

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Development and Conservation Control Committee 6<sup>th</sup> July 2005  
**AUTHOR/S:** Director of Development Services

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**S/0967/05/F- Sawston**  
**Change of Use from Residential to Offices (Class B1) at 45 High Street, Sawston**  
**for P Bassett**

**Recommendation: Approval**  
**Date for Determination: 12<sup>th</sup> July 2005**

### Site and Proposal

1. No 45 High Street is a 2 storey semi-detached house in a pair with No 47. It is adjacent to a gravelled driveway at the side leading to the car park at the rear. The driveway is owned by No 43 and there is an existing private right of way for No 45. Neighbouring properties are business/commercial uses; No 47 is a dental practice, No 49 is an accountancy office and No 43 is a solicitors' firm.
2. The application, received on 17<sup>th</sup> May 2005, proposes the change of use from residential to offices (Class B1). It is stated in the application form that the proposed office will not have frequent visitors given that the firm's client base is outside Sawston and mainly in London. The public relations firm will be relocating from existing leased premises in Langford Arch, London Road, Pampisford. The number of employees is 4-5. The provision of car parking is at the rear of the house for 2 cars and there is a public car park adjoining the rear of the property. One cycle parking is available on site.

### Planning History

3. **S/1076/84/F** - Planning permission was granted in 1984 for a porch
4. **S/2962/88/F** - Planning permission was granted in 1989 for change of use to dental surgery
5. **S/0171/92/F** - Planning permission was granted in 1992 for change of use to dental surgery

### Planning Policy

6. **Policy EM6** of the **South Cambridgeshire Local Plan 2004** states that planning permission will be granted for small-scale development in class B1 new employment at rural growth settlements provided that there would be no adverse impact on residential amenity, traffic conditions, village character and other environmental factors.
7. **Policy TP1** of the **South Cambridgeshire Local Plan 2004** partly states that the Council will seek, through its decisions on planning applications, to promote more sustainable transport choices, to improve access to major trip generators by non-car modes, and to reduce the need to travel, especially by car. To give effect to these aims, planning permission will not be granted for developments likely to give rise to

more than a small-scale increase in travel demands unless the site has (or will attain) a sufficient standard of accessibility to offer an appropriate choice of travel by public transport or other non-car travel mode(s).

### **Consultation**

13. **Sawston Parish Council** recommends refusal and states that ‘as there is a significant shortage of housing in Sawston and therefore a greater need of this building to remain as a residential property rather than offices.’
14. **Chief Environment Health Officer** considers that the proposal will not have significant impacts in terms of noise and environmental pollution.

### **Representations**

14. None received

### **Planning Comments - Key Issues**

15. The key issues in relation to this application are
  - Sustainability and
  - The loss of a residential property in the village.
16. The application site lies inside the village framework and is accessible by public transport. The property has 2 on site parking spaces at the rear of the building. The floor area of the building is approximately 58.6 square metres, 2 parking spaces could meet the standard for car parking provision listed in the Local Plan that requires 1 space per 25 square metres of gross floor area for Use Classes Order B1 offices. There is also one secure cycle parking provided and it meets the aims of sustainable travel by a non-car mode. It is my view that the proposal would have no adverse impact on traffic conditions.
17. High Street, Sawston has various retail shops, offices and restaurants. B1 offices are already apparent in neighbouring properties at Nos 43, 47 and 49. I am of the view that the proposed change of use would be in line with the existing use of neighbouring properties. The development would contribute to new employment in this Rural Growth Settlement and given that there is no adverse impact on residential amenity, village character and other environmental factors, the proposal will comply with Policy EM6 of the Local Plan.
18. Regarding the Parish Council’s concern on the loss of a residential property in the village, there are no planning policies in this Authority’s Local Plan requiring existing residential properties to be retained and to withhold permission on this basis would not be justifiable.

### **Recommendation**

17. Approval subject to conditions:
  1. Standard Condition A - Time limited permission (Reason A)
  2. The two permanent spaces to be reserved on the site for parking shall be provided before the use commences and thereafter maintained. (Reason - In the interest of highway safety)

3. Notwithstanding the provisions of Regulation 3 Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order), the premises shall not be used other than for Offices and for no other purpose (including any other purposes in Class B1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that order). (Reason - To safeguard the character of the area.)

### **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:** None

**South Cambridgeshire Local Plan 2004:**

**Policy EM6** (New Employment at Rural Growth Settlements); and

**Policy TP1** (Planning more Sustainable Travel)

2. The proposal is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise: loss of a residential property in the village

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

- Cambridgeshire and Peterborough Structure Plan 2003
- South Cambridgeshire Local Plan 2004
- File references S/1076/84/F, S/2962/88/F, S/0171/92/F and S/0967/05/F

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