

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

3 August 2011

AUTHOR/S: Executive Director (Operational Services)/
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S/1020/11 - RAMPTON

**Erection of dwelling following demolition of existing tractor shed and carport. -
Tractor Shed Adjacent to, Lantern House , Ivy Farm, The Green, Rampton,
Cambridge, CB24 8QB for Mr Gareth Griffiths**

S/1042/11 – RAMPTON

**Demolition of existing tractor shed and carport - Tractor Shed Adjacent to,
Lantern House , Ivy Farm, The Green, Rampton, Cambridge, CB24 8QB for Mr
Gareth Griffiths**

Recommendation: Delegated Approval

Date for Determination: 01 August 2011

Notes:

**These applications have been reported to the Planning Committee for
determination as the Officer recommendation is contrary to the
recommendation of the Parish Council.**

Site and Proposal

1. The site is located on the south side of The Green within the Rampton village framework and Conservation Area and adjacent to the curtilage of the Grade II listed cottage at 1/3 Kings Street to the west. There are also a number of other listed buildings in the vicinity of the site.
2. The site comprises a 5.4 metre high timber boarded and brick building with a corrugated sheet roof, that is estimated to have been constructed in the early 1950's. There is an attached single-storey double carport, of more recent construction, on the south side of the barn and this provides car parking for the adjacent dwelling to the south, Lantern House. On the north side of the building is a former barn that has been converted to a dwelling, whilst on the east side is a driveway that provides access to five existing properties (Lantern House, Barnfield, Ivy Farm Barn, Lantern House Barn and No.14 The Green).
3. The full planning application (S/1020/11) seeks to erect a dwelling on the site following the demolition of the existing building and carport. The proposed dwelling would occupy approximately the same footprint and be the same height as the existing building. It would comprise black stained timber boarded walls under a natural slate roof, and stained softwood joinery details. A double carport would be attached to the north side, in lieu of the existing carport. The dwelling would be a one-bedroom property, with a studio area

provided at first floor level that would be lit by two rooflights in the front and rear elevations. Two replacement parking spaces for the existing dwelling (Lantern House) would be provided on the south side of the proposed dwelling between the carport and front elevation of Lantern House.

4. Conservation Area Consent for the demolition of the existing tractor shed and carport is proposed under application reference S/1042/11.

Planning History

5. The following planning history relates to the dwellings in the immediate vicinity of the site:

S/1839/91/O – Outline application for 2 houses and garages – approved.

S/0610/92/F – House and change of use of land to garden – approved.

S/1630/94/F – Dwelling and garage adjacent to Barnfield – refused and dismissed at appeal.

S/0451/98/F – Conversion of barn to dwelling – approved.

Planning Policy

6. **South Cambridgeshire LDF Core Strategy DPD 2007:**
ST/7: Infill Villages
7. **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: Density
NE/6: Biodiversity
NE/11: Flood Risk
NE/12: Water Conservation
NE/15: Noise Pollution
CH/4: Development Within the Curtilage or 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
8. **South Cambridgeshire LDF Supplementary Planning Documents (SPD):**
Development Affecting Conservation Areas – Adopted January 2009
Open Space in New Developments – Adopted January 2009
Trees and Development Sites – Adopted January 2009
Listed Buildings – Adopted July 2009
Biodiversity – Adopted July 2009
District Design Guide – Adopted March 2010
Landscape in New Developments – Adopted March 2010
9. **Circular 11/95 (The Use of Conditions in Planning Permissions)** - Advises that conditions should be necessary, relevant to planning, relevant to the development permitted, enforceable, precise and reasonable in all other respects.

10. **Circular 05/2005 (Planning Obligations)** - Advises that planning obligations must be relevant to planning, necessary, directly related to the proposed development, fairly and reasonably related in scale and kind and reasonable in all other respect.

Consultations

11. **Rampton Parish Council** - Recommends refusal of both applications. With regards to the planning application (S/1020/11), it states:

“Application be refused on the grounds that the proposal over develops the site within the village conservation area. Tightly positioned residences will affect the ambience of the site for both the applicant and neighbours. This in turn will affect on site parking, access and egress. Although not mentioned, it would appear some trees would be lost.”

In response to the application for Conservation Area Consent (S/1042/11), the Parish Council comments as follows:

“Application be refused until such time as an approved development is proposed.”

