



Appeal Decision

Site visit made on 8 April 2025

by H Whitfield BSc (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 13 May 2025

Appeal Ref: APP/W0530/W/24/3352388

2 Park Lane, Castle Camps, Cambridgeshire CB21 4SS

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Mr Richard Peel against the decision of South Cambridgeshire District Council.
 - The application Ref is 24/00309/FUL.
 - The development proposed is the erection of a two storey extension to the side of the dwelling to form a three bedroomed dwelling (Use Class C3).
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Decision

1. The appeal is allowed and planning permission is granted for the erection of a two storey extension to the side of the dwelling to form a three bedroomed dwelling (Use Class C3) at 2 Park Lane, Castle Camps, Cambridgeshire CB21 4SS in accordance with the terms of the application, Ref 24/00309/FUL, and the plans submitted with it, subject to the conditions in the attached schedule.

Preliminary Matters

2. The appeal site is located outside of, but adjacent to, the Castle Camps Conservation Area. No statutory protection for the setting of a conservation area is present under the requirements of Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. However, in accordance with the National Planning Policy Framework (the Framework), I have had regard to the effect of the proposal on the significance of the conservation area as a designated heritage asset, including from development within its setting.
3. The appellant refers to the preparation of the Draft Greater Cambridge Local Plan. The evidence indicates that this is at its first consultation stage. However, the Council's reasons for refusal do not identify any conflict with the emerging Local Plan and I note it remains at a very early stage of preparation. I have therefore based my decision on the current adopted development plan.

Main Issue

4. The Council's decision notice gives two reasons for refusal. However, in considering the Council's justification for these reasons the main issue is the effect of the proposed development on the character and appearance of the host building and surrounding area, with particular regard to the setting of the Castle Camps Conservation Area (the CA).

Reasons

5. The appeal site relates to 2 Park Lane (No 2), which is an end-of terrace dwelling originally built as a semi-detached pair of houses. The two-storey hipped roofed red brick building is set back from the highway behind a hedgerow and is positioned broadly in line with the properties on either side. The surrounding area is residential in character, containing a mix of detached, semi-detached and short terraced dwellings of varying designs and sizes. Beyond the appeal site to the south-east, development reduces to single storey which assists in the visual transition into and out of the village.
6. To the north-west of the site are 3 pairs of two-storey, semi-detached dwellings with hipped roofs and central chimney stacks which have a generally uniform appearance. The single storey side ranges of these properties provide separation between each pair, enabling views between properties and a sense of spaciousness in the street scene. In contrast, properties on the opposite side of the street are generally larger two-storey detached or terraced dwellings positioned in closer proximity to one another. Several of the properties on this side of the street have large outbuildings positioned adjacent to the highway. This, coupled with a tighter grain of development, limits the views that are achievable between properties and results in a more enclosed appearance. When considering the character and appearance of the area, save for the 3 semi-detached dwellings to the north-west, there is no prevailing uniformity in the street scene or regular pattern of development.
7. The adjoining property to the appeal building (No 1) has benefitted from a two-storey side extension of a similar size, scale and design to the original dwelling, which has been subsequently subdivided to form an independent dwelling (No 1A). This extension has approximately doubled the width of No 1 and its roof line and elevations match the original dwelling. The original semi-detached building is of an Arts and Crafts style; however, its architectural features have been eroded by the two-storey side extension, addition of porches and removal of its tall feature chimney stacks.
8. The proposal is to construct a two-storey side extension to No 2 to form a new dwelling. The extension would be very similar to the extension to No 1, in that it would approximately double the width of the dwelling, the elevations would follow the same lines, and it would have matching roof proportions. A rear two-storey range is proposed to match the same addition at No 2 and a porch is proposed which would be similar to the porches on No's 1 and 1A.
9. Given the matching proportions, the development would not be subservient to No 2. However, this does not matter given the size, scale and height of the addition would still appear proportionate to the property, particularly when considering the block as a whole. The fenestration would also respect the block's elevational rhythm, and the use of matching materials and design features would result in a cohesive appearance. Moreover, given the proposed proportions and massing, the development would assist in balancing the terrace. I therefore do not consider the proposal would unacceptably affect the character or appearance of the host building.
10. The extension to form the new dwelling would partially fill the gap and decrease the separation distance between the dwelling and 3 Park Lane to the north-west. However, given No 3 has a single storey side range and the proposed development

would be off set from the common boundary with a hipped-roof design, there would remain space between two-storey built form that would still allow for views between the buildings to the sky and trees beyond. Whilst reducing the separation between the buildings, the development would not appear unduly cramped against its boundaries or the adjacent dwelling. Consequently, a sense of spaciousness would be retained. This would align with the design principles relating to infill development set out in the District Design Guide: High Quality and Sustainable Development in South Cambridgeshire Supplementary Planning Document (2010).

