

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO:	Development and Conservation Control Committee	2 nd March 2005
AUTHOR/S:	Director of Development Services	

S/2517/04/F - Meldreth

Erection of House and Garage Following Part Demolition of Existing Dwelling, Land at 94-96 North End, Meldreth for Mr and Mrs Prove

Recommendation: Approval
Date for Determination: 7th February 2005

Site and Proposal

1. 94-96 North End is within the village framework and is outside of the Conservation Area, the site is located in the most northeasterly corner of Meldreth. The plot is approximately 0.16 ha in size and the majority of its garden curtilage sits outside of the village framework. Part of the new build of the proposed dwelling is located outside of the village framework; the new location of the proposed dwelling is marginally closer to the road and deeper in depth than that of the existing house.
2. The garden, of which all is laid to lawn, except the small vegetable patch next to the southeast boundary is well screened. The views onto the countryside are hidden by tall leylandii on the southeast boundary.
3. The full planning application received 13th December 2004, proposes the erection of a house and garage following part demolition of the existing dwelling.

Planning History

4. **S/2152/04** – Part demolition, alteration and extension. This proposal has been approved and proposes a separate dwelling consisting of 2 double bedrooms, open plan kitchen and living accommodation with 2 off road parking spaces.
5. **S/0074/90** – Extension. Approved.
6. **S/1832/81** – Extension. Approved
7. **S/0021/77** – Alterations, Extension and conversion of Chapel to dwelling house. Approved.

Planning Policy

8. **Local Plan Policy HG10 – Housing mix and design.**
Residential developments will be required to contain a mix of units providing accommodation in a range of types, sizes (including 1 and 2 bedroom dwellings) and affordability, making the best use of the site and promoting a sense of community which reflects local needs.

The design and layout of schemes should be informed by the wider character and context of the local townscape and landscape. Schemes should also achieve high quality design and distinctiveness, avoiding inflexible standards and promoting

energy efficiency. The District Council will support the preparation of Village Design Statements to secure these aims.

8. **SE4 “Group Villages”** of the South Cambridgeshire Local Plan 2004 (“The Local Plan”) states in part that redevelopment will be permitted within the village frameworks of Group Villages provided that the retention of the site in its present form is not essential to the character of the village.
9. **SE8 “Village Frameworks”** of the South Cambridgeshire Local Plan 2004 states in part, there will be a general presumption in favour of residential development within village frameworks
10. **Policy P1/3 “Sustainable Design in Built Development”** of the Cambridgeshire and Peterborough Structure Plan 2003 requires a high standard of design for all new development that responds to the local character of the built environment and details aspects of design to be considered.

Consultation

11. **Meldreth Parish Council** recommends refusal.
“Meldreth Parish Council is not in favour of this application as the proposed building is not in character with the village street scape. Anglian Water owns the piped ditch along side the property and they should be kept informed of any application”
12. **The Chief Environmental Health Officer** raises no objections in principle although does express concerns about potential noise disturbance to residents during the construction period. As such, it is recommended that a condition restricting hours of use of power-operated machinery be applied to any planning consent. As an informative it has been requested that the applicant is aware that a Demolition Notice is required before the existing property is demolished.
13. **Anglian Water** has been notified on the request of the Parish Council. Nothing has been received to date and the application was not requested by it for comment.

Representation

14. None received

Planning Comments – Key Issues

15. The key issues are the impact of the development on its surroundings in terms of design and character and its affect on the street scene.

16. **Street Scene**

The existing dwelling house is currently a mixture of brick, concrete, timber, tile and slate. There are various different styles of window ranging from bay, dormer, high level and roof lights. The house has had numerous additions and the conversion of the chapel into living accommodation has meant that roof ridges are also largely varied. The existing house does not have one definite “style” to it but an array of different designs that make the house look like three different properties combined.

17. The existing street scene has various different property designs. The surrounding properties that are in line with that of No. 94-96, those to the northeast and south west of the site vary from brick to render, tiled, slate and thatched. There are some

newly built properties northeast of the site on the opposite side of North Road; these are smooth rendered and slate roofed. Opposite the proposal site, there have been numerous properties built behind the existing building lines of North End. These materials and designs are also very varied, the use of materials range from light coloured brick, red tiled roofing, dormer windows and a mixture of chalet style housing, bungalows and two storey dwellings. There is no definite uniform within the street scene.

