

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

1 July 2015

AUTHOR/S: Planning and New Communities Director

Application Number / type of application:	S/1050/15/FL / Full Planning
Parish(es):	Landbeach
Proposal:	Erection of dwelling following demolition of existing bungalow
Recommendation:	Refuse
Material considerations:	Visual Amenity Character and Appearance of Conservation Area Impact upon Setting of adjacent Listed Building
Site address:	55, High Street, Landbeach
Applicant(s):	Mr K Hunt
Date on which application received:	21 April 2015
Site Visit:	30 June 2015
Conservation Area:	Yes
Departure Application:	No
Presenting Officer:	Julie Ayre DC Team Leader (East)
Application brought to Committee because:	Cllr Johnson requested the application is determined at Planning Committee.
Date by which decision due:	16 June 2015

Planning History

1. **S/2911/14/FL-** Dwelling following demolition of bungalow-Withdrawn.

Planning Policies

2. **National Planning Policy**
National Planning Policy Framework (NPPF)
National Planning Policy Guidance (NPPG)
3. **South Cambridgeshire Local Development Framework Core Strategy 2007:**

ST/7 Infill Villages

4. **South Cambridgeshire Local Development Framework Development Control Policies DPD, 2007:**

DP/1 Sustainable Development
DP/2 Design of new development
DP/3 Development Criteria
DP/4 Infrastructure and New Developments
HG/1 Housing Density
NE/1 Energy Efficiency
NE/6 Biodiversity
NE/9 Water and drainage infrastructure
NE/10 Foul Drainage
CH/4 Development Within the Curtilage or Setting of a Listed Building
CH/5 Conservation Areas
SF/10 Outdoor Playspace, informal open space and new development
SF/11 Open Space standards
TR/1 Planning for more sustainable travel
TR/2 Parking Standards

5. **South Cambridgeshire Supplementary Planning Documents**

District Design Guide
Biodiversity
Landscape in New Development
Trees and Development Sites
Development Affecting Conservation Areas

6. **Proposed Local Plan**

S/11 Infill Villages
CC/1 Mitigation and Adaption to Climate Change
CC/2 Renewable and Low Carbon Energy Generation
HQ/1 Design Principles
NH/4: Biodiversity
H/7 Housing Density
NH/14: Heritage Assets
TI/2 Planning for Sustainable Travel
TI/3 Parking Provision
TI/8 Infrastructure and New Developments
TI/19 Broadband

Consultation with Council Services and Statutory consultees

7. **Landbeach Parish Council** – Recommends approval.

8. **Cllr Johnson** - Requests the application is determined at Planning Committee. The proposal will complement the area and is designed to fit into the street scene.

9. **Local Highways Authority** - The proposal would not result in any harm to highway safety subject to the addition of conditions to any consent granted in regard to submission of a traffic management plan, the falls and levels of the driveway being such that no private water drains onto the public highway, the driveway being constructed of a bound material and an informative in regard to planning permission not constituting a permission or licence to carry out any works within the public highway.

10. **Conservation Consultancy** - The proposed dwelling by virtue of its scale, mass and dominance at two storeys in relation to the one and a half storey adjacent listed building would result in harm to the setting of this listed building. The proposed design of the dwelling would not be in keeping with the character and design of dwellings in the area, with the bay windows being out of character and the proposed porch being dominant on the principle elevation.
11. **Environmental Health Officer** - No objections and requests conditions are added to any consent granted in regard to hours of work, burning of waste, driven pile foundations and informatives in regard to noise and dust and a Demolition Notice.

Representations from members of the public

12. **No.57 High Street** - Supports the proposal.
13. **No.56 High Street** - Supports the proposal. The proposal will improve the area.
14. **Unknown address** - No objections. The proposal would not result in any harm to the area.

Comments from the Planning Officer

15. The key issues to consider in the determination of this application relate to the principle of the development, impact of the development upon the character and appearance of the Conservation Area, impact upon the setting of the adjacent listed building, neighbour amenity, highway safety, parking provision and trees and landscaping.

16. Principle of development

The site is located within the village framework of an infill village where residential development and redevelopment within village frameworks will be restricted to not more than 2 dwellings comprising a gap in an otherwise built up frontage, redevelopment or subdivision of an existing residential curtilage, the sub-division of an existing dwelling or conversion; or redevelopment of a non-residential building. The proposed replacement dwelling is therefore considered acceptable in principle subject to all other material considerations.

The site measures 0.12 hectares in area. The erection of a replacement dwelling on the site would equate to a density of 8 dwellings per hectare. This would be significantly below the required level of achieving 30 dwellings per hectare under Policy HG/1 Housing Density. Given the character of the area with large dwellings set in large plots, the proposal is considered acceptable in terms of density.

17. Character and Appearance of Conservation Area

No.55 High Street is a bungalow set within a large plot and forms the northern most bungalow of a row of five bungalows of a similar design, height and appearance which form a linear development pattern set back from the High Street. The dwelling at No. 71 High Street to the south of this row of bungalows, is a two storey dwelling. To the north of the site lies a Grade II one and a half storey listed building which lies immediately adjacent to the public highway. Opposite the site lies a mix of two storey and single storey properties set at differing distances from the highway. The proposal seeks consent to replace the existing bungalow which has a height of 5.2 metres and replace it with a two storey dwelling which would have a height of 7.6 metres. The

proposed design of the dwelling would comprise of a hipped roof, with a front hipped roof porch and rear projection. The proposed replacement dwelling would be set in the same position as the existing, extending out further in terms of its width.

