AGENDA ITEM NO. 3.4(F)

DEVELOPMENT CONTROL PANEL 20 MAY 2002

Case No: 02/00157/OUT (OUTLINE APPLICATION)

Proposal: ERECTION OF DWELLING

Location: LAND ADJACENT 18 MIDDLE STREET, GREAT GRANSDEN

Applicant: MR AND MRS E S BLOTT

Grid Ref: 00052707 00025580

Date of Registration: 01.03.2002

Parish: GREAT GRANSDEN

RECOMMENDATION - REFUSE

1. DESCRIPTION OF SITE AND APPLICATION

1.1 The application site is part of the rear garden to a Grade II semi-detached Listed Building This property and the adjoining building at No 16 Middle Street comprise an important late C15 or early C16 rendered timber framed farmhouse, the cross wing of which was reconstructed in the C19.

1.2 The site is situated on the eastern side of Middle Street It measures approximately 40 metres in length and has a maximum width of 15 metres. Access to the site would be from the existing driveway, which would become a shared access to serve the existing and proposed dwelling.

1.3 The application is in outline with all matters reserved except access. A feasibility plan has been submitted that shows a detached dwelling and double garage situated at the rear of the site The plan shows a four bedroomed property with first floor accommodation in the roof space The footprint of the building is 'U' shaped. The walls are depicted as being finished in timber

1.4 The application site falls within the village limit for Great Gransden and is within the Conservation Area There are a number of mature trees on the site.

2. NATIONAL GUIDANCE

2.1 **PPG1 - 'General Policy and Principles' (1997)** contains advice on the operation of the plan-led system.

2.2 **PPG3 - 'Housing' (2000)** contains advice on residential development

2 3 **PPG 7 - 'The Countryside: Environmental Quality and Economic and Social Development' (1997)** contains advice on development in the countryside.

2 4 **PPG 15 - 'Planning and the Historic Environment' (1994)** contains advice on development relating to Conservation Areas and Listed Buildings

3. PLANNING POLICIES

3 1 The following policies in the Cambridgeshire Structure Plan (1995) are applicable·

- **SP12/10** requires all new development to incorporate high standards of layout and design and relate to their surroundings.
- **SP12/11** seeks to conserve historic and architectural character of the built environment by only allowing development in a Conservation Area if the character of that area would not be adversely affected

3.2 In the Huntingdonshire Local Plan (1995), the following policies are of relevance.

- **H17** - indicates that infill development may be permitted in limited rural growth settlements where suitable sites exist
- **H31** - allows new dwellings only where appropriate standards of privacy and amenity can be maintained and adequate parking provided.
- **H32** - indicates that the subdivision of large curtilages will only be allowed where a dwelling will be of a size and form sympathetic to the locality.
- **H33** - resists the sub-division of large curtilages where the setting of a listed building is not preserved or enhanced or the sub-division detrimentally affects trees worthy of protection.
- **En2** - development affecting a listed building is required to have regard to the scale, form, design and setting of that building.
- **En5** - development will be required to preserve or enhance conservation areas.
- **En6** - requires high standards of design in Conservation Areas
- **En25** - expects all new development to relate sensitively to its surroundings

3 3 The Huntingdonshire Local Plan Alteration (1998) identifies Great Gransden as a Group Village

4. PLANNING HISTORY

4 1 In June 1991, an application for the erection of a dwelling and garage on the site was refused and the subsequent appeal dismissed. In December 1989, an application for the erection of three dwellings and garages was refused. In October 1985, an application for the three bungalows was refused

5. CONSULTATIONS

5 1 **Great Gransden Parish Council- NO OBJECTION (copy attached).**

5 2 **HDC Environment and Transport- OBJECTS** - inadequate visibility north of the access.

6. REPRESENTATIONS

6.1 **SIX** letters of representation have been received that raise the following points.

- Application should include details of boundary treatment;
- Loss of privacy,
- Loss of spaciousness in village centre, and conservation area,
- Location of dwelling inconsistent with pattern of development in the area;
- Irrevocably change the character of the village centre;
- Application site forms a group of listed buildings in a sensitive position at the heart of the village centre;
- The development would erode rural atmosphere and affect the outlook from other dwellings,
- Loss of habitat for wildlife including Great Crested Newts,
- Would set a precedent for future development;
- Backland development;
- Footprint of building is too large;
- Highway safety as site is close to village school,
- Loss of views across site;
- Proposal has previously been rejected by Huntingdonshire District Council and the Planning Inspectorate.

