

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation Control Committee 2nd November 2005
AUTHOR/S: Director of Development Services

S/1715/05/F - Willingham
Alterations and Extension to Outbuildings at 60 High Street, for Mr and Mrs M Venning

Recommendation: Approval
Determination Date: 2nd November 2005

Site and Proposal

1. The approximately 0.1ha site containing a listed dwelling (60 High Street) and four single-storey outbuildings (labelled outbuilding A, 1A 1B and 2 on the application plan) is situated on the western side of High Street, within the village framework of Willingham. Timber outbuilding 1A is the tallest outbuilding and positioned in the south-west corner of the site, with a ridge height of 5m above ground level. This outbuilding is attached to timber outbuildings 1 and 1B to the south-east and north-east respectively. Outbuilding 2 is pre-fabricated sectional concrete building, which appears to date from the 1950's or 60's, positioned along the northern property boundary. The agent has confirmed that existing outbuildings 1, 1A and 1B are solely used for purposes ancillary to the residential use of the dwelling, and will continue to do so.
2. The site has on-site car parking for 6 vehicles. Ground levels dip towards the rear of the site. The site is surrounded by residential development. Immediately to the west of the site is a communal car parking area for a new residential estate with two and three storey buildings.
3. The full application received 7th September 2005 is for the alteration and extension of Outbuildings 1, 1A, 1B and 2 for use as domestic storage, covered area and a laundry and boiler room in associated with the approved bed and breakfast use on the site. The proposal involves the demolition of a small end-bay to Outbuilding 2. The proposal will link Outbuildings 1A, 1B and 2 at roof level, and will require the raising of the ridge height of Outbuilding 1A to 5.7m, and the ridge height of Outbuildings 1B and the western tip of Outbuilding 2 to 5.5m, in addition to the replacement and modest raising of the existing roof of Outbuilding 1. The proposal will create a loft room for linked outbuildings 1A, 1B and 2.
4. The proposal will involve the replacement of the existing asbestos sheet roof for Outbuilding 1 with plain tiles, change the roof materials of Outbuildings 1A and 1B from part tiled and part felt to tiled roof and alterations to materials of Outbuilding 2 in-line with alterations previously approved under S/0862/04/F.

Planning History

5. Planning permission was given on 1 August 2005 for conversion and change of use of an agricultural building (Outbuilding 2) to 4 Holiday Lets (**Ref: S/0862/04/F**). The proposal involved a change to the materials of the building to timber cladding and the widening of the existing vehicular access and erection of frontage gates. Members may recall that this application was discussed at the November 2004 Committee.

Planning Policy

6. **Policy P1/3** of the Cambridgeshire and Peterborough Structure Plan 2003 (“The County Structure Plan”) requires a high standard of design for all new development that responds to the local character of the built environment.
7. **Policy P4/1** of the County Structure Plan outlines the aims for new or improved tourism, recreational and leisure developments.
8. **Policy P7/6** of the County Structure Plan states that Local Planning Authorities will protect and enhance the quality and distinctiveness of the historic built environment.
9. **Policy RT1** of the South Cambridgeshire Local Plan 2004 (“The Local Plan”) outlines the criteria for the assessment of planning applications for recreation and tourism facilities. It states that when considering applications of this type, the District Council will have regard to the need for such facilities and the benefits which might accrue.
10. **Policy RT10** of the Local Plan outlines the criteria for the conversion of buildings to holiday accommodation.
11. **Policy RT12** of the Local Plan states that The District Council will support proposals for the construction, extension or conversion to hotels, motels and guest houses within the defined frameworks of the village having regard to the criteria in Policy RT1 and RT10 of this Plan.
12. **Policy EN28** of the Local Plan aims to protect the setting, wellbeing and attractiveness of Listed Buildings.

Consultations

13. **Willingham Parish Council** - No response at time of writing agenda report. In the event that the Parish Council raises no objection to the application, the application will be withdrawn from the Committee agenda and determined under delegated powers. It is noted that the Parish Council objected to the previous application S/0862/04/F on grounds of access and traffic.
14. **Conservation and Design Officer** - No objection, subject to recommended condition regarding rooflights. The officer adds:

“The replacement roof to Outbuilding 1A will increase the ridge height, but will bring the pitch in line with that on the adjacent outbuilding and also make it a more appropriate angle for a tiled roof.

The replacement roof to Building 1B will remove an unsightly flat roof, although this outbuilding has a relatively deep plan form and the proportions of the roof will therefore be quite large in relation to the walls. However, it will have the added benefit of helping to screen the new housing development to the rear. Extending this roof sideways to link with outbuilding 2 will provide further screening and create a more integrated courtyard of buildings.”

15. **Chief Environmental Health Officer** - No objection, subject to a condition of consent which restricts the use of power operated equipment during construction.

