

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

7 September 2011

AUTHOR/S: Executive Director (Operational Services)/
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S/1350/11 - ELTISLEY

Extensions and Alterations to Dwelling - 70, Caxton End, Eltisley, St Neots, Cambridgeshire, PE19 6TJ for Mr & Mrs S Ellis

S/1351/11 - ELTISLEY

Alterations and extension to listed building to provide enlarged living room and bedroom & ensuite, insertion of rooflight and new dormer window - 70, Caxton End, Eltisley, St Neots, Cambridgeshire, PE19 6TJ for Mr & Mrs S Ellis

Recommendation: Refuse

Date for Determination: 30 August 2011

Notes:

These applications have been reported to the Planning Committee following a request from Cllr Hudson.

Members will visit the site on the 7th September 2011.

Site and Proposal

1. 70 Caxton End is a detached two-storey dwellinghouse, Grade II Listed. The property is thatched with buff brick elevations. The property has been significantly extended to the rear by way of a full height two-storey range.
2. To the east of the dwelling is a vehicular access that leads to the rear garden through large timber gates.
3. The site is within the Eltisley Development Framework. Surrounding development is predominantly residential of a mix of age and form.
4. The applications are a resubmission following refusal of applications refs. S/0531/11 and S/0533/11, the operational aspects of the proposal remains the same however the submitted design, access and heritage statement has been changed to address the previous reasons for refusal.
5. The proposal seeks to extend the existing modern rear range of the dwelling and also introduce a new rooflight and dormer window into the roofslope of the existing rear range.

Planning History

6. S/1732/92/F – Extension – Approved

S/1713/98/F - Extension, gates and altered access following demolition of outbuilding – Approved

S/0528/11 – Erection of Garage – Approved

S/0530/11 - Demolition of attached store and replacement with garage, replacement of four windows to listed building, insertion of new window and erection of new internal partition - Approved

S/0531/11 – Extensions and Alterations to Dwelling (comprising an identical proposal to the current application) – Refused due to harm to the special architectural and historic interest of the listed building.

Planning Policy

7. **South Cambridgeshire Local Development Framework Development Control Policies DPD 2007:**

DP/1 - Sustainable Development
DP/2 - Design of New Development
DP/3 - Development Criteria
CH/3 - Listed Buildings
CH/5 - Conservation Areas

8. **South Cambridgeshire Local Development Framework Development Supplementary Planning Documents:**

Listed Buildings SPD - Adopted July 2009
Conservation Areas SPD - Adopted July 2009

9. **National Planning Policy**

PPS5: Planning for the Historic Environment

Consultations

10. **Eltisley Parish Council** – Recommends Approval commenting; 'The proposed improvements are sympathetic with the property and are not visible from the road or neighbouring properties.

11. **Conservation Officer** - Recommends refusal, comments form the substance of this report.

12. **Cllr Hudson** - 'None of the works proposed affect the original thatched cottage therefore no local materials or details will be lost from the original Listed Building. The proposals will not affect the historic structure of the original thatched cottage and its plan form. It will not be possible to see any part of the proposals from any public viewpoint.

Planning Comments – Key Issues

13. The key issues to consider in the determination of these applications are:

- The impact upon the residential amenity of neighbouring dwellings
- The impact upon the special architectural and historic interest of the listed building and the character and appearance of the Conservation Area.

Residential Amenity

14. The proposed extension projects approximately 1.8m from the existing rear range and continues the scale and form of this range. The proposed extension is adjacent to the common boundary with No.68 Caxton End. However due to the limited projection of the extension there is not considered to be a significant impact upon the residential amenity of the occupants of this dwelling in terms of overbearance or overshadowing.
15. The proposed dormer window serves an ensuite and is shown to be obscure glazed on the submitted plans. To this end although the aperture directly faces the rear garden of no.74 there would be no loss of privacy. It is however considered reasonable and necessary to condition that the window be non-opening and obscure glazed in perpetuity to ensure that no loss of privacy occurs in the future. For the same reasons it is also considered reasonable and necessary to condition that the proposed rooflight be obscure glazed.

Special Architectural and Historic Interest of the Listed Building and the character and appearance of the Conservation Area.

