
MAIN CASE

Proposal: Proposed dwelling (Revised design of previously approved dwelling (14/00068/FUL).

Location: Land Adjacent to 82 Station Road, Soham, Ely, Cambridgeshire, CB7 5DZ

Applicant: Mrs Angela Corbett

Agent: Andrew Fleet

Reference No: 14/00068/FUL

Case Officer: Julie Barrow

Parish: Soham
Ward: Soham South
Ward Councillor/s: Councillor Hamish Ross
Councillor Tony Parramint
Councillor Colin Fordham

Date Received: 12 June 2014 Expiry Date:

[P132]

1.0 EXECUTIVE SUMMARY

- 1.1 The application seeks full planning permission for the construction of a single dwelling on land to the rear of 82 Station Road, Soham. The proposal is an amendment to the previously approved application 14/00068/FUL and seeks the addition of a first floor over a single storey section of the approved dwelling and an increase in roof height.
- 1.2 The current proposal is similar to that originally submitted under planning reference 14/00068/FUL. During the course of that application, the size of the dwelling was reduced, following receipt of comments made by the Conservation Officer. The Conservation Officer has therefore indicated that the comments originally made in respect of the previous application are now relevant again and that amendments to the scheme should be sought.
- 1.3 The application has been called to Planning Committee by Councillor Parramint.
- 1.4 The main considerations in the determination of this application are therefore:
- The impact of the amended proposal on visual amenity and on the historic environment; and
 - The impact on residential amenity.

- 1.5 The adopted Core Strategy and draft Local Plan (pre-submission version) as modified, state that development proposals within, or affecting a Conservation Area, should be of a particularly high standard of design that will preserve or enhance the character or appearance of the area. Core Strategy Policies EN1 and EN2 and draft Local Plan Policies ENV1 and ENV2 also state that development proposals are expected to ensure that the scale, massing and materials of buildings relate sympathetically to the surrounding area.
- 1.6 The development was previously amended as the original plans were not considered to either enhance or preserve the character and appearance of the area. The boundaries of the conservation area have not changed and there has been no change in planning policy since the previous application was determined. The application is therefore deemed to be contrary to the requirements of Core Strategy policies EN1, EN2 and EN5 and draft Local Plan policies ENV1, ENV2 and ENV11 and is therefore recommended for refusal.
- 1.7 **A site visit has been arranged for 9.40am, prior to the Planning Committee meeting.**

2.0 THE APPLICATION

- 2.1 The application seeks permission for amendments to a previously approved application for a single dwelling and garage on land to the rear of 82 Station Road, Soham (14/00068/FUL). The site is located within the development envelope for Soham and within Soham Conservation Area. The revised proposal involves the addition of a first floor over a single storey section of the approved dwelling and an overall increase in roof height.
- 2.2 The approved plans are for a dwelling with an 'L-shaped' footprint with the principle elevation facing West Drive to the east. Under the approved plans the front section of the dwelling, as seen from West Drive, will have a ridge height of 7.6 metres, with the rear single storey section having a ridge height of 5.9 metres.
- 2.3 Under the revised plans, the ridge height of the front section of the proposed dwelling will increase to 7.9 metres and the ridge height on the rear section will increase to 7.5 metres. The external chimney breast feature on the rear section will also increase in height so that it is just visible on the ridge when viewed from west Drive.
- 2.4 The footprint of the proposed dwelling will remain the same as that approved with the accommodation being created at first floor level on the rear section being utilised as a master bedroom and en-suite. An additional dormer window is proposed in the north facing elevation to serve the additional bedroom.
- 2.5 The proposal is similar to that originally submitted by the applicant under 14/00068/FUL and amended during the course of that application to that subsequently approved.

3.0 THE APPLICANT'S CASE

- 3.1 The Applicant's case is set out in the Design and Access Statement, which can be viewed online via East Cambridgeshire District Council's Public Access online service, via the following link <http://pa.eastcambs.gov.uk/online-applications/>. Alternatively a paper copy is available to view at the East Cambridgeshire District Council offices, on the application file.

4.0 THE SITE AND ITS ENVIRONMENT

- 4.1 The site comprises part of the rear garden to 82 Station Road which is situated on the north side of Station Road within the Soham Conservation Area. The host dwelling is a detached two-storey, bay fronted, Victorian dwelling and is one of a number of similar style dwellings fronting onto Station Road. The host dwelling occupies a corner plot with an access road running alongside it which serves a garage court to dwellings on West Drive. West Drive is to the east of the site and is an area of predominantly semi-detached single story dwellings. A strip of open space separates the site from West Drive which contains a number of semi-mature trees and a length of hedgerow which partially screens the access track. To the west of the site is the rear garden of 84 Station Road.
- 4.2 The site is located within the Conservation Area with the host dwelling and the amenity strip to the east of the site featuring prominently in the street scene and contributing to the character and appearance of the area.