12. **The Conservation Manager** – States that the property can be seen from The Green, but views are minimal, although the rear of the building can be seen down the track behind the buildings. The building is physically attached to Ivy Farm and consists of a barn structure, that formerly housed a tractor, and an open carport constructed of crude materials. The proposal is considered to have a neutral impact on the Conservation Area, although there are some concerns regarding the amount and size of glazing, and the addition of the lean-to component, as well as the rooflight to the rear which impacts on the setting of the adjacent listed building.
13. **The Trees Officer** – States that the development would result in the loss of two trees, to which there are no objections as they are fairly poor specimens.
14. **The Landscape Design Officer** – States that the ash and sycamore to the rear of the building will not survive the construction of the dwelling. The ash is considered to make a contribution to the street scene and soften the courtyard and it is therefore suggested that a replacement tree be provided in the front garden of Ivy Farm.
15. **The Local Highways Authority** – Recommends refusal on highway safety grounds. The applicant does not appear to control sufficient land to provide the 18.3m to the west and 43m to the east visibility splays as shown on the drawing at the site access. The applicant should provide empirical data, in the form of speed and traffic flows and subjective observations, to substantiate the visibility splays which are approximated to be 14m to the west and 32m to the east. This information may then demonstrate that the use of lower visibility splays, as detailed in Manual for Streets, may be applicable.
16. **The Old West Internal Drainage Board** – Raises no objections, stating that, providing the proposed method of surface water accommodation (via soakaways) is suitable, the Board’s surface water receiving system would not be affected.

Representations

17. Letters of objection have been received from Lantern House Barn, Barnfield and Ivy Farm Barn. The main points raised are:
- The development would offer the occupants no outside living space or shared amenities. This would result in a cramped form of development that would be out of keeping with the character of the area. It would also result in residents sitting outside and consequent noise disturbance and overlooking of adjoining properties.
 - The dwelling would look directly through windows of Ivy Farm Barn's bedrooms, living room, hall and kitchen into the back garden. If approved, Ivy Farm Barn should be provided with trees and shrubs in order to screen views from the windows.
 - The development would increase the number of dwellings served by the existing access from 5 to 6. This would cause additional noise and disturbance to all the properties in the courtyard as a result of passing traffic and vehicles manoeuvring within the courtyard.
 - There is inadequate visibility to the south onto King Street to accommodate the additional traffic generated by the development.
 - The development would result in too much traffic and an over dominance of parked vehicles.
 - No arboricultural information has been submitted with the application.
 - The proposed porch may affect access to Ivy Farm Barn for the heating oil lorry.
 - If approved, details of proposed drainage should be provided.
 - A noise assessment should be carried out to ensure there would be no transmission of noise to the adjacent property, Lantern House Barn.
 - A sunlight and daylight assessment should be provided, to assess the impact of the porch upon the adjacent property, Lantern House Barn.
 - The applicant is intending to move from Lantern House to the proposed dwelling. Contrary to the information provided with the application, it is uncertain if the existing dwelling would be occupied by the applicant's daughter.

Planning Comments

Principle of development

18. The site lies within the Rampton village framework. The erection of a dwelling on the site would equate to a density of approximately 72 dwellings per hectare, and the proposed development therefore complies with the minimum

density of 30 dwellings per hectare required by Policy HG/1 of the Local Development Framework.

Impact upon the character of the area

19. The Council's Conservation Officer has advised that the main barn (tractor shed) is of no historic interest and that its demolition would have a neutral impact on the character of the area, whilst the removal of the unsightly carport is considered to be of some benefit to the visual appearance of the area. There is therefore no in principle objection to the loss of the existing building. The proposed replacement dwelling would, other than the porch, occupy the same footprint as the existing structure, and have the same eaves and ridge heights. It would therefore be in keeping with the scale, character and appearance of the building. Whilst some reservations have been expressed by the Conservation Officer regarding the size and extent of window openings, these would be in keeping with the character of the adjacent converted barn to the north (Lantern House Barn), and are not therefore deemed to be inappropriate or harmful to the character of the area. Concerns have also been raised regarding the addition of a roof light to the west facing roof slope and its consequent impact upon the setting of the adjacent Listed Building to the west. However, during pre-application discussions, the Conservation Team indicated that there would be no objections to the addition of a rooflight to the west facing roof slope providing it would be of conservation form and flush with the roof plan. The proposed rooflight in this elevation has been designed to accord with this advice.