7. SUMMARY OF ISSUES

7.1 The application site is situated within the village and the heart of the Conservation Area. The issues to be determined are whether the development would affect the setting of the adjoining listed building and whether it would preserve or enhance the conservation area The other issues that emerge are the potential impact on the amenity of adjoining residents, highway safety, wildlife and landscape.

7 2 Within the vicinity of the application site, the Conservation Area is characterised by development that is closely related to the road.

7 3 Although the plan submitted in support of the application is a feasibility plan, due to the constraints imposed by the size of the site and the existing trees, it is inevitable that an additional dwelling would be constructed towards the rear of the site A dwelling in this location would not relate to the existing pattern of development in the surrounding area and it would appear as an isolated property that lacks a sense of place. The proposal would not, therefore, preserve or enhance the character of the Conservation Area

7 4 The character of this part of the Conservation Area is created in part by the open areas between buildings. The large garden to the application site and No. 10 East Street, (which join together) forms an open landscaped area which is important to the setting of the nearby listed buildings The erection of a dwelling on the application site would result in the loss of views across this land and change the character of this part of the village The proposal would erode the rural character of the area

7.5 The proposal would also detract from the setting of the existing Listed Building Although there are a number of trees on the site any dwelling would be visible from Middle Street. The proposed access to the property would alter the appearance of the site and the dwelling would not be in the same plane as the existing properties. As a result the development would be visually disruptive to the setting of numbers 16 and 18 Middle Street Although the feasibility plan indicates that the dwelling could be designed to be a barn type building, it would inevitably have an impact on the setting of the listed building by reason of the size of the footprint and the height of the building that includes first floor accommodation

7.6 The feasibility plans shows that the dwelling has been designed to prevent overlooking from first floor windows. The distance between windows in the east elevation that face properties in Church Street is approximately 29 metres This relationship is acceptable, but there would be additional noise and disturbance generated by the use of the dwelling. The main impact of this would be on No 18 Middle Street The visibility splay at the access is substandard For this reason the proposed development would result in the creation of conditions that are detrimental to highway safety

7.7 There are a large number of trees on the site. In the curtilage to No.18 Middle Street there is a large pond There have been reports of Great Crested Newts in the area, which can range up to 500 metres from the pond but return for breeding. Arboricultural and ecological surveys would be needed to provide further clarification on these matters.

7 8 A statement has been submitted in support of the application. It refers to the design of the property replicating a traditional agricultural building. There is a narrow roof span and the buildings are shown in a courtyard form. The intention is a 'tumbledown' approach. The agent argues that the application is consistent with advice in PPG3 to use land efficiently. The resulting curtilages of the existing and proposed dwellings would be substantially larger than those of many of the properties in the immediate surrounding area The agent states that by virtue of the established planting and the limited views available the proposed dwelling would be inconspicuous Reference

is also made to the previous appeal decision from 1991. The design of the proposed dwelling has been changed from a 'Potton' type house to a property designed to replicate a traditional agricultural building. Furthermore the proposed dwelling is set back on the site than previously resulting in limited glimpses of the proposal only

7.9 It is difficult to accept that these opinions overcome National Guidance as set out in PPG15 and the Policies in the Local Plan that require consideration to be given to development within the curtilage of a listed building and within a conservation area

7 10 Policy H17 in the Huntingdonshire Local Plan 1995 restricts infilling in the village to suitable sites Although PPG3 encourages efficient use of land, this should not compromise the quality of the environment. The landscape characteristics of the wider locality are an important consideration in determining this application This part of Great Gransden has a strong identity that arises from the relationship of buildings and open spaces between them.

7.11 Advice in PPG15 is consistent with Policy En2 of the Huntingdonshire Local Plan (1995), and states that consideration should be given to the setting of listed buildings. The setting of Listed Buildings is often an essential part of the building's character. Reducing the size of the curtilage of the building by the erection of a significant building would detract from the character of the building and reduce the contribution that the building makes to the village Similarly, Policies En5 and En6 of the Huntingdonshire Local Plan (1995), support advice in PPG15 to preserve or enhance the appearance and character of the conservation area. The erection of a dwelling on the proposed site would inevitably change the character of the area

7.12 The proposed subdivision of the curtilage of this listed building and the erection of a dwelling would fail to preserve the setting of the listed building and enhance the appearance and character of the Conservation Area. The proposal is, therefore, contrary to policies En2, En5, En6, H32 and H33 of the Huntingdonshire Local Plan (1995)

8. RECOMMENDATION – REFUSE, for the following reasons.

8 1 The proposal would result in an unsatisfactory form of development that would detract from the historic setting of a Grade II Listed Building and would fail to preserve or enhance the appearance and character of the conservation area, contrary to Policies En2, En5 and En6 of the Huntingdonshire Local Plan, 1995.

