

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

3rd March 2010

AUTHOR/S: Executive Director (Operational Services)/
Corporate Manager (Planning and Sustainable Communities)

**S/1881/09/F - WILLINGHAM
Installation of External Staircase
At 13 High Street for Mrs Jakia Yasmin**

Recommendation: Approval

Date for Determination: 12th February 2010

Notes:

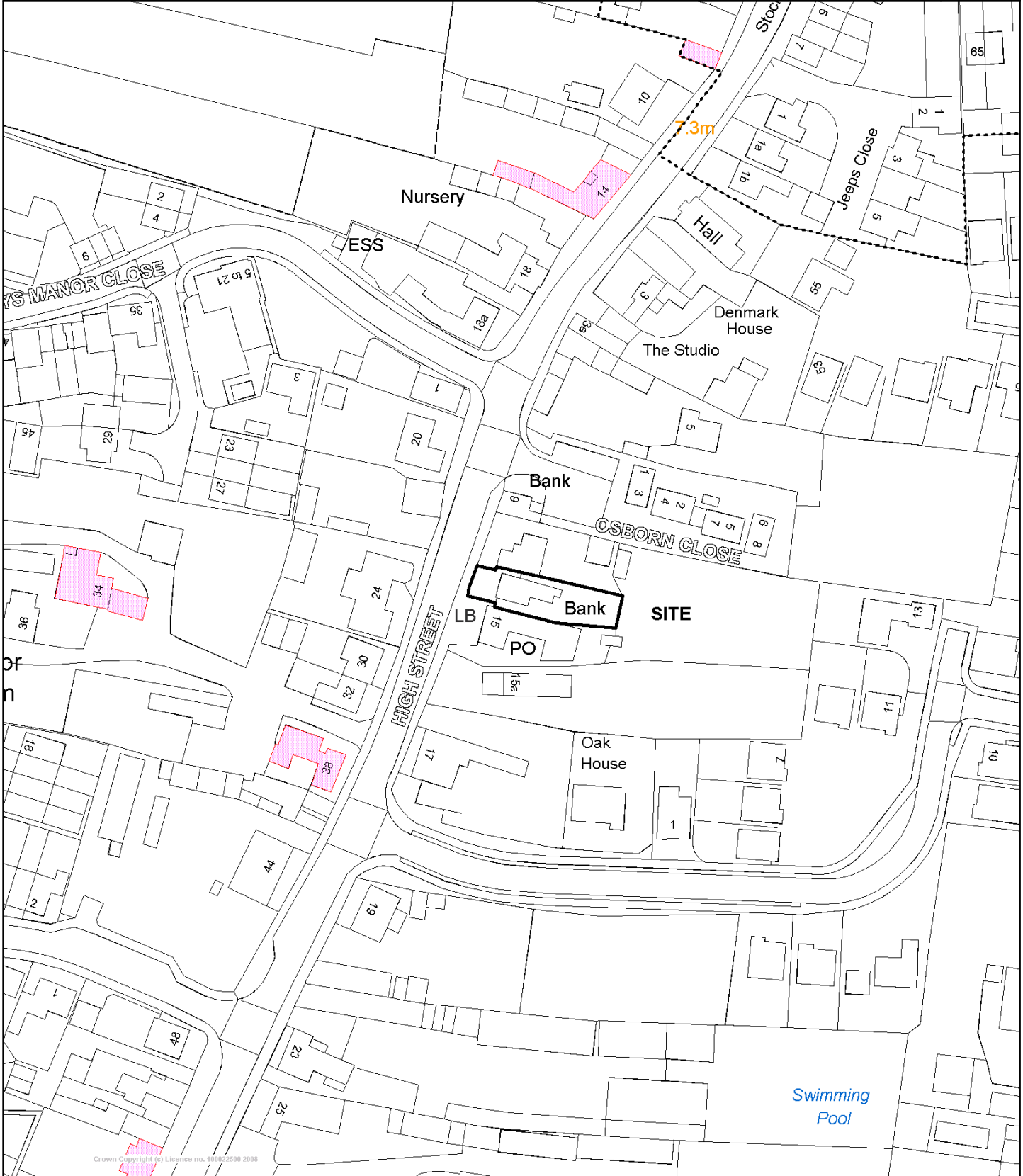
This Application has been reported to the Planning Committee for determination at the request of Local Member Cllr Ray Manning.