5.0 PLANNING HISTORY

- 5.1
- | | | | |
|--------------|---|------------------------------------|------------------------------|
| 12/00440/FUL | Proposed two storey dwelling, garage and car port with new access and driveway. | Refused

Dismissed on appeal | 14.09.2012

16.09.2013 |
| 14/00068/FUL | Proposed Dwelling, Single Garage, Access, Parking and Associated Site Works | Approved | 03.06.2014 |

6.0 REPLIES TO CONSULTATIONS

- 6.1 Neighbours – 9 nearby addresses notified and site notice posted. One representation received making the following comments:
- The revised plans would increase the visual impact the development would have from our garden.
 - Understand agreed plans specifically drawn up to meet the criteria set out after previous rejected proposals.
 - Oppose change to approved plans.

- 6.2 ECDC Waste Services
- ECDC as a Waste Collection Authority is permitted to make a change for the provision of waste collection receptacles.
 - Each new property requires two bins; this contribution is currently set at £43 per property.
- 6.3 ECDC Scientific Officer
- The Contaminated Land Study for this site is the same as submitted previously for 12/00440/FUL, and it was deemed sufficient so no further works or conditions are required to address contaminated land for this proposal.
- 6.4 Environmental Health
- No issues with application.
- 6.5 Conservation Officer
- This application is a resubmission of the previously approved 14/00068/FUL to include the previously removed 1.5 storey rear extension.
 - The previous scheme was amended to remove the first floor of the rear extension as this was deemed to be unacceptable by officers. As this has now been reinstated my previous comments on the original scheme would be relevant once again - *"From the north and south views of the side elevations will be available to various degrees through the trees. These elevations appear excessively large in size and give the property a bulky appearance that detracts from an otherwise well designed building. It would be preferable to reduce the rear extension to single storey as this would reduce the size of the dwelling considerably and would reduce its visual impact."*
- 6.6 Parish Council
- No concerns with the application.
- 6.7 Local Highway Authority
- The proposal incorporates improvements judged to make the proposal acceptable on a previous occasion. The LHA requests the inclusion of relevant conditions and informatives into any permission that the Planning Authority is minded to grant in regard to this application.

7.0 THE PLANNING POLICY CONTEXT

7.1 East Cambridgeshire Core Strategy 2009

CS1	Spatial Strategy
CS2	Housing
CS6	Environment
S4	Developer contribution
S6	Transport impact
S7	Parking provision
EN1	Landscape and settlement character
EN2	Design
EN5	Historic conservation

7.2 East Cambridgeshire Draft Local Plan Pre-submission version (as amended June 2014)

GROWTH 2	Locational strategy
ENV 1	Landscape and settlement character
ENV 2	Design
ENV 11	Conservation Areas
COM 7	Transport impact
COM 8	Parking provision

7.3 Supplementary Planning Documents

Design Guide

8.0 CENTRAL GOVERNMENT POLICY

8.1 National Planning Policy Framework 2012

- 7 Requiring good design
- 12 Conserving and enhancing the historic environment

8.2 Technical Guide to the National Planning Policy Framework

9.0 PLANNING COMMENTS

- 9.1 An examination of the planning history reveals that an application for an 'H' shaped modern designed dwelling with mono pitched roofs, set at an angle within the site was refused. Access to the dwelling was proposed from West Drive. The proposal was dismissed on appeal with the Inspector citing the fact that the design did not appear to reflect the features within the Soham Conservation Area and the development would therefore appear out of keeping with its surroundings.
- 9.2 Following this refusal the applicant submitted a further proposal which, once subjected to the usual consultation process, was further amended. Following receipt of comments from the Conservation Officer, the height of the dwelling was reduced, the rear extension reduced to single storey and the front porch was redesigned. The access to the site was moved to Station Road and during the course of the application amendments were made to the visibility splays where the access meets Station Road. No objections to the amended plans were made from a conservation viewpoint subject to a condition being imposed regarding the demolition and reconstruction of the front boundary wall. This application was approved as it addressed all of the concerns raised during the previous application, including the access.
- 9.3 The key considerations in determining this application are therefore:
- The impacts in visual amenity and on the historic environment; and
 - The impacts on residential amenity.

