

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee 2nd September 2009
AUTHOR/S: Executive Director / Corporate Manager - Planning and Sustainable Communities

S/0698/09/F - LITTLE GRANSDEN
Change of Use of Existing Double Garage and Extension to Form Annexe, and Relocation of Existing Shed at 84 Main Road for Ms Jane Holland

Recommendation: Approval

Date for Determination: 23rd July 2009

Notes:

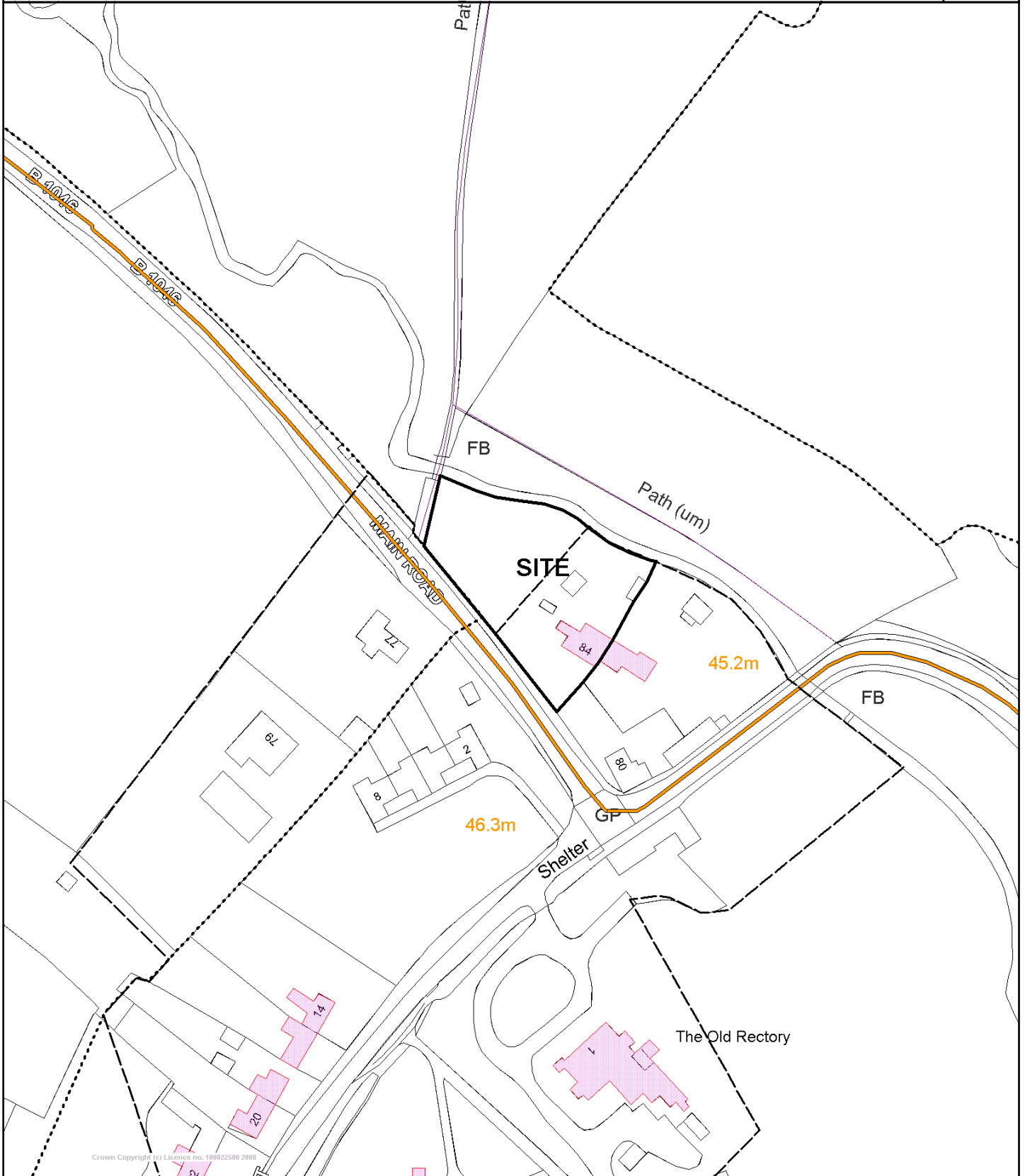
This Application has been reported to the Planning Committee for determination because the Parish Council has recommended refusal in a Conservation Area, contrary to Officer recommendation.