18. The proposed dwelling house is a 7.2 metre property combining brick, timber cladding and a mock Tudor wood and render element to the gable ends. The materials are to be agreed on the planning application but these can be conditioned accordingly. The proposal introduces dormer windows prominent in the street scene.
19. Surrounding properties with dormer windows are set back from the road, although not unfamiliar in the vicinity. It has been discussed at delegation that the dormer windows over the garage on the northeast facing elevation could be reduced from two to one, lessening the number of dormers in the street scene. When discussed with the agent I was informed that this minor amendment to the proposal would adversely affect the symmetry of the most easterly facing elevation, although willing to make adjustments if necessary.
20. Approaching the site from the southwest has minimal changes. The existing converted chapel is in line with the proposed building line for the garage and remains mostly unseen.
21. I am of the view that the proposed dwelling house would not adversely harm the street scene; the materials would be similar to that of the existing house. The use of tile, wood and render is already apparent in the existing property and that of the neighbouring properties.
22. The new dwelling would replace a dwelling of no particular architectural merit and would not adversely affect the street scene

Recommendation

23. Approve
 1. The development hereby permitted shall be begun before the expiration of 5 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. Sc5a – No development shall commence until details of the materials to be used for the external walls and roof have been submitted to and approved in writing by the Local Planning Authority; the development shall be carried out in accordance with the approved details.
(Reason – To ensure that visually the development accords with neighbouring buildings and is in accordance with the requirements of Policy HG10 of the South Cambridgeshire Local Plan 2004)
 3. Sc60 – Details of the treatment of all site boundaries shall be submitted to and approved in writing by the Local Planning Authority and the work completed in accordance with the approved details before the building is occupied or the development is completed, whichever is the sooner.

(Reason – To ensure that the appearance of the site does not detract from the character of the area and is in accordance with the requirements of Policy HG10 of the South Cambridgeshire Local Plan 2004)

4. Sc5f – No development shall commence until details of the materials to be used for hard surfaced areas within the site including roads, driveways and car parking areas have been submitted to and approved in writing by the Local Planning Authority; the development shall be carried out in accordance with the approved details.
(Reason – To ensure that the development enhances the character of the area and is in accordance with the requirements of Policy HG10 of the South Cambridgeshire Local Plan 2004)
5. The first floor windows in the southwest elevation of the building, hereby permitted, shall be fitted and permanently maintained with obscured glass.
(Reason – To safeguard the privacy of occupiers of the adjoining property and is in accordance with the requirements of Policy HG10 of the South Cambridgeshire Local Plan 2004)
6. No development shall commence until details of the surface water drainage and foul sewage disposal have been submitted to and approved in writing by the Local Planning Authority; the development shall be carried out in accordance with the approved details.
(Reason – To ensure satisfactory drainage of the site and to ensure the satisfactory disposal of foul sewage from the site in accordance with Policies CS2 and CS3 of the South Cambridgeshire Local Plan 2004.)
7. The use shall not commence until space has been laid out within the site (in accordance with plan No.DW/P01 Rev A) for the parking and turning of cars and that area shall not thereafter be used for any purpose other than the parking and turning of vehicles.
(Reason – To ensure adequate space is provided and thereafter maintained on site for the parking of vehicles and in accordance with Policy TP1 of the South Cambridgeshire Local Plan 2004.)

Informatives

1. Should driven pile foundations be proposed, then before works commence, a statement of the method for construction of these foundations shall be submitted and agreed by the District Environmental Health Officer so that noise and vibration can be controlled.
2. During demolition and construction there shall be no bonfires or burning of waste on site except with the prior permission of the Environmental Health Officer in accordance with best practice and existing waste management legislation.

Reasons for Approval

1. The development is considered generally to accord with the Development Plan and particularly the following policies:
 - **Cambridgeshire and Peterborough Structure Plan 2003: P1/3**
(Sustainable design in built development)
 - **South Cambridgeshire Local Plan 2004:**

- **SE4** (Group Villages)
 - **HG10** (Housing Mix and Design)
 - **SE8** (Village Frameworks)
2. The development is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
- Visual impact on the locality

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

- Planning Application S/2517/04/F
- South Cambridgeshire Local Plan 2004
- Cambridgeshire and Peterborough Structure Plan 2003

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