

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

2 September 2015

AUTHOR/S: Planning and New Communities Director

Application Number: S/1440/15/LB

Parish: Waterbeach

Proposal: Extension, External Alterations and Conversion of Dwelling to Form Ground Floor Pharmacy and Two First Floor Flats together with Provision of Parking Spaces, Cycle and Bin Storage

Site address: 5 Green Side

Applicant(s): Medicines 4 U Ltd.

Recommendation: Approval

Key material considerations: Principle of Development
Conservation Area
Listed Building

Committee Site Visit: No

Departure Application: No

Presenting Officer: Karen Pell-Coggins, Principal Planning Officer

Application brought to Committee because: The officer recommendation conflicts with the recommendation of Waterbeach Parish Council

Date by which decision due: 31 July 2015 (Extension of Time Agreed)

Site and Surroundings

1. The site is located within the Waterbeach village framework and conservation area. No. 5 Green Side is a listed building. It is currently a detached, two-storey, brick and plain tile modern dwelling that is set on the back edge of the footpath. There is a driveway to the southern side that leads to a garage and gravel parking and turning area to the rear. Beyond is a rear garden. An office building and three dwellings are situated to the south and a residential property is situated to the north.

Proposal

2. The proposal seeks external alterations in the form of a shop front and the insertion of additional first floor windows in the side elevations of the building, a two-storey rear extension and conversion of the existing single dwelling to form a pharmacy at ground floor level and two one bedroom flats at first floor level. One staff parking vehicle space would be provided within the garage for the pharmacy and two vehicle parking

spaces would be provided within the existing garden for the flats. 4 cycle parking spaces and a refuse storage area would also be provided on site.

Planning History

3. **S/0651/15/FL** - Extension, External Alterations and Conversion of Dwelling to Form Ground Floor Pharmacy and Two First Floor Flats together with Provision of Parking Spaces, Cycle and Bin Storage - Withdrawn
S/0811/15/LB - Extension, External Alterations and Conversion of Dwelling to Form Ground Floor Pharmacy and Two First Floor Flats together with Provision of Parking Spaces, Cycle and Bin Storage - Withdrawn
S/1666/92/F - Extensions (Renewal of Time Limited Permission S/2040/87/F) - Approved
S/2041/87/LB - Extensions - Approved
S/2040/87/F - Extensions - Approved
S/2003/84/LB - Demolition and Reconstruction of Dwelling - Approved
S/2002/84/FL - Reconstruction of Dwelling and Erection of Garage/Workshop - Approved

National Guidance

4. National Planning Policy Framework 2012
National Planning Practice Guidance 2014

Planning Policies

5. **South Cambridgeshire Local Development Framework Development Control Policies DPD 2007**

CH/3 Listed Buildings
CH/4 Development Within the Curtilage of a Listed Building
CH/5 Conservation Areas

6. **South Cambridgeshire Local Plan Submission 2014**

NH/14 Heritage Assets

7. **South Cambridgeshire Supplementary Planning Documents**

Development Affecting Conservation Areas SPD - Adopted January 2009
Listed Buildings SPD - Adopted July 2009

Consultation

8. **Waterbeach Parish Council** - Recommends refusal and makes the following comments: - Waterbeach Planning Committee object to this application due to concerns regarding traffic issue and request a transport impact assessment is carried out prior to a decision being taken. Particular concern was raised regarding an unmarked bus stop outside the site which would have trouble dropping [people off if parking is not controlled. How will the site fit into the conservation area with the suggested frontage changes?
9. **Conservation Officer** - Comments that although the records identify that the property is listed, planning permission was granted in 1984 for demolition of the listed building and the construction of a new dwelling. The building was never delisted. Whilst the

building is no longer of high significance, it is located centrally within the Waterbeach conservation area and makes a positive contribution. The traditional timber shop front would complement the character of the conservation area. The extension would complement the design and form of the existing building. Request conditions in relation to materials and joinery details of the shop front including moulding, glazing, window reveal and paint finish.

Planning Comments

10. The key issues to consider in the determination of this application relate to the the impacts upon the conservation area and listed building.

Listed Building and Conservation Area

11. The building is officially grade II listed. However, it is not a building of architectural or historic merit due to the original building being demolished and the current premises being reconstructed in 1984. The only reason it is listed is because it has never been delisted. The development would be in keeping with the existing property and is not therefore considered to harm the character and appearance of the listed building.

Conclusion

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

Recommendation

13. Officers recommend that the Committee approves the application subject to the following conditions: -

Conditions

- (a) The proposed works shall be carried out strictly in accordance with the approved plans and specification of works noted thereon, except where modified by the conditions of this consent.
(Reason - To ensure compliance with the approved plans.)
- (b) The proposed works shall be carried out strictly in accordance with the approved plans namely drawing numbers 15003/01, 15003/02 Revision a, 15003/03 Revision a, 15003/04 Revision a and 15003/05 Revision a. and specification of works noted thereon, except where modified by the conditions of this consent.
(Reason - To ensure compliance with the approved plans.)
- (c) No development shall take place until details of the materials to be used in the construction of the external surfaces of the buildings 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 development preserves the character and appearance of the conservation area and listed building in accordance with Policies CH/3 and CH/5 of the adopted Local Development Framework 2007.)
- (d) No development shall take place until precise details of the shop have been submitted to and approved in writing by the Local Planning Authority. The

details shall include sections showing the moulding, type of glazing, set in reveal and paint finish. Development shall be carried out in accordance with the approved details.

(Reason - To ensure the development preserves the character and appearance of the conservation area and listed building in accordance with Policies CH/3 and CH/5 of the adopted Local Development Framework 2007.)

Background Papers:

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 Core Strategy DPD 2007
- South Cambridgeshire Local Development Framework Development Control Policies DPD 2007
- Planning File References S/1439/15/FL, S/1440/15/LB, S/0651/15/FL, S/0811/15/LB, S/1666/92/F, S/2040/87/F, S/2041/87/LB, S/2002/84/F and S/2003/84/LB

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