

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Planning Committee 5 October 2011  
**AUTHOR/S:** Executive Director (Operational Services) / Corporate Manager (Planning and New Communities)

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**S/0770/11 - BARRINGTON**  
**Dwelling and Garage Following Demolition of Existing Dwelling**  
**- 2, West Green**  
**for Mr R Barton**

**S/1452/11 – BARRINGTON**  
**Conservation Area Consent for the Demolition of Dwelling**  
**- 2 West Green**  
**for Mr R Barton**

**Recommendation: Delegated Approval/Refusal**

**Date for Determination: 9 September 2011**

**These applications has been reported to the Planning Committee for determination because the potential recommendation of approval is contrary to that of the Parish Council**

### **Site and Proposal**

1. The site as a whole lies within the designated Barrington village framework, and the Barrington Conservation Area. The land along the western and southern boundaries is designated Protected Village Amenity Area. The two dwellings to the north are both listed buildings, as is no. 36 High Street to the east. Currently on the site is a single bungalow, with a collection of small outbuildings. Access is gained from the west, with a large coniferous hedge forming the southern boundary against the Green.
2. The planning application, validated on 17 May 2011, seeks the demolition of the bungalow and replacement with a two-storey dwelling and garage. The application is accompanied by a Design, Access and Heritage Statement and an Arboricultural Report. The application has been amended twice, dated 21 July and 7 September 2011. The Conservation Area Consent, validated on the 15 July 2011, relates purely to the demolition of the dwelling.

### **Planning History**

3. Application **S/3191/88/O** was refused and dismissed at appeal for a further dwelling on the eastern part of the plot given the impact upon the character of the area and setting of the Conservation Area.

### **Planning Policy**

4. **South Cambridgeshire Local Development Framework Core Strategy Development Plan Document: ST/6 – Group Villages**

5. **Local Development Framework Development Control Policies DPD (LDF DCP)** adopted July 2007: **DP/2** Design of New Development, **DP/3** Development Criteria, **DP/4** Infrastructure and New Developments, **DP/7** Development Frameworks, **HG/1** Housing Density, **HG/2** Housing Mix, **NE/6** Biodiversity, **NE/15** Noise Pollution, **CH/4** Development Within the Curtilage or Setting of a Listed Building, **CH/5** Conservation Areas, **CH/6** Protected Village Amenity Areas & **TR/2** Car and Cycle Parking Standards.
6. **Trees and Development Sites SPD, Listed Buildings SPD, District Design Guide SPD, & Development Affecting Conservation Areas SPD.**
7. **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.

### **Consultations**

*S/0770/11 (Planning Application)*

8. **Barrington Parish Council** recommends refusal of the application. They note the design should create a lower dwelling than proposed to allow the thatched cottages to dominate the area, restrictions should be added regarding working times, contractors should not park on the Green, materials should not be stored on the Green, and the bedroom window overlooks 38 High Street. Further information regarding the ground floor lintels is also requested. With regard to the July amendment, the original comments were considered relevant.
9. The **Council's Conservation Officer** notes the first amendment removing the entrance hall was a benefit, but suggests the front porch is simplified, the rooflight to the front is removed and the garage design is inappropriate. Members will be updated on comments regarding the further amended plans.
10. The **Council's Landscape Officer** has no objection to the proposals.
11. The **Council's Trees Officer** objects to the original location of the dwelling given the proximity to a beech tree on the site. The tree is considered a good specimen worthy of protection and potentially a Tree Preservation Order. There are no objections to the removal of the other trees identified within the arboricultural report. Members will be updated on comments regarding the further amended plans.
12. The **Local Highways Authority** requests conditions regarding a method statement for the demolition and construction, temporary facilities for construction vehicles, and the materials to be used for the access.
13. The **County Council Rights of Way and Access team** has no objection but notes that access to the site is along Public Bridleway No. 8 Barrington. The land abutting the property boundary and land over which the access road runs is registered as a village Green (Register Unit No. VG26) under the Commons Registration Act 1965. A number of informatives are requested if the scheme is approved.
14. The **Council's Acting Environmental Health Manager** notes concerns regarding noise and therefore recommends conditions regarding timings for the use of power operated machinery during demolition and construction and the use of driven pile foundations. Informatives regarding bonfires and burning of waste, and the requirement for a demolition notice are also suggested.

*S/1452/11 (Conservation Area Consent)*

15. **Barrington Parish Council** recommends approval of the demolition.
16. The **Council's Conservation Officer** notes the bungalow has a neutral effect on the Conservation Area. Its removal should only be granted if an acceptable replacement scheme is provided. Early demolition could potentially blight the area.
17. The **Council's Acting Environmental Health Manager** requests a condition regarding timings for the use of power operated machinery during demolition, and informatives regarding bonfires and burning of waste, and the requirement for a demolition notice.
18. The **Local Highways Authority** note no significant adverse effect upon the Public Highway should result from this proposal.

**Representations**

19. The occupier of **4 West Green** has concerns regarding loss of privacy and visual intrusion. Some suggested changes to the scheme are made, as well as some suggested conditions if the scheme is approved. With regard to the recent amendment, the original comments are considered to still apply.

**Planning Comments**

20. The key issues for the determination of these applications are the principle of development, the impact upon the Conservation Area and adjacent Listed Buildings, impact upon the amenity of the occupiers of adjacent properties, and the impact upon trees.