11. The development would undoubtedly result in a visual change; however, the proposed relationship between buildings would not be uncharacteristic, noting that there are examples where smaller separation distances exist between two-storey development in the street scene. The development would also respect the prevailing building lines and density of development. Consequently, the development would not be visually dominant in the street scene or to the appeal building itself. Nor would the proposal unacceptably alter the sense of openness or rhythm of the street scene. Moreover, by virtue of the development's location (which would be anchored between existing built form), the development would not erode the visual transition to and from the village into the countryside or the semi-rural characteristics of the village edge either.
12. Whilst I acknowledge that the 3 blocks of semi-detached dwellings to the north-west have a relatively uniform appearance and regular spacing, this is not reflected across all development in the street scene and would not be significantly compromised by the appeal scheme. Overall, I therefore do not consider the development would unacceptably affect the character and appearance of the area.
13. The site is adjacent to, but outside of the Castle Camps CA. The significance of the CA is derived, in part, from its predominately linear form and high sense of enclosure including buildings dating from the 17th and 18th century. The CA has a relatively dense urban grain. Buildings are mostly two-storeys in height and are constructed from a varied material palette. Red brick and white render/painted finishes are most common, however there are some timber framed buildings and properties with thatched roofs. The variety of architectural styles, materials and forms results in a level of architectural interest and reflects the historic growth of the settlement. The CA also has a degree of historic interest, derived in part from the ages of the buildings which have social, religious and functional elements including the Old Inn pub and chapel.
14. The site lies in a row of 20th century development that is encountered as part of the surrounding modern development when travelling into and out of the CA along Park Lane. These properties, including the appeal site, have been excluded from the CA boundary. Whilst the spacing between the 3 semi-detached dwellings and appeal site afford views around buildings to open space and trees beyond, this does not particularly contribute to the significance of the CA, where there is a greater sense of enclosure in any event. The wider appeal building is of an Arts and Crafts style; however, its paired house design and architectural features have been eroded by previous extensions and the removal of its tall feature chimney stacks. Considering the alterations that have already been undertaken to the wider appeal building and its location adjacent to other 20th century development, the site makes a neutral contribution to the setting of the CA.

15. Given the conclusions I have drawn above in relation to the effect of the development on the character and appearance of the host building and surrounding area, I find the development would be appropriate for its location. It would make a neutral visual contribution to the character and appearance of the area, appearing neither incongruous nor obtrusive in views into and out of the CA, respecting its significance and setting. As such, it would preserve the setting of the CA and would neither harm nor diminish the ability to appreciate its significance.
16. For the above reasons, I conclude the proposed development would not harm the character or appearance of the host building or surrounding area. Nor would it harm the setting of the Castle Camps CA, the significance of which would be preserved. As such, it would comply with Policies HQ/1 and H/16 of the South Cambridgeshire Local Plan (2018) (the LP) insofar as they support development that is of high-quality design, makes a positive contribution to its local and wider context and does not result in harm to the character of the local area. The proposal also complies with Policies HQ/1, H/16 and NH/14 of the LP where they support development that does not result in harm to the character of a conservation area and sustains the special character and distinctiveness of the district's historic environment, including their setting, as appropriate to their significance. The development would also comply with the Framework where it supports high quality design and seeks to preserve the historic environment.
17. I also find no conflict with the Planning (Listed Buildings and Conservation Areas) Act 1990 given there is no statutory protection for the setting of a conservation area under the requirements of Section 72(1).

Other Matters

18. In addition to the matters addressed above, concerns have been raised by interested parties regarding several other matters. These include the potential impact of the development on highway safety due to alleged insufficient parking on site, the potential displacement of existing vehicles from the site on to the highway and the consequential impact on on-street parking capacity and the free flow of traffic due to the proximity of the site to a local school. I have had full regard to the concerns raised in this respect, however, I note the Council considers sufficient parking spaces would be provided on site for both the existing and proposed dwellings. There is no substantive evidence to indicate that vehicles would be displaced on to the highway or that this would consequentially affect highway or pedestrian safety. Construction traffic would also be for a finite period. Moreover, I note that the highway authority has raised no objection to the development, subject to conditions.
19. Concerns have also been raised in relation to the effect on the living conditions of 3 Park Lane. However, given the proposed relationship between the two properties and orientation, I do not consider the development would result in any significant loss of sunlight or daylight to No 3. Windows are proposed in the rear elevation of the new dwelling. However, given the oblique line of sight that would be achievable there would be no effect on the privacy of any neighbouring occupier. A small first floor window is proposed in the side elevation; however, this would serve a bathroom. Subject to a condition requiring this to be obscurely glazed and to limit the extent of the opening, as suggested in the officer report, there would be no adverse overlooking effect as a result. A condition limiting construction working hours as suggested by the Council's Environmental Health Practitioner would also limit any

potential for noise and disturbance from construction works, which would be for a finite period in any event.

