

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

7 July 2010

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

S/0640/10/F – GREAT SHELFORD
Extension at 36 - 38 Woollards Lane for Westridge Property Consultants

Recommendation: Approval

Date for Determination: 16th June 2010

Notes:

This application has been reported to the Planning Committee for determination because the Officer recommendation is contrary to that of the Parish Council in this instance.

Conservation Area

Site and Proposal

1. 36-38 Woollards Lane is a large commercial building with a glazed shopfront of traditional design fronting Woollards Lane and running back into the site at a two storey height for approximately 30m. This rear element is largely blank brickwork with a gabled roof and concrete pantile. Immediately behind this rear range is a small area of dedicated parking for the staff of this building. There are approximately 4 car parking spaces in this area.
2. The building has a lawful planning use for retail (Class A1) but at present is empty.
3. The proposed extension comprises a relatively small addition to the two-storey rear range of the principal structure. The proposed extension continues the form and scale of the existing rear range and projects for approximately 5.5m to the rear of the existing structure.

Planning History

C/0715/69/O – Internal Alterations and Extension to the Rear of Existing shop – Approved

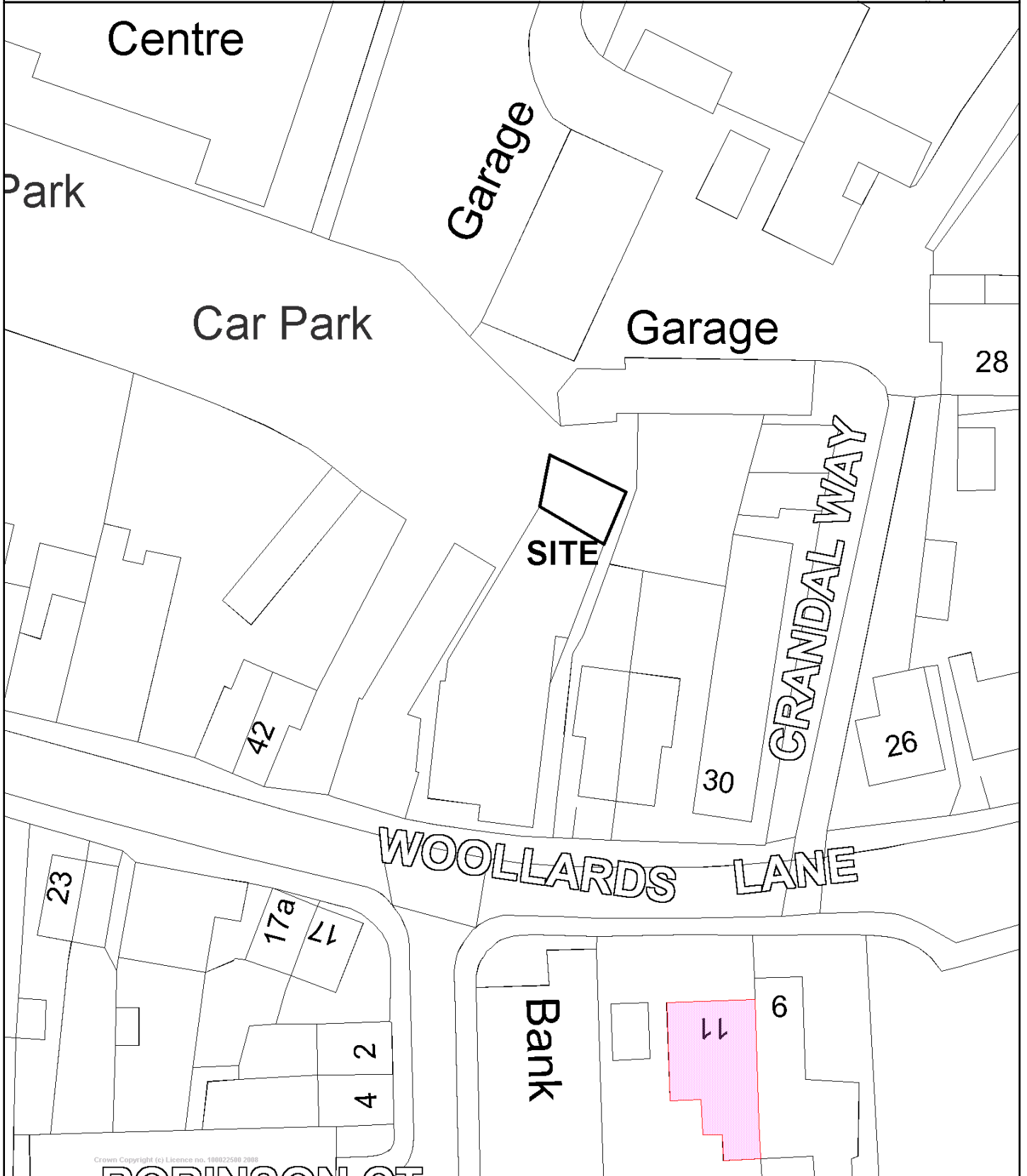
S/0481/74/F – Extension to Shop – Approved

S/1708/79/F – Extension to form Retail Area, Office Area and Storage Area – Approved

S/0130/81/F – Replacement Display Window – Approved

S/1039/84/F – Side Display Window – Approved

S/1269/85/F – Erection of an Extension – Approved



Crown Copyright (c) Licence no. 100022500 2008



Reproduced from the 2008 Ordnance Survey mapping with the permission of the controller of Her Majesty's stationary office (c) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Scale 1/500 Date 21/6/2010

Centre = 546160 E 251969 N

July 2010 Planning Committee

S/1579/85/F – Retail Use and New Shop Front – Approved

S/0085/86/F – Extensions and Alterations to Retail Premises – Approved

4. Application reference S/0085/86/F was approved subject to the conditional requirement that the permanent space to be reserved on the site for car parking shall be provided before the alterations and extensions are commenced and thereafter maintained.

