

Planning Statement

20 Church End

Gamlingay

Sandy

SG19 3EP



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REPORT INFORMATION

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| | |
|---------------------------------|--|
| Date of Application | September 2023 |
| Local Planning Authority | South Cambridgeshire District Council |
| Applicant | Alex Glencross |
| Development Description | Erection of Greenhouse and Summerhouse in Curtilage Listed Domestic Garden |
| Site Address | 20 Church End Gamlingay Sandy SG19 3EP |
| Our Reference | J4014 |
| Report Revision | V.1.0 |

Planning Statement

20 Church End, Gamlingay, Sandy, SG19 3EP



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1. Introduction

1.1. This Planning Statement has been prepared by Parker Planning Services Ltd on behalf of Alex Glencross (The Applicant) in support of a full planning application for the erection of a greenhouse and summerhouse in the curtilage listed garden to 20 Church End, Gamlingay. A Heritage Impact Assessment has also been prepared in support of this statement.

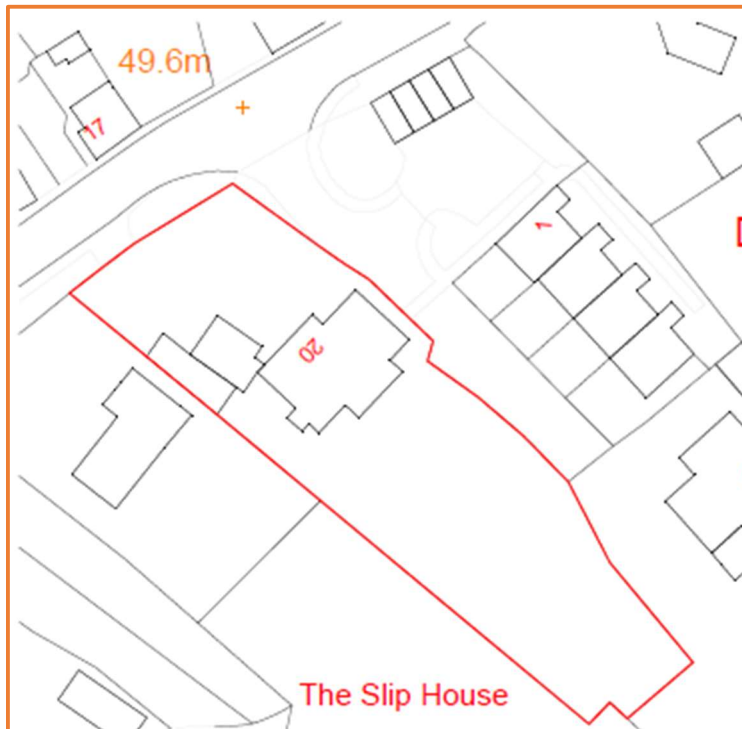


Figure 1: Site Location

2. Description of Development

The Proposed Building

- 2.1. The proposal seeks permission for the erection of a greenhouse and a separate summerhouse for personal use within the Applicant's curtilage listed garden. The proposal is part of a wider garden re-modelling and landscaping.
- 2.2. The proposed greenhouse will measure 3.09m in length by 2.03m in width with a pitched roof at a height of 2.8m whilst the proposed summerhouse will measure 4.5m by 4.5m with a mono pitched roof at a height of 2.5m.

Site & Context

2.3. The site consists of the Grade II Listed dwelling 20 Church End. The rear garden to the dwelling is curtilage listed and mostly lies within the development framework for Gamlingay. The site also lies within the Conservation Area.

2.4. Church End lies on the eastern side of the village and forms a linear arm of development at the village edge. The site is neighboured by dwellings to the north, east and west whilst open fields lie to the south of the site.



