

## 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/0561/05/F- Linton**

### **Garage/ Store at Tosca Cottage, 28 Horseheath Road For Mr & Mrs Bonney**

#### **Recommendation: Refusal**

**Date for Determination: 18<sup>th</sup> May 2005**

1. Members will visit the site on Monday 4<sup>th</sup> July.

#### **Site and Proposal**

2. Tosca Cottage is a detached, white render and thatch, Grade II listed building that is situated to the south of Horseheath Road within the Linton village framework. It is set back from the road behind a small garden and has an existing paved hardstanding with two parking spaces to the front.
3. A public footpath runs along the western boundary of the site. No. 26 Horseheath Road has a double garage situated adjacent the boundary.
4. The application, registered on the 23<sup>rd</sup> March 2005, proposes the erection of a garage to the rear of the cottage. During the course of the application the garage has been partly constructed on site and is situated in a position forward of that shown on the site plan. It has a pitched roof design and a footprint that measures approximately 32.5 square metres. It has a height of 2.3 metres to the eaves and 4.2 metres to the ridge.

#### **Planning History**

5. Planning permission and listed building consent were granted for a single storey rear extension in 2002 (references **S/0707/02/LB & S/0708/02/F**).

#### **Planning Policy**

6. **Policy P7/6** of the **Cambridgeshire and Peterborough Structure Plan 2003** seeks to protect and enhance the quality and distinctiveness of the historic built environment.
7. **Policy P1/3** of the **Cambridgeshire and Peterborough Structure Plan 2003** seeks to ensure that all new developments incorporate high standards of design that create a sense of place which responds to the local character of the built environment.
8. **Policy EN28** of the **South Cambridgeshire Local Plan 2004** seeks to resist development that would: - dominate a listed building in scale, form, massing or appearance; damage the setting of a listed building; or harm the visual relationship between the building and its landscape surroundings.
9. **Policy HG12** of the **South Cambridgeshire Local Plan 2004** seeks to resist extensions and alterations to dwellings that would seriously harm the amenities of

neighbours through being unduly overbearing in terms of its mass, a significant loss of light, or a loss of privacy from overlooking; or where there would be an unacceptable visual impact upon the street scene.

### **Consultation**

10. **Linton Parish Council** approves the application and comments that the materials should be in keeping with the existing building.
11. The **Conservation Manager** objects to the application on the grounds that the proposed garage would harm the setting of the listed building and the appearance of the street scene.
12. The **County Council Countryside Services Team** raises concern regarding the impact of the garage upon the public footpath. It states that it is an offence under Section 34 of the Road Traffic Act to drive on a public footpath without lawful authority and would want reassurance that the applicant has this lawful authority before planning permission is granted.

### **Representations**

13. None.

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

14. The main issues to consider in determining this application are whether the garage would adversely affect the setting of the listed building, have an unacceptable visual impact upon the street scene and/or seriously harm the amenities of neighbours.

### **Listed Building/ Street Scene**

15. The proposed garage would be clearly visible when travelling in an easterly direction along Horseheath Road and from the public footpath as it would be elevated slightly above road level. The garage doors on the front elevation of the building are out of proportion with the width and height of the gable. In addition, the glazing on the garage doors has a domestic appearance that is inappropriate to the traditional nature of the cottage. The proposed garage, by reason of its scale, design and appearance, is therefore considered to adversely affect the setting of the listed building and the visual quality of the street scene.

### **Neighbour Amenity**

16. The proposed garage is not considered to seriously harm the amenities of neighbours through being unduly overbearing in terms of its mass, through a loss of light or through a loss of privacy.

### **Other Matters**

17. The applicants have not yet provided evidence that shows they have lawful authority to drive over the public footpath. I do not, however, consider that lack of this information would warrant refusal of the application on this ground alone.

### **Recommendation**

18. Refusal.

The proposed garage, by virtue of its scale, design and appearance, would adversely affect the setting of Tosca Cottage, a Grade II listed building and have an unacceptable visual impact upon the street scene. As such, the proposal is therefore contrary to Policy P7/6 of the Cambridgeshire and Peterborough Structure Plan and Policy EN28 of the South Cambridgeshire Local Plan 2004 that seek to protect the historic built environment and Policy HG12 of the South Cambridgeshire Local Plan 2004 that seeks to resist developments that would have an unacceptable visual impact upon the street scene.

**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
- Planning File References S/0707/02/LB, S/ 0708/02/F and S/0561/05/F.

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