

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation Control Committee 5th October 2005
AUTHOR/S: Director of Development Services

S/1600/05/F - Shudy Camps
Replacement Dwelling at Jasmine Cottage, Main Street for Oakhurst Homes Limited

Recommendation: Approval
Date for Determination: 10th October 2005

Members will visit the site on Monday 3rd October 2005.

Site and Proposal

1. Jasmine Cottage is a 1½ storey dwelling with 2 dormer windows facing Main Street and a single storey lean-to to the rear. The site is 0.283ha in area, which includes existing garden outside the village framework. The property has outbuildings in the garden area, and a garage set back from the road and adjacent to the 1m high fencing. This part of Main Street comprises a mix of 2 storey and single storey dwellings, including listed buildings. To the east is a 1½ storey dwelling, Granary Cottage with a kitchen window at the ground floor and a side bedroom window at the first floor facing the site. Between the side boundaries of the application site and Granary Cottage is a Public Footpath. To the west of the site is a 2 storey dwelling, Yew Tree House with a secondary sitting room window at the ground floor facing the 1m high fencing along the common boundary with the application site.
2. There are two Listed Buildings in the locality: to the east, approximately 65m from the site, is Street Farm and to the west, adjacent to Yew Tree House is Lower Farm. Planning consent has been granted for a single storey dwelling at land adjacent Street Farmhouse.
3. The full application, registered on 15th August 2005 proposes to replace the existing dwelling and garage with a larger 5 bedroom house, approximately 7.5-8.2m high to the ridge and 4.3-5m high to the eaves. The proposed dwelling is to be set back from the road and the front building line of the existing cottage. A detached double garage would be sited on the east side of the proposed house but set back from the front elevation. The density would remain 3.5 dwellings per ha.

Planning History

4. **S/2233/03/F** – Planning consent granted for a dwelling at land adjacent to Street Farmhouse

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 SE5** of the **South Cambridgeshire Local Plan 2004** identifies Shudy Camps as an Infill-only village. Residential developments within the village framework of these villages are restricted to not more than two dwellings comprising:

- a) A gap in an otherwise built-up frontage to an existing road; or
- b) The redevelopment or sub-division of an existing residential curtilage.

“Provided the site in its present form does not form an essential part of village character, and development is sympathetic to the historic interests, character, and amenities of the locality.”

- 7. **Policy SE8** of the Local Plan states in part, 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 EN28** of the Local Plan aims to protect the setting, well-being and attractiveness of Listed Buildings.

Consultation

- 11. **Shudy Camps Parish Council** recommends refusal on the basis of the size of the proposed property. It adds:

“Main Street, Shudy Camps is characterised by a mix of old and new properties. Currently, a number of infill sites have been developed or planning approval has been obtained, increasing the proportion of new dwellings. Jasmine cottage is an attractive old property and I would object strongly to its demolition and replacement by a new house. This would mean, not only the loss of one of the older properties in the village, but the proposed new property is much larger and out of proportion to the adjacent houses.”
- 12. **Landscape Design Officer** considers that a landscaping scheme would be important and assumes that the rear field will remain as a paddock and will not become garden area.
- 13. **County Council’s Definitive Map Officer** raises no objections to the proposed development but recommends informatives to be included on the decision notice if approved to protect Public Footpath No. 3, Shudy Camps.
- 14. **The Chief Environmental Health Officer** - raises no objections in principle although does express concerns about potential noise disturbance to residents during the demolition and construction period. As such, it is recommended that conditions and informatives are attached to any permission including a condition restricting hours of use of power operated machinery.
- 15. **Conservation Manager** - The Conservation Section have concerns over the size and scale of the replacement dwelling. However, given the scale and massing of the 1980’s dwelling built adjacent to Lower Farm, the Conservation Section do not believe that an objection on grounds of impact on this listed building (as set out in Policy EN28 of the Local Plan) could be sustained. In the event that the scheme is approved, a condition requiring agreement of ground floor level, to ensure the building is kept as low as practicable, thereby keeping its impact to a minimum.

