

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

7 October 2015

AUTHOR/S: Planning and New Communities Director

Application Number: S/1160/15/OL

Parish(es): West Wickham

Proposal: Demolition of garage and outbuilding and construction of one single storey dwelling and garage.

Site address: 95 High Street, West Wickham

Applicant(s): Mr John Pelling

Recommendation: Approve

Key material considerations: The main issues are the effect on the character and appearance of the built environment including heritage assets, neighbour amenity and highway safety.

Committee Site Visit: Yes

Departure Application: No

Presenting Officer: Andrew Fillmore

Application brought to Committee because: The officer recommendation is contrary to the views of the Parish Council.

Date by which decision due: 30 June 2015

Planning History

1. No relevant planning history.

Planning Policies

2. National Planning Policy Framework
National Planning Policy Framework (NPPF)
Planning Practice Guidance
3. Proposed Local Plan July 2013
S/1 Vision
S/2 Objectives of the Local Plan
S/3 Presumption in Favour of Sustainable Development
S/7 Development Frameworks

S/11 Infill Villages
TI/3 Parking Provision
NH/14 Heritage Assets

4. Core Strategy, adopted January 2007
ST/2 - Housing Provision
ST/7 – Infill Villages
5. Local Development Framework Development Control Policies 2007
DP/1 Sustainable Development
DP/2 Design of New Development
DP/3 Development Criteria
DP/7 Development Frameworks
CH/4 Development within the Curtilage or Setting of a Listed Building
TR/1 Planning for More Sustainable Travel
TR/2 Car and Cycle Parking Standards

Consultation by South Cambridgeshire District Council as Local Planning Authority

6. **Parish Council** –Recommend refusal. By referring to the Development Framework Plan for the Local Plan Policy NH11, the Parish Council considers the proposed siting of the building to be partially outside the Development Framework and the Parish Council considers that a consistent application of this planning requirement should be maintained. The Council also feels that the proposed application does not meet the requirements of ‘infill’ as the proposed property does not have frontage on an existing road merely access via a shared drive. The proposed enhancement of an existing listed property was noted.
7. **Cambridgeshire County Council Highways Authority** – No objections subject to demonstrating visibility splays of 2.4m x 43m as measured from the near edge of the highway carriageway can be achieved. Recommend conditions relating to access construction and an informative stating the need to obtain a license to carry out works on the public highway.
8. **South Cambridgeshire District Council Urban Design** – (Commenting on two dwellings). Removal of the existing outbuilding would improve the setting of the listed building, but the backland development crossing the village framework is out of character for the village and is not supported. A single dwelling, within the framework boundary, as a replacement to the outbuildings currently adjacent the boundary with no. 91 offers the opportunity to improve the setting of the listed building subject to a sensitive design.

Representations

9. Two letters of representation have been received, one in support of and one opposing the development. The representation in support states ‘I would like to give my support to this application but as ever I expect our petty minded parish council to object’. The representation opposing cites concerns that some of the site is located outside the village envelope, the neighbourhood plan has shown that affordable housing is needed and not bungalows, the plan is for profit and not need, the development will lead to further houses, vehicular traffic will impact on neighbour amenity, light pollution will result from the scheme and the site is waterlogged.

Planning Comments

10. The application site comprises a roughly rectangular parcel of land located to the side of no. 95 High Street, and rear of no. 91 (Ivy Cottage) within the village of West Wickham. Vehicular access is provided via the existing driveway which serves the host property (95 High Street), with the site occupied by a single storey workshop/outbuilding located along the boundary with no. 91.
11. The adjoining property no. 91 High Street (Ivy Cottage) is Grade 2 Listed and benefits from the following listing description '*Cottage possibly originally a pair. Early C18. Timber-framed plastered and long straw thatch. Shared axial ridge stack. Four bays in single range. One storey and attic. Two eyebrow dormers. Two ground floor casements and two doorways, one in modern timbered porch.*'
12. The application proposal seeks outline planning consent, access only, for the construction of one single storey bungalow and associated garaging following demolition of the garage/outbuilding. The application is supported by an indicative layout plan and elevations/floor plans demonstrating how the site can accommodate the level of development proposed.
13. The application originally sought consent for two dwellings (one inside the framework boundary and one outside), with this subsequently amended to a single property.
14. The vast majority (circa 85-90%) of the application site is located within the framework boundary and is not subject to any other designations. The small part of the site which lies outside the development framework is used as residential curtilage to the host dwelling, and the proposal does not extend into the open countryside .