8.2 The proposed subdivision of the curtilage of Marigolds would result in development of a backland nature that would fail to relate to the existing pattern of development in the area, and would have a detrimental impact on the distinct rural character of this part of the village, contrary to Policies H32 and H33 of the Huntingdonshire Local Plan, 1995

8.3 The proposed access is unsatisfactory by reason of inadequate visibility and would result in a substandard form of development, contrary to Policy H31 of the Huntingdonshire Local Plan, 1995

Background Papers:
Planning Application File Reference:02/00157/OUT
Huntingdonshire Local Plan
Cambridgeshire Structure Plan

CONTACT OFFICER - enquiries about this Report to Helen Addison Development Control Officer ☎ 01480 388405.

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Huntingdonshire
DISTRICT COUNCIL
Pathfinder House St Mary's Street Huntingdon PE29 3TN

Head of Planning Services
Pathfinder House
St Mary's Street
Huntingdon
Cambridgeshire PE 29 3TN

Application Number: 02/00157/OUT Case Officer Helen Addison
Proposal: Erection of dwelling
Location: Land Adjacent 18 Middle Street Great Gransden Sandy Bedfordshire

Observations of Great Gransden ~~Town~~/Parish Council.

At their meeting on 8th April 2002 Parish Councillors resolved to recommend **'No Objection'** to this application

.. .. . Clerk to Great Gransden ~~Town~~/Parish Council.

Date : 8 4 02.

Failure to return this form within the time indicated will be taken as an indication that the Town or Parish Council do not express any opinion either for or against the application

Tel 01480 388388 Fax 01480 388099 mail@huntsdc.gov.uk www.huntsdc.gov.uk

PLANNING SERVICES dcparish rtf

AGENDA ITEM No. 3.4 (F)

Great Gransden Parish Council.

Clerk Mrs Diane Taylor
46 West Street Great Gransden
Sandy Beds SG19 3AU
Telephone 01767 677487
8th April 2002

Helen Addison Development Control Officer
Operational Services Directorate
Huntingdonshire District Council
Pathfinder House
St Mary's Street
Huntingdon PE29 3TN

Dear Ms Addison,

Re: 02/00157/OUT Erection of Dwelling, Land Adjacent 18 Middle Street, Great Gransden.

I attach the Parish Council's recommendations in connection with the above planning application