16. **Trees and Woodlands Officer** - comments will be reported verbally.

Representations

17. A letter has been submitted by the applicant's architect and it is confirmed that the proposed rooflight opening to the eastern elevation is positioned over the dressing area to Bedroom 1 with a cill height of approximately 2.5m above floor level.
18. One letter from a Parish Councillor adds to the Parish Council's comments as follows:

"Jasmine Cottage has two neighbouring new houses. Granary Cottage, the most recently built to the East, has been designed in a style reminiscent of Jasmine Cottage and though it is new the two make sympathetic neighbours. The house to the West of Jasmine Cottage, though significantly bigger, is also in a sympathetic style. Lower Farm House, two doors to the west of Jasmine Cottage, is an old farmhouse of traditional style and scale. These four properties generally form a harmonious group.

The proposed new dwelling on the site of Jasmine Cottage is significantly larger. In addition, its front elevation is higher: both Jasmine and Granary cottages have dormer windows to their upper story, but the proposed new house has a conventional first floor with added roof above. The new house will appear significantly larger than, and out of scale with, Granary Cottage, and in particular its roofline will be much higher. The new development would be in a very different scale from the existing houses.

As a final point it should be noted that the new proposed dwelling has a footpath running to its East between it and Granary Cottage. In addition its East elevation will be extremely visible from Main Street to motorists and pedestrians travelling Westwards. The proposed East elevation is extremely deep in the plot. At the moment the view of Granary and Jasmine Cottages from the road is a typically pleasant English village scene - it will not be improved by the proposed development! The amenities of the footpath will be even more affected."

19. Occupiers at Yew Tree House, Main Street
- a) The proposal is out of keeping with local characteristics;
 - b) The size and height of the proposed new dwelling will affect the natural light to the main house and the garden, and would appear dominant and overbearing in the outlook from a sitting room window in the west elevation;
 - c) The existing infrastructure is impossible to sustain the proposed development; and
 - d) The proposal is not in keeping with the Council's sustainable development policy in terms of pollution and ecological impact and is contrary to the policy of affordable housing in rural areas.

Planning Comments – Key Issues

20. The key issues in relation to this application are:
- a) The affect on the amenity of the occupiers of Yew Tree House and Granary Cottage, Main Street,
 - b) Visual impact upon the street scene, and character and appearance of the area, and
 - c) The impact on the wider setting of the nearby Listed Buildings.

Impact on Yew Tree House

21. This property lies immediately to the west of the site. Its main living room window is at the ground floor level facing the road. There is a main sitting room window in the front elevation of the house and a secondary window serving that room in the eastern side elevation facing the existing boundary fencing. Given that only a single storey side element of the proposed new dwelling will face directly towards the side elevation of Yew Tree House and there are no main habitable room windows of Yew Tree House facing the new dwelling, I do not consider that the development will result in any serious loss of light or privacy to Yew Tree House. The proposal will not result in serious harm to the amenities of neighbours being unduly overbearing in terms of its mass. The proposed first floor bedroom window will face, at an angle, onto the front garden of Yew Tree House.

Impact on Granary Cottage

22. This property lies to the east of the site and adjacent to the public footpath. There are two bathroom windows and 3 rooflight windows (serve a dressing area) in the east side elevation of the new house facing the side of Granary Cottage. Granary Cottage has a side kitchen window at ground floor and a first floor side bedroom window facing the site. Giving an approximate distance of 14m between the edges of these two properties, I do not consider that the development will have a serious adverse impact upon the residential amenity interests of the occupiers at Granary Cottage.

Impact on street scene

23. The existing properties in this part of the village are mixed with cottages, modern two storey dwellings and listed buildings. This proposal is for a two storey dwelling. I consider the scale of the new dwelling is acceptable. The new dwelling will be set back from the existing cottage. There is adequate space to the side of the dwelling (9m to the east and 4.5m to the west) to respect not only the amenity of the occupiers of the neighbouring properties to either side but also the visual spacing in the street scene. There is an approximately 9m space on the eastern side to the adjoining public footpath and the proposal includes new planting and landscaping on the boundaries of the site. The development will not result in dominating of the public footpath. The ground level of the application site rises towards the garden area and the paddock beyond. As a result, the height of the proposed new dwelling varies from 7.5m to 8.2m following the ground level. I consider that the proposed development is in keeping with the local character and will not have an adverse impact on the street scene.

