

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

6 October 2010

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

S/1199/10/F – GREAT ABINGTON
Extension and Alterations (Front Door and Rooflights), Cycle Store and Creation of
Parking Area at 1 & 2 Newhouse Farm Flats, Pampisford Road for Mr K. Khazai
(Optima (Cambridge) Ltd.)

Recommendation: Refusal

Date for Determination: 7 October 2010

Notes:

This application has been reported to the Planning Committee for determination at the request of the Local Member

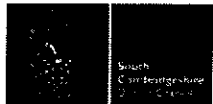
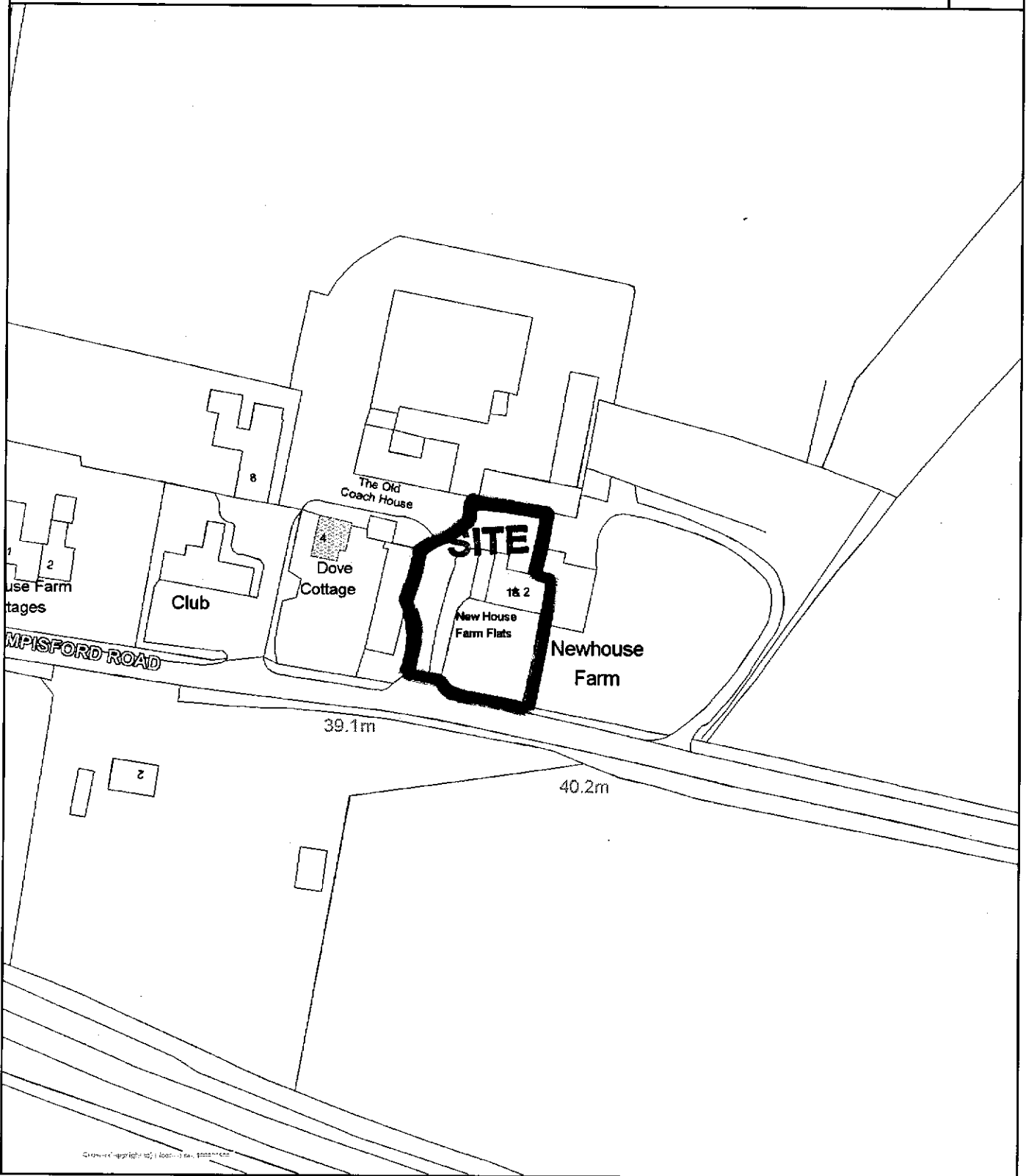
Members will visit the site on 6 October 2010

Site and Proposal

1. The site is located outside the Great Abington village framework and within the countryside. It currently comprises a semi-detached, two and a half storey, red brick and slate Edwardian building that was previously a farmhouse and now comprises six flats. It is currently vacant due to refurbishment. It is set back from the road behind a large communal garden with a mature tree that is subject to a preservation order. The access runs to the western side of the building and there is a large area of hardstanding to the rear that is used for parking.
2. A residential dwelling (Newhouse Farm) is attached to the eastern side of the building. A large commercial site is situated to the north. A single storey dwelling and small industrial unit lies on the western side of the access with a grade II listed building beyond (Dove Cottage).
3. This full planning application, received 12 August 2010, proposes a two-storey rear extension to the flats to create additional floor space, external alterations to the building to include two roof lights in the west facing roof slope, a first floor window in the rear elevation and a new front door, the erection of a cycle store on the west boundary, and the creation of a parking area to the front.

