

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

4 April 2012

AUTHOR/S: Corporate Manager (Planning and New Communities)

S/0216/12/FL & S/0232/12/LB

SAWSTON

**First Floor Office Extension at 82 High Street for Philip Boswell Ltd.
(Trading as Bright Publishing)**

Recommendation: Approval

Date for Determination: 11 April 2012

Notes:

This application has been reported to the Planning Committee for determination as the officer recommendation conflicts with the recommendation of Sawston Parish Council

Members will visit the site on 3 April 2012

Site and Proposal

1. The site is located within the Sawston village framework. No. 82 High Street is a grade II listed, three storey, commercial building that is set on the back edge of the footpath within the conservation area. The main element of the building has a decorative red brick Dutch gable fronting the High Street. The industrial part of the building to the rear is a two storey, traditional style, pitched roof, gault brick and slate building that extends along the northern boundary of the site. A two-storey flat roof extension continues the building westwards and a single storey flat roof element is situated on the southern side. The premises are used by at least four businesses including a bakery at ground floor level and a publishing office at ground and first floor levels within the rear building and an accountants and taxi firm in the front part of the building. Access is via Portobello Road that runs to the south of the building. It is a narrow single track road. A car park lies on the southern side of Portobello Road that comprises 22 parking spaces.
2. The adjoining property to the south east is a grade II listed building that dates from 1700. It was formerly used as a dwelling but is now used as a shop and dwelling and has a commercial building attached. An office building lies to the north of the site. A service area for the bakery is situated to the west. A hard surfaced area lies to the east. A car park serving the bakery and a listed restaurant building are located to the south
3. This full planning application, received 15 February 2012, as amended, proposes the erection of a first floor office extension over part of the existing single storey element to the south. It would comprise accommodation that measures 74 square metres in area. It would have a double-pitched gable roof design and the same eaves height as the existing building but a lower ridge height. The materials of construction would be bricks for the walls and natural slate for the roof.

Planning History

4. Planning permission and listed building consent were granted for conversion of the offices to a dwelling under references **S/387/08/F** and **S/0298/08/LB**.
5. Planning and listed building applications were withdrawn for the change of use of the offices to two dwellings under references **S/2349/07/F** and **S/2373/07/LB**.
6. Planning permission was refused for the change of use of the offices to five dwellings under references **S/0887/07/F** and **S/1205/07/LB** on the grounds of a loss of employment and the lack of affordable housing provision.
7. Planning permission was refused for an office extension under reference **S/1969/01/F** on the grounds of an increase in the use of a substandard access (Portobello Lane). Listed building consent was granted for the extension under reference **S/1968/01/LB**.
8. Planning and listed building applications were withdrawn for the change of use of the offices to two dwellings under references **S/1795/97/F** and **S/1820/97/LB**.

Planning Policy

9. ***Local Development Plan Policies***

South Cambridgeshire LDF Core Strategy DPD, 2007:

ST/4 Rural Centres

South Cambridgeshire LDF Development Control Policies DPD, 2007:

DP/1 Sustainable Development

DP/2 Design of New Development

DP/3 Development Criteria

DP/7 Development Frameworks

ET/1 Limitations on the Occupancy of New Premises in South Cambridgeshire

ET/5 Development for the Expansion of Firms

CH/3 Listed Buildings

CH/4 Development Within the Setting of a Listed Building

CH/5 Conservation Areas

TR/1 Planning for More Sustainable Travel

TR/2 Car and Cycle Parking Standards

South Cambridgeshire LDF Supplementary Planning Documents (SPD):

Development Affecting Conservation Areas SPD - Adopted January 2009

Listed Buildings SPD - Adopted July 2009

District Design Guide SPD - Adopted March 2010

10. ***National Planning Guidance***

Planning Policy Statement 1 (Delivering Sustainable Development)

Planning Policy Statement 5 (Planning for the Historic Environment)

