

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation Control Committee

2nd March 2005

AUTHOR/S: Director of Development Services

S/2554/04/F - Little Shelford
Erection of Dwelling & Garage Following Demolition of Existing Dwelling at
40 High Street For Mr & Mrs D Munro

Recommendation: Approval

Conservation Area

Site and Proposal

1. The application site is a 0.24 hectare (0.59 acre) plot of land occupied by a detached brick and tile bungalow. The dwelling is set approximately 13 metres back from the frontage of the site which is bounded by a low hawthorn hedge. There are a number of trees on the site including two well-established horse chestnuts, one within the front garden and the other adjacent to the south-east boundary of the property. The existing point of vehicular access is in the north-western corner of the site. Beyond the plot to the north-west is a render and tile two storey dwelling whilst to the south-east is a substantial red brick dwelling.
2. The full application, submitted on 16th December 2004, seeks to erect a two storey dwelling on the site following the demolition of the existing bungalow. The replacement dwelling would be a six-bedroom red brick and clay plain tile property sited approximately 21 metres back from the frontage of the site. The main element of the property would be sited some 8 metres behind the line of the existing bungalow. A single detached garage would be constructed at the front of the property and a detached building, to be used as a study, would be constructed in the rear garden area. The dwelling would comprise both two storey and single storey elements with the main part of the dwelling standing approximately 7.8 metres high (2.5 metres high to eaves). The existing vehicular access would be closed off and a new point of access created in a central position. The density of the development equates to approximately 4 dwellings/hectare.

Planning History

3. **S/1159/04/F** – Members may recall that an application for the erection of a detached dwelling on the site was refused at the September Committee meeting due to the scale and design of the dwelling and its subsequent impact upon the character and appearance of the Conservation Area.
4. **S/1160/04/CAC** – An application for the demolition of the existing bungalow has been approved.

Planning Policy

5. Little Shelford is identified within **Policy SE5** of the South Cambridgeshire Local Plan 2004 as an Infill-Only village. In such locations, Policy SE5 states that residential development will be restricted to no more than two dwellings comprising (amongst

others) the redevelopment of an existing residential curtilage providing the site does not form an essential part of village character, and development is sympathetic to the historic interests, character, and amenities of the locality.

6. **Policy P1/3** of the County Structure Plan 2003 stresses the need for a high standard of design and a sense of place which corresponds to the local character of the built environment.
7. The site lies within the village Conservation Area. **Policy P7/6** of the County Structure Plan 2003 requires development to protect and enhance the quality and distinctiveness of the historic built environment, whilst **Policy EN30** of the South Cambridgeshire Local Plan 2004 requires new development in a Conservation Area to either preserve or enhance the character of the area.

Consultation

8. **Little Shelford Parish Council** objects to the application stating:

“The Parish Council feel that the reasons for the refusal for the previous application dated 18.5.04 for a dwelling have not been adequately addressed. The Parish Council are concerned about the scale of the new dwelling and how this would sit on the plot. The design is still not of a high enough standard to respond to the local character of the buildings of this Conservation Area. The new positioning of the dwelling will have a direct effect on the neighbouring properties, in particular No.38. The front of this property overlooks No. 40. Consequently, their outlook and enjoyment will be directly impacted by the positioning, scale and design of the new dwelling.”

9. **The Conservation Manager** raises no objections, stating that the design of the dwelling is a significant improvement on the previous scheme. The footprint and massing of the building has been reduced and, though still much larger than the footprint of the existing dwelling, is proportionate to the site and not dissimilar to adjacent dwellings. The dwelling is set further back into the site which will allow more space for the existing tree retained in the front garden while some of the more ‘quirky’ aspects of the previous scheme (eg – buttressed walls and high level roof glazing) have been omitted. The south-west side of the High Street is made up of a series of large detached dwellings set back from the road (in contrast to the more traditional development on the east side of the road) and these revised proposals are in keeping with the overall pattern of development along this side of the High Street. The new dwelling will not adversely affect the setting of the Conservation Area. The new design incorporates a detached garage which is located so as to screen a parking courtyard. This will help remove cars from the streetscape and will be a positive enhancement to the setting of the Conservation Area.
10. **The Trees and Landscape Officer** was not specifically consulted in respect of the current application but raised no objections to the previous application subject to driveway construction being in accordance with Arboricultural Practice Note 1 and to tree protection condition.
11. **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.

Representations

12. Letters of objection have been received from 2 local residents, Nos. 38 and 42 High Street. The main points raised are:
- The proposed dwelling would affect the outlook from and cut out sunlight to No.38 High Street. The main windows of this dwelling face south and overlook the side of the proposed new property;
 - The impact of the dwelling upon No.38 would be made worse by setting the property deeper into the site;
 - The new dwelling would be too large and too high for the site;
 - The two first floor oriel windows on the south east elevation of the house should be fitted with fixed obscure glass;
 - No.42 High Street is not hard against the boundary of the site as indicated on the site plan.