Members will visit this site on 2nd September 2009

Conservation Area

Site and Proposal

1. Members will recall deferring this application for a site visit at the August meeting. The full application, received on 19th May 2009, relates to a grade II listed dwelling, located within the Little Gransden Conservation Area. It previously formed one dwelling with no. 82 Main Road. The cottages are two storey and timber framed with a roughcast render finish all under a steeply pitched roof that is now covered in asbestos cement slates. The village framework runs through the garden of no. 84 to the northwest of the dwelling. There are numerous outbuildings within the garden.
2. The proposal seeks the extension and conversion of the existing flat roofed double garage on the site. The extension would be to the northeast section of the building, and a pitched roof would be added. Internally, the garage would create two bedrooms and a toilet/shower room. Although classified as an annexe, users would have to rely upon facilities in the main dwelling. An existing shed to the front of the site would be relocated behind the annexe building, whilst an iron-clad building will be removed.
3. The site lies in Flood Zones 2 and 3, due to the presence of a drain that runs across the northeast of the site. To the southeast is no. 82 Main Road, which is also grade II listed. The properties are set at a lower level than the road. The frontage boundary to no. 84 is an attractive set of black railings, cited as a "positive fence" in the Little Gransden Conservation Area Appraisal 2006.
4. The application is accompanied by a Design and Access Statement, Heritage Statement and a Flood Risk Assessment.



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Scale 1/1250 Date 18/8/2009

Centre = 527098 E 255321 N

September Planning Committee 2009

Planning History

5. Application **S/1695/08/F** sought the extension and change of use of the double garage to form a holiday let. This was refused on grounds of highway safety concerns, dated 8th December 2008. The design of the building was very similar to that currently being considered, although the internal arrangements are different. The exterior of the proposed building has not changed.
6. Application **S/1692/08/F** sought the erection of a new double garage towards the rear of the garden at 84 Main Road. This was refused on impacts upon the listed building and Conservation Area, dated 8th December 2008. This application is currently at appeal.

Planning Policy

7. Local Development Framework Development Control Policies 2007:
DP/2 – Design of New Development, **DP/3** – Development Criteria, **DP/7** – Development Frameworks, **CH/4** – Development Within the Curtilage of a Listed Building, **CH/5** – Conservation Areas, and **NE/11** – Flood Risk
8. **Little Gransden Conservation Area Appraisal adopted 2006.**
9. **Circular 11/95 – The Use of Conditions in Planning Permissions:** Advises that conditions should be necessary, relevant to planning, relevant to the development permitted, enforceable, precise and reasonable in all other respects.

Consultation

10. **Little Gransden Parish Council** recommends refusal on grounds of loss of amenity, overdevelopment of the site, the dangerous exit onto Main Road and the risk of flooding.
11. The **Conservation Officer** states there is no objection to the relocation of the iron clad shed, or the removal of the metal clad shed. On the previous application, no objections were raised to the extension of the garage. The works would have no significant impact upon the setting of the listed building.

Representations

12. The occupiers of no. 82 Main Road have strong objections to the proposal. This is on grounds of the loss of residential amenity by way of noise and disturbance, loss of sunlight and by being overbearing, the manoeuvring of vehicles alongside the shared boundary, highway safety regarding the access, flooding, and the impact upon the setting of the listed building and Conservation Area.

Planning Comments – Key Issues

13. The key issues regarding the scheme are the impact upon the setting of the listed building and the Conservation Area, the impact upon the amenity of the occupiers of no. 82 Main Road, highway safety, and flooding.