The proposed dwelling by virtue of its excessive height, size, scale, mass and bulk would not be in keeping with the low level character and appearance of dwellings in the area and as a result would be excessively prominent in street scene views.

The proposed design comprising of the two bay windows in the front elevation and excessively large porch would be complex in terms of its design, appearance and proportions and would appear out of keeping with the simple character and design of the dwellings in the immediate area and would result in harm to the visual appearance and amenity of the area.

18. Impact upon setting of adjacent listed building

To the north west of the site lies the Grade II listed building at No. 53 High Street. The listed building forms a one and a half storey dwelling which lies immediately adjacent to the High Street. The dwelling is narrow in character with a simple gable roof and outbuilding to the side. The proposed replacement dwelling by virtue of its excessive height, size, scale and bulk at two storeys would significantly dominate and intrude upon the setting of the adjacent listed building. The complex design and form of the dwelling would be out of keeping with the simple design and character of dwellings in the area, failing to preserve the setting of the listed building and character of the area.

19. Neighbour Amenity

To the north of the site lies the neighbouring one and a half storey property at No. 53 High Street. This property lies adjacent to the public highway and has various windows at ground and first floor level in the side and rear elevations with a long garden running to the rear. The proposed replacement dwelling has been assessed in terms of loss of privacy, loss of light and overbearing impact and is not considered to result in any significant harm to this neighbouring property.

To the south of the site lies the neighbouring bungalow at No. 57 High Street. There are no side (north) elevation windows with a kitchen and door lying within the side elevation of a rear projection and a bedroom window lying within the rear elevation. A driveway and garage lie immediately adjacent to a 1.8 metre high fence which serves as the common boundary with No.55, the site. A first floor bedroom window is proposed in the side (south) elevation. Given the position of this window, the proposal would not result in any loss of privacy. The proposal has been assessed in terms of loss of light and overbearing impact and is considered acceptable.

20. Highway Safety and Parking Provision

The Local Highways Authority were consulted on the proposal and raised no concerns regarding highway safety subject to the addition of conditions in regard to the submission of a traffic management plan, the falls and levels of the driveway being such that no private water drains onto the public highway and the driveway being of a bound material and an informative in regard to planning permission not constituting a permission or licence to carry out any works within the public highway.

The existing vehicular access and driveway would remain and be used for the proposed replacement dwelling. Given the large new hardstanding and turning area with retention of the garage, the proposal would comply with Policy TR/2 which

requires an average of 1.5 spaces per dwelling with a maximum of 2 spaces per 3 or more bedrooms in poorly accessible areas.

21. Trees and Landscape

The proposal will not result in the loss of any important trees or landscaping on the site. The site is screened extensively along its side and rear boundaries. The proposal is considered acceptable in terms of landscaping and biodiversity impact, and a condition shall be added to any consent granted to ensure details of hard and soft landscaping are submitted.

22. Conclusion

Having regard to applicable national and local planning policies, and having taken all relevant material considerations into account, it is considered that planning permission should not be granted in this instance.

23. Recommendation and Reasons for Refusal

That the application is refused for the following reasons:

1. The proposed dwelling by virtue of its excessive height, size, scale, mass, bulk and complex design would be prominent in street scene views and not in keeping with the character and appearance of the area, resulting in harm to the Conservation Area and visual amenity of the area. The proposal would therefore fail to preserve or enhance the Conservation Area and would result in significant harm to the visual character and amenity of the area. Consequently the proposal would be contrary to Policies DP/2, DP/3 and CH/5 of the South Cambridgeshire Local Development Framework, Development Control Policies, DPD 2007 which requires all new development to preserve or enhance the character of the local area, Conservation Area and be compatible with its location and appropriate in terms of scale, mass, design in relation to the surrounding area.
2. The site lies adjacent to the Grade II Listed Building at No.53 High Street which lies to the north west of the site. The proposed dwelling by virtue of its excessive height, size, scale, bulk, design and form would significantly intrude and dominate the adjacent listed building failing to preserve its setting. The proposal would therefore result in harm to the character and setting of the listed building. The proposal as a result would be contrary to Policy CH/4 of the South Cambridgeshire Local Development Framework Development Control Policies DPD 2007, Listed Buildings Supplementary Planning Document 2009 and Paragraphs 131, 132 & 133 of the National Planning Policy Framework that states proposals should ensure that all new development would preserve or enhance the character and would not adversely affect the curtilage or wider setting of a Listed Building.

Background Papers:

Where the [Local Authorities \(Executive Arrangements\) \(Meetings and Access to Information\) \(England\) Regulations 2012](#) require documents to be open to inspection by members of the public, then they must be available for inspection—

- (a) at all reasonable hours at the offices of South Cambridgeshire District Council;
- (b) on the Council's website; and

- (c) in the case of documents to be available for inspection pursuant to regulation 15, on payment of a reasonable fee required by the Council by the person seeking to inspect the documents at the offices of South Cambridgeshire District Council.

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- South Cambridgeshire Local Development Framework Development Control Policies DPD 2007
- South Cambridgeshire Local Plan Proposed Submission July 2013
- South Cambridgeshire Supplementary Planning Documents
- National Planning Policy Framework 2012

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