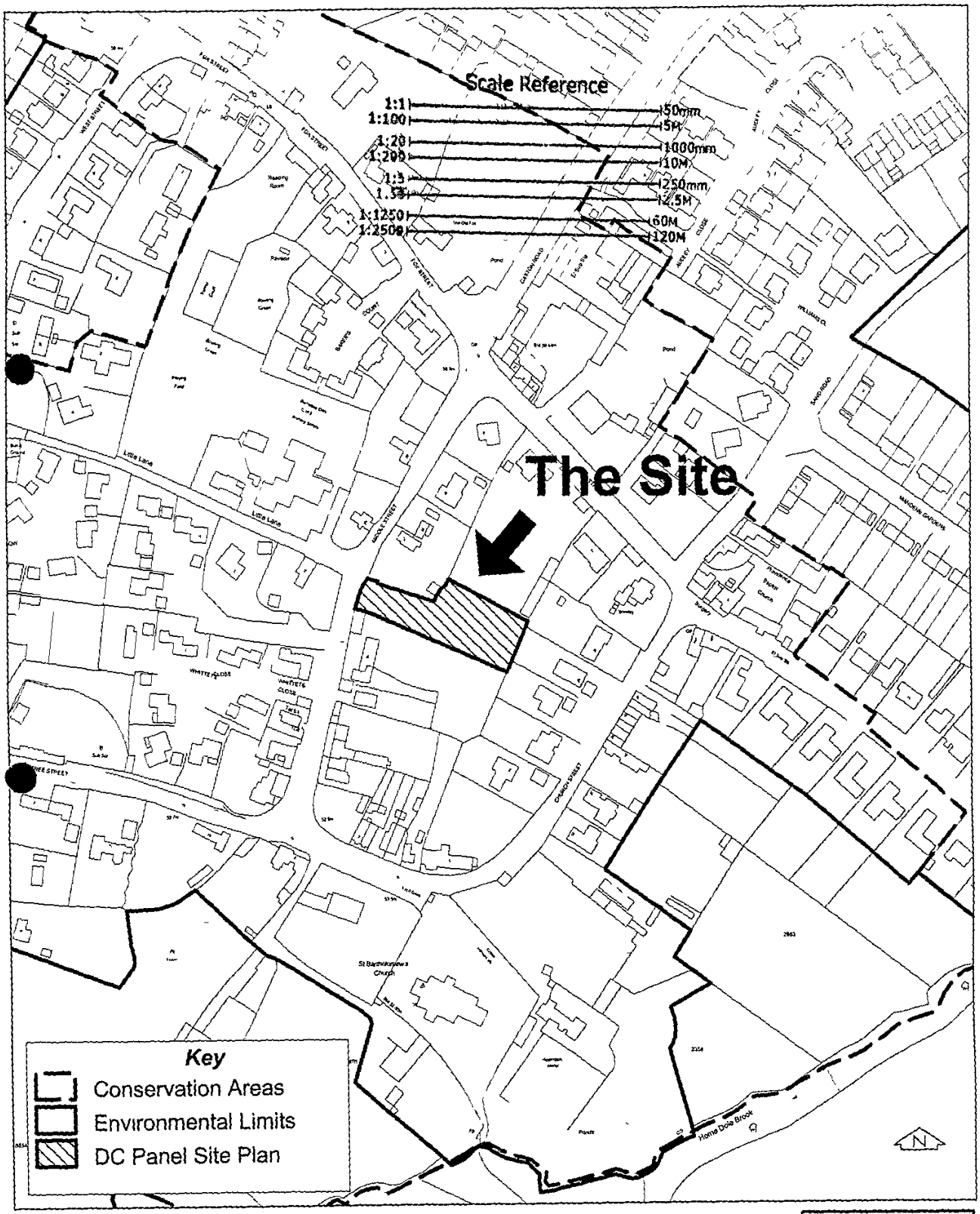
At the meeting on 8th April 2002, Parish Councillors, although approving a single dwelling on the site, wondered the reason why the proposed dwelling is sited at the back of the plot. Parish Councillors wondered whether the dwelling could be sited nearer to the front, or whether the reason for its proposed position is due to the large oak tree?

No doubt the above observation will be taken into account

Yours sincerely,

Diane Taylor

HA



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Huntingdonshire District Council

