

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Development and Conservation Control Committee 13<sup>th</sup> May 2005  
**AUTHOR/S:** Director of Development Services

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### **S/0551/05/F - Comberton**

#### **Erection of Summer House and Swimming Pool with Filtration Shed 4 West Street, for Mr B. Obank**

**Recommendation: Approval**  
**Date for determination: 17<sup>th</sup> May 2005**

#### **Conservation Area**

#### **Site and Proposal**

1. The application relates to part of an area of former open grazing land in the middle of the village that is bounded on all sides by other development, and which forms the rear garden area of the applicant's dwelling at No.8. There are partial views of the site across the village pond from the crossroads of Green End and West Street, however this view is significantly blocked by trees and shrubbery adjacent to the pond, and by a 1.8m high close-boarded fence on this boundary. The land lies to the rear of No.2 West Street, a grade II listed building, separated by a 1.8m screen wall.
2. The site lies within the Comberton Conservation Area.
3. The application, registered 22<sup>nd</sup> March 2005 is for full planning permission for the construction of an open-air swimming pool with a filtration shed measuring width 2.0m x depth 1.5m x height 2.1m. The filtration shed is shown to be sited on the south-eastern corner of the site adjacent to the rear garden of No.2, where there is a neighbouring shed of similar dimensions, and the boundary with the village pond. The shed is to be weather-boarded with a felt roof.
4. The application also proposes the erection of a summer-house with dimensions width 5.0m x depth 3.0m x height to ridge 3.0m. This is to be weather-boarded with a shingle roof. It is shown to be sited in the north-eastern corner of the garden, where there are no public views.

#### **Planning History**

5. Planning permission for the erection of a detached dwelling in the south-western corner of the garden was granted 31<sup>st</sup> March 2005 – **S/1164/04/F**. In respect of the adjoining dwelling at 8 West Street, planning permission for conversion of the former barn to a dwelling was granted 28<sup>th</sup> August 2001 – **S/0754/01/F**. Condition 9 of this permission withdrew most permitted development rights for the dwelling, including the usual rights to construct a swimming pool or outbuildings within the garden area.
6. Outline planning permission for the erection of a detached 5-bedroomed house to the rear of the converted barn was dismissed at appeal in 2000 (S/0995/99/O). The Inspector concluded that the open grazing land formed 'an intrinsic part' of the Conservation Area's character and appearance. It formed a part of the 'pleasing and

appropriate setting' to the listed buildings at No.2 and (to a lesser extent) No.10 West Street, and to the village pond. As the proposed house would be visible from the crossroads, it would 'destroy much of the open and rural character of the grazing land'.

### **Planning Policy**

7. **Policy EN30** (Development in Conservation Areas) of the South Cambridgeshire Local Plan 2004. Proposals in conservation areas will be expected to preserve or enhance the special character and appearance of the area, especially in terms of their scale, massing, roof materials and wall materials. Schemes that do not specify traditional local materials or details that do not fit comfortably into their context will not be permitted.
8. The **Village Inset Plan** states that development at the north-western corner of the crossroads will not be permitted, as it would further erode the linear character of this part of the village (para.17.20).

### **Consultations**

9. **Comberton Parish Council** - Concern expressed about the excessive size of the filtration shed and its proximity to the neighbouring property (No.2), which is likely to give rise to noise disturbance to the occupiers. However, if the said neighbours do not complain then the PC will assume that they consider it acceptable. This structure is yet another building on this plot. Nevertheless, the PC has no objection to the swimming pool and recommends approval of the development.
10. **Conservation Manager** - No objection, but considers that it is probable that the filtration shed will be visible over the wall from the village pond, and that a better location for it could be found. No objection to the summer house or swimming pool, subject to details of surrounding hard surfacing to be agreed.

### **Representations**

11. In response to the comments of the Parish Council, the applicant has indicated that the shed is to be sited about 1 metre away from the neighbour's shed on the other side of the wall. The neighbouring shed is fractionally bigger and to his knowledge received no objection from the Parish Council. He has been advised by several swimming pool companies that the filtration shed will generate no noise at all.

### **Planning Comments – Key Issues**

12. Permitted development rights for development of this nature have been removed from this land to ensure that its open character is not compromised by domestic outbuildings. The main issue is whether the siting of the filtration shed will harm this undeveloped character and the setting of the village pond.
13. The siting of the shed adjacent to the south eastern boundary will result in some 300mm of the roof being partly visible from the village pond direction, albeit partly obscured by branches and vegetation. This is no more than the neighbouring shed, which has no significant impact on these views. I consider that the erection of the filtration shed in this position will not harm the openness of the Conservation Area, nor significantly affect the setting of the village pond.

## **Recommendation**

14. Approve, subject to the following conditions:
  1. Standard Condition A – Time limited permission (Reason A);
  2. Sc5f – Details of materials to be used for hard surfaced areas within the site (Reason – In the interests of the appearance of the Conservation Area);

## **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:** nil
  - **South Cambridgeshire Local Plan 2004: 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:
  - Residential amenity including noise disturbance
  - Impact upon the character and appearance of the Conservation Area

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

- South Cambridgeshire Local Plan 2004
- Planning files Refs. S/0551/05/F, S/0754/01/F, S/1164/04/F and S/0995/99/O.

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