Site and Proposal

1. No. 13 High Street is a detached two-storey building located within the village framework. The building is set back slightly from the road with a small front curtilage/parking area providing 2 parking spaces at the front of the site. There is a dwelling immediately to the north and to the south is the local post office, both neighbouring buildings are two storey and are located within close proximity to the application site.
2. The boundary treatment on the north boundary consists of close-boarded fencing 1.8m high, where the rear of the dwelling ends. The side gable of the dwelling at no.11 High Street provides the boundary treatment where the fence ends to the front of the dwelling with a brick wall from the front of the dwelling graduating downwards in height as the front boundary.
3. The full application, received 18 December 2009 proposes an external staircase on the north elevation. It proposes a 1.7m high timber screen around the platform/landing area of the staircase. The staircase is to serve the first floor of the property for residential use.

Planning History

4. **S/1151/09/F** – Installation of External Staircase – Refused for overlooking issues to the garden of no. 11 High Street, Willingham. The Parish Council states that the proposal is out of keeping with adjacent properties. No justification for the proposal was supplied.
5. **S/1387/08/F** – Change of Use from Bank to Takeaway with Rear Extension and Associated Parking – Refused (Appeal Dismissed).
6. **S/2104/07/F** – Extension and Change of Use from Bank to Takeaway – Refused 2 January 2008.



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Scale 1/1250 Date 18/2/2010

Centre = 540306 E 270280 N

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7. **S/2109/05/F** – Extensions & Conversion of Part of Building to 2 Flats – Approved 3 Feb 2006 (Not implemented).
8. **S/0914/93/F** – Cash Machine – Approved 12 July 1993.
9. **S/0812/03/F** - Conversion of Part of Building into 2 Flats – Approved 5 May 2003 (not implemented).
10. **S/1120/81/F** – Change of Use from Shop to Bank/Office – Approved 7 August 1981.
11. This is the second application for external staircase on the north elevation of the building. **S/1151/09/F** was refused due to overlooking of the neighbouring property of no. 11 High Street. It would appear from the planning history of the site, that the building has a part A2/part residential use. Planning reference **S/1120/81/F** granted consent for the ground floor to be used as a bank and the first floor to remain as residential.
12. In 2003 and 2005 (see above) consent was granted for conversion of the building into two flats plus extension. These consents were never implemented and have now lapsed. In 2007 and 2008 consent was refused for change of use from bank to takeaway with an extension at rear. The 2008 application was appealed and was dismissed.

Planning Policy

13. **East of England Plan, 2008:**

SS1 (Achieving Sustainable Development)

ENV6 (The Historic Environment)

ENV7 (Quality of Built Environment)

14. **South Cambridgeshire LDF Development Control Policies DPD, 2007:**

DP/2 (Design of New Development)

DP/3 (Development Criteria)

Consultation

Willingham Parish Council

15. Recommend refusal, the proposal is out of keeping with adjoining properties. The plans appear to show a sub-division of the property without mentioning the proposed use of the ground floor.

Representations

16. None received

Planning Comments – Key Issues

17. The proposal is for an external staircase on the north elevation to provide access to the first floor level only. The floor plans indicate that the first floor is for residential use as a flat indicating bedroom, sitting room, kitchen and bathroom. The ground floor plan has not indicated what that area is to be used for.

18. The staircase consists of a simple structure of steps leading to a platform on timber posts with timber cladding measuring 1.7m in height above the platform area, which would prevent the loss of the privacy to the neighbours' garden at no.11 High Street. The design of the staircase would not result in direct overlooking of the neighbouring property 11 High Street nor would it have a negative impact on the street scene, as it is set back from the front of the property, with minimal views from within the street scene. Therefore the proposal is not considered to be harmful to neighbour amenity or the street scene and therefore adheres to Policies DP/2(1f) and DP/3(2j) of the South Cambridgeshire Local Development Framework, Development Control Policies, adopted July 2007.

Recommendation

19. Approve

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. The development hereby permitted shall be carried out in accordance with the following approved plans Location Plan scaled at 1:1250 and Drawing no. 08:034-10A (Plans and Elevations) date stamped 18 December 2009. (Reason: For the avoidance of doubt and in the interests of proper planning.)
3. The timber screen shall be permanently fitted and thereafter maintained at 1.7m from the finish floor level of the platform of the staircase. (Reason - To prevent overlooking of the adjoining property no. 11 High Street, 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.
- Planning Files Ref: S/1151/09/F, S/1387/08/F, S/2104/07/F, S/2109/05/F, S/2109/05/F, S/0914/93/F, S/0812/03/F and S/1120/81/F

Contact Officer: Laura Clarke-Jones – Planning Officer
Telephone: (01954) 713092