20. I note the comments relating to inaccuracies on the site location plan, however, having reviewed the submitted plans and based on what I saw on site, I am satisfied that the proposed plans are sufficiently accurate for the purposes of assessing the development. Representations received also refer to similarities with previously refused applications on this site, however I have assessed this appeal based on the plans before me and on its own planning merits.
21. The Officer Report refers to a planning condition to secure necessary biodiversity net gain (BNG), however, the application was submitted prior to the date that BNG became mandatory for minor sites. Nevertheless, I will consider a condition for ecological enhancements below.

Conditions

22. The Council has suggested several conditions which I have considered in light of the advice in the Framework and Planning Practice Guidance. Where appropriate, I have adjusted the wording of the conditions in the interests of precision and enforceability.
23. In addition to the standard three-year time limit condition for implementation, it is necessary to specify the approved plans in the interests of certainty. I have also imposed a condition to require materials to match the existing building in the interests of the character and appearance of the area.
24. A condition is also required to secure electric car charging facilities on site, in order to support the reduction of carbon emissions and encourage sustainable transport in accordance with Policy TI/3 of the LP.
25. The appellant has disputed the suggested conditions for the submission of an energy statement relating to carbon emissions and implementation of water efficiency measures which are an optional requirement under building regulations. I have imposed these conditions given they are reasonable and necessary to comply with Policies CC/3 and CC/4 of the LP. However, I have adjusted the wording of the energy statement condition to omit reference to amending the statement in response to grid capacity issues as this matter could be controlled and agreed through the energy statement itself. I have also added a timescale for the implementation of the water efficiency measures.
26. I have also imposed a condition to secure an ecological enhancement scheme, in the interests of enhancing biodiversity, is also imposed in accordance with Policy NH/4 of the LP. However, I have adjusted the wording so that it is less prescriptive in referring to specific species in the interests of precision.
27. Notwithstanding the details submitted on the approved plans, conditions requiring the submission of a hard and soft landscaping scheme, and details of the secure cycle store are required. This is due to insufficient information having been provided on the submitted plans, in the interests of the character and appearance of the area and to encourage sustainable transport modes.
28. In the interests of highway safety, I have imposed a combined condition requiring the provision of visibility splays. However, I have amended the suggested wording of the conditions in the interests of precision and to require a plan detailing the splays to be

submitted and agreed in writing by the Council in the interest of certainty and enforceability.

29. Conditions are also required to ensure appropriate drainage of the access and the use of bound materials in the interest of highway safety. However, I have combined the suggested conditions where appropriate and amended the wording to avoid duplication and improve precision. I have also imposed a condition relating to the construction specification of the vehicular access; however, I have omitted reference to the document suggested by the Council as this lacks precision and instead require details to be submitted to and agreed in writing with the Council. I have also included reference to the relocation of the telegraph pole to the front of the site in accordance with the Highway Authority's request, for clarity.
30. Due to the proximity of the development to existing residential properties, conditions to control the hours of demolition, construction and materials deliveries are required are included to ensure that living conditions matters are addressed during these phases. However, I have adjusted the wording of these conditions to improve precision.
31. The officer report refers to the requirement for a drainage condition which is not included in the Council's suggested list. Nevertheless, I have attached a condition relating to the submission of drainage details to ensure effective drainage of the development.
32. A condition is also required to ensure the first-floor window in the north-west side elevation of the dwelling is obscurely glazed and non-opening below 1.7 metres above the floor of the room in which it is installed, in the interest of preserving the living conditions of adjacent occupiers.
33. The Council has suggested a condition requiring the curtilage of the dwelling to be laid out prior to occupation. However, I consider the condition specifying the approved plans to be sufficient for this purpose. A condition requiring the submission of a traffic management plan is also unnecessary given the development relates to the construction of one dwelling where the duration of the construction period would likely be limited and the site limitations which would prevent contractor parking and deliveries off the public highway.
34. I have not imposed the suggested condition relating to the provision of a ground piling method statement in the event that it is required either as the Council has not provided any evidence to suggest that ground piling would be required for this development. Thus, the condition is not considered to be necessary to make the development acceptable.