Figure 2: Proposed site for greenhouse



Figure 3: Proposed site for summerhouse

3. Relevant Planning History

3.1. There are no recent planning application relevant to the current proposal. For clarity the following applications have been submitted since 2010:

| | | |
|--------------|--|-----------|
| 22/1196/TTCA | Works to Beech Hedge, Laburnum and Lime | Permitted |
| S/3878/17/TC | Works to Lime and Leylandii | Permitted |
| S/0519/10/LB | Alterations to bedroom to create shower room | Permitted |

4. Planning Policy Context

Introduction

4.1. In making this application, consideration has been made of relevant local and national planning policy and guidance.

Local Policies

4.2. The Site is located within South Cambridgeshire District; as such any development must account for the development strategies and plans in place locally. The Council's Local Plan comprises the following documents including relevant policies:

South Cambridgeshire Local Plan 2018:

- Policy S/7 - Development Frameworks
- Policy HQ/1 - Design Principles
- Policy NH/4 - Biodiversity
- Policy NH/14 - Heritage Assets
- Policy TI/3 - Parking Provision

South Cambridgeshire District Design Guide SPD (Adopted March 2010)

Gamlingay Conservation Area Appraisal (2000)

Gamlingay Village Design Guide SPD (adopted January 2020)

National Planning Policy Framework

4.3. The National Planning Policy Framework (2021) (NPPF) and the National Planning Practice Guidance are both material planning considerations. The NPPF sets out the Government's planning policies for England and how these are expected to be applied while the NPPG sets out the Government guidance in relation to planning related issues in England.

4.4. The relevant sections from the National Planning Policy Framework include:

- Chapter 2 – Achieving Sustainable Development
- Chapter 12 – Achieving Well-designed Places
- Chapter 16 – Conserving and Enhancing the Historic Environment

5. Assessment

Principle of Development

- 5.1. The site lies partially within and immediately adjacent to the development boundary in accordance with Policy S7 of the South Cambridgeshire Local Plan (2018). The main dwelling and the majority of the rear garden lie within the boundary, with the most southern third of the garden lying outside of the boundary.
- 5.2. The proposed greenhouse will lie within the development framework boundary and just to the south of the dwelling. The proposed summerhouse will lie just beyond the development framework boundary, though still within the curtilage for the dwelling. The Gamlingay Village Design Guide specifically highlights the 'long plots' of Church End as lying outside the development framework but not excluding all forms of development. It is therefore considered that the minor development in this location is acceptable in principle with regards to the Local Plan Policies and the Village Design Guide.

Design and Appearance

- 5.3. Policy HQ/1 of the South Cambridgeshire Local Plan sets out the design principles for securing high quality design across the district.
- 5.4. The criteria of Policy HQ/1 seek to preserve the character of the rural area, conserve historic assets and their setting and include place-responsive design which respects local distinctiveness. The Applicant has selected a greenhouse from the Hartley Botanic range which is constructed with aluminium alloy and toughened glass for a traditional appearance which respects and conserves the historic building and its immediate setting. The greenhouse will be mounted on a brick base level to provide detailing as well as a secure foundation.