Representations

16. None received.

Representations by Agent

17. The agent has provided the following information in support of the application:
- a) The proposed roof lights to building 1B will provide natural light and ventilation to the new loft area, to be used solely for domestic storage etc.
 - b) Outbuilding 2 already has planning approval for bed and breakfast accommodation and alterations to the existing building.
 - c) The proposed extension to Outbuilding 2 is to provide a laundry and boiler room to serve building 2, and a general purpose store for garden and domestic storage.
 - d) There is provision for 6 car parking spaces on site, 4 for the bed and breakfast accommodation, and 2 for the applicant's own vehicles.
 - e) The proposed roofs are "designed to visually bring together the numerous outbuildings, whilst creating an aesthetically pleasing grouping that maintains the individual character of each building. The raised roof to building 1B also helps to maintain some privacy to the gardens, which are currently overlooked by the three storey building recently built on the adjacent land at the rear of the site".

Planning Comments - Key Issues

18. The main issues to be considered in the assessment of this application are whether the proposed extensions and alterations affect the setting of the listed building or highway safety for vehicles along High Street.

Impact on Listed Building

19. Subject to recommended conditions of consent, the proposal is expected to enhance the setting of the adjacent listed building, as a result of changing the materials of existing outbuildings to more traditional materials and the creation of more integrated courtyard of outbuildings.
20. Consent has previously been given for alterations to Outbuilding 2 to be used for holiday lets (Ref: S/ 0862/04/F).

Highway Safety

21. The proposed extension and alterations will not result in a loss of available on-site car parking. The agent has confirmed that there is no intention to change the existing ancillary use of outbuildings 1, 1A and 1B, that the new loft area to be created is to be used for domestic storage, and that the extension to Outbuilding 2 is to be used for domestic storage and a laundry and boiler room in association with the approved bed and breakfast accommodation use. These uses of the extended outbuildings will not increase the traffic generation of the site and will have no impact on highway safety.

Recommendation

22. Approval

Conditions of Consent:

1. Standard Condition A - Time limited permission - 3 years (Reason A).
2. SC5A - sample of external roof and wall materials
(Reason - To ensure materials and detailing appropriate to its setting within the curtilage of a listed building.)
3. No windows or openings of any kind shall be inserted into the roof on the eastern elevation of extended outbuildings, hereby permitted, unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf.
(Reason: to ensure that the fenestration pattern is appropriate for an outbuilding within the curtilage of a listed building.)
4. RC26 - During the period of construction, no power-operated machinery shall be operated on the premises before 08.00 am on weekdays and 08.00 am on Saturdays nor after 18.00 hours on weekdays and 13.00 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 adjacent residents.)
5. The part of the extension to Outbuilding 2 identified as a proposed laundry and boiler room in approved plan Drawing No. 24505-02, shall not be used for any purpose other than for domestic purposes incidental to the enjoyment of the dwellinghouse known as 60 High Street, or purposes ancillary to the approved holiday let use, only and for no other purpose, including any other purpose in Class C1 of the Schedule of the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that order.
(Reason: to prevent an intensification of the approved holiday let use under planning application S/0862/04/F in the interests of highway safety.)
6. The proposed development (with the exception of that area identified as a proposed laundry and boiler room in approved plan Drawing No. 24505-02), hereby permitted, shall not be used for any purpose other than for domestic purposes incidental to the enjoyment of the dwellinghouse only, and no business or trade shall be carried out from the premises.
(Reason: (a) to protect the amenities of adjoining residents and (b) to prevent an intensification of the use of the site in the interests of highway safety.)
7. With the exception of the western end of Outbuilding 2, there shall be no demolition of this existing building.
(Reason: to ensure the alterations of this outbuilding are in accordance with the policies of the Development Plan.)

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:**
 - P1/3** (Sustainable design in built development)
 - P4/1** (Tourism, Recreation and Leisure Strategy)
 - P7/6** (Historic Built Environment)

- **South Cambridgeshire Local Plan 2004:**
 - RT1** (Recreation and Tourism Development)
 - RT10** (Development for Holiday Accommodation)
 - RT12** (Holiday Accommodation within Frameworks)
 - EN28** (Development within the Curtilage or Setting of a Listed Building)

2. The proposal is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:

- Impact upon setting of adjacent Listed Building

Other

The applicant's attention is drawn to the conditions of consent for planning application S/0862/04/F and the Section 106 Legal Agreement applicable to the property, signed 15th February 2005.

The removal of asbestos may require special supervision.

The erection of any additional fences or walls within the site would require planning permission. If any fencing (or section of wall) was attached to the listed building at one end, listed building consent would also be required.

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 Refs S/0862/04/F and S/1715/05/F

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