

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

6 July 2011

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

**S/0928/11 – COTTENHAM
Extension, Alterations and Conversion to Dwelling (Revised Design)
at 137 High Street for Mr P. Tompkins**

Recommendation: Delegated Approval

Date for Determination: 7th July 2011

Notes:

This application has been reported to the Planning Committee for determination as the applicant is the civil partner of a Local Member.

Site and Proposal

1. The site is located within the Cottenham village framework. It measures 33.5 metres long and 4.8 metres wide and is almost entirely occupied by a single storey, former bicycle workshop and forge building that is set back from the road and finished in brick with corrugated asbestos/ pantile roof. The site also previously comprised a one and a half storey, brick/ timber clad and corrugated asbestos attached shop that was situated on the back edge of the footpath that has now been demolished (c 1993) although the foundations remain. The site lies within the conservation area and adjacent to a listed building (No. 135 High Street).
2. No. 135 High Street is a detached, two-storey, render and plain tile dwelling that is situated on the back edge of the footpath. It has an access and parking area to its western side and a large rear garden. No. 139 High Street is a detached, three storey, gault brick and slate house that has a limited area of planting to the front and is situated close to the footpath. It has a single parking space to its western side and a large rear garden. The building at No. 137 High Street forms part of the eastern boundary to No. 135 and western boundary to No. 139.
3. This full planning application, received 12th May 2011, proposes the extension, alteration and conversion of the former workshop and forge to create a dwelling (revised design to that approved under reference S/1760/03/F). The extension would be one and a half storeys in height and be attached to the north western (front) elevation of the building. It would partially replace the shop but be 350mm higher than the original building and set back 5 metres from the road behind a small sunken garden. It would be constructed from reused gault bricks on the front and south side elevation, blockwork to the north elevation, and new buff bricks to the rear elevation. The roof would be clay plain tiles. The chimney would be removed. The door to the front elevation as previously approved would be replaced with a

window. Three roof lights would be inserted into the north facing roof slope. The single storey element would comprise new south and west elevation walls, retention and underpinning of the north and east walls, the removal of the hearth and fireplaces, the removal of a chimney, the use of slate for the roof rather than clay pantiles as previously approved, the insertion of pv panels in the south facing roof slope, an additional escape door in the south elevation, and the insertion of three groups of roof lights and an area of glazing in the north facing roof slope. A new wall would be erected around the sunken garden without the railings as previously approved. There would be two cycle parking spaces with a ring built into the side of the wall. The accommodation would comprise two bedrooms including one new bedroom at first floor level that was previously approved as a store.

Planning History

4. Planning permission was granted for conversion to form dwelling under references S/1760/03/F, S/1140/98/F, S/0114/93/F, and S/1298/92/F (appeal allowed).
5. Conservation Area Consent was granted for demolition of the old bicycle shop under reference S/1299/92/CAC and S/1777/91/CAC (appeal allowed).

Planning Policy

6. **Local Development Plan Policies**

South Cambridgeshire LDF Core Strategy DPD, 2007:
ST/5 Minor Rural Centres

South Cambridgeshire LDF Development Control Policies DPD, 2007:

DP/1 Sustainable Development
DP/2 Design of New Development
DP/3 Development Criteria
DP/4 Infrastructure and New Developments
DP/7 Development Frameworks
HG/1 Housing Density
NE/1 Energy Efficiency
NE/6 Biodiversity
CH/4 Development Within the setting of a Listed Building
CH/5 Conservation Areas
SF/10 Outdoor Playspace, Informal Open Space, and New Developments
SF/11 Open Space Standards
TR/1 Planning for More Sustainable Travel
TR/2 Car and Cycle Parking Standards

South Cambridgeshire LDF Supplementary Planning Documents (SPD):

Cottenham Village Design Statement - Adopted November 2007
Development Affecting Conservation Areas SPD - Adopted January 2009
Listed Buildings SPD - Adopted July 2009
Open Space in New Developments SPD - Adopted January 2009
Trees & Development Sites SPD - Adopted January 2009
Landscape in New Developments SPD - Adopted March 2010
District Design Guide SPD - Adopted March 2010

7. **National Planning Guidance**

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

8. **Circulars**

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

Consultation

9. **Cottenham Parish Council** – Comments are awaited.

10. **Local Highways Authority** - Comments are awaited.

11. **Conservation Officer** - Has the following comments: -

"There are a number of concerns some of which may be able to be dealt with by condition. We would prefer to have more time to achieve a scheme which we can support. Our comments take the plans and Inspector's Decision of 1993 as the starting point.

It would be helpful to have the Structural Engineer's justification for the rebuilding of the walls.

There are concerns about the design of the front sunken garden because this is not a feature found along the High Street. The appeal scheme retained the sense of enclosure formed by the original building with a traditional wall and railing enclosing a courtyard.

Only the street elevation of the new (replacement) two-storey section of the building is being rebuilt in the salvaged materials from the original whilst the remainder is to be constructed from a mixture of new materials. It is unclear why so few of the walling materials can be reused. There are concerns that fairfaced blockwork is proposed where the work is "hidden", it would be preferable if quality materials were to be used.

The original building had two chimneys which were proposed for reinstatement in the appeal scheme as they formed an important feature, these are not part of the current proposal.

There is an additional rooflight shown in the roof of the rebuilt section (although only 2 are mentioned in the text on the drawings)- this is required as there has been an intensification of use with an additional bedroom and bathroom being installed in what had originally been intended as a first floor store.

No details have been provided of the new wall and fencing proposed on the boundary with No.139 (it is marginally above the "permitted" height) and appears to restrict the vehicular access to that property.

The works to the existing building involve substantial reconstruction – 2 external walls are to be rebuilt and 2 others are to be underpinned, in addition the roof will require replacement.