DC Panel 20th May 2002

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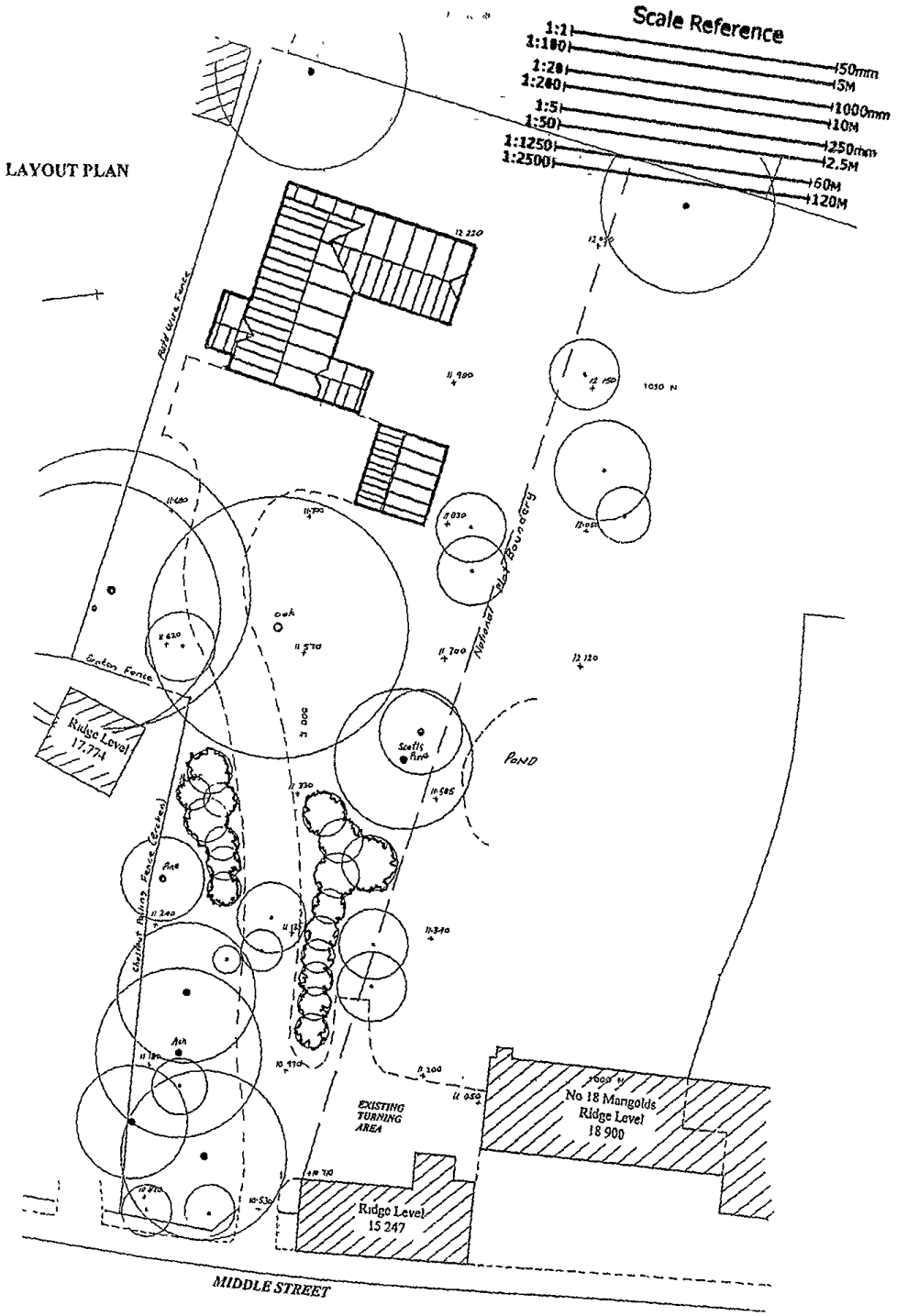
Parish: Great Gransden

