

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation Control Committee 5th October 2005

AUTHOR/S: Director of Development Services

**S/1626/05/O - Fulbourn
Erection of House, Land Rear of 5 Barretts Yard, (accessed via School Lane)
for E Kingsley**

**Recommendation: Refusal
Date for Determination: 18th October 2005**

Conservation Area

Site and Proposal

1. 5 Barretts Yard, a Listed Building, is set back to the rear of other properties on the Pierce Lane/High Street corner. It has a large, irregular shaped garden which, at its southern point, abuts a farmyard which has access off School Lane.
2. To the west are the grounds of Fulbourn Primary School and to the east, the gardens of 'The Six Bells' Public House in the High Street.
3. The outline application, received on 23rd August 2005 proposes the erection of one house on a plot of garden measuring 21.0m x 18.8m but with access via an adjacent housing site (see HISTORY below) fronting School Lane. The actual plot area, excluding the access, has an area of 390m²/0.039ha which equates to a density of 25.6 dph. Means of access is included in this application but all other matters are reserved.

History

4. At the January 2005 Committee (item 3) a scheme for 9 houses on land fronting School Lane was approved subject to the prior signing of a Section 106 Agreement. It is off this development, as and when built, that access will be achieved (ref. S/2093/04/O.)

Policy

5. i) *Structure Plan*
P1/3 - Sustainable Design in Built Development seeks to achieve high standards of design
P5/3 - Density less than 30dph will not be acceptable and, in villages with a good service base/transport accessibility, significantly higher densities should be sought.
P7/6 - Historic Built Environment protects the historic built environment.
6. ii) *Local Plan*
SE2 - Rural Growth Settlements selects Fulbourn as a Rural Growth Settlement. Where development on unallocated sites can be permitted.
EN30 - Development in Conservation Areas requires applications for new development to preserve or enhance such areas.
EN31 - In addition to **EN30**, this policy requires a high standard of design, planting and materials.

EN28 - Development within the Curtilage or Setting of a Listed Building, protects such buildings if, inter alia, the setting of the Listed Building would be damaged.

HG11 - Backland development will only be permitted where it will not be overbearing/overlooking, there will be no noise problem or highway danger and it will not be out of keeping.

Consultations

7. **Fulbourn Parish Council** 'approves' the application
8. The comments of the **Trees and Landscape Officer** are awaited.
9. **The Chief Environmental Health Officer** asks for a condition limiting hours of power operated machinery during the time of building, and informatives on any approval notice concerning bonfires and piled foundations.
10. **The Conservation Manager** recommends refusal, stating:
 - a) Whilst the setting of the Listed Building would not be impacted, the wider setting of the Conservation Area would.
 - b) The Hall Farm development offered significant benefits to the setting of the Conservation Area by removal of unsightly farm buildings, silos and conifers. The somewhat remotely sited house at the rear was felt to be acceptable as it was more closely related to the adjacent school buildings.
 - c) The proposal would extend the development "round the corner" into a green swathe in the heart of the village, a matter which would be aggravated by the inevitable loss of trees and other greenery.

Planning Comments

11. The application raises 5 issues, mainly the suitability of the site for development, the effect on the setting of the adjacent Listed Building and the Conservation Area, effect on trees and other vegetation, loss of amenity and density.
 - i) *Suitability*
12. The adjacent site with consent for 9 houses was of an irregular shape resulting in a somewhat remotely sited house at the western extremity of the site. However it did relate reasonably well to the adjacent school. The site now proposed is to the north of this property and will not relate to any other built development around.
 - ii) *Listed Building/Conservation Area*
13. Whilst the plot is too distant from No 5 Barrett's Yard to effect its setting, the erection of a house and garage would seriously erode and damage the character of the Conservation Area. With the school playing field to the west, which is designated a Protected Village Amenity Area in the Local Plan, and the large garden of "The Six Bells" public house to the east, the site forms part of a large swathe of green space in the centre of the village. A two-storey building, with the inevitable loss of greenery and its replacement with a close-boarded fence, would seriously erode this character.
 - iii) *Trees*
14. An accompanying tree survey shows a dozen trees on site; whilst they are not necessarily mature, collectively they are important to the area and their loss is to be regretted.

There is no space for replacement planting.

iv) *Amenity*

15. Access to the plot will be via a 90° corner in the driveway immediately adjacent to the last property and its rear garden of the Hall Farm development. Such a tight turn, together with the associated vehicle noise, would result in a loss of amenity to any future occupier.
16. In addition, the house would only be 7.0m away from the boundary of the rear garden of this other house, with a likely problem of loss of privacy.

v) *Density*

17. Although the plot would have a density of 25.6 dph. below the suggested 40 dph., it is similar to that of the adjacent plot. As such it is felt to be acceptable in the circumstances

Recommendation

18. Refusal

Although the application site has direct access to a public highway, namely School Lane, it will only ever be developed if the adjacent Hall Farm development is built.

On this premise, the proposed house is unacceptable in that it would:

- i) Relate poorly to the house adjacent, resulting in noise and disturbance from the restricted alignment of the access, being overbearing with probable loss of privacy through overlooking, and being out of keeping with the Character of the area.
- ii) With the loss of trees and other vegetation on site, the new house would seriously erode and damage the character of the Fulbourn Conservation Area.

As such the proposal is contrary to Policies P1/3 and P7/6 of the Cambridgeshire and Peterborough Structure Plan 2003 and EN30, EN31, and HG11 of the South Cambridgeshire Local Plan 2004.

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/2093/04/O and S/1626/05/O

Contact Officer: Jem Belcham – Area Planning Officer
Telephone: 01954 713252