Residential amenity

20. The accommodation within the proposed dwelling would be predominantly at ground floor level. The front of the building is situated approximately 22 metres from the front elevation of Ivy Farm Barn, on the opposite side of the driveway. Given this distance, together with the fact that the shared driveway (which serves two further properties to the south) lies between the two sites and that it is proposed to introduce some low level screening to the front of the property, the development is not considered to give rise to an unacceptable level of overlooking of Ivy Farm Barn. At first floor level, a small studio/reading area is proposed, with this area being served by rooflights to the front and rear. The rooflight in the front elevation would be sufficiently low to provide a means of escape. However, given the very shallow roofline, together with the distance to the front elevation of Ivy Farm Barn, this is not considered to give rise to an unacceptable degree of overlooking. To the rear, the building is situated directly adjacent to the boundary with 1/3 King Street. The opening on this roof slope has been positioned at a high level, thereby avoiding any direct overlooking into this adjacent property's garden area.
21. Concerns have been raised regarding the increased use of the driveway and noise and disturbance to occupiers of adjoining dwellings. The existing shared driveway serves five properties, with two of the dwellings (Lantern House and Barnfield) being located beyond the site to the south. Residents of the properties to the north and opposite are therefore subject to some degree of noise and disturbance by the existing properties to the south, and the additional vehicle movements associated with a small, one-bedroom dwelling are not considered to exacerbate this issue to an extent that would harm the amenities of occupiers of adjoining properties.

22. The owner of the attached property to the north, Lantern Farm Barn, has raised concerns regarding the impact of the proposed porch. The floor levels within this neighbouring property are set at a slightly lower level than the site and ground levels. The proposed porch would be 3.4 metres high and project 1.8 metres from the front of the building. The nearest part of Lantern Farm Barn to the site is used as a lounge, which is lit by two large openings in the front elevation. The proposed porch would marginally encroach into a 45 degree angle drawn from the centre of the nearest window but, given that the lounge is also served by another window positioned further to the north of the front elevation of the property, the proposed porch is not considered to result in an undue loss of light or outlook to this neighbouring property.
23. The Parish Council and a number of local residents have raised concerns on the basis that the proposal would result in an overdevelopment of the site. The adopted District Design Guide SPD states, with reference to private gardens and amenity space, that each house comprising one or two bedrooms should ideally have private garden space of 40m² in urban settings and 50m² in rural settings. The proposed dwelling would not have any private amenity space. However, given the small scale of the dwelling, the fact there is sufficient space on the site for parking and that there is a large area of public open space at The Green (opposite the entrance to the shared access), the lack of private space is not considered to result in an unacceptable level of amenity for future occupiers of the proposed dwelling or the harm the amenities of occupiers of adjoining properties.
24. The owners of the adjoining house, Lantern House Barn, have commented that a noise assessment should be required given that the proposed dwelling adjoins their property. This matter would be covered as part of the Building Regulations and is not an issue that required consideration as part of the planning application.

Trees and Landscaping

25. The proposal would result in the loss of two trees to the rear of the building. The Trees Officer has advised that these are poor specimens and has therefore raised no objections to their loss. Whilst the Landscape Design Officer has recommended that a replacement tree be planted, there is no space within the curtilage of the proposed dwelling to provide this, with the suggested location being sited on land that is not under the applicant's control. The supporting Design and Access Statement makes it clear that it is intended to carry out some planting at the front of the dwelling, in order to provide some screening and privacy, as well as between the carport and adjacent parking spaces serving Lantern House. This would help to soften the development and can be secured through a landscaping condition of any planning permission.

Highway safety and car parking

26. The means of vehicular access to the proposed dwelling already serves five properties, and the proposal would result in a sixth dwelling being served by the shared driveway. Following the objection from the Local Highways Authority, the applicant's agents have appointed consultants to carry out a traffic survey. This was undertaken on 1st July, following which a meeting took place on site with a representative from the Local Highways Authority. The consultants have concluded that the available splay provision is sufficient to

provide a suitable means of access for an additional single dwelling, and the response of the Local Highways Authority is presently awaited.

27. The existing carport was designated within planning approval reference S/0610/92/F for car parking to serve Lantern House. This area, upon which it is proposed to erect a replacement carport, would be set aside for parking for the new dwelling. As a result, the application shows the provision of two replacement spaces for the existing property. A condition should be added to any permission to ensure these spaces are provided before the first occupation of any dwelling, and maintained in accordance with the submitted details thereafter.

Ecology

28. In pre-application discussions, the Ecology Officer advised that the building is unlikely, due to its age and form, to provide a roost site for bats, and therefore considered a biodiversity survey and report would not be required.