Planning Comments – Key Issues

13. The key issues in relation to this application are:
- The impact of the development upon the character and appearance of the Conservation Area;
 - Residential amenity;
 - Impact on trees
14. The site lies within the village framework where policies state that the principle of erecting a replacement dwelling is acceptable providing the site in its present form does not form an essential part of village character and providing development is sympathetic to the character and amenities of the surrounding area.
15. The plot is presently occupied by a brick bungalow and the Conservation Manager has raised no objections in principle to its demolition and subsequent replacement. The Parish Council has expressed concerns about the scale and design of the dwelling and its subsequent impact upon the character and appearance of the Conservation. In particular, the Parish Council consider that this revised proposal does not overcome the reasons for refusal of the previous scheme.
16. The proposed dwelling is sited approximately 6 metres further back from the road than the previous scheme. When compared to the previous application, the height of the property has been reduced from 8.4 metres to 7.8 metres and its design has been simplified by removing elements such as high-level roof glazing and buttressed walls to the front gables. The Conservation Manager considers the revised proposals to be acceptable and in keeping with the form of development along this side of the High Street, which is characterised by a series of large detached dwellings set back from the road.
17. Concerns have been expressed in respect of the impact of the replacement dwelling upon the outlook from No.38 High Street whose principal windows face south-eastwards towards the site. The front of No.38 is approximately 25 metres away from the common boundary with the site and around 28 metres away from the north-west

side wall of the dwelling itself. I am satisfied that this distance is sufficient to avoid materially harming the outlook from No.38 and any undue loss of sunlight to this property. No first floor windows are proposed in the north-west elevation of the proposed house and, given that this elevation is just 3 metres away from the boundary with No.38, I would advise that any permission is subject to a condition preventing the insertion of first floor windows in this elevation at a later date.

18. With respect to the first floor oriel windows on the south-east side of the house, the drawings indicate that these would be boarded on the side facing towards No.42 High Street with the glazed elements facing towards the front of the site. Conditions requiring precise details of these windows and preventing further first floor windows in this elevation should be added to any planning consent
19. The application involves the replacement of the existing access with a new centralised access. Conditions should be applied to any consent requiring the closure of the existing access after the creation of the new access and also the provision/maintenance of on-site turning and parking. In addition, a landscaping condition should be applied to any consent to ensure that the existing opening is gapped up with a hedge to match the existing hedge along the frontage of the site.
20. Finally, I note the comments of No.42 High Street regarding the siting of their property between 0.5 metres and 1.5 metres off the boundary rather than hard on the boundary as shown. The impact of the proposal on this property has been fully considered on site and the slight misrepresentation of its position on the plan is not considered to be material in this instance.

Recommendation

21. Approval:
 - 1) Standard Condition A (Reason A);
 - 2) Sc5a – Details and samples of materials (Reason – To ensure that the development does not detract from the character of the Conservation Area);
 - 3) Sc5 – Precise details of the oriel windows at first floor level in the south-east side elevation of the dwelling, hereby permitted (Reason – To protect the amenities of the occupiers of the adjoining dwelling to the south-east, No.42 High Street);
 - 4) Save for the first floor oriel windows in the south-east side elevation of the dwelling, no further windows, doors or openings of any kind shall be inserted at first floor level in the south-east and north-west side elevations of the dwelling, hereby permitted, unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf (Reason – To protect the amenities of the occupiers of the adjoining dwelling to the south-east, No.42 High Street, and to the north-west, No.38 High Street);
 - 5) Sc51 – Landscaping (Rc51);
 - 6) Sc52 – Implementation of Landscaping (Rc52);
 - 7) Sc60 – Boundary treatment (Rc60);
 - 8) Sc56 – Protection of trees during construction (Rc56);

- 9) Sc58 – Protection of front boundary hedge except at point of access (Rc58);
- 10) The driveway shall be constructed in accordance with the Method Statement for Non-Dig Construction in line with Arboricultural Practice Note 1 “Driveway Close to Trees” unless otherwise agreed in writing with the Local Planning Authority (Reason – To safeguard the horse chestnut tree at the front of the dwelling);
- 11) During the period of construction no power operated machinery shall be operated on the premises before 08.00 hours on weekdays and 08.00 hours on Saturdays nor after 18.00 hours on weekdays and 13.00 hours on Saturdays (nor at any time on Sundays or Bank Holidays) unless otherwise previously agreed in writing with the Local Planning Authority in accordance with any agreed noise restrictions (Rc26);
- 12) Para C3a & b – Permanent turning and parking to be provided before the occupation of the dwelling (Rc10);
- 13) Para B6 – Closure of existing access (Rc10);
- 14) Para B10 – Before the occupation of the dwelling, hereby permitted, the new access from the existing highway shall be laid out and constructed to the satisfaction of the Local Planning Authority after consultation with the Local Highway Authority (Rc10).

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) and P7/6 (Historic Built Environment);
 - **South Cambridgeshire Local Plan 2004: SE5** (Development in Infill Villages) and EN30 (Development in/adjacent to Conservation Areas)
2. The development is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
 - Neighbour impact including issues of loss of light, loss of outlook and overlooking;
 - Visual impact on the locality;
 - Impact upon the character of the Conservation Area.

General

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. Before the existing property is demolished, a Demolition Notice will be required from the Building Control Department establishing the way in which the property will be dismantled, including any asbestos present, the removal of waste, minimisation of dust, capping of drains and establishing hours of working operation.

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

- County Structure Plan 2003
- South Cambridgeshire Local Plan 2004
- File Refs: S/2554/04/F and S/1159/04/F

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