11. ***Circulars***

Circular 05/2005 Planning Obligations

Circular 11/95 The Use of Conditions in Planning Permissions

Consultation

12. **Sawston Parish Council** – Recommends refusal on the grounds of the increased use of Portobello Lane of which there are already concerns due to its narrow access and blind corner. The traffic and parking would increase.
13. **Local Highways Authority** – Comments are awaited.
14. **Conservation Officer** – Comments that the proposed extension is to a simple utilitarian building to the rear of a listed building, visible in the setting of the listed building, and views through the conservation area. Its form and design are considered acceptable. Recommends approval (as amended) subject to conditions in relation to materials of construction and details of new windows and doors.
15. **Environmental Health Officer** – Concerned that problems could arise from noise during construction and suggests a condition in relation to the hours of use of power operated machinery. Also requests an informative with regards to the burning of waste on site.
16. **Contaminated Land Officer** – Does not request a condition in relation to contaminated land investigation.

Representations

17. The occupiers of 82B High Street (PW Accountants & South Cambs Taxis) object to the application on the grounds of a loss of light to the courtyard to their premises, poor access to their parking spaces, an increase in traffic using Portobello Lane, a lack of parking, design of the building and its impact upon the working environment, lack of space for contractors parking, and that current staff do not cycle to work.
18. The occupier of No. 84 High Street (Redfort Gardens Restaurant) objects to the application on the grounds of an increase in traffic using Portobello Lane, noise, dust and inconvenience of building work, lack of space for contractors parking, damage to the premises due to narrow access, use of the patio for turning,

Planning Comments – Key Issues

19. The key issues to consider in the determination of this application are the principle of the development, and the impacts of the development upon the character and appearance of the listed building, setting of listed buildings, character and appearance of the conservation area, highway safety, and neighbour amenity.

Principle of Development

20. The site is located within the village framework of a 'Rural Centre' where the principle of the expansion of existing employment sites is supported providing it is an existing business that has been based in the Cambridge Area for five years or it provides an essential service for Cambridge and subject to all other material planning considerations. Bright Publishing has been located at the site for four years. Whilst this would not comply with the policy that seeks firms to have been located in the area for at least five years, it is supported by the Council's Economic Development panel as it would result in the retention of an employment site at the premises where planning permission has been granted in the past for change of use to a residential unit due to the lack of any interest for employment uses.

Listed Buildings and Conservation Area

21. The proposed extension, as amended, is considered to have an appropriate scale, form, design, details and materials. The extension would be subservient in height to the existing building, have a traditional form and utilitarian design that reflects that of the existing building, and materials to match the existing building. It would not therefore harm the character and appearance of the listed building itself or damage the setting of adjacent listed buildings, and would preserve the character and appearance of the conservation area.

Highway Safety and Parking

22. The proposed increase in floor space (74 square metres) is not considered to result in a material increase in traffic generation to and from the site that would be detrimental to highway safety through a rise in the use of a substandard narrow access via Portobello Lane with poor pedestrian visibility on to the High Street. The TRICS trip generation database advises that the increase in floor space would result in 18 additional two-way movements per day. However, this is not considered relevant given that the number of staff at the business premises would not increase and could be controlled by condition and the road already serves a number of commercial properties that generate a considerable number of vehicle movements.
23. The Council's maximum vehicle parking standards require 1 space per 25 square metres of floor space for the office use. Therefore, the total floor space of 534 square metres requires a maximum of 22 spaces. The car park to the south of the access has 22 spaces that would therefore comply with the standards. The level of parking is therefore considered acceptable and is not considered to result in on-street parking that would be detrimental to highway safety. It should also be noted that the site is located in central position within the village with good accessibility by walking and cycling. The provision of six formal cycle parking spaces and space for informal parking cycle would encourage staff to travel to work by non-private modes of travel.