Conclusion

35. For the reasons set out above, and having regard to all other matters raised, the proposal is considered to accord with the development plan, when read as a whole. Material considerations do not indicate a decision should be taken other than in accordance with the development plan. I therefore conclude the appeal should be allowed.

H Whitfield

INSPECTOR

Schedule of Conditions

- 1) The development hereby permitted shall begin not later than three years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with drawing nos: 'Location Plan' (produced on 26 January 2024), 24-06.5 Rev A 'Site Location and Block Plan', 24-06.1 Rev A 'Existing and Proposed Site Plan', 24-06.3 Rev A 'Proposed Plans and Elevations' and 24-06.04 Rev A 'Existing and Proposed Street Scene'.
- 3) The external materials of the development hereby permitted shall match those used in the existing building.
- 4) Prior to the installation of any electrical services, an electric vehicle charge point scheme shall be submitted to and approved in writing by the local planning authority. The scheme shall make provision for an active charge point for the dwellinghouse. The active charge point should have a minimum power rating output of 3.5kW. The approved electric vehicle charge point shall be installed prior to first occupation of the dwelling and retained thereafter for the lifetime of the development.
- 5) No development above ground level shall commence until an Energy Statement has been submitted to and approved in writing by the local planning authority. The Statement shall demonstrate that a minimum of 10% carbon emissions (to be calculated by reference to a baseline for the anticipated carbon emissions for the property, as defined by Building Regulations) can be reduced through the use of on-site renewable energy and low carbon technologies. The approved scheme shall be fully installed and operational prior to the occupation of the development and thereafter maintained in accordance with the approved details.
- 6) The development hereby permitted shall not be occupied until the Building Regulations optional requirement of a water consumption rate of no more than 110 litres per person per day has been complied with.
- 7) No development above ground level shall commence until an ecological enhancement scheme, which shall include a timescale for its implementation, has been submitted to and approved in writing by the local planning authority. The approved scheme shall be fully implemented in accordance with the approved details, prior to first occupation of the dwelling and retained for the lifetime of the development.
- 8) No development above ground level, other than demolition, shall commence until a scheme of hard and soft landscaping has been submitted to and approved in writing by the local planning authority. The scheme shall include details of all existing trees and hedgerows on the land, identify those to be retained and set out measures for their protection throughout the course of development in addition to a timescale for implementation. The approved scheme shall thereafter be fully implemented in accordance with the approved details, prior to first occupation of the dwelling.
- 9) The development hereby permitted shall not be occupied until details of facilities for the covered, secure parking of cycles and bike store for use in connection with the development have been submitted to and approved in

writing by the local planning authority. The details shall include the means of enclosure, materials, type and layout. The facilities shall thereafter be provided in accordance with the approved details prior to first occupation of the dwelling and shall be retained for the lifetime of the development.

- 10) Notwithstanding the submitted details, the development hereby permitted shall not be occupied until two 2.0 x 2.0-metre visibility splays have been provided at each side of the access at the highway boundary in accordance with a plan to be first submitted to and agreed in writing by the local planning authority. These splays shall thereafter be retained and maintained at all times and shall be kept clear of any planting, fences, walls or any other structure exceeding 600mm in height.
- 11) The development hereby permitted shall not be occupied until the vehicular access where it crosses the public highway has been laid out and constructed in accordance with details which shall first have been submitted to and agreed in writing by the local planning authority. The submitted details shall make provision for the relocation of the telegraph pole to the front of the site, surfacing of the access in a hard bound material for the first 5 metres back from the boundary of the public highway and shall include details of measures to prevent the discharge of surface water onto the public highway.
- 12) Demolition or construction works shall take place only between 8:00am to 6:00pm on Monday to Friday, 8:00am to 1:00pm on Saturday and at no time on Sundays, Bank or Public Holidays.
- 13) Construction work deliveries to the site and construction work collections from the site shall take place only between 8:00am to 6:00pm on Monday to Friday, 8:00am to 1:00pm on Saturday and at no time on Sundays, Bank or Public Holidays.
- 14) The development hereby permitted shall not be occupied until the window at first floor in the north-west side elevation has been fitted with obscured glazing, and no part of that window that is less than 1.7 metres above the floor of the room in which it is installed shall be capable of being opened. Details of the type of obscured glazing shall be submitted to and approved in writing by the local planning authority before the window is installed and once installed the obscured glazing shall be retained thereafter.
- 15) No development above ground level, other than demolition, shall commence until details of a scheme for the disposal of foul and surface water has been submitted to and agreed in writing by the local planning authority. The scheme shall be implemented in accordance with the approved details prior to the occupation of the development and retained in perpetuity.

**** End of Schedule ****