

## **SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

---

**REPORT TO:** Planning Committee

7 July 2010

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

---

### **S/0495/10/F - HORNINGSEA**

**Erection of Boathouse (amended design) at Church End House, Church End  
for Mr Michael Harrison**

**Recommendation: Refusal**

**Date for Determination: 25 May 2010**

#### **Notes:**

**This application has been reported to the Planning Committee for determination because the Local Member, Cllr Turner, has requested that the application be considered before the Planning committee.**

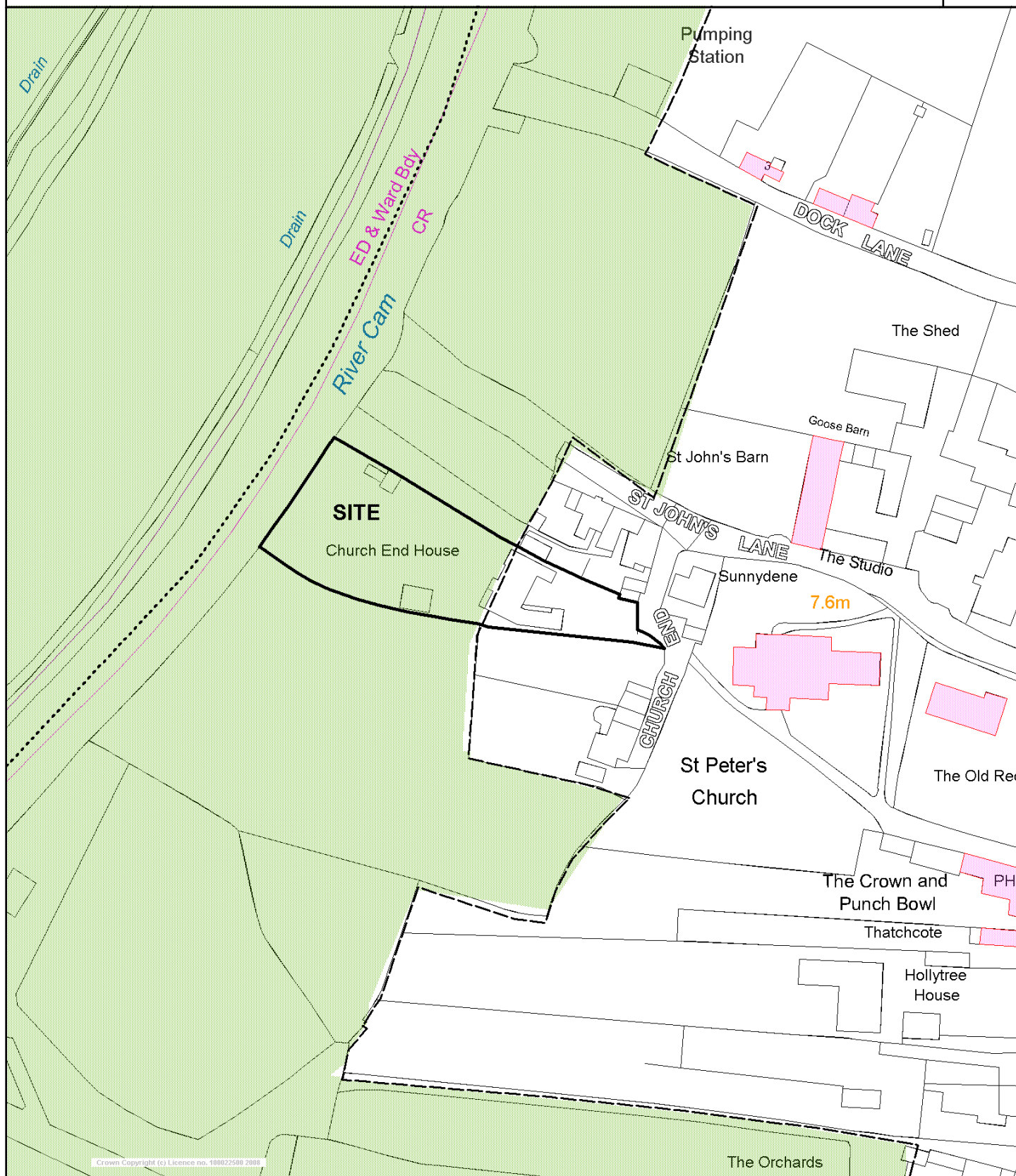
#### **Conservation Area**

##### **Site and Proposal**

1. The application relates to a large detached replacement dwelling recently built (S/2393/05/F) in a sizable plot within the Horningsea Conservation Area and adjacent to the Grade 1 Listed Church of St Peter. The dwelling is built from buff brick with a peg tile roof and has a large 'cart entrance' leading through the dwelling giving access to the rear garden. More specifically the application relates to a wet dock recently granted permission (S/1775/07/F) on the River Cam within the Cambridge Green Belt, outside of the Built Framework and within Flood Zones 2 and 3.
2. The dwelling is set back within the plot, a large driveway leading from Church End Road provides access. The land slopes down through the site towards the river, there are various ancillary structures within the rear curtilage. The site has the character of a landscaped residential garden, there are many young trees within the site and soft landscaping forms the north and south boundaries.
3. Proposals seek the erection of a timber boat house on the location of the existing wet dock granted permission under ref: S/1775/07/F. The proposed boathouse is an amended design of a boathouse recently approved in this location in accordance with application ref: S/1139/09/F. The proposed boathouse differs from that previously approved by way of its roof form, which was previously of standard dual pitched form whereas the amended design is of a 'mansard' or 'gambrel' form. A green profiled sheet roof is proposed and the roof space will serve as a storage area with small balconies at the front and rear to facilitate the loading and unloading of boats. The upper levels are to be accessed by stepladder.

##### **Planning History**

4. **S/1139/09/F – Boathouse – Approved**



