
Appeal Decision

Site visit made on 6 October 2020

by J Williamson BSc (Hons) MPlan MRTPI

an Inspector appointed by the Secretary of State

Decision date: 14 December 2020

Appeal Ref: APP/W0530/W/20/3248676
4 Hobbledodds Close, Swavesey CB24 4QH

- 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 Paul Hendry against the decision of South Cambridgeshire District Council.
 - The application Ref S/4298/19/FL, dated 10 December 2019, was refused by notice dated 05 February 2020.
 - The development proposed is extension and change of use of annex to form separate dwelling.
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Procedural Matter

1. An amended plan was submitted during the planning application process, P-02 Rev C, which included a timber gate sited towards the front of the annex and the host dwelling. I have made my decision taking account of the amended plan.

Decision

2. The appeal is allowed, and planning permission is granted for extension and change of use of annex to form separate dwelling, at 4 Hobbledodds Close, Swavesey CB24 4QH, in accordance with the terms of the application, Ref S/4298/19/FL, dated 10 December 2019, subject to the following conditions:
 - 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan, 520 P-02 Rev B (proposed arboricultural site plan), 520 P-02 Rev C (proposed plans, elevations and site plan).
 - 3) The materials used on the external surfaces of the development hereby approved shall match those of the existing building.
 - 4) No construction site machinery or plant shall be operated and no construction related deliveries taken at or despatched from the site before 0800 hours and after 1800 hours on weekdays, before 0800 hours and after 1300 hours on Saturdays, nor at any time on Sundays and Bank Holidays.

- 5) The approved driveway shall be constructed using a bound material and laid in a manner that prevents surface water run off onto Hobbledodds Close.
- 6) The development hereby approved shall be carried out in accordance with the details in the submitted Flood Risk Assessment produced by MTC Engineering, dated September 2019.
- 7) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no development within Classes A and E of Part 1 of Schedule 2 of the Order shall take place.

Main Issue

3. The main issue is whether the proposed development would preserve or enhance the character or appearance of the Swavesey Conservation Area, with particular regard to density, plot size and extent of use of the site.

Reasons

4. As the site is located within the Swavesey Conservation Area (CA) I have a statutory duty to pay special attention to the desirability of preserving or enhancing its character or appearance, which is therefore a matter of considerable importance and weight. In addition, the National Planning Policy Framework (the Framework) advises that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.
5. The CA covers the north-eastern end/corner of the village, encompassing the older part of the village in the north which centres around the church and manor house. There is no prevailing character across the CA; a collection of distinct areas makes up the whole. In the main, the areas and buildings which contribute to the significance of the CA are concentrated along Station Road, High Street, Market Street, Taylor's Lane and Black Horse Lane. The High Street is the nearest area of significance within the CA to the appeal site. The cul-de-sac of Hobbledodds Close is separated from High Street by Wallman's Lane, a road which loops to the east of High Street consisting mainly of modern houses and bungalows.
6. The appeal building already exists. I understand permission has already been granted for an extension at the front. Notwithstanding this, due to their siting and the small sizes of the proposed front extension, rear patio covering and timber gate, I consider the extent to which the appearance of the existing building would be altered would be limited. Furthermore, being located at the head of the cul-de-sac, the site would not be visible from public vantage points, nor would the proposal affect any important views of buildings or streets of significance within the CA.
7. I acknowledge that sub-dividing the plot of the host dwelling would result in the size of plot of the proposed dwelling being smaller than that of neighbouring properties in Hobbledodds Close, and some of the other modern properties in neighbouring streets. However, these modern properties do not make an important contribution to the significance of the CA.
8. I acknowledge that space for the parking of 2 cars would be provided at the front of the site. However, given that the building is already inhabited, I do not

consider that the extension, alterations and car parking provision would result in the extent of use of the existing site being intensified to any harmful degree.

9. In light of the above, I conclude that the proposal would preserve the character and appearance of the CA. As such, it would accord with policies HQ/1 and NH/14 of the South Cambridgeshire Local Plan (2018), (LP), which require new development to be of high quality design, make a positive contribution to the local and wider context and to conserve or enhance the significance of heritage assets.

Conditions

10. I have considered the Council's suggested conditions in light of advice contained in the Planning Practice Guidance (PPG) and tests within the Framework.
11. I have attached a condition specifying plans for the avoidance of doubt. A condition regarding materials is attached to preserve the character and appearance of the CA. A condition regarding hours of operation of machinery and plant on site is required to protect the living conditions of existing occupiers during the construction phase. A condition requiring the driveway to be constructed using a bound material, with levels such that surface water does not run on to Hobbledodds Close, is attached to prevent loose material being carried onto the highway and to ensure adequate drainage on site. Additionally, works are to be carried out in accordance with the Flood Risk Assessment, to manage flood risk in the area.
12. Given the relatively small size of plot/garden and the proximity of the approved dwelling to 4 Hobbledodds Close, I have removed some permitted development rights to protect the living conditions of existing occupiers of 4 Hobbledodds Close and to preserve the character and appearance of the CA. I have not removed Class B of Part 1 of Schedule 2, because any extension to a roof under Class B cannot exceed the highest part of the roof. Given the approved dwelling has a flat roof, I consider the roof could not be extended in a manner that would be harmful to either the character or appearance of the area or the living conditions of occupiers of existing properties.
13. I note that Policy T1/10 of the LP requires new residential development to contribute to the provision of infrastructure required to deliver high speed broadband across the District. However, I have not been provided with any evidence that either a high speed broadband link is not already provided to the site, a high-speed broadband link would be available from a highway close to the site, or that this would be the only means of delivering high speed broadband to the approved dwelling. I therefore consider the suggested condition would not be reasonable or necessary and would not meet the relevant tests.

Conclusion

14. For the reasons outlined above, I conclude that the appeal is allowed.

J Williamson

INSPECTOR