

## **SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

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<b>REPORT TO:</b>	Development and Conservation Control Committee	1 <sup>st</sup> June 2005
<b>AUTHOR/S:</b>	Director of Development Services	

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**S/0739/05/F - Melbourn**  
**Demolish Existing Garage/Workshop and Replace with New Garage/Home Office,**  
**Replace Drive, Gates and Section of Fencing at Grove House, 43 High Street,**  
**Melbourn for Mr and Mrs May-Gillings**

**Recommendation: Refusal**  
**Date for determination: 9<sup>th</sup> June 2005**

### **Conservation Area**

#### **Site and Proposal**

1. The site is located in the centre of Melbourn in the High Street within the designated Conservation Area. The dwelling house is a Grade II Listed Building, which forms one of three terraced dwellings, all of which are listed. The dwelling house has a large front garden that is well screened by tall trees and hedges. The existing access has two mature trees located on either side and the existing entrance is small and discreet with metal rail fencing, most of which is hidden in the boundary screening. The area beyond the rail fencing is currently being used for parking, however no hard standing has been laid and there is no formal parking or turning. The boundary that faces northeast is a brick wall, over two metres in height. This wall is the dividing wall between the application site and the local car park in Melbourn. No neighbours are overlooked by this development. At the bottom of the site in the most southeasterly corner is a single width garage which is accessed between No. 49 and 47 High Street.
2. The full planning application received 14<sup>th</sup> April 2005 proposes the demolition of the existing garage at the rear of the property and the erection of a 1½-storey garage/workshop located in front of the existing building line in the most northerly corner of the site and the erection of new fencing and gates.

#### **Planning History**

3. S/0138/03/F – Extension - Refused

#### **Planning Policy**

4. **Policy P1/3 ‘Sustainable Design in Built Development’** of the Cambridgeshire and Peterborough Structure Plan 2003 (“Structure Plan”) states that a high standard of design and sustainability should be adopted for all new forms of development, responding to the local character of the built environment.
5. **Policy P7/6 ‘Historic Built Environment’** of the Cambridgeshire and Peterborough Structure Plan 2003 (Structure Plan) states that Local Planning Authorities will protect and enhance the quality and distinctiveness of the historic built environment.

6. **Policy HG12 Extensions and Alterations to Dwellings within Frameworks** of the South Cambridgeshire Local Plan 2004 seeks to resist extensions to dwellings that would harm the residential amenities of neighbouring properties or have an unacceptable visual impact upon the street scene.
7. **Policy EN28 Development within the curtilage or Setting of a Listed Building** of the South Cambridgeshire Local Plan 2004 amongst other criteria seeks to resist applications, which would dominate the Listed Building or its curtilage buildings in scale, form, massing or appearance.
8. **Policy EN30 Development in Conservation Areas** of the South Cambridgeshire Local Plan 2004 will refuse permission for schemes, which do not specify traditional local materials and details and which do not fit comfortably into their context. Proposals are expected to preserve or enhance the special character of Conservation Areas.

### **Consultation**

9. **Melbourn Parish Council** recommends approval
10. **Conservation Manager** objects to the proposed new fencing and gates and the proposed garage. Comments are as follows,

#### **“Replacement of fence and gates on front boundary**

11. The existing gates and chain link fencing on the front boundary are of no historic interest but the railings, although of a simple design and probably not original, are traditional and appropriate as a means of enclosure for a historic building of this period.
12. The proposed close-boarded fence and gates are not considered appropriate as they close the view of the listed building from the High Street by forming a solid structure which detracts from the setting of the listed building. In addition the proposed gates and fence, by virtue of their design and materials have a negative impact on the street scene and would neither preserve nor enhance the character and appearance of the Conservation Area.

#### **Proposed fence and gates between dwelling and side boundary**

13. No objection as they are set back from the main elevation and are necessary to provide privacy to the rear garden.

#### **Proposed Garage**

14. The scale and massing, which is disproportionate to the listed building, the form and appearance of the proposed garage are considered to dominate the front elevation of the listed building and detract from its special character and appearance. In addition the location of the garage in close proximity to the dwelling will damage the setting, well-being and attractiveness of the listed building.
15. The design is considered to be unacceptable and untraditional in that it introduces detailing which is not appropriate for an ancillary building within the curtilage of a listed building. In particular the glazed gable and the external stair dominate the building creating a separate focus, which detracts from the special character of the listed building.

16. By virtue of its scale, massing and materials the proposed garage would not fit comfortably in its context and would neither preserve nor enhance the character of the wider Conservation Area.
17. **Recommendation:** Refuse; the proposal fails to meet the tests in Policies EN28 and EN30."

### **Representations**

18. One letter of objection has been received from the occupier of No. 47 High Street who raises concern with regards to the vehicular access for the site, which is actually located to the rear of the property via a shared access and not to the front. Another concern raised is that the proposed building is totally out of keeping with the surrounding buildings and the development of this kind would have an adverse impact on the Conservation Area.

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

19. The key issues to consider are the affect the proposed garage/workshop will have on the listed building and the Conservation Area.
20. **Impact on the Listed Building**  
The proposed garage/workshop will be located approximately 4.8 metres from the dwelling house and located in the high most northerly corner of the plot. The proposed building is approximately 5.7 metres high to the ridge and 3.8 metres to the eaves line. Ground floor is proposed to accommodate 2 cars, and an external staircase that runs up the southeast elevation leads to a first floor office area with a shower room and store. The design, scale, forms and massing of this proposal is totally out of character with the existing listed building. It detracts from the appearance of the building by dominating the dwelling house and adversely affecting its surroundings.
21. **Impact on the Conservation Area**  
The siting of the garage/workshop in this forward position sits close to the road front and would sit close to the wall of the neighbouring car park. The views of the Conservation Area would be significantly altered by this development particularly in the winter months when the thick screening is less dense. The proposed development does not preserve or enhance the special character of the Conservation Area and the design, material and form of the proposal does not compliment what exists. The proposed gates and fencing to the front boundary also detract from the setting of the listed building and the appearance of the Conservation Area, by virtue of its design and materials

### **Recommendation**

#### **Refusal**

1. The proposed front boundary gates, fence and garage dominate the Listed Building and is out of keeping with the context and form of the Listed Building and its surroundings. The proposal damages the setting, well-being and attractiveness of the Listed building by virtue of its size, scale, design and siting and therefore would be contrary to the requirements of Policies EN28 of the South Cambridgeshire Local Plan 2004 and P7/6 of the Cambridgeshire and Peterborough Structure Plan 2003.

2. The proposed garage/workshop and front boundary gates and fence do not preserve or enhance the character of the wider Conservation Area by virtue of its scale, design and materials and is therefore contrary to Policy EN30 of the South Cambridgeshire Local Plan 2004 and Policy P7/6 of the Structure Plan 2003.

**Background Papers:** S/0739/05/F

South Cambridgeshire Local Plan 2004

Cambridgeshire and Peterborough Structure Plan 2003

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