Site Layout



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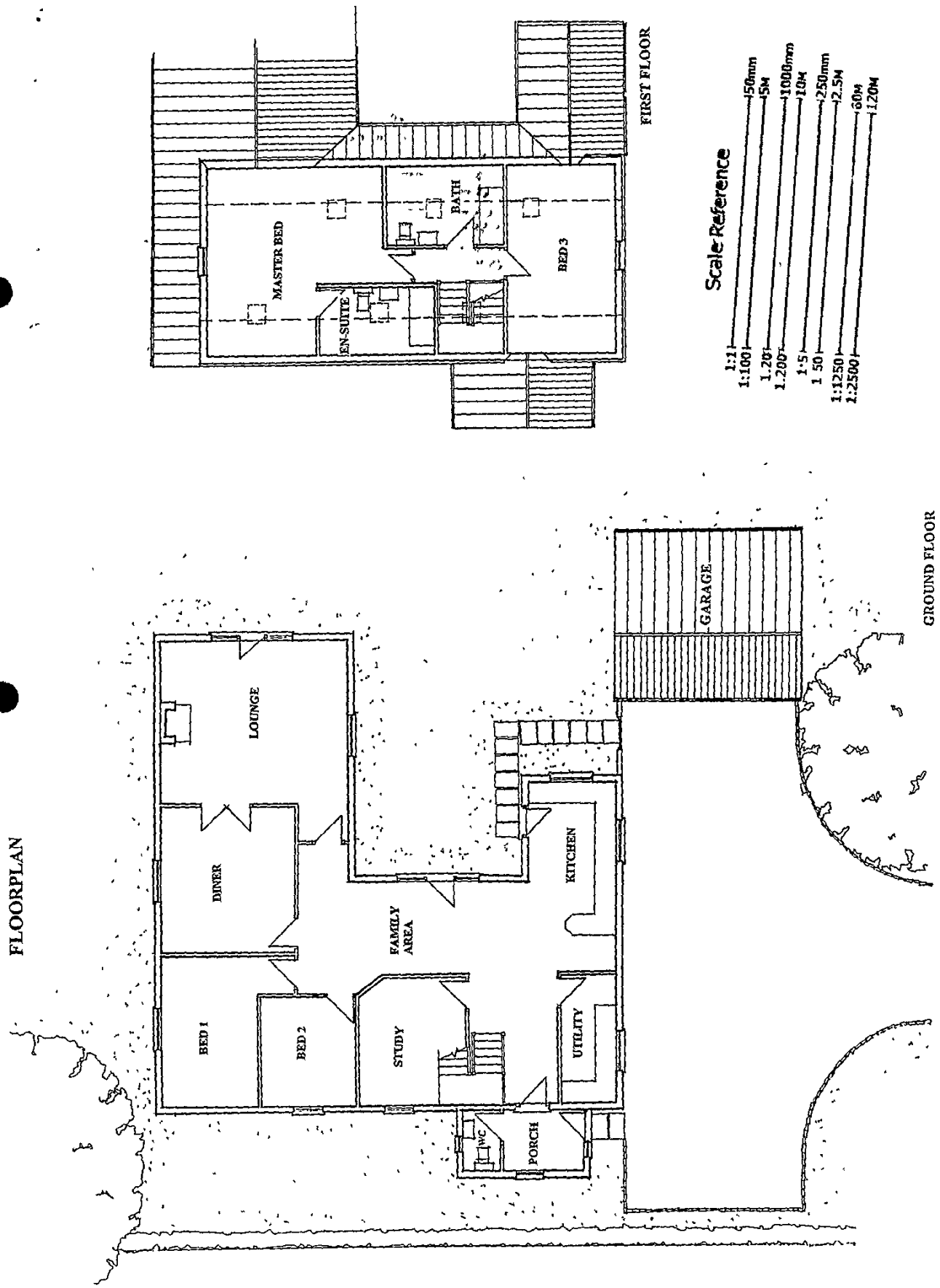
Floor Plans



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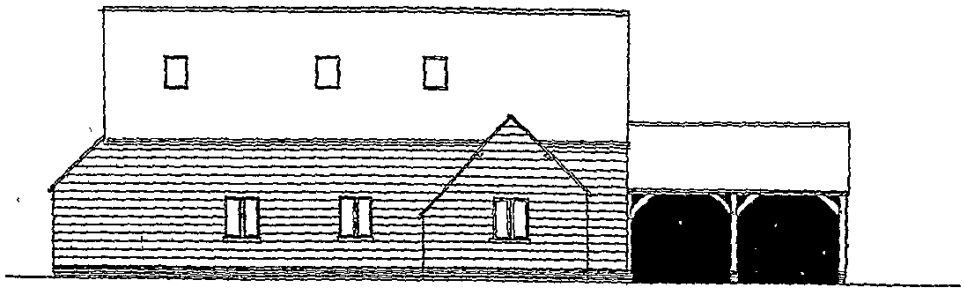
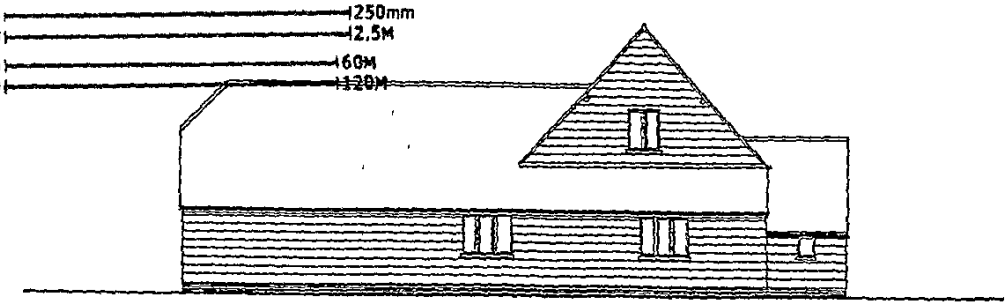
Elevations