Planning History

4. Planning permission was refused for a two-storey flat roof rear extension and creation of parking area on the site under reference **S/0710/10/F** in July 2010. The reasons for refusal related to the impact of the development upon the setting of the listed building and the countryside.
5. Planning permission was granted for conversion of the farmhouse into six flats under reference **S/1900/02/F** in July 2003.



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Scale 1/1250 Date 24/9/2010

Centre = 552852 E 248225 N

6. Planning permission was refused for extensions and conversion to one dwelling and offices under reference **S/1850/00/F** in November 2000.
7. Planning permission was refused for change of use to offices under reference **S/1301/98/F** in November 1998.

Planning Policy

8. Local Development Plan Policies

South Cambridgeshire LDF Development Control Policies DPD, 2007:

DP/1 Sustainable Development
DP/2 Design of New Development
DP/3 Development Criteria
DP/7 Development Frameworks
HG/6 Extensions to Dwellings in the Countryside
NE/6 Biodiversity
CH/4 Development Within the Setting of a Listed Building

9. **South Cambridgeshire LDF Supplementary Planning Documents (SPD):**
Trees and Development Sites - Adopted January 2009
Listed Buildings - Adopted July 2009
District Design Guide SPD - Adopted March 2010

10. **National Planning Guidance**

Planning Policy Statement 1 (Delivering Sustainable Development)
Planning Policy Statement 5 (Planning for the Historic Environment)

11. **Circulars**

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

Consultation

12. **Great Abington Parish Council** – Recommends approval.
13. **Conservation Officer** – Recommends refusal and comments that the application follows previous refusal for a rear extension due to the bulk, form and flat roof of the proposal which would harm the traditional character of the existing building and damage the setting of Dove Cottage. The current proposed extension is higher than the refused development and has a combination of flat roof and false pitch visible in profile against the backdrop to the listed building. It also wraps around the roof of the existing house in a way that is not additive, so is contrary to para 6.102 of our District Design Guide. It is higher than the previous proposed flat roofed extension and therefore would appear more prominently on the wooded skyline in conjunction with and contrasting with the traditional forms of the existing gabled roof and of Dove Cottage. The applicant has tweaked some minor elements such as the design of the door, but this would not overcome the issue of the bulk and form of the proposed extension.
14. **Trees and Landscapes Officer** – Comments that arboricultural report submitted is acceptable and identifies that the car parking spaces can be constructed using a no-dig design.

15. **Landscape Design Officer** – requests a landscaping condition in order to achieve the planting of a hedge along the front boundary of the site.
16. **Environmental Health Officer** – Concerned that problems could arise from noise and requests conditions in relation to the hours of use of power operated machinery. Also suggests informatives in relation to the use of pile driven foundations and the burning of waste on site.

Representations

17. The occupier of **Newhouse Farm, Pampisford Road** supports the application and comments that he is keen for the derelict building to be refurbished, as it has remained empty for many years. He considers that the development would not impact upon the listed building due to the distance between the properties, or the countryside as there was previously a driveway in this location and there is an existing driveway at the adjacent property.
18. The **Local Member** supports the application and considers the decision is based upon the interpretation of Policies CH/4 and DP/3 in relation to the impact of the development upon the listed building and countryside. He comments that a number of applications within the area have been allowed following differing interpretations of policy.

Planning Comments – Key Issues

19. The key issues to consider in the determination of this application are the impact of the development upon the setting of the adjacent listed building, the character and appearance of the countryside, and the mature protected tree.

Setting of the Adjacent Listed Building

20. Whilst there are no objections in principle to a two-storey rear extension, the proposal as a result of its design, bulk, and form would not represent a high standard of design that would reflect the Edwardian character of the existing building that incorporates traditional forms and pitched roofs. This would be out of keeping with the historic group of buildings and damage the setting of the listed building. A traditional pitched roof with a small flat lead valley between the existing and proposed roofs would be much more appropriate.

