

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation Control Committee 7th September 2005
AUTHOR/S: Director of Development Services

S/1342/05/F - Guilden Morden Extensions, 9 Silver Street for G Mills

Recommendation: Approval
Date for Determination: 1st September 2005

Conservation Area

Site and Proposal

Members will visit the site on Monday the 5th September 2005.

1. Silver Street is a narrow road with no vehicular throughway and very little provision for on street parking. The road itself is lower than the surrounding residential properties and becomes increasingly rural in nature the further one goes down it. Number 9 Silver Street is one of a pair of relatively large dwellinghouses built in the late 1960s/early 1970s. Between the flat roofed garages of both these properties there is a historic right of way leading to High Street, part of which is the vehicular access to a Grade II Listed cottage, 36 High Street, that sits to the rear of number 9. Both the listed cottage and the two more modern properties fall within the Guilden Morden village framework. A further Grade II Listed building, No. 4 Silver Street is opposite.
2. The full planning application, received on the 7th July 2005, proposes to extend the dwellinghouse by way of a first floor element above the existing flat roof garage and a single storey lean-to element to the rear. In addition to these extensions the fenestration is to be altered and the property is to be part clad with weatherboarding and part rendered. The application was amended on the 18th August to drop the height of the said first floor element by approximately 200mm and to address inaccuracies.

Planning History

3. The original planning consent granted for the site was in 1968 (**SC/0025/68/D**), and it is this consent under which number 9 and its neighbour (number 7) were built.
4. A more recent application for a first floor extension of number 9 was refused in 2004 (**S/0140/04/F**). This application was refused as the scale and unsympathetic design of the proposed extension was considered to adversely impact on the street scene, Conservation Area and setting of nearby listed buildings.

Planning Policy

5. **Policy P7/6** of the Cambridgeshire and Peterborough Structure Plan 2003 requires Local Planning Authorities to protect and enhance the quality and distinctiveness of the historic built environment.

6. **Policy HG12** of the South Cambridgeshire Local Plan 2004 requires that applications for the extension and alteration of dwellings within village frameworks pay attention to issues such as neighbour amenity and visual impact upon the street scene.
7. **Policy EN28** of the South Cambridgeshire local plan 2004 seeks to ensure that development will not damage the setting of listed buildings.
8. **Policy EN30** of the South Cambridgeshire Local Plan 2004 sets out the requirements for developments within Conservation Areas.

Consultation

9. **Guilden Morden Parish Council** recommends that the application be refused as the proposal will have a significant impact on the street scene – size and design; it does not preserve or enhance the Conservation Area; and it will have an adverse effect on the setting of nearby listed buildings.
10. The view of the Parish Council is based on the original drawings and not the amended plans, which show a modest reduction in the height of the first floor element. The amended plans were sent to the Parish Council for information only due to the minor nature of the changes involved.
11. **Conservation Manager** has no objection, though has requested that the new windows should be in timber and that the render should have a woodfloat finish and be painted in a pastel shade.
12. “Number 9 contributes very little to the Silver Street streetscape or the Guilden Morden Conservation Area. The current proposals would completely remodel the dwelling and result in a building more in keeping with its location, with a more appropriate fenestration pattern and improved materials (timber weatherboarding and render under a slate roof, as apposed to an inappropriate LBC brick under an interlocking concrete tile roof). The revisions now incorporated into the design will reduce the impact of the new build elements and the net result will be an overall enhancement of the Conservation Area.”

Representations

13. Three letters/E-mails of objection have been received from residents of properties in Silver Street and High Street
14. The occupier of 36 High Street objects to the proposal as the first floor extension would increase the building footprint to the front and rear and would have a serious impact upon the amenities of neighbours because the property will be unduly overbearing in terms of mass to those in Silver Street and will overlook/overshadow the residences at 7 Silver Street and 36 High Street. The proposal removes the garage and provides further hard standing to the front of the property, which is elevated some 700mm above road level. The proposal generates significant loss of garden space and any vehicle parked on the proposed hard standing will have a negative impact upon the street scene. Moreover the development will be out of character with the properties in the immediate vicinity and have an adverse effect on two listed properties, 4 Silver Street and 36 High Street.
15. The occupiers of 4 Silver Street object to the application, as they believe that the proposed extension will overshadow their property and that number 9 would dominate the characterful and attractive street.