Infrastructure requirements

29. The proposal would result in the need for a financial contribution towards the provision and maintenance of open space, in accordance with the requirements of Policies DP/4 and SF/10 of the Local Development Framework. For the one-bedroom dwelling proposed, this amounts to £743.82, as calculated at the time of the application. It would also result in the need for a contribution towards the provision of indoor community facilities (£290.11) and household waste receptacles (£69.50), together with additional costs relating to Section 106 monitoring (£50) and legal fees (minimum £350). The applicant's agent has confirmed his client's agreement to such payments.

Recommendation

30. Subject to the prior resolution of the highway safety objections raised by the Local Highways Authority, delegated powers are sought to approve the applications.

S/1020/11

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: 539.04, 539.05, 535.06 and 535.07 Rev A.
(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 samples of the materials to be used for the external walls and roof of the dwelling 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 appearance of the development is satisfactory in accordance with Policy DP/2 of the Local Development Framework 2007)

4. 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.)

5. 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, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant 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.)

6. Prior to the commencement of any development, a scheme for the provision and implementation of surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved plans prior to the occupation of any part of the development or in accordance with the implementation programme agreed in writing with the Local Planning Authority.

(Reason - To ensure a satisfactory method of surface water drainage and to prevent the increased risk of flooding in accordance with Policies DP/1 and NE/11 of the adopted Local Development Framework 2007.)

7. The replacement parking to be provided for the existing dwelling at Lantern House shall be provided in accordance with drawing number 539.04 and thereafter retained as such.

(Reason – To ensure that sufficient parking is provided to meet the needs of the existing and proposed dwellings, in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

8. No development shall take place until details of the following have been submitted to and approved in writing by the Local Planning Authority:

- i) Contractors' access arrangements for vehicles, plant and personnel;
- ii) Contractors' site storage area(s) and compounds(s);

- iii) Parking for contractors' vehicles and contractors' personnel vehicles;
- iv) The control of debris, mud and dust.

Development shall not be carried out other than in accordance with the approved details.

(Reason - In the interests of highway safety, in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

9. During the period of demolition and construction, no power operated machinery shall be operated on the site before 0800 hours and after 1800 hours on weekdays and 1300 hours on Saturdays, nor at any time on Sundays or Bank Holidays, unless otherwise previously agreed in writing with the Local Planning Authority.

(Reason – To minimize noise disturbance to adjoining residents in accordance with Policy NE/15 of the adopted Local Development Framework 2007.)

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification, no windows, doors or openings of any kind, other than those expressly authorised by this permission, shall be constructed in the west side elevation of the dwelling at and above first floor level unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf.

(Reason – To safeguard the privacy of adjoining occupiers in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

11. No development shall begin until details of a scheme for the provision of recreational infrastructure to meet the needs of the development in accordance with adopted Local Development Framework Policy SF/10 have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a timetable for the provision to be made and shall be carried out in accordance with the approved details.

(Reason - To ensure that the development contributes towards recreational infrastructure in accordance with the above-mentioned Policy SF/10 and Policy DP/4 of the adopted Local Development Framework 2007 and to the Supplementary Planning Document, Open Space in New Developments, adopted January 2009)

12. No development shall begin until details of a scheme for the provision of community facilities infrastructure to meet the needs of the development in accordance with adopted Local Development Framework Policy DP/4 has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a timetable for the provision to be made and shall be carried out in accordance with the approved details.

(Reason - To ensure that the development contributes towards community facilities infrastructure in accordance with the Policy DP/4 of the adopted Local Development Framework 2007)

13. No development shall begin until details of a scheme for the provision of household waste receptacles to meet the needs of the development in accordance with adopted Local Development Framework Policy DP/4 has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a timetable for the provision to be made and shall be carried out in accordance with the approved details.

(Reason - To ensure that the development contributes towards community facilities infrastructure in accordance with the Policy DP/4 of the adopted Local Development Framework 2007)

S/1042/11

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: 539.01, 539.02 and 535.03.

(Reason – To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)

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

- South Cambridgeshire Local Development Framework (LDF) Development Control Policies, adopted July 2007
- South Cambridgeshire Local Development Framework (LDF) Core Strategy, adopted January 2007
- Supplementary Planning Documents: Development Affecting Conservation Areas, adopted January 2009; Open Space in New Developments, adopted January 2009; Trees and Development Sites, adopted January 2009; Listed Buildings, adopted July 2009; Biodiversity, adopted July 2009; District Design Guide, adopted March 2010; Landscape in New Developments, adopted March 2010.
- Circular 11/95 and 05/2005
- Planning File References: S/1020/11, S/1042/11, S/0451/98/F, S/1630/94/F, S/0610/92/F, S/1839/91/O.

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