

Appeal Decision

Site visit made on 25 October 2016

by Chris Forrett BSc(Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 28th December 2016

Appeal Ref: APP/W0530/W/16/3153840

The Glebe, Frogge Street, Ickleton, Cambridgeshire CB10 1SH

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr A Hanspall against the decision of South Cambridgeshire District Council.
 - The application Ref S/0833/16/FL, dated 18 March 2016, was refused by notice dated 2 June 2016.
 - The development proposed is a new detached dwelling.
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Decision

1. The appeal is allowed and planning permission is granted for a new detached dwelling at The Glebe, Frogge Street, Ickleton, Cambridgeshire CB10 1SH in accordance with the terms of the application, Ref S/0833/16/FL, dated 18 March 2016, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans : 402 P-01 Rev C; 402 P-02 Rev C; 402 P-03 Rev C; 402 P-04 Rev C; 402 P-05 Rev C; and 402 P-06 Rev D.
 - 3) Prior to the commencement of the construction of the external surfaces of the building a schedule and samples of the materials to be used in the external surfaces of the building hereby permitted shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.
 - 4) Prior to the first occupation of the dwelling, details of the final finish to the access driveway (which shall utilise a bound material for a minimum distance of 5 metres rear of the highway boundary) shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Main Issue

2. The main issue is the effect on the character and appearance of the area.

Reasons

3. The appeal site is located on the south eastern edge of the village of Ickleton and is well screened by extensive tree and hedgerow planting. The site contains a number of buildings, including what appeared to be a mobile home, albeit with part of its side wall missing.
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4. From the evidence before me, the site is located outside of the defined development framework for Ickleton and therefore in planning policy terms is located in the countryside. However, the site has a lawful residential use which has been established by a certificate of lawful development (S/0202/15/LD). Therefore, the principle of a single residential unit on the site is not contested and I have no reason to disagree.
5. Whilst the proposed dwelling would be larger in scale than the existing development on the site, it would not stand out as being excessively large especially given its orientation to the street (with its narrow gable wall facing Frogge Street) and the overall large size of its curtilage.
6. Furthermore, the significant setback of the dwelling from Frogge Street combined with the abundant tree screening would mean that the proposed dwelling would not be prominent when viewed directly from Frogge Street.
7. In respect of views across the land to the north and south of the site, even with the removal of the trees on the northern side, the development would not be readily visible within the streetscene. Views of the dwelling from public vantage points would be limited to the western gable wall and longer distance views of the south elevation across the adjoining fields. To my mind, the development would not have a significant urbanising effect to this edge of village location.
8. In relation to the contemporary design of the dwelling, particular attention has been given to the western gable end which would be constructed using flint, to reflect the materials used in several of the dwellings in the vicinity of the site. Whilst the zinc roof would be a material not present in the area, given its overall appearance and lack of prominence in the streetscene it would not stand out as being an inappropriate material. In respect of the other elevations, I do not find the dwelling to be unacceptable as it would exhibit a coherent, well thought out design and appearance.
9. In addition to the above, the appeal site is located close to the southern edge of the Ickleton Conservation Area. Given the location and nature of the development I consider that it would not cause any harm to the views in or out of the Conservation Area nor to its setting.
10. For the above reasons, I conclude that the development would not harm the character and appearance of the area and would accord with the provisions of Policies DP/2 and DP/3 of the Local Development Framework Development Control Policies Development Plan Document 2007 (LDFDCP), which amongst other things, seek to protect the character and appearance of the area. Furthermore it would also accord with the design principles of the Framework.

Conditions

11. In the absence of any suggested conditions from the Council, I have considered the scope of the conditions recommended in the consultation responses to the application. I have also considered the limited materials details on the application form and plans.
12. Other than the standard time limit condition, it is necessary to ensure that the development is carried out in accordance with the approved plans for the reason of certainty. I also consider that conditions relating to the exact details

of the external materials are appropriate in the interests of the character and appearance of the area.

13. In the interests of highway safety, it is necessary to ensure that the driveway is surfaced in a bound material for a distance of 5 metres rear of the highway boundary to minimise loose material being deposited on the public highway.
14. From the application forms, the existing access driveway is to be retained and improved, with the driveway materials to be agreed with the local planning authority. However, given the flat nature of the access driveway, and minor works suggested, I do not consider it necessary to impose a condition relating to surface water drainage.
15. In respect of pedestrian visibility splays within the curtilage of the dwelling, given the location of the pedestrian walkway immediately adjacent to the carriageway with a verge and ditch either side of the access I do not consider that such a condition is necessary.
16. The Council's Environmental Health department have suggested conditions relating to the hours of construction works, the burning of materials on site and pile foundations. However, given the location of the site, and the minimal potential for prolonged noise and disturbance from the construction process I do not consider that any of these conditions are necessary.

Conclusion

17. Taking all matters into consideration, for the reasons given above I conclude that the appeal should be allowed.

Chris Forrett

INSPECTOR