Visual amenity and the impact on the Conservation Area

- 9.4 This area of Station Road and West Drive is located within Soham Conservation Area. Core Strategy Policy EN5 and draft Local Plan Policy ENV11 require that development proposals within, or affecting a Conservation Area, are of a particularly high standard of design that will preserve or enhance the character or appearance of the area. Core Strategy Policies EN1 and EN2 and draft Local Plan Policies ENV1 and ENV2 also state that development proposals are expected to ensure that the scale, massing and materials of buildings relate sympathetically to the surrounding area.
- 9.5 During the course of the previous application the applicant submitted plans detailing a two-storey dwelling on the footprint currently under consideration. The Council's Conservation Officer was supportive of the fact that the proposed dwelling was simpler in design and style than previous proposals. However, whilst it was accepted that the trees on the strip of amenity land between the site and West Drive will provide some screening of the development, it was noted that from the north and the south, views of the side elevations would be available to various degrees through the trees. These elevations were considered to appear excessively large in size and gave the dwelling a bulky appearance that detracted from an otherwise well designed building.
- 9.6 The applicant then submitted amended plans reducing the height of the rear section to single storey. The scale and bulk of the dwelling when viewed from the north and the south was significantly reduced and was considered appropriate in the context of the conservation area and would not detract from the character and appearance of the area.
- 9.7 The same applicant has now submitted plans which are broadly the same as those previously submitted without the subsequent amendments. There has been no change in the Conservation Area boundaries and the planning policy relating to the scale and design of buildings has not changed since the last application was determined. As proposed, the development is considered to be overly large in size and scale, to the detriment of the character and appearance of the conservation area. As such, the proposal is contrary to policies EN1, EN2 and EN5 of the Core Strategy, policies ENV1, ENV2 and ENV 11 of the draft Local Plan and the East Cambridgeshire Design Guide SPD.

Residential amenity

- 9.8 The principle elevation of the dwelling faces West Drive where there are single storey dwellings. There will be approximately 35 metres between the new dwelling and existing buildings with the area of open space in between. The increase in ridge height of the front section of the dwelling is not considered to have a detrimental impact on the amenity of occupiers in West Drive given the separation distance between the dwellings.
- 9.9 The impact of a dwelling in this location on the amenity of the occupiers of nearby dwellings on Station Road was considered during the previous application. The proposed dwelling will be visible to the occupiers of Nos. 84 and 86 Station Road, as well as the occupiers of the host dwelling. The rear garden to No 86 Station Road is some 55 metres in length and whilst the bulk of the new dwelling visible will

increase should this application be permitted, the amendments would not be considered to be overbearing or cause any significant loss of light to the occupiers of Nos. 84 and 86 Station Road. In addition, sufficient amenity space is being retained for the host dwelling to ensure that the new dwelling would not appear overbearing or cause any significant loss of light.

- 9.10 A window opening is proposed at first floor level in the south facing elevation which will afford views towards the rear of the dwellings on Station Road. This window opening is to serve a bathroom and is therefore not considered to create an unacceptable level of overlooking.
- 9.11 On balance, it is considered that the amendments to the approved scheme would not have a significantly detrimental impact on the residential amenity of nearby occupiers and as such the proposal is in accordance with policy EN2 of the Core Strategy and policy ENV2 of the draft Local Plan.

10.0 RECOMMENDATION

Refuse for the following reason:

1. Core Strategy policies H2 and EN2, draft Local Plan (pre-submission version), as modified, policies HOU2 and ENV2, and the East Cambridgeshire Design Guide SPD require proposals to make efficient use of land whilst respecting the density, character, landscape and biodiversity of the surrounding area. In addition, Core Strategy policy EN5 and draft Local Plan policy ENV11 require development proposals within or affecting a Conservation Area should be of a particularly high standard of design and materials that will preserve and enhance the character and the appearance of the area. The increase in the height of the proposed two-storey dwelling and the addition of a second storey on the rear section to the proposed dwelling will result in an excessively large and bulky structure which when viewed from the north and the south will be detrimental to the character of the appearance of the conservation area and which will appear as an incongruous feature in the street scene to the rear of an end of terrace of property.

11.0 APPENDICES

None.

<u>Background Documents</u>	<u>Location(s)</u>	<u>Contact Officer(s)</u>
Application file and files relating to 14/00068/FUL and 12/00440/FUL	Julie Barrow Room No. 011 The Grange Ely	Julie Barrow Planning Officer 01353 665555 Julie.barrow@eastcambs.gov.uk