Character and Appearance of the Countryside

21. The proposed extensions would result in an increase of 48% in floor area and 26% in volume above the size of the original building. These extensions are not considered to be out of scale with the existing building or materially change the impact of the building upon its surroundings. The proposal would not therefore harm the character and appearance of the surrounding countryside.
22. The extensions would not be visible within the street scene. Whilst it is acknowledged that the proposed parking area to the front of the building has been reduced in size since the last application, it would still result in the loss of an attractive green space and the creation of a hard landscaped area. This would visually erode the rural setting of the building and adversely affect the character and appearance of the street scene and countryside.
23. The proposed parking area to the front of the site would introduce a hard surfaced area, and resultant parked vehicles, to the detriment of the rural setting of the building.

Tree

24. The mature beech tree on the site is significant and important to the visual amenity of the area. It is subject to a tree preservation order. The proposed parking area is not considered to undermine the roots of the tree subject to no-dig construction.

Other Matters

25. Condition 2 of planning consent reference S/1900/02/F for the conversion of the building to six flats required the provision and retention of 9 parking spaces and turning on the site. The proposal results in an additional three bedrooms. Although the Council's parking standards have been relaxed since that consent the use would still require an average of 1.5 spaces per dwelling plus visitor parking of 0.25 spaces per dwelling. Six flats would therefore result in a total requirement of 11 spaces, given that the site is not in the most sustainable location. The proposal would have nine parking spaces and therefore a shortfall in parking requirements. The proposal is not, however, considered to be detrimental to highway safety, given the size of the site and that vehicles are unlikely to park on-street along Pampisford Road. The proposed cycle and bin store would go some way to encouraging alternative forms of transport, and no objection is raised to its simple design, which would be of traditional materials and sedum roof.
26. The proposal would not unduly harm the amenities of neighbours.

Recommendation

27. Refusal

for the following reasons: -

- 1. The bulk, form, and design of the proposed rear extension would harm the character and appearance of the existing building and traditional historic group, and damage the setting of the adjacent listed building at Dove Cottage. The proposal is therefore contrary to Policy CH/4 of the South Cambridgeshire Local Development Framework Development Control Policies DPD 2007 and the South Cambridgeshire Local Development Framework 'Listed Buildings' Supplementary Planning Document 2009 that state planning permission will not be granted for development that would affect the wider setting of a listed building; and Policy DP/2 of the South Cambridgeshire Local Development Framework Development Control Policies DPD 2007 that seeks all new developments to incorporate high standards of design that respond to the local character of the built environment.**
- 2. The proposed parking area to the front of the building would result in the loss of an attractive green space and lead to the creation of a hard landscaped area. This would visually erode the rural setting to the building when viewed from Pampisford Road and harm the character and appearance of the street scene and countryside. The proposal is therefore contrary to Policy DP/3 of the South Cambridgeshire Local Development Framework Development Control Policies DPD 2007 that states planning permission will not be granted where the proposed development would have an unacceptable adverse impact upon the countryside.**

28. If the application is approved, the following conditions and informatives are suggested: -

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: Drawing numbers 003_L-01, 02, 03, 04, 05, 06, 07, 10, and 11.**
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
3. **No development shall take place until details of the materials to be used for the extension, hereby permitted have been submitted to and approved in writing by the Local Planning Authority; the development shall be completed before the extension is occupied in accordance with the approved details and shall thereafter be retained.**
(Reason – To safeguard the character and appearance of the area in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
4. **No development shall take place until details of the stain/ paint finish of the cycle store have been submitted to and approved in writing by the Local Planning Authority; the development shall be completed before the dwelling is occupied in accordance with the approved details and shall thereafter be retained.**
(Reason – To safeguard the character and appearance of the area in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
5. **The use, hereby permitted, shall not commence until 9 parking spaces have been laid out on the site as shown on drawing number 003_L-10; the spaces shall be thereafter maintained for that purpose.**
(Reason - In the interests of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
6. **No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development. The details shall also include specification of all proposed trees, hedges and shrub planting, which shall include details of species, density and size of stock.**
(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)
7. **All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a**

programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, another tree of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)

- 8. During the period of construction, no power operated machinery shall be operated on the site before 08.00 hours and after 18.00 hours on weekdays and before 08.00 hours and after 13.00 hours on Saturdays, nor at any time on Sundays and Bank Holidays, unless otherwise previously agreed in writing with the Local Planning Authority.**

(Reason - To minimise noise disturbance for adjoining residents in accordance with Policy NE/15 of the adopted Local Development Framework 2007.)

Informatives

1. In relation to condition 6, the landscape officer has requested that a hedge be planted along the front boundary of the site.

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

- South Cambridgeshire Local Development Framework Development Control Policies DPD 2007
- South Cambridgeshire Local Development Framework Supplementary Planning Documents: Trees and Development Sites, Listed Buildings, and District Design Guide
- Planning Policy Statements 1 and 5
- Planning File References: S/1199/10/F, S/0710/10/F, S/1900/02/F, S/1850/00/F, and S/1301/98/F.

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