

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation Control Committee

6th April 2005

AUTHOR/S: Director of Development Services

**S/0204/05/F - Great Shelford
Dwelling (Amended Design to Include 2 Windows with Obscured Glass in Rear of
Garage) at 1 Woollards Lane for Mr & Mrs Rankine**

**Recommendation: Approval
Date for determination: 31st March 2005**

Conservation Area

Site and Proposal

1. This 0.13 hectares (0.3 acres) approximately site previously formed part of the garden of No.1 Woollards Lane, a two-storey boarded and slate roof house. A dwelling is currently being erected on the site. The site is bounded by Freestones Corner to the north, Woollards Lane to the west, No.1a Spinney Drive (a two-storey dwelling) to the southwest and No.1 Woollards Lane to the southeast. There is an important line of trees, mainly within the site, along the site's northern boundary.
2. This full application, received on the 3rd February 2005, proposes the erection of a brick and tile 6.6m high 4-bedroom 'arts and craft design' house with attached double garage. Access is obtained from Woollards Lane. A new access onto Woodlands Road has been created to serve No.1 Woollards Lane. The density equates to 8 dwellings per hectare.
3. The proposed dwelling is the same as the one approved under reference S/2325/03/F save that it is now proposed to insert two obscure glazed windows in the rear elevation of the garage. The dwelling is nearing completion and the windows have been installed, albeit with clear glass at the time of the case officer's visit.

Planning History

4. Planning permission for the dwelling was granted in February 2004 (**S/2325/03/F**).
5. Planning permission for a two-storey dwelling on the site was approved under reference **S/0144/98/F** and renewed in November 2003 under reference **S/1919/03/F**.
6. Permission for a dwelling of similar design to that subsequently approved under reference S/2325/03/F but slightly longer and closer to the adjacent trees was refused in August 2003 (reference **S/1453/03/F**).

Planning Policy

7. Structure Plan 2003 **Policy P1/3** requires a high standard of design for all new development which responds to the local character of the built environment.
8. Structure Plan 2003 **Policy P7/6** states that Local Planning Authorities will protect and enhance the quality and distinctiveness of the historic built environment.

9. Local Plan 2004 **Policy SE2** states that residential development will be permitted on unallocated land within Great Shelford provided that (a) the retention of the site in its present form is not essential to the character of the village; (b) the development would be sensitive to the character of the village, local features of landscape or ecological importance, and the amenities of neighbours; (c) the village has the necessary infrastructure capacity; and (d) residential development would not conflict with another policy of the Plan, particularly policy EM8 which relates to the loss of employment sites. It also states that development should provide an appropriate mix of dwellings in terms of size, type and affordability and should achieve a minimum density of 30 dwellings to the hectare unless there are strong design grounds for not doing so.
10. Local Plan 2004 **Policy EN30** states that proposals within conservation areas will be expected to preserve or enhance the special character and appearance of the conservation areas in terms of their scale, massing, roof materials and wall materials. It also states that the District Council will refuse permission for schemes within conservation areas which do not specify traditional local materials and details and which do not fit comfortably into their context.
11. Local Plan 2004 **Policy EN5** states that the District Council will require trees to be retained wherever possible in proposals for new development.

Consultation

12. **Great Shelford Parish Council** recommends refusal and states "Owing to the increase in datum levels, the windows in the garage are now overlooking the adjacent property in Spinney Drive and as a result are intrusive and detrimental to the residential amenities of the occupants. We would prefer to see the windows replaced by a skylight in the flat roof."
13. **Conservation Manager** has no objections.

Representations

14. Occupier of 1a Spinney Drive states that, in order to prevent any future nuisance from noise and overlooking, the additional windows should be both obscure glazed and fixed/non-opening.

Planning Comments - Key Issues

15. The key issue in relation to this application is the impact of the two additional windows in the rear of the garage. The dwelling is the same as previously approved in all other respects.
16. It is understood that the windows are required to provide light to the garage. This application has been submitted following a complaint that the windows were being inserted and subsequent discussions with the applicant and neighbour. Views from the windows are restricted to views towards No.1a Spinney Drive's ground floor windows through the existing trellis above the existing close boarded boundary fence and towards No.1a's first floor windows.
17. Having discussed the matter with both parties, I consider that, provided the windows are both obscured glazed and fixed/non-opening, they would provide some light into

the garage but would not compromise the amenity of the occupiers of No.1a Spinney Drive. The visual impact of the windows would be acceptable.

Recommendation

18. Approval

1. Within two months of the date of this permission, the windows in the rear/southeast elevation of the garage hereby permitted shall be permanently fixed/non-opening and shall be fitted and permanently maintained with obscured glass - RC To protect the amenity of the occupiers of No.1a Spinney Drive.
2. 'Protection of trees during construction period' (SC56) - RC56.

Informatives

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: SE2** (Development in Rural Growth Settlements) and **EN30** (Development in 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: **Amenity of occupiers of 1a Spinney Drive**

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

- South Cambridgeshire Local Plan 2004
- Cambridgeshire and Peterborough Structure Plan 2003
- Planning file Ref: S/0204/05/F, S/2325/03/F, S/1919/03/F, S/1453/03/F & S/0144/98/F

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