Impact on the wider setting of nearby Listed Buildings

24. In my opinion the design of the house is acceptable. It is a traditional design with a double pitch roof of narrow spans. External materials are reserved for approval by condition. The scale of the building would appear similar to Yew Tree House to the west.

Recommendation

25. Approval subject to conditions:
1. Standard Condition A – Time limited permission (Reason A);
 2. Sc 5a – Details of materials of external walls and roofs (Rc5a);
 3. Sc 51 – Landscaping (Rc 51);
 4. Sc 52 – Implementation of landscaping (Rc 52);
 5. Sc 60 – Details of boundary treatment (Rc 60);

6. No power operated machinery shall be operated on the premises during the period of demolition and construction, before 0800 hours on weekdays and 0800 hours on Saturdays nor after 1800 hours on weekdays and 1300 hours on Saturdays (nor at any time on Sundays or Bank Holidays) unless otherwise previously agreed in writing with the Local Planning Authority in accordance with any agreed noise restrictions.
(Reason – To minimise noise disturbance to adjoining residents).
7. The first floor windows in the east/side elevation of the house, hereby permitted, shall be fitted and permanently maintained with obscured glass.
(Reason – To safeguard the privacy of occupiers of the adjoining properties);
8. No further windows, doors or openings of any kind shall be inserted in the side elevations of the house, hereby permitted, unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf.
(Reason – To safeguard the privacy of occupiers of the adjoining properties);
9. Sc5e – Finished floor levels (Reason – Rc5ai);

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:
Policy P1/3 (Sustainable design in built development)

South Cambridgeshire Local Plan 2004:
Policy SE5 (Development in Infill Villages);
Policy SE8 (Residential Development within the Village Frameworks);
Policy HG10 (Housing Design);
Policy EN5 (The Landscaping of New Development);
Policy EN28 (Development within the Curtilage or Setting of a Listed Building)
2. The development is not considered to be significantly detrimental to the following material planning considerations, which have been raised during the consultation exercise: the size and scale of the proposed dwelling.

General

1. Should driven pile foundations be proposed, before development commences, a statement of the method for construction of these foundations shall be submitted to and approved in writing by the District Council's Environmental Health Officer so that noise and vibrations can be controlled.
2. During construction, there shall be no bonfires or burning waste on site except with the prior permission of the District Council's Environmental Health Officer in accordance with best practice and existing waste management legislation.
3. Before the existing property is demolished, a Demolition Notice will be required from the Environmental Health Department establishing the way in which the property will be dismantled, including any asbestos present, the removal of waste, minimisation of dust, capping of rains and establishing hours of working operation. This should be brought to the attention of the applicant to ensure the protection of the residential environment of the area.

4. The adjacent footpath must remain open and authorised at all times. Building materials must not be stored on it, and contractors' vehicles must not be parked on it (it is an offence under s.137 of the Highways Act 1980 to obstruct a public right of way).
5. The footpath must not be used for vehicular access to the site unless the application is sure that they have lawful authority to do so (it is an offence under s34 of the Road Traffic Act to drive on a public footpath).
6. No alteration to the surface of the Footpaths is permitted without our consent (it is an offence to damage the surface of a public right of way under s1 of the Criminal Damage Act 1971).
7. The County Council as Highway Authority is only responsible for the maintenance of the surface up to footpath standard, or the purpose of legitimate use by members of the public in relation to that status; damage to the surface caused by non-public footpath use is repairable by those private users.
8. Hedges and other vegetation must be planted at least 2m away from the Public Right of Way to ensure that future growth does not obstruct the path. Maintenance of the vegetation alongside the right of way is the responsibility of the owner, and should be cut back to allow passage along the full width of the path.

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/2233/03/F and S/1600/05/F

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