16. The proposal affects the side and rear elevations of the property which have been subjected to a significant amount of alteration and extension in the 20th Century and indeed comprise a late 20th century addition to the dwelling. As such the historic plan form of the building has already been altered quite significantly from its humble origins.
17. The bay window would be demolished and the existing one and a half storey extension increased in length by approximately 1.8m. While it could be argued that an additional 1.8m in length is not a large amount it is the cumulative impact of the extensions that would be to the further detriment of the listed building. The continuation of the ridge at the same level as the existing extension would increase the bulk and massing resulting in an extension that is out of proportion and significantly larger than the cottage. As such the proposal would dominate the rear and side elevations and substantially harm the character and appearance of this timber framed and thatched cottage.
18. The existing bay window is of no particular merit and while its removal could be seen as an enhancement the removal of the bay will not outweigh the harm to the listed building that would result from the proposed extension. The bay window already provides a view of the garden and if additional light is required for the lounge the existing fenestration could be modified by replacing the two pairs of multi-paned doors with plain glazing along the entire wall.
19. The Design, Access & Heritage Statement states that the existing rear wing and the proposed extension to it will not be visible from Caxton End as it is screened by existing buildings. However, all views of listed buildings are relevant including non-public views. The rear and side elevations are significant even though they have been compromised by the existing

extensions and a further increase, which will be visible from within the site, will be to the further detriment of the listed building

20. Part of the justification for the proposal is that it will allow for an improvement in the thermal performance of the building fabric of the more recent parts of the house by the inclusion of a high level of insulation in the new walls, double glazed French doors and enhancement of the insulation in the existing part of the rear wing. Upgrading the thermal performance of this part of the building could be achieved without a further extension and there would be no objection (subject to Listed Building Consent) to additional insulation in the rear wing. An application to replace 3 windows in the rear wing with double glazed units was recently approved (S/0530/11).
21. In terms of design the proportions and details of the gable, including the large amount of glazing and glass balustrade would compound the scale and unacceptable proportions of the extension and are considered to be inappropriate and are not in keeping with the simple fenestration and character of the listed building. There would be a greater proportion of glazing to solid resulting in an unbalanced appearance. The existing dormer on the east elevation reads as an incident in the roofslope but the addition of a second dormer would be more prominent and dominant. There would also be an unfortunate and cramped relationship between the proposed dormer window and the existing chimney
22. The addition of a rooflight on the west elevation, in combination with the proposed ground floor window (approved subject to condition under application ref.S/0530/11) would result in over proliferation of openings on this otherwise simple and uncluttered elevation.

Public benefits

23. The level of public benefit is not considered to outweigh the harm to the heritage asset in this instance. Under PPS5 HE9.2 the level of public benefit would need to be substantial if it were to outweigh the substantial harm. The benefits as a result of the proposals would be private rather than public, and no further special planning case has been presented for consideration.

Conclusion

24. There is considered to be a significant adverse impact upon the special historic interest of the listed building as a result of the proposals.

Recommendation

25. Refuse both applications

Reason for refusal:

he proposal would harm the special character and appearance of this early 19th century timber framed and thatched cottage by increasing the bulk and massing of the existing extension to the detriment of the listed building and would further detract from the character of the dwelling and the historic plan form. The design, which includes large areas of glazing, a dormer window and rooflight, is considered to harm the rear

and side elevations resulting in a more prominent and dominant appearance that compounds the scale and form of the extension. The proposal does not therefore overcome the previous reason for refusal of application ref S/0530/11 and remains contrary to Policy CH/3 of the South Cambridgeshire Local Development Framework Development Control Policies DPD 2007 (DPD), policies HE7 and HE9 of Planning Policy Statement 5: Planning for the Historic Environment (including HE7.2 and HE9.1), PPS 5 Historic Environment Planning Policy Practice Guide (including 86, 111, 178 and 182) and paragraphs 4.1, 4.3, 4.4, 4.10, 4.41 and 8.1 of the Local Development SPD Listed Buildings: Works to or affecting the setting of 2009.

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

- South Cambridgeshire Local Development Framework 2007
- PPS5

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