along the Church lane frontage to achieve the required visibility splays would not be supported, as they would result in a significant loss of historic fabric. In addition, the higher section of wall appears to be the continuation of the churchyard wall and its alteration would harm the character and appearance of the street scene.

Neighbour Amenity

59. The proposal is not considered to seriously harm the amenities of neighbour at 'Tamarisk' through a loss of privacy. The existing cottage already has a first floor bedroom window in its east elevation. One additional bedroom window and a roof light serving a landing is not considered to result in an unacceptable degree of overlooking, due to the existing arrangement.
60. The siting of the heat pump is not considered to result in a significant increase in noise that would adversely affect the amenities of this neighbour, as it would be enclosed by a structure and screened by the existing wall along the eastern boundary of that property.

61. The security light is already in situ and does not require planning permission. Any light pollution concerns would be a matter for the Environmental Health Service.
62. Although the proposal would result in an increase of traffic using the shared driveway, it is not considered to result in noise and disturbance that would harm the amenities of the neighbours at 'The Lodge' and 'Tamarisk'. The access is already in use, serving nine dwellings and 'The Lodge' is set approximately 8 metre back from it, while 'Tamarisk' is screened by a boundary wall, furthermore, most of the access is already surfaced with tarmac.

Biodiversity, Trees and Landscaping

63. The proposal is not considered to result in the loss of a protected species and would maintain biodiversity through the retention of existing, and creation of new bat roosts.
64. The proposal would further compromise the important Sycamore tree that is situated to the front of the existing garage building. The introduction of formal car parking and a cycle store underneath the canopy and in the open area of the root zone would be likely to adversely affect the roots of the tree and reduce its lifespan.

Sustainability, Traffic Generation, Highway Safety and Parking

65. The proposal is not considered to give rise to a material increase in travel demands. In any case, the site is in a very sustainable location with good accessibility and choices of non-private modes of travel.
66. Access to the site is via the existing shared driveway off Church Lane. The proposal is considered to intensify the use of the access through the creation of an additional dwelling and formalising the use of the two artists studios. However, the change to the amount of traffic generated is not considered significant, given the limited size of the dwelling and the low number of employees for the artists' studio.
67. The existing access has a width of 4.8 metres. This is considered acceptable and would allow two vehicles to pass each other.
68. The existing access has vehicular visibility splays measuring 2.4 metres x 7 metres to the east and 2.4 metres x 7 metres to the west. Although it is acknowledged that these were the visibility splays required as per the condition in the 1973 planning consent for three dwellings on the adjacent site, the increase in the use of the access and updated Local Highway Authority standards indicate that these need to be upgraded to meet the Manual for Streets requirements of 2.4 metres x 34 metres in both directions.
69. Such works would not be possible due to the ownership of the land to the east by 'The Lodge' and the existing wall and trees along the site frontage that need to be retained. The proposal is therefore considered to be detrimental to highway safety due to the restricted visibility from the access and vehicles having to pull out on the public highway. This would cause a hazard to the free flow of traffic along Church Lane.
70. The existing buildings have an informal parking area to the front of the garage with space on the hard surfaced area for approximately three vehicles. The dwellings require an average of 1.5 spaces per unit (total of 3) and the artists studios require 1 space per 25 square metres of gross floor area (total of 3). The proposed scheme shows six parking spaces including one disabled space. This is considered appropriate, given the sustainable location of the village.

Other Matters

71. The South Cambridgeshire Recreation Study 2005 identifies a shortage of open space in Fulbourn. The development requires the on-site provision of 7 square metres of informal open space. No open space is provided on site as the area surrounding the buildings forms incidental landscaping to the scheme and the open space is private. Therefore, a financial contribution of £2,244.90 (index linked) towards the provision and maintenance of informal open space and children's play space 'off site' would be required. The applicant's agent has confirmed that the applicant would be willing to pay a contribution towards such facilities within the village in relation to a clearly identified project and within an agreed timescale. A condition would be attached to any consent securing such payment.
72. The site lies within Flood Zone 1 (low risk). The proposal is not considered to significantly increase the risk of flooding to the site and surrounding area given the limited expansion of floor space and providing that surface water run-off is managed effectively. This will be under the control of Building Regulations.
73. The issues raised by the neighbours in relation to the costs of maintenance and re-surfacing of the shared driveway are not planning considerations that can be taken into account during the determination of this application.