Impact upon the listed building and Conservation Area

14. The existing building is a flat roof structure with a white painted pebbledash exterior. It is not considered to be of any architectural merit. However, it is set within a very sensitive location. The addition of a pitched roof is a more traditional style of design and would be beneficial to the character of the area. The building is to be extended away from the road. Given the change in levels on the site and the nature of the frontage boundary, the building will clearly be visible from Main Road. I note the comments from the Conservation Officer. With appropriate roof materials and joinery, the proposal would not have any significant impact on the setting of the listed building, would preserve the character of the Conservation Area. Members should note the previous scheme (S1695/08/F) that had an identical exterior finish, was not refused on such grounds.
15. The removal of one shed and relocation of another is not considered to cause any harm to the setting of the listed building or the Conservation Area. The shed to be re-sited will be partially hidden behind vegetation and the proposed garage, and therefore its impact upon the street scene will be reduced.

Impact upon the amenity of the occupiers of no. 82 Main Road

16. The existing structure is set behind the building line of the dwellings at no. 82 and 84 Main Road. The extension would increase its length by 3.6m, and would add a pitched roof, increasing the height from 2.9m to 4.5m. Given the orientation to the northwest of the properties, no serious loss of light would occur to the occupiers of either property.
17. The building would be visible from the rear garden of no. 82 Main Road, and is set 12m from the shared boundary. Whilst I appreciate the extension and increase in height would add bulk to the building, given the distance and pitch of the roof, I do not consider the structure would seriously harm the amenities of the occupiers of no. 82 Main Road. The facing window in the southeast elevation serves a toilet, and a condition could ensure it is obscure glazed to prevent potential overlooking, with a further condition preventing any further windows in this elevation. I also do not consider that any noise associated with the use would create any serious disturbance to no. 82 Main Road. With regard to noise from vehicles, there is a gravel drive at the site. Whilst cars will not be able to park in the garage if it is converted, they could still park on the gravelled areas to the side and rear of the dwelling. Any impact has the potential to occur now, and I do not consider the granting of the application would cause a serious increase in vehicle noise and related disturbance. Members should again note that the previous scheme was not refused on these grounds.

Highway safety

18. The previous application for a holiday let was refused on grounds of highway safety. The access has 3m wide gates onto Main Road, which would not allow two vehicles to pass. This gives potential for vehicles to have to wait on Main Road before entering the site, leading to potential highway safety issues. By changing the holiday let to an annexe, its use can be tied to the occupation of no. 84 by condition. Journeys to the site are more associated with the existing dwelling, and therefore there should be no intensification in the use of the access. The Local Highways Authority concur with this assessment. Members should note the applicant has stated the annexe is needed due to her disabled daughter, who is registered disabled, drives an adapted car, and cannot climb the staircase in the main dwelling.

Flooding

19. The site lies within Flood Zones 2 and 3. Environment Agency advice requires details regarding floor levels and flood proofing. No details are provided within the Flood Risk Assessment submitted. However, a condition will ensure the impact upon flooding is kept within the required standards.

Recommendation

20. Recommend approval (with additional plan 09/LG/05 date stamped 22nd June 2009).

Conditions

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission. (Reason - To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development which have not been acted upon.)
2. No development shall take place until details of the joinery and the materials to be used in the construction of the roof of the building hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details. (Reason - To ensure the appearance of the development does not harm the setting of the listed building or character of the Conservation Area, in accordance with Policies DP/2, CH/4 and CH/5 of the adopted Local Development Framework 2007.)
3. The building hereby permitted, shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 84 Main Road. (Reason - To protect the amenities of adjoining residents and to safeguard highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
4. No development shall take place until details of flood alleviation and protection measures for the building, hereby permitted, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details before the use, hereby permitted, commences. (Reason - To prevent the increased risk of flooding in accordance with Policies DP/1 and NE/11 of the adopted Local Development Framework 2007.)
5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no windows, doors or openings of any kind, other than those expressly authorised by this permission, shall be constructed in the southeast elevation of the annexe building unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf. (Reason - To safeguard the privacy of the adjoining occupier in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
6. The toilet window in the southeast elevation of the annexe building, hereby permitted, shall be fitted and permanently glazed with obscure glass. (Reason - To prevent overlooking of the adjoining properties in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

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

- South Cambridgeshire Local Development Framework Development Control Policies (adopted July 2007)
- Little Gransden Conservation Area Appraisal adopted March 2006
- Planning Files Ref: S/0698/09/F, S/1695/08/F and S/1692/08/F

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