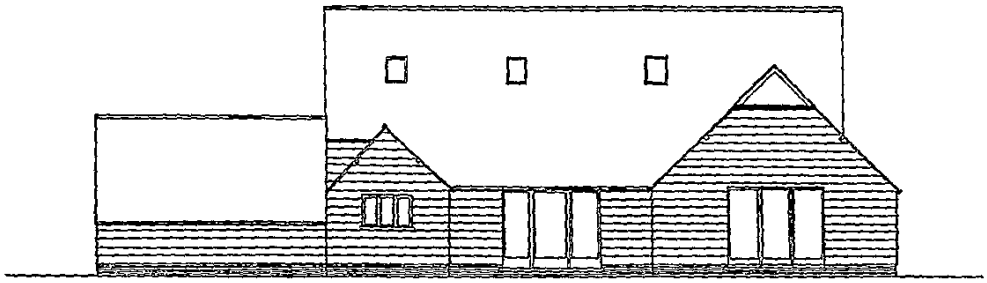
SIDE ELEVATION (NORTH)

Scale Reference

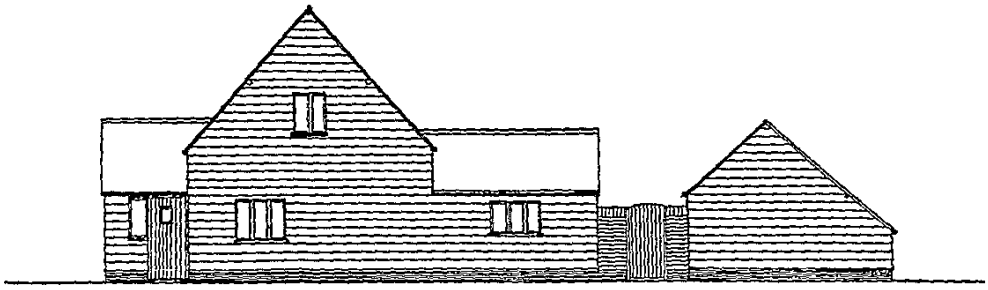
1:1	50mm
1:100	5M
1:20	1000mm
1:200	10M
1:5	250mm
1:50	2.5M
1:1250	60M
1:2500	120M



REAR ELEVATION (EAST)



SIDE ELEVATION (SOUTH)



FRONT ELEVATION (WEST)

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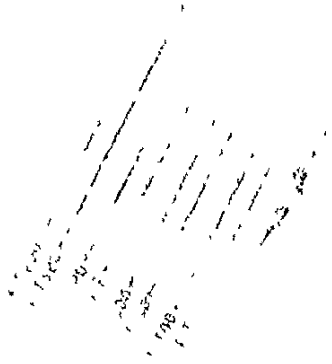
DEVELOPMENT CONTROL PANEL

EXTRACT FROM REPORTS/MINUTES OF PANEL HELD ON 20 May 2002



3.4(f)

PLANNING COMMITTEE LATE REPRESENTATIONS SHEET

COMMITTEE DATE: 20 May 2002 **REF. NO:** 02/00157/OUT

DETAILS: Erection of dwelling
Land adj 18 Middle Street
Great Gransden.

REPRESENTATIONS RECEIVED AFTER AGENDA PREPARATION:-
(COPIES ATTACHED)

letter received from agent

Comments made in connection with:
- the nature of the proposal in comparison with earlier applications
- the Arms report from the Great Gransden Parish Council
- the adequate nature of the proposal needs
- the variety of development in the Conservation Area
- the imaginative design solution ~~[illegible]~~
- the limited impact of the proposed development upon the setting of the listed buildings (16 and 18 Middle Street)

OS118

D|H|Barford + Co
CHARTERED SURVEYORS + PLANNING CONSULTANTS

Howard House 17 Church Street St Neots
Cambs PE19 2BU . **Tel: 01480 213811**
Fax 01480 406911 Web: www.barfords.co.uk
email general@barfords.co.uk

Head of Planning Services
Operational Services Directorate
Huntingdonshire District Council
Pathfinder House
St. Mary's Street
Huntingdon
Cambs PE29 6TN

Your ref
Our ref. MLP/ACB/B-308/P
Date. 17th May 2002

FAX & POST

Dear Sir,

RE: PLANNING APPLICATION FOR ERECTION OF DWELLING, LAND ADJACENT 18 MIDDLE STREET, GREAT GRANSDEN – LPA REF 02/00157

We write in respect of the above application, which is due to be considered by the Development Control Panel on Monday evening.