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 1/1250 Date 21/6/2010

Centre = 549219 E 262666 N

July 2010 Planning Committee

**S/0216/09/F** – Boathouse – Withdrawn

**S/1230/08/F** – Boathouse – Refused

**S/1775/07/F** – New Slipway and wet dock and repair of riverbank – Approved

**S/2393/05/F** – Erection of Dwelling following Demolition of Existing –Approved

### **Planning Policy**

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

**SS1** Achieving Sustainable Development, **ENV6** The Historic Environment and **CRS3** Green Belts.

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, **DP/7** Development Frameworks, **GB/1** Development in the Green Belt, **GB/2** Mitigating the Impact of Development within the Green Belt, **CH/5** Conservation Areas and **NE/11** Flood Risk.

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. **Horningsea Conservation Area Appraisal – Adopted March 2006**

### **Consultation**

10. **Environment Agency** – No comments received. However there have been no objections to previous proposals for a boathouse in this location from the Environment Agency.

11. **Conservation Officer** – Recommends refusal of the application:

- (a) This part of the Conservation Area along the River Cam is rural with unobstructed open views characteristic of the Fens. The Horningsea Conservation Area Appraisal describes the importance of the views and the evidence of the historic development of the area.
- (b) The proposal follows approval S/1139/09/F for a boathouse in this position. This position is very prominent in the open vistas across the river valley and from the towpath, and in conjunction with the Church. This application amends the roof design to a horizontal form of a gambrel roof. This is significantly more complex and bulky than the approved scheme and appears top-heavy above the open ground floor. The proposed gambrel roof is not a traditional gambrel roof form as its span is too wide. It is also difficult to roof over a gambrel structure satisfactorily in corrugated sheeting, particularly at the change of angle of the roof.
- (c) The submission now includes some photomontages, including showing the roof in conjunction with the Church across the towpath. This shows that the

roof would appear overly heavy above the river and would obscure a significant amount of the Church in these important views.

