

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

---

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

---

**S/1747/05/F - Willingham**  
**Replacement of Roof on Single Storey Rear Extension and External Alterations to Building at 132 Rampton Road for Partners in Parenting**

**Recommendation: Approval**  
**Determination Date: 8<sup>th</sup> November 2005**

### Site and Proposal

1. The rectangular shaped site measuring 0.13 hectares contains a two-storey detached building with single storey rear projection, currently used as offices for Partners in Parenting Ltd, with a car parking area to the rear. The building is situated within the village framework for Willingham, with the rear portion of the site extending into the Countryside.
2. The existing single storey rear projection has a shallow pitched roof and appears to be in need of repair. It is some 18.7 metres in length.
3. The full application received 13<sup>th</sup> September 2005 is for the replacement of the existing roof over the single storey rear projection with a slate roof with roof-lights and alterations to the existing elevations of this structure, including alteration to the existing pattern of windows and doors and rendering of external walls. The proposal will involve the raising of the existing floor level. The proposal will not increase the floor area of the building available for office use. The application plan includes a proposed floorplan for this section of the building, which identifies part of this space as a "conference room".
4. The applicant has confirmed by email dated 12<sup>th</sup> October 2005 that the internal use of the single storey element of the building will remain as per the approved floor plan under planning application S/1600/04/F, that is, it shall be used as a general office space. "Partners in Parenting may also wish to separate it into sections to allow some of it to be used as a boardroom also. The room would not be let out to external agencies as training facilities. The only training that would take place may possibly be internal training, which would not attract any further traffic or need for parking".

### Planning History

5. Planning permission was given on 21<sup>st</sup> September 2004 for the change of use of the site from residential to office use, subject to five conditions of consent (**Ref: S/1600/04/F**). Conditions of the consent make the consent personal to Partners in Parenting only and limit the number of employees working on the application site at any one time to no more than eight.
6. In 1999, planning permission was given for a new vehicular access on the site (**Ref: S/0787/99/F**).

### Planning Policy

7. **Policy P1/3** of the Cambridgeshire and Peterborough Structure Plan 2003 (“the Structure Plan”) requires a high standard of design and sustainability for all new developments.
8. **Policies P2/2 and P2/6** of the Structure Plan relate to the general location of employment and to encouraging small scale employment development in rural areas.
9. **Policy SE9** of the South Cambridgeshire Local Plan 2004 (“the Local Plan”) requires development on the edge of villages to be sympathetically designed and landscaped to minimise the impact on the countryside.
10. **Policy TP1** of the Local Plan seeks to promote more sustainable transport choices, by amongst other things, restricting car parking to a maximum of 1 per 25 square metres of gross floor area for office use.

### **Consultation**

11. **Willingham Parish Council** - Recommendation of Refusal. It adds:  
“the re-roofed extension is described as a conference room. This use would potentially significantly increase the amount of traffic accessing the site and having to park. The Parish Council’s Planning Committee recommends rejection, subject to clarification on the precise proposed use of the extension after alteration, and the parking/traffic implications.”

### **Representations**

12. None received

### **Planning Comments - Key Issues**

13. The key considerations in the assessment of this application are whether the proposal is of acceptable design and appearance and potential impacts on residential amenity and highway safety.

### ***Design and Appearance***

14. No objection has been received from any party regarding the design and appearance of the proposed alterations to the existing single storey section of the office building. I am of the view that the proposal will improve the design and appearance of this part of the building.

### ***Impact on Residential Amenity***

15. The proposal does not increase the footprint of the building and results in a modest increase in height from 3.6m to 4.1m. The proposal is not anticipated to harm the residential amenities of adjacent properties.

### ***Impact on Highway Safety***

16. The proposal does not increase the footprint of the property available for office use, change the use of the building or vary the personal condition applying to the office use. As a result, I am of the view that the proposal will not increase traffic to the site or the demand for on-site parking and therefore would not result in a loss of highway safety.

## Recommendation

17. Approve as amended by email from applicant dated 12<sup>th</sup> October 2005.

### Conditions of Consent

1. Standard Condition A - Time limited permission - 3 years (RcA).
2. Sc5a - The external roofing material for the building works hereby permitted, shall be identical to those used for the existing building unless otherwise agreed in writing with the Local Planning Authority.  
(Rc: std reason.)
3. SC5a - details of colour of render on external walls (Rc5aii.)

### 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)  
**P2/2** (General Location of Employment)  
**P2/6** (Rural Economy)
  - **South Cambridgeshire Local Plan 2004:**  
**SE9** (Village Edges)  
**TP1** (Planning for More Sustainable Travel)
2. The proposal is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
  - Highway safety

### Other

The applicant's attention is drawn to the conditions of consent for the earlier planning application S/1600/04/F.

**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 Files: S/1600/04/F, S/1747/05/F and S/0787/99/F

**Contact Officer:** Allison Tindale - Planning Assistant  
Telephone: 01954 713159