

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Development and Conservation  
Control Committee

7<sup>th</sup> September 2005

**AUTHOR/S:** Director of Development Services

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**S/1334/05/F - Great Shelford**  
**Erection of House & Garage following Demolition of Existing House & Garage at 1**  
**Woodlands Close for Mr P David**

**Recommendation: Refusal**  
**Date for Determination: 31<sup>st</sup> August 2005**

Members will visit the site on Monday 5<sup>th</sup> September 2005

### Site and Proposal

1. No 1 Woodlands Close is a 2 storey detached house with an attached garage at the side, set in a generous plot that measures 25m x 140m. The dwelling is set back from the road and the southern part of the site is within the indicative flood zone with The River Granta aligning the southern boundary. Woodlands Close and Woodlands Road are characterised by a low density form of development set within a network of private roads and properties that are predominately large detached dwellings in extensive grounds. The spacing between the houses adds significantly to the pleasing appearance of this part of the village. Neighbouring property, No 2 Woodlands Close, is a 2 storey house. Planning consent (ref. S/1746/04/F) granted for extensions at No 2 includes a 2 storey side extension measuring 21m long on the first floor and 23m long on the ground floor, and 8.2m high to the ridge. No 9 Woodlands Road, to the west of the application site is a 3 storey house with an 'L' shape outbuilding to the front/ side elevation.
2. The full application, registered on 6<sup>th</sup> July 2005 proposes to replace the existing dwellinghouse and garage with a larger property.

### Planning History

3. S/0331/05/F - Planning permission was granted for extensions
4. It is considered that recent planning applications in the locality are relevant to the consideration of this application:
  - a) S/1746/04/F – Planning permission granted for extensions at 2 Woodlands Close (decision was made at 3<sup>rd</sup> November 2004 Committee); and
  - b) S/0877/04/F – Planning application was refused for extensions and outbuildings at No 3 Woodlands Close (dismissed at appeal).

### Planning Policy

5. **Policy P1/3** of the **Cambridgeshire and Peterborough Structure Plan 2003** requires a high standard of design which responds to the local character of the built environment for all new development.

6. **Policy SE2** of the **South Cambridgeshire Local Plan 2004** states in part that redevelopment will be permitted within the village frameworks of Rural Growth Settlements provided that the retention of the site in its present form is not essential to the character of the village, and the development would be sensitive to the character and amenities of the locality.
7. **Policy SE8** of the Local Plan states, in part, that there will be a general presumption in favour of residential development within village frameworks.
8. **Policy HG10** of the Local Plan states that the design and layout of residential development should be informed by the wider character and context of the local townscape and landscape.
9. **Policy EN5** of the Local Plan requires trees to be retained wherever possible in proposals for new development.
10. **Policy CS5** of the Local Plan states that planning permission will not be granted for development where the site is liable to flooding, or where development is likely to increase the risk of flooding unless the effects can be overcome by appropriate alleviation and mitigation measures and secured by planning conditions or planning obligation.
11. **Policy EN13** of the Local Plan states that planning permission will not be granted for development which could adversely affect, either directly or indirectly, the habitats of animal species which are protected by law unless the need for the development clearly outweighs the importance of conserving that habitat and the advice of English Nature is sought, and appropriate conditions may need to be imposed to facilitate the survival of individual members of the species; reduce disturbance to a minimum; and provide adequate alternative habitats to sustain at least the current levels of population.
12. **Paragraph 39.25** of the Local Plan states that in order to protect the low density character of the housing at Woodlands Road and Woodlands Close, there will be a general presumption against infill development in this part of the village.
13. **Great Shelford Village Design Statement** identifies that Great Shelford exhibits variety in diverse ways, which imparts distinct character to the village, and the individual areas within it. That character and distinctiveness should be acknowledged, and development and change be mindful of it. It also states that the setting, the trees, open spaces and groups of buildings, as well as individual buildings, combine to give distinctiveness to parts of the village. These elements should be considered together and not in isolation.

### **Consultation**

14. **Great Shelford Parish Council** recommends approval stating that it has no objections in view of the existing permission.
15. **The Chief Environmental Health Officer** raises no objections in principle although does express concerns about potential noise disturbance to residents during the construction period. As such, it is recommended that conditions restricting hours of use of power operated machinery, requiring details of method for construction of any driven pile foundations and preventing burning of waste on site be attached to any planning consent.

16. **Trees and Landscape Officer** raises no objections.
17. **Environment Agency** raises no objection to the proposed development provided that development, including landscaping and ground raising, does not extend into the indicative floodplain.
18. **Ecology Officer** states that the loft of the existing building is providing a bat roost and therefore a bat survey is required. The bat survey is awaited and further comments of the Ecology Officer will be reported verbally.