*The Principle of Development*

21. The site has an area of approximately 0.1285 hectares. A single dwelling on the plot represents development at 8 dwellings per hectare. Policy HG/1 of the LDFDCP 2007 seeks residential development to achieve a minimum of 30 dwellings per hectare. The proposal is therefore below this target, and exceptional local circumstances would usually need to be demonstrated to justify development below this density.
22. A previous Inspector's appeal following the refusal of application S/1455/09/F at 36 High Street, Barrington stated that by adding a further access onto the green areas in the village, harm would be created to the visual amenity of the village, the Protected Village Amenity Area and the character and appearance of the Conservation Area. In line with this conclusion, no further access should be created onto the site, meaning only the existing should be used. Given the narrow nature of this section of the site, access to two dwellings would be difficult without creating a contrived layout. Given other concerns about the impact upon the Conservation Area and the water main running through the site, officers consider a one-for-one replacement acceptable on this occasion.

*Impact upon the Conservation Area and Adjacent Listed Buildings*

23. The existing bungalow on the site is of simple design, and the Conservation Officer notes it has a neutral impact upon the Conservation Area. It is not of any architectural merit and there is no objection to its removal, subject to an appropriate replacement being agreed.

24. The plans have been amended twice given concerns regarding the setting of the Conservation Area and the Listed Buildings. The replacement dwelling is significantly larger than that it is to replace, with the height increasing from the existing bungalow to 8m. The two-storey element would also measure 15.7m in width. The originally submitted scheme was considered an overly complex design, and the two amendments have sought to address this. There are nearby Listed Buildings at 4 West Green and 36 High Street. Of particular importance is the relationship with 4 West Green, located to the north boundary of the application site. This thatched property is clearly visible from the Green, and the increase in height of the proposal should not affect the setting of this Listed Building. Members will be updated on comments from the Conservation Officer. The Parish Council seek further information regarding the ground floor lintels, and this detail can be added to any materials condition.

*Impact upon the Amenity of Occupiers of Neighbouring Properties*

25. The proposed dwelling has been designed with a two-storey element across the frontage, but also a two-storey range to the rear. This would finish close to the north boundary with 4 West Green. This property does have a large plot, and the shared boundary is a 1.8m high panel fence. There is some vegetation in the garden of 4 West Green. The proposed dwelling would measure 2.2m at its closest point from the shared boundary, and it should be noted the roof is hipped at this point to reduce the bulk. The tallest two-storey element would be 8m from the shared boundary. Given the plot layout at 4 West Green, the proposal is not considered to be overbearing to the occupiers of this property. A small amount of light would be lost from the garden, but this is not considered to be of an amount worthy of refusing the application.
26. First floor windows in the north elevation of the proposed dwelling would give rise to overlooking of the rear garden of 4 West Green given the distances involved. The first floor window in the north gable end serves an en-suite, and therefore it can be obscure glazed to be secured through a condition. A rooflight that would serve the landing is also proposed, but this would be at high level so would not allow views out. A condition can ensure its cill height is above 1.7m from the finished floor level. A further condition is required to ensure no further windows are added to the north elevation of the west elevation en-suite or cupboard. Subject to these conditions, no serious loss of amenity would occur to the occupiers of 4 West Green.
27. The Parish Council notes concerns regarding the east facing window serving bedroom 2 and its proximity to 38 High Street. This window would be 18.5m from the shared boundary, a distance considered acceptable. The east facing windows serving bedroom 3 and the bathroom are actually closer at 18m, but again at that distance, no serious overlooking would result. No serious harm would result to the occupiers of 38 High Street.

*Impact upon Trees*

28. The Council's Trees officer objected to the original location of the dwelling, given its proximity to a copper beech tree at the front of the site. Following a meeting to discuss the tree, the plot has been shifted westwards away from the tree, to 5m from the trunk. Members will be updated on comments from the Trees Officer with regard to this amendment. The tree is considered worthy of retention, especially when the frontage leylandii hedge is removed, and the original location would have affected its root system. The tree should contribute significantly to the wider setting of West Green as it grows. The comments from the Council's Landscape Officer are also noted.

### *Other Matters*

29. Comments from the County Council Rights of Way and Access team and the Council's Acting Environmental Health Manager are noted. Relevant conditions and informatives can be added to any consent.
30. The Parish Council have concerns regarding the Village Green and the potential impact during construction, the informative recommended by the County Council would cover this concern.

### **The Conservation Area Consent**

31. The comments from the Conservation Officer are noted. If the planning application is to be supported, then this application should also be approved. If however, the planning application is rejected, the Conservation Area Consent should also be refused on grounds of prematurity.

### **Decision/Recommendation**

32. Delegated approval/refusal as amended, subject to receipt of additional comments relating to the amended plans, including those by the Trees Officer and Conservation Officer. If the planning application is approved, conditions will be required regarding the following: time implementation, plan numbers, details of materials (including lintel details), landscaping (including materials for the access) and its implementation, boundary treatments, tree protection details, removal of pd rights for first floor north and east facing windows, confirmation of the north facing landing rooflight, obscure glazing to the en-suite window, hours of construction, a method statement for demolition and construction.  
Informatives regarding use of pile foundations, bonfires and burning of waste, the need for a demolition notice, the potential for damage to the Green, and impacts upon the Public Bridleway and Village Green as requested by the County Council would also be required.

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

- **Local Development Framework Development Control Policies 2007.**
- **South Cambridgeshire Local Development Framework Core Strategy Development Plan Document**
- **Trees and Development Sites SPD, Listed Buildings SPD, District Design Guide SPD, & Development Affecting Conservation Areas SPD.**
- **Circular 11/95 – The Use of Conditions in Planning Permissions.**
- **Planning File ref: S/0770/11, S/1452/11 and S/3191/88/O.**

**Contact Officer:** Paul Derry – Senior Planning Officer, Tel: (01954) 713159