



Appeal Decision

Site visit made on 21 June 2022

by D J Barnes MBA BSc(Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 7 July 2022

Appeal Ref: APP/W0530/W/21/3287297

6A Church Road, Hauxton CB22 5HS

- 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 G Toon against the decision of South Cambridgeshire District Council.
 - The application Ref 21/00171/FUL, dated 15 January 2021, was refused by notice dated 28 May 2021.
 - The development proposed is a change of use to residential and extension work and conversion to a 5 bedroom home.
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Decision

1. The appeal is allowed and planning permission is granted for a change of use to residential and extension work and conversion to a 5 bedroom home at 6A Church Road, Hauxton CB22 5HS in accordance with the terms of the application, Ref 21/00171/FUL, dated 15 January 2021, subject to the conditions identified in the attached Schedule to this decision.

Main Issue

2. It is considered that the main issue is whether are the proposed development would preserve or enhance the character or appearance of the Hauxton Conservation Area.

Reasons

3. The appeal property is a former school, which has subsequently been used as a community hall, and has a planning permission for its re-use as a dwelling. The proposed development retains the principle of re-using the property as a dwelling, which would represent a viable use, but also includes a rear extension that is the basis of the Council's reason for refusing the appeal application.
4. The property is situated within the Hauxton Conservation Area where there is a statutory duty to pay special attention to the desirability of preserving or enhancing the character or appearance of the area in determining this appeal. For alterations to a dwelling, this duty is echoed in Policies NH/14 and HQ/1 of the South Cambridgeshire Local Plan (LP). LP Policy HQ/1 also refers to all new development being of high quality design.
5. A Conservation Area appraisal has not been provided but the appellant's evidence includes an assessment of the area's heritage significance. The assessment is reflective of the observations made during the site visit, including the predominance of modest sized dwellings of varying ages and

- designs together with a range of external materials. Some of the dwellings front an area of open space and others the roads.
6. The property is constructed of primarily yellow brick with a slate roof which includes a prominent brick chimney. There is the use of red brick as a dressing and there are quoins around the openings. As identified by the appellant, the design and appearance of the property's front elevation is of a higher quality and contributes positively to the streetscene whereas the rear elevation has a single storey flat roof addition of utilitarian design. This addition would be replaced by the appeal scheme albeit the footprint of the proposed extension would be larger and include first floor accommodation within the roofslope.
 7. The proposed extension would result in a double pile building form of the type referred to in the Council's *District Design Guide Supplementary Planning Document* (SPD). The gable roof form and depth of the proposed extension would complement the form and character of the host building. The footprint and floorspace of the host property would be increased because of the appeal scheme but this would not be of a scale so as to be a physically dominant addition. The proposed ridge height would be lower than the main roof and consequentially the appeal scheme would not be seen from the road. Accordingly, the proposed extension would not detract from the positive contribution made by the property to the Conservation Area's streetscene.
 8. Unlike the front elevation, the rear elevation is screened by residential buildings and trees from public viewpoints. There is a field access track alongside the property but this is not a public right of way. The access terminates at a locked field gate and notices have been erected advising the land beyond is in private ownership.
 9. As claimed by the Council, the design of the appeal scheme would not incorporate the existing finer detailed elements such as the red brick dressing and quoins around the openings. The choice of grey brick or rendered walls would contrast with those of the host building which would still be visible from public viewpoints, especially the front elevation being seen from the road.
 10. Within the proposed rear roofslope there would be 2 large dormers. These dormers would be constructed of charcoal interlocking zinc panels which would be the same material as the proposed roofslope. A grey roof associated with the proposed development would reflect the colour of the existing slates. If the appeal is allowed then because of the property being within a Conservation Area it would be appropriate for a condition to be imposed for the details of the external materials to be approved by the Council.
 11. Rather than appear a bulky addition, the large openings at ground floor level and the dormers would break-up the massing and appearance of the rear elevation of the resulting property. Although contrasting with the design and materials of the host property, the proposed extension would still represent a high quality of design. Although of a contemporary design and external materials, the proposed extension would not significantly detract from the contribution made by the property to the heritage significance of the Conservation Area and nor would it cause unacceptable harm to the character and appearance of the Conservation Area.
 12. Accordingly, it is concluded that the proposed development would preserve the character and appearance of the Hauxton Conservation Area and, as such, it

would not conflict with LP Policies HQ1 and NH/14. LP Policy S/7 appears to be concerned with the principle of development and redevelopment of unallocated land and buildings within the development framework of settlements rather than the detailed design of extensions to existing buildings, particularly where the principle of the appeal property being re-used as a dwelling has already been established.

Conditions

13. The Council has suggested several conditions in the event this appeal succeeds which have been assessed against the tests in the National Planning Policy Framework and the Planning Practice Guidance. The drafting of the conditions has been altered for reason of precision.
14. Conditions are necessary to ensure that the proposed extension is constructed in accordance with the submitted drawing. As has been identified, it is necessary for the full details of the external materials of the appeal scheme to be approved.
15. The property is located adjacent to other dwellings and some controls on the construction activities are justified to protect the neighbouring occupiers' living conditions, including the timing of the works and traffic movements. The suggested conditions included 2 different time periods for construction vehicle movements. It would be appropriate to harmonise the time periods for all the construction activities undertaken at the property. With suitable conditions, the nature and scale of the proposed extension does not justify a Construction Environmental Management Plan being prepared.
16. The planning application form confirms that the property is already connected to the main foul water network but it would be appropriate to ensure that sufficient account has been taken of any change in surface water discharge associated with any increase in impermeable area. Therefore, a condition is necessary to approve the detail of the surface water drainage. Accordingly, and for the reasons given, it is concluded that this appeal should be allowed.

D J Barnes

INSPECTOR

Schedule of 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: LP01; S01; S02; S03; S04; P01; P02; P03 and P04.
- 3) No development shall take place above ground level, other than demolition, until details of the materials to be used in the construction of the external surfaces of the extension hereby permitted have been

submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

- 4) Vehicle movements associated with the demolition or construction of the development hereby permitted shall take place only between 08:00 and 18:00 hours on Mondays to Fridays and 08:00 and 13:00 hours on Saturday and shall not take place at any time on Sundays or on Bank or Public Holidays.
- 5) No construction plant or machinery associated with the demolition or construction of the development hereby permitted shall be operated before 08:00 hours on Mondays to Fridays and 08:00 hours on Saturdays nor after 18:00 hours on Mondays to Fridays and 13:00 hours on Saturdays, or at any time on Sundays or on Bank or Public Holidays.
- 6) The development hereby permitted shall not be occupied until surface water drainage works shall have been implemented in accordance with details that shall first have been submitted to and approved in writing by the local planning authority.