### **Representations**

19. Residents at No 2 Woodlands Close state:
  - a) At least 1m distance should be provided between the new garage and the common boundary to prevent the loss of light to the occupiers' downstairs utility window (of the side elevation of the extension approved under reference S/1746/04/F). The large eaves overhang at the proposed garage would block light from the utility window; and
  - b) The proposed first floor balcony would overlook the garden areas at No 1 Woodlands Close and No 9 Woodlands Road.

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

20. The key issues in relation to this application are
  - a) The affect on the amenity of the occupiers of No 2 Woodlands Close and No 9 Woodlands Road, and
  - b) Visual impact upon the street scene, and character and appearance of the area.
21. The proposal involves a replacement dwelling and garage. The new dwelling would be enlarged at the side/front towards the west side boundary (when compared to the existing) and would incorporate single storey elements to the east side and at the rear, a dormer windows and a double garage with studio over projecting to the front and along the boundary with No 2 Woodlands Close. The application is submitted following the approval of the previous extensions (ref: S/0331/05/F). This scheme has the following alterations compared with the approved plans:
  - a) The eaves height increased from 5m to 5.3m;
  - b) The ridge height increased from 8.9m to 9.3m;
  - c) A ground floor side element (providing larder and wine store) is slightly larger;
  - d) The width of the main house increase from 19.4m to 21.2m;
  - e) A dormer window added to the front elevation; and
  - f) A chimney added at the east side elevation
22. I consider that the first floor proposed balcony at the rear elevation would not adversely affect the neighbouring properties given that it is approximately 20m from the centre of the balcony to the common boundary with No 1 Woodlands Close, and 7m to the boundary with No 9 Woodlands Road. Only the blank gable wall of the side elevation at No 9 would be visible from limited angles of the balcony.

23. Planning officers had some reservations on the previous scheme (under reference S/0331/05/F) that the proposal would remove the space between Nos 1 and 2 Woodlands Close and would have an adverse impact upon the character of the area. However, having considered that planning permission had been granted for a 2 storey side extension at No 2 Woodlands Close, the extensions at No 1, by not increasing the height of the existing dwelling and retaining a reasonable distance of 5.5m between the west side of the dwelling and the boundary with No 9 Woodlands Road were considered on balance, to avoid adversely affecting the street scene or the character of the Woodlands Road/Woodlands Close area.
24. With regard to the proposed replacement dwelling, planning officers raised concerns during an informal stage that the increase in the bulk and mass of the front elevation, and the resultant building, when compared to the approved extensions, would affect the character of the area.
25. The ridge height of the dwellinghouse at No 2 is 8.2m and that at No 3 is 8m (according to the recent planning applications at Nos 2 and 3 Woodlands Close, ref: S/1746/04/F and S/0877/04/F). The ridge height of the new dwelling at No 1 would be 9.3m high coupled with its wide span that would occupy nearly the whole width of the plot by leaving only 3m distance from the west side boundary and 1m from the east side boundary. The massive and bulky design of the dwelling would not be in keeping with the character of the locality. In the street scene, the key factor in this local identity of Woodlands Close and Woodlands Road is the space between properties. With the approval of a 2 storey side extension at No 2, the spacious character is interrupted and I consider that further closure of space between the application site and No 9 Woodlands Road would result in a cramped form of development. The proposed dwelling would be very apparent in the street scene and would be harmful to the character and appearance of the area.
26. It is considered that the scale of the proposed garage building at the front of No 1 is acceptable.

### **Recommendation**

27. Refusal of the application

### **Reasons for Refusal**

Properties at Woodlands Close and Woodlands Road are located in spacious grounds. The spacing between the houses adds significantly to the pleasing appearance of this part of the village. The proposed replacement house would be 9.3m high to the ridge and 21.2m wide. By reason of its height, scale, design and proximity to the east and west side boundaries, the proposed replacement dwelling would represent a cramped and dominant form of development that would not respect the spacious character of the area and that would be out of keeping with, and detract from, the character of the surrounding area. As such, the proposal is contrary to Policy 1/3 of the Cambridgeshire and Peterborough Structure Plan 2003 which requires a high standard of design which responds to the local character of the built environment for all new development; and Policies SE2 and HG10 of the South Cambridgeshire Local Plan 2004 which require development in Rural Growth Settlements to be sympathetic to the character of the locality and the design and layout of residential development to be informed by the wider character and context of the local townscape and landscape.

**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

Great Shelford Village Design Statement

File references: S/0877/04/F, S/1746/04/F, S/0331/05/F, S/1334/05/F

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