16. The occupiers of 7 Silver Street object to the application as they feel the extensions are far too large for the property and with the other alterations will dominate and alter the street scene, especially as the first floor element will be well forward of the existing garage. They also have concerns about the quantity of weatherboarding and have questioned why it can't be done with matching brickwork. More concerns are raised about the reduction in the size of the windows and having vehicles parked in front of these smaller windows.

Planning Comments – Key Issues

17. The main issues to consider for the determination of this application relate to the visual impact of the proposed first floor extension on the street scene and the settings of the Conservation Area and nearby listed buildings. Further issues of neighbour amenity have also been raised by several of the objectors.

Impact upon the Conservation Area

18. Number 9 Silver Street is of no particular architectural or historic merit and is not considered to have a positive contribution to the character or setting of the Conservation Area. The application that was refused last year sought to continue the style of the existing dwelling onto the proposed first floor extension. Aside from the issue of the physical bulk the application was refused, as the design was not considered to either enhance or preserve the character of the Conservation Area. This latest application, although similar in scale, is a result of pre-application discussions between the applicant and the Council's Conservation Area and Design Officer. The use of traditional materials and a more traditional pattern of fenestration is considered to be an improvement on the visual appearance of the existing property and the proposal is considered to enhance the appearance of the Conservation Area.

Impact upon the settings of nearby listed buildings

19. Although the previous application was refused in part for its impact upon the setting of number 4 Silver Street officers consider the impact upon the setting of number 36 High Street to be of more importance. The garages of number 7 and 9 Silver Street help to define the entrance to number 36 High Street. Although views of the listed building are afforded over these garages the most important view of the building is as one passes number 7 and views the property down the access. Due to the height difference between number 9 and the highway the view of the listed building is almost completely screened by the existing garage.
20. As the bulk of the extension was previously used as a reason for refusal officers requested that the application be amended to drop the height of the first floor element. Once amended officers were of the opinion that the impact of the bulk of the development on the settings of number 36 High Street and the Conservation Area was acceptable. Moreover the proposed extension will not be built on the same footprint as the existing garage. Although it will be coming nearer to the road it will be built approximately 400mm from the adjacent public right of way and access to 36 High Street.

Loss of neighbour amenity and off street parking

21. The only additional first floor windows in the rear elevation will be more than twelve metres from the rear boundary of the property, which is well screened by mature vegetation. A reduction in the size of the existing openings is considered to be beneficial to neighbour amenity rather than detrimental.

The issue of the overshadowing of number 36 high Street and properties on the other side of Silver Street is not considered to be materially significant.

22. At present the property has sufficient off street parking for at least two vehicles. The proposal seeks to provide hard standing that would accommodate three vehicles, which would be sufficient to meet the parking standards set out in the Local Plan. The loss of the front garden and conversion of the existing garage could be done without the specific consent of the Local Planning Authority. Even with the proposed hard standing the depth of the front garden would still allow for the retention of an area of greenery adjacent to the highway.

Recommendation

23. Approve (As amended by drawing SS/TB/05/1A – franked 18th August 2005)

1. Standard Condition A – Time limited permission (Reason A);
2. Sc5a – Details of materials for external walls and roofs and windows (Rc5a(ii));
Sc22 – No windows at first floor level in the northeast elevation of the development (Rc22);

No development shall commence until details of the siting and layout of the space to be provided on site for the parking of two cars (in accordance with the Local Authority car parking standards) shall be submitted to and approved in writing by the Local Planning Authority; the parking space shall be provided in accordance with the agreed details and shall not thereafter be used for any purpose other than the parking of cars.

(Reason – To ensure adequate space is provided and thereafter maintained on site for the parking of vehicles.)

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: P7/6** (Historic Built Environment);
 - **South Cambridgeshire Local Plan 2004: HG12** (Extensions and Alterations to Dwellings within Frameworks)
 - **EN28** (Development within the Curtilage or Setting of a Listed Building)
 - **EN30** (Development in Conservation Areas)
2. The development is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
 - Loss of neighbour amenity
 - Visual impact on the locality
 - Impact upon setting of the Conservation Area and nearby Listed Buildings

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

- South Cambridgeshire Local Plan 2004
- Cambridgeshire and Peterborough Structure Plan 2003
- Planning File ref. S/1342/05/F and S/0140/04/F

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