Solar panels are now proposed on the South elevation but will these not impact on the Conservation Area, as they will not be prominent in relation to the High Street.

The major impact on the adjoining Listed Building (No.135) are the rooflights in the north elevation roof slope which replace the small areas of glass pantiles shown in the original scheme. The rooflights are considered to be a disruptive feature and it would be preferred if the areas of glazing were full height to match that of the garden room. The replacement of the original pantiles on this roof with slate is unfortunate as the simple character of the building will change. Can they not be salvaged and reused on part of the roof of this building?

The intensification of use mentioned above will potentially create future problems, as there is no private amenity space or parking – an issue which the Inspector addressed in 1993 when considering and allowing the scheme for a one-bedroom dwelling."

12. **Acting Environmental Health Manager** - Suggests a condition that limits the times of use of power-operated machinery during the period of construction. Also requests informatives in relation to pile driven foundations and the burning of waste on site.
13. **Trees and Landscapes Officer** - Has no objections.
14. **Landscape Design Officer** - Comments are awaited.

Representations

15. None received.

Planning Comments – Key Issues

16. The main issues to consider in the determination of this application relate to the principle of residential development on this site and the impacts upon the character and appearance of the conservation area and the setting of the adjacent listed building.
17. An Appeal Inspector accepted the principle of the demolition of the front extension of the building and its re-building and the conversion of the remaining section of the building to a dwelling in his appeal decision in 1993 in relation to planning application S/1298/92/F and conservation area consent reference S/1777/91/CAC. Subsequent planning permissions have altered the detailed design of the scheme which could be constructed as approved under planning consent S/1760/03/F, as works have already commenced.
18. The proposal seeks a number of internal and external alterations to the approved scheme as described in paragraph 3.
19. Given that the proposed changes to the detailing of the approved scheme would be relatively minor, they are not considered to harm the character and appearance of the conservation area or damage the setting of the adjacent listed building. A structural engineer has deemed the works to the existing

walls and the new walls necessary. The loss of the railings around the sunken garden is acceptable as the Appeal Inspector considered that the setting back of some buildings created visual interest to the area. The agreement of materials would be a condition of any consent. The loss of two chimneys would not warrant refusal of the application, as the main existing chimney would be retained. A condition could be attached to any consent to agree details of boundary treatment if required. The solar panels are considered appropriate. The roof lights are considered to affect the setting of the listed building but alternative methods of glazing could be agreed by condition.

20. The proposal is not considered to be detrimental to highway safety. Whilst it is noted that the number of bedrooms has increased, it would remain a small unit of accommodation within a sustainable village with good access to a range of services. It is not considered to lead to sole reliance on the private car, would provide cycle parking, and any on-street parking would be unlike to cause a hazard and affect the free flow of traffic along the High Street, as there are designated parking bays immediately adjacent the site.
21. The creation of an additional bedroom to the first floor is not considered to harm the amenities of neighbours through noise and disturbance or overlooking, as the rooflights would face the existing two-storey side elevation of No. 135 High Street.
22. As works have already commenced, the imposition of a condition on the consent to seek financial contributions towards public open space, community facilities, and waste receptacles is not considered justified.
23. Having regard to applicable national and local planning policies, and having taken all relevant material considerations into account, it is considered that planning permission should be granted in this instance.

Recommendation

24. Delegated approval subject the following 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 532.01 Revision B (location plan only) and 532.05 Revision B.
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
 3. Drawing numbers Drawing numbers 532.01 Revision B (site plan only), 03 Revision C, and 04 Revision B are specifically excluded from this consent.
(Reason- to ensure the development preserves the character and appearance of the conservation area and protects the setting of the adjacent listed building in accordance with Policies CH/4 and CH/5 of the adopted Local Development Framework.)

4. The gable wall facing the High Street shall be constructed in gault bricks salvaged from the demolition of the former gable wall to the High Street.
(Reason- to ensure the development preserves the character and appearance of the conservation area and protects the setting of the adjacent listed building in accordance with Policies CH/4 and CH/5 of the adopted Local Development Framework.)
5. No development shall commence until samples of the materials to be used in the construction of the external surfaces of the development 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 development preserves the character and appearance of the conservation area and protects the setting of the adjacent listed building in accordance with Policies CH/4 and CH/5 of the adopted Local Development Framework.)
6. No development shall commence until details of the glazing to the roof of the single storey building 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 development preserves the character and appearance of the conservation area and protects the setting of the adjacent listed building in accordance with Policies CH/4 and CH/5 of the adopted Local Development Framework.)
7. No development shall commence until precise details of the rooflights to the roof of the extension, at a scale of 1:10, 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 development preserves the character and appearance of the conservation area and protects the setting of the adjacent listed building in accordance with Policies CH/4 and CH/5 of the adopted Local Development Framework.)
8. The secondary glazing to all windows in the south western elevation of the dwelling, hereby approved, shall be fixed shut and glazed with obscured glass. The window to the kitchen shall be glazed with obscured glass.
(Reason- To ensure the privacy of occupiers of the adjoining property in accordance with Policy DP/3 of the adopted Local Development Framework.)

Informative

1. The materials schedules shown on the application drawings are excluded from this consent.

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

- South Cambridgeshire Local Development Framework Core Strategy DPD 2007

- South Cambridgeshire Local Development Framework Development Control Policies DPD 2007
- South Cambridgeshire Local Development Framework Supplementary Planning Documents: Open Space in New Developments, Biodiversity, Landscape in New Developments, and District Design Guide
- Planning Policy Statements 1 and 5
- Planning File References: S/1760/03/F, S/1140/98/F, S/0114/93/F, S/1298/92/F, S/1299/92/CAC, and S/1777/91/CAC

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