Neighbour Amenity

23. The proposed extension is not considered to result in an unduly overbearing mass or significant loss of light that would adversely affect the adjacent business premises at No. 82B High Street. The courtyard is used as a parking area and not an amenity area. The windows to the taxi business are located in the rear elevation at a distance of 17 metres away from the extension where the 25 degree angle of light rule would not be obstructed. The windows to the accountants business would be a distance of 12 metres away from the extension and face north towards the existing building where the 45 angle of view rule would not be obstructed. The relationship between these properties is therefore considered acceptable in amenity terms.

Other Matters

24. Contractors vehicles could park clear of the public highway and turn within the existing car park to the south of Portobello Lane should the applications be granted consent. The patio to the rear of No. 84 High Street is private land and distinguished from the public highway by different materials. It is therefore unlikely that vehicles would use this area for turning, as they would not need to.
25. The application does not specifically designate the use of the hardsurfaced area adjacent the building for disabled parking. However, it would be used for cycle parking. Details of the building would be a condition of any consent to ensure that it would not obstruct vehicles associated with the adjacent commercial properties from entering or exiting the site.

26. The times of use of power operated machinery during construction of the extension could be controlled by condition should the applications be granted consent. This would be limited to normal working hours.

Conclusion

31. Having regard to applicable national and local planning policies, and having taken all relevant material considerations into account, it is considered that planning permission and listed building consent should be granted in this instance.

Recommendation

32. Approval (as amended by drawing number 012/397-1a date stamped 23 March 2012)

The following conditions and informatives are suggested: -

Conditions

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: 1:1250 location plan and drawing numbers to be confirmed.

(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 details of the materials to be used in the construction of the external surfaces of the extension hereby permitted 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 adopted Local Development Framework 2007.)

4. No development shall take place until sections and elevation drawings at a scale of 1:20 and 1:1 as appropriate that show details of proposed new windows, doors, and cills, including opening arrangements and glazing bar patterns, 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 use of details appropriate to this listed building in accordance with Policy CH/4 of the adopted Local Development Framework 2007.)

5. The extension, hereby permitted, shall be occupied until 22 vehicle parking spaces have been laid out within the site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

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

6. The extension, hereby permitted, shall not be occupied until at least six covered and secure cycle parking spaces have been provided within the site in

accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

(Reason - To ensure the provision of covered and secure cycle parking in accordance with Policy TR/2 of the adopted Local Development Framework 2007.)

7. The number of employees on the site shall not exceed 27 full time employees.

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

8. During the period of construction, no power operated machinery shall be operated on the site before 08.00 hours and after 18.00 hours on weekdays and before 08.00 hours and after 13.00 hours on Saturdays, nor at any time on Sundays and Bank Holidays, unless otherwise previously agreed in writing with the Local Planning Authority.

(Reason - To minimise noise disturbance for adjoining residents in accordance with Policy NE/15 of the adopted Local Development Framework 2007.)

9. 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;**
- Development shall not be carried out other than in accordance with the approved details.**

(Reason - In the interests of residential amenity in accordance with Policies DP/3 and DP/6 of the adopted Local Development Framework 2007.)

Informatives

1. During demolition and construction, there shall be no bonfires or burning of waste on site except with the prior permission of the District Environmental Health Officer in accordance with best practice and existing waste management legislation.

2. See attached Environment Agency advice regarding soakways.

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

- South Cambridgeshire Local Development Framework Core Strategy DPD 2007
- South Cambridgeshire Local Development Framework Development Control Policies DPD 2007
- South Cambridgeshire Local Development Framework Supplementary Planning Documents: Development Affecting Conservation Areas, Listed Buildings, and District Design Guide.
- Planning Policy Statements 1 and 5
- Planning File References: S/0216/12/FL, S/0232/12/LB, S/387/08/F, S/0298/08/LB, S/2349/07/F, S/2373/07/LB, S/0887/07/F, S/1205/07/LB, S/1969/01/F, S/1968/01/LB, S/1795/97/F, and S/1820/97/LB.

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