Principle of development

15. The NPPF advises that every effort should be made to identify and then meet the housing needs of an area, and respond positively to wider opportunities for growth. Additionally the Development Plan (Core Strategy Development Plan Document adopted January 2007 and Development Control Policies Development Plan adopted January 2007) identifies West Wickham as a 'Infill Village' where adopted policy ST/7 advises in such villages new residential development, within village frameworks, will be restricted to a maximum of two dwellings where this 'relates to redevelopment or sub-division of an existing residential curtilage. The village is proposed to maintain this status under the emerging Local Plan.
16. The application is largely located within the framework boundary and as such the principle of constructing a new property is supported subject to other land use considerations.

Form and character including setting of Ivy Cottage (Grade 2 Listed)

17. The NPPF advises that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the assets conservation and that local planning authorities should look for opportunities for new development within the setting of heritage assets to enhance or better reveal their significance, and that proposals that better reveal the significance of the asset should be treated favourably.

18. The existing unattractive outbuilding is located on the boundary with and in close proximity to the Grade 2 Listed Ivy Cottage (91 High Street), with this relationship detracting from the setting of the listed building.
19. The removal of the outbuilding in combination with setting the new development back from Ivy Cottage (as indicated on the indicative plan) will improve the setting of the adjoining listed structure and weighs in favour of the scheme. Officers are of the view this aspect of the scheme should be given substantial weight.
20. Turning to the impact on the character and appearance of the built environment, West Wickham is a largely linear village characterised by dwellings fronting the road and set on elongated plots. However there are some exceptions to this, evidenced to the southern side of the High Street east of the application site where there are examples of development at depth. Despite these exceptions the development would be at odds with the general pattern of the built environment, although this is tempered by the presence of the large workshop/outbuilding.
21. The site is partially visible from a public footpath which can be found to the rear of and east of no. 103 High Street. Subject to a suitable design being agreed (to be assessed at reserved matters stage) no harm is identified to the landscape character.
22. Planning decisions are required to be made in the public interest, through balancing the benefits and detractions of each application. Officers are of the view that although the proposal does not represent a linear form of development (as per the existing village character), there is an existing building on the site, and the public benefits of improving the setting of the adjacent listed property outweigh the harm.

Neighbour amenity

23. The application is in outline form, with matters of layout, scale and appearance not subject to determination. The indicative plan demonstrates it is possible for a bungalow to be constructed on the site without impacting on the amenity of neighbouring residence through overlooking, shadowing or loss of outlook.

Highways safety

24. The applicant has demonstrated the required visibility splays of 2.4m x 43m can be achieved and subject to appending conditions relating to the construction of the access arrangement (surface water drainage and surfacing material) no harm is identified in respect of highway safety.
25. Adequate parking/turning area can be accommodated on site to cater for both the new dwelling and host property.

Other consideration

26. No concerns are raised with regards to crime and disorder, with conditions necessary controlling foul and surface water drainage arrangements and external lighting (light pollution).
27. The Parish Council oppose the application primarily due to part of the site being located outside the framework boundary. Notwithstanding the current position in respect of 5 year housing land supply (with policies relating to the framework boundary not applicable), the vast majority of the site lies within the framework with

the small section positioned outside used as the garden to the host dwelling. As such the proposal does not result in the loss of open countryside.

Conclusion

28. The bulk of the site is located within the framework boundary of a village where adopted policy allows for the construction of new residential development of up to two units, subject to other land use considerations. Although the proposal represents a form of 'backland' development the application offers the opportunity to improve the setting of the Grade 2 Listed Ivy Cottage through replacing an unattractive outbuilding positioned hard on the shared boundary. The NPPF advises that in determining planning applications local planning authorities should take account of the desirability of enhancing the significance of heritage assets, and officers are of the view the benefits of the scheme outweigh the harm.

Recommendation

29. Approve subject to the following conditions

- standard time limits
- approved plans
- foul and surface water management
- details of external lighting
- highways conditions
- Permitted development conditions associated with extensions and rooms in the roof.

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, 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.

- National Planning Policy Framework
<https://www.gov.uk/government/publications/national-planning-policy-framework--2>
- Local Development Framework, Development Control Policies, Adopted July 2007
<http://www.scams.gov.uk/content/local-development-framework>
- South Cambridgeshire Local Plan, Proposed Submission July 2013
<http://www.scams.gov.uk/localplan>
- Planning File Ref: S/0036/15/FL

Report Author: Andrew Fillmore – Principal Planning Officer
01954 713180