Recommendation

S/0665/09/F

74. Refusal, as amended by letter and drawing nos. 126 PD05A, 126 PD07A, 126 PD08A, 126 PD211A, 126 PD215A, 126 PD220A, 126 PD210A and 126 PD222A date stamped 21st July 2009.
 - 1) The proposed development will, as a consequence of adding porches with a domestic character, addition of photovoltaic roof panels and openings including rooflights to simple and otherwise unfussy elevations, and lowering of the boundary wall that forms part of the setting of a Grade 28 listed building to provide visibility splays, have an unacceptable impact upon character and appearance and setting of listed buildings and the Fulbourn Conservation Area. The proposals are, therefore, contrary to the provisions of PPG15 and policies ENV6 of the East of England plan, 2008, CH/4, CH/5 (2007) and 'Development Affecting Conservation Areas SPD' (2009), of the South Cambridgeshire Local Development Framework.
 - 2) The proposed development will increase the use of the existing access, which is not built to modern standards. Vehicle-to-vehicle visibility splays are required in both directions along Church Lane. Such splays cannot be achieved on land within the applicant or Local Highway Authority's control and as such cannot be guaranteed. The proposal will be detrimental to highway safety. Policy DP/3 of the South Cambridgeshire Local Development Framework, 2007, which seeks to ensure that all new development has appropriate and safe access from the public highway.
 - 3) The proposed car parking configuration is within the root area of a significant Sycamore tree within the site. The proposal would be harmful to the future health of this tree, contrary to policies of the South Cambridgeshire Local Development Framework, 2007; namely DP/1, DP/2, DP/3, and 'Trees and

Development Sites SPD', 2007, which seek to ensure all new development does not have an adverse impact upon the environment or character of the local area and help to assimilate development into its surroundings, and policy CH/5 which seeks to ensure that development in Conservation Areas preserves or enhances its character and appearance.

S/0667/09/LB

75. Refusal, as amended by letter and drawing nos. 126 PD05A, 126 PD07A, 126 PD08A, 126 PD211A, 126 PD215A, 126 PD220A, 126 PD210A and 126 PD222A date stamped 21st July 2009:
- 1) The proposed development will, as a consequence of adding porches with a domestic character, addition of photovoltaic roof panels and openings including rooflights to simple and otherwise unfussy elevations, and lowering of the boundary wall that forms part of the setting of a Grade 2* listed building to provide visibility splays, have an unacceptable impact upon character and appearance and setting of listed buildings and the Fulbourn Conservation Area. The proposals are, therefore, contrary to the provisions of PPG15 and policies ENV6 of the East of England plan, 2008, CH/4, CH/5 (2007) and 'Development Affecting Conservation Areas SPD' (2009), of the South Cambridgeshire Local Development Framework which only permit development that preserves or enhances the character and appearance of listed buildings.
 - 2) The works proposed including lowering the floor and altering the chimney's brickwork of the cottage, removal of collars, introduction of a steel portal frame, removal of existing beams and game hooks in order to insert a new floor, and insertion of a first floor and staircase to the donkey stables, and lowering of the boundary wall will result in an unacceptable loss of historic fabric to the detriment of the character and appearance of these structures. As such the proposals are contrary to the provisions of PPG15 and policies ENV6 of the East of England plan, 2008, CH/4, CH/5 (2007) and 'Development Affecting Conservation Areas SPD' (2009), of the South Cambridgeshire Local Development Framework which only permit development that preserves or enhances the character and appearance of listed buildings.

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

- East of England Plan 2008
- South Cambridgeshire Local Development Framework Core Strategy DPD 2007
- South Cambridgeshire Local Development Framework Development Control Policies DPD 2007
- South Cambridgeshire Local Development Framework Supplementary Planning Documents 2009: Development Affecting Conservation Areas, Trees and Development Sites and Open Space in New Developments
- South Cambridgeshire Recreation Study 2005
- Planning Policy Statement 3 (Housing) and Planning Policy Guidance Note 15 (Planning and the Historic Environment)
- Planning File References: S/1665/09/F and C/73/917.

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