Planning Policy

5. **East of England Plan 2008:**

SS1 - Achieving Sustainable Development

ENV6 - The Historic Environment

6. **South Cambridgeshire Local Development Framework (LDF) Core Strategy, adopted January 2007:**

DP/1 Sustainable Development

DP/2 Design of New Development

DP/3 Development Criteria

CH/5 Conservation Areas

TR/1 Planning for More Sustainable Travel

TR/2 Car and Cycle Parking Standards

7. **South Cambridgeshire District Council District Design Guide Supplementary Planning Document (SPD) – Adopted March 2010**

8. **Development Affecting Conservation Areas SPD - Adopted July 2009**

9. **Great Shelford Village Design Statement**

Consultation

10. **Conservation Officer** – The proposed extension is on the rear elevation of the building, is very small in relation to the existing and will result in a minor improvement insofar as the external fire steps will be incorporated into the interior. Moreover there is no historic environment in the immediate vicinity which needs protection. Accordingly it is recommended that planning permission be granted.
11. **Local Highway Authority** – Recommend that the Local Planning Authority advise the applicant to keep the existing 4 car parking spaces as the current parking is below the Planning Authority maximum standards. The Highway Authority believes that if the applicant removes the existing parking spaces that this will displace the parking onto the publicly maintainable highway where there is already competition for the limited parking spaces available.
12. **Gt Shelford Parish Council** – Recommend refusal. As previous extensions to this property have required the provision of on site parking and the small adjoining Cambridge Building Society has three car parking spaces we cannot accept that such a large building should have no dedicated parking spaces. The adjoining public car park is already heavily used and customers would be displaced by staff employed at

36-38 Woollards Lane. The existing building is large and rather stark and the proposed extension would adversely impact on views in this central part of the Conservation Area.

Representations

13. No representations were received.

Planning Comments – Key Issues

Visual Amenity

14. One of the key planning issues to consider in this instance is the impact upon the visual amenity of the area as a result of the proposed extension. This is particularly pertinent in this instance as the site falls within the Gt Shelford Conservation Area.
15. The proposed extension comprises a relatively small addition to the two storey rear range of the principal structure. The scale, form and materials of the proposed extension are all in keeping with that of the existing rear range and are considered to enhance the structure through the rationalisation of the rear elevation. The Conservation Officer has been consulted upon the proposals and considered that the character and appearance of the Conservation Area is enhanced in this instance. As such the proposal is not considered to harm the visual amenity of the area.

Car Parking

16. The car parking standards contained within Annex 1 of the Local Development Framework, Development Control Policies DPD, 2007 seek a maximum of 1 space per 20m² of gross floor area for a building of use class A1. Presently approximately four dedicated car parking spaces serve the approximately 420m² of internal floor area. A conditional requirement of application ref: S/1579/85/F was that these parking spaces be provided prior to commencement of the retail use granted and thereafter maintained.
17. The proposed extension has a gross internal floor area of approximately 64m². In accordance with the parking standards a maximum of three additional spaces should be provided to serve the extended unit. In this instance no extra spaces are proposed and the extension seeks to build over the existing four staff parking spaces that serve the site. To this end the key issue for consideration is the impact of the loss of these four staff parking spaces on the amenity of the area.
18. It should be noted that the Councils car parking standards are maximum car parking standards and therefore a lower provision is not automatically harmful. Where sites are located in a sustainable location a below standard car parking provision is encouraged in order to promote alternate forms of more efficient and sustainable transport.
19. In this instance 36-38 Woollards Lane is sited centrally within the settlement of Great Shelford. There are thus good links to the site via public transport, on foot and cycle. Furthermore there is a good sized public car park immediately adjacent to the site, the car park is accessed from Woollards Lane and provides approximately 40 car parking spaces (at the time of site visit, midday on Thursday 13th May 2010 this car park was approximately half full). In addition to this there is limited parking on Woollards Lane and other small car parks accessed from this thoroughfare.

20. Thus, taking the above into consideration the site is considered to be in a sustainable location with good access by alternate modes of transport and with public parking provision of an adequate level within the vicinity. Woollards Lane is also at the heart of the commercial centre of the village. It is likely that visitors would be making joint trips to both this and other retail units nearby. As such parking demand is already being met elsewhere. The loss of parking in this instance is for staff only and it is considered that the area can accommodate the loss of the approximately four parking spaces proposed.
21. Having regard to the above and having taken all applicable national and local planning policies into account Officer opinion is that the application should be approved.

Recommendation

22. Approve

Conditions

1. Standard Condition - (Reason 1).

Informatives

1. See attached Environment Agency advice regarding soakaways

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

- South Cambridgeshire Local Development Framework Core Strategy (adopted January 2007)
- South Cambridgeshire District Council District Design Guide Supplementary Planning Document (SPD) – Adopted March 2010
- Development Affecting Conservation Areas SPD - Adopted July 2009
- Great Shelford Village Design Statement

Contact Officer: Matt Hare – Planning Officer
Telephone: (01954) 713180