Having had sight of your report to the Development Control Panel, we wish to respond with the following observations:

Paragraph 4.1 - The previous proposals for three properties are clearly significantly different in character from the proposal currently under consideration. The current proposal also differs significantly from the proposal dismissed on appeal in 1991, which was for a Potton house type situated forward on the site. Careful consideration has been given to addressing the previous concerns in the formulation of the current proposal.

Paragraph 5.1 - The Report identifies that the Great Gransden Parish Council has no objection, but we would add that the Parish Council has in fact expressed strong support, and we understand the Parish will be writing further to this effect ahead of the meeting We trust the Parish Council's comments will be reported at the Meeting.

Paragraph 5.2 - We are in direct correspondence with the Highways Engineer seeking to address the highway issues, but we understand he will not have had an opportunity to consider the matter further before the Meeting. Having regard to the speed of traffic at the access point, we consider adequate visibility will exist to serve the proposed development.

Paragraph 6.1 - We understand that whilst six letters were received, these are not all objecting per se to the proposal, and with reference to the points listed, some of these clearly cannot be substantiated e.g loss of privacy

Continued...../

Paragraph 7.2 - It is not accepted the Conservation Area is characterised within the vicinity of the application site by frontage development closely related to the road. The Great Gransden Village Study (1981) in our view correctly describes Great Gransden as essentially a 'Street Village' with a variety of different building types and designs. The development of the village has evolved with consolidation development occurring around and within the 'grid iron' road pattern, and this has contributed to the village character that now exists. Having regard to the variety of development within the Conservation Area and village as a whole, we consider your comment fails to address the site in its wider context. **Indeed, immediately opposite the site there is the Whittets Close estate development, and a fairly recent backland plot rear of Rose Farm (No.19 Middle Street).**

Paragraph 7.3 - Bearing in mind the proposed dwelling would be set back on the site, and the established tree planting that would be retained on the frontage, the proposed dwelling would largely be concealed from Middle Street, and we refer to the attached photograph In the circumstances, the character and amenity of the area would be preserved. The proposed dwelling is designed to replicate a traditional agricultural building, so even when glimpsed it would not appear out of character or isolated, but as an outbuilding forming part of the curtilage of No.18, which was originally a farm house. In this regard the proposal seeks to achieve an imaginative development that would make more efficient use of land without comprising the quality of the environment (as encouraged in PPG3).

Paragraph 7.4 - There are no open views across the land and there is no appreciation of the open landscaped area from any public views, as shown by the attached photograph. The established trees on the frontage would be retained and there would be no impact on the character.

Paragraph 7.5 - Your Report does not identify that the proposed dwelling would retain a separation of approximately 47 metres (154 feet) from the listed building, which is sufficient separation to avoid harm **Even after the subdivision, No.18 would still retain a curtilage of approximately 0.21 hectares (0.5 acres).** Having regard to the distance and the separation created by the established planting, we fail to understand how the proposed dwelling would disrupt the setting of Nos. 16 and 18 Middle Street. Although we do not believe the size of the footprint and height of the building would have an impact on the setting of the listed building, these are detailed matters which the applicant is willing to discuss with Officers.

Paragraph 7.6 - Having regard to the fact the proposal is for one dwelling only, we do not consider activity associated with the dwelling would harm the occupants of No.18 Sufficient separation is retained from No.18, and there is the opportunity for appropriate boundary treatments. The relationship would be considerably better than other developments which have been allowed in the village.

Paragraph 7.7 – Noting the reference to arboricultural and ecological surveys, the applicant is happy to discuss these matters further.

Continued...../

Paragraph 7 10 – In the preparation of the proposal, detailed consideration has been given to the existing environment, and we refer to the advice in paragraph 54 of PPG3 which states '*..local planning authorities should think imaginatively about designs and layouts which make more efficient use of land without comprising the quality of the environment*'. We consider the proposal is consistent with this advice In relation to the application site, we do accept there exists a strong identity arising from the relationship of buildings and open spaces, because for the most part any openness cannot be appreciated by the general public.

Paragraph 7.11 – As already noted, the Listed Building would retain a large curtilage of approximately 0.21 hectares (0.5 acres) and its setting would be unharmed.

We trust consideration will be given to the above points, and we have copied this letter to the Councillors on the Development Control Panel

Yours sincerely,

MARTIN PAGE
D.H. BARFORD + CO
email: mpage@barfords.co.uk
Enc.

cc. All Councillors on Development Control Panel.

User MLP/B-308P2