### **Representations**

12. One letter of representation received from the occupants of no. 4 Church End Horningsea raising concerns regarding the incongruous design of the proposed boathouse.

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

13. The application seeks approval of an amended design to that of the boathouse previously approved in this location in accordance with application ref S/1139/09/F. Application S/1139/09/F was not considered to have a significantly harmful impact upon the surrounding area. Therefore the key issues to consider in this instance are the impact of the amended design of the proposed boathouse upon the character and appearance of the Conservation Area, the setting of the listed Church and the character and openness of the Green Belt.

### **Conservation Area**

14. The site falls within the Horningsea Conservation Area which extends to the centre of the river and follows the course of this feature. The riverbank at the foot of the site is of a soft green character and following the erection of Church End House has been transformed from a semi-rural character to one of a manicured residential garden. The garden is enclosed on either side by a landscaped boundary. Wider views along the River Cam are rural with unobstructed open views, characteristic of the Fens. The Horningsea Conservation Area Appraisal describes the importance of the views and the evidence of the historic development of the area.
15. Significant views into the garden of Church End House and the Conservation Area are afforded from the towpath on the opposite riverbank. The tower of St Peters Church is visible in these views above the roof of the dwellinghouse.
16. The proposed amended boathouse will be prominently visible in these views. Whereas the light, simple and traditional form of the boathouse previously approved was considered appropriate for the Conservation Area setting, the heavy, complex and untraditional form of the proposed amended design is considered inappropriate in this sensitive location.
17. The proposed gambrel roof is not a traditional gambrel roof form as its span is too wide. Further to this, the amended design appears overtly top heavy above the open lower level - whereas the previous design was more elegant and exhibited greater balance. It is by virtue of these considerations that the Conservation Officer considers the amended design to harm the character and appearance of the Conservation Area.

### **Setting of the Listed Building**

18. Significant views into the garden of Church End House and the Conservation Area are afforded from the towpath on the opposite riverbank. The tower of St Peters Church is visible in these views above the roof of the dwellinghouse. St Peters Church is a Grade 1 Listed Building. The Conservation Officer raises concerns that the bulk, form, intrusion and design of the proposed amended boathouse would be harmful to the setting of the church. It is suggested that the slimmer, less bulky roof

form of the scheme previously approved did not have such a significant impact upon views of the church.

### ***Green Belt***

19. The dimensions of the proposed boathouse remain the same as that approved in accordance with application ref. S/1139/09/F in terms of height, width and length. There is considered to be an additional massing impact arising from the proposed amended roof form that is over and above that of the approved scheme. However, the additional massing proposed is not considered to have a significantly greater material impact upon the character and openness of the Green Belt than that of the previous approved scheme.

### ***Conclusion***

20. 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 refused.

### ***Recommendation***

21. Refuse.

#### **Reason for refusal**

The Horningsea Conservation Area at this point is characterised by the rural open views along the riverbank, such views are afforded from the adjacent towpath. The proposed boathouse, by virtue of its complex, untraditional, bulky and top heavy form is considered to represent a significant visual intrusion along the riverside and have a significantly harmful impact upon the character and appearance of the Horningsea Conservation Area. Further to this the proposed boathouse is found to be harmful to the setting of the Grade 1 listed St Peters Church by virtue of the interruption of views of this structure afforded from the towpath. To this end the proposal is considered to be contrary to Policies CH/4 and CH/5 of the South Cambridgeshire Local Development Framework (LDF) Development Control Policies Development Plan Document 2007, which seek to ensure that all new development preserve or enhance the character and appearance of the Conservation Area and that the setting of listed buildings is preserved or enhanced.

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

- South Cambridgeshire Local Development Framework Core Strategy (adopted January 2007)
- Planning File Ref. S/1139/09/F
- South Cambridgeshire District Council District Design Guide Supplementary Planning Document (SPD) – Adopted March 2010
- Development Affecting Conservation Areas SPD - Adopted July 2009
- Horningsea Conservation Area Appraisal – Adopted March 2006

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