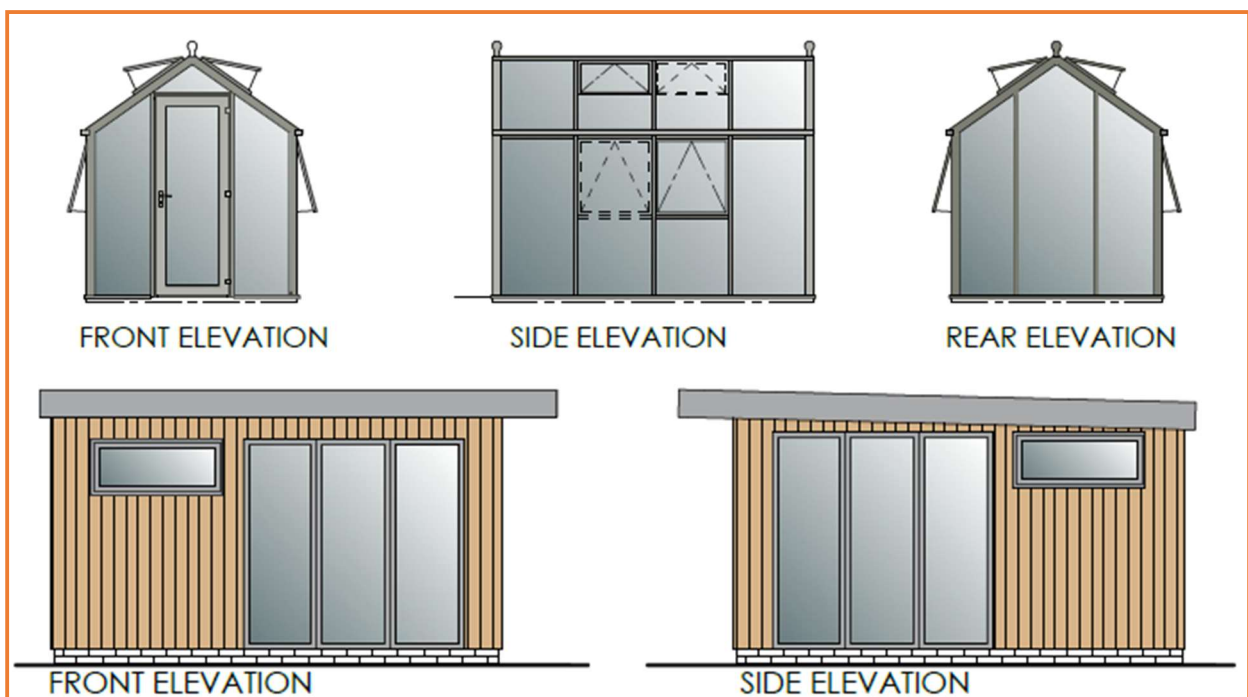


Figure 4: Elevations

- 5.5. The greenhouse will stand at 3.09m in length by 2.03m in width with a pitched roof at a height of 2.8m. The size and scale of the greenhouse will remain in keeping with the domestic character of the site and will be entirely subservient to the main dwelling. The greenhouse has been positioned to the south of the dwelling adjacent to the boundary fence to ensure sufficient sunlight to the building whilst retaining a degree of shelter from the main dwelling. It is therefore considered that the proposed greenhouse reflects a high degree of compatibility with its location in terms of scale and massing, as well as its siting and design in relation to its surroundings within a domestic garden and curtilage of the listed building.
- 5.6. The proposed summer house will stand at 4.5m by 4.5m with a mono pitched roof at a height of 2.5m. The summer house will be positioned with a greater degree of separation from the dwelling, ensuring that the scale and massing of the proposed building will not impact on the historic asset. However, as noted above the Gamlingay Village Design Guide specifically notes that the historic character of the 'long plots' within Church End were typically used for small holdings and agricultural buildings and as such a timber clad building of this size is in keeping with the historic and rural character of this location.
- 5.7. The wooden timber for the external walls has been selected for a natural appearance consistent with a typical domestic outbuilding and the mono pitch roof is also in keeping with this. It is therefore considered that the proposal will not have a harmful impact to the Conservation Area, Listed Building, or wider landscape in accordance with Policy HQ/1 of the Local Plan and the Village Design Guide.

Impact on Heritage Assets

- 5.8. Any decisions relating to Listed Buildings and their settings must address the statutory considerations of the Planning (Listed Buildings and Conservation Areas) Act 1990 (see in particular sections 16, 66 and 72) as well as satisfying the relevant policies within the National Planning Policy Framework and the Development Plan.
- 5.9. A full Heritage Impact Assessment has been prepared in support of the application, please see for additional details. On this basis it is considered that the application complies with Policy NH/14 of the South Cambridgeshire Local Plan as well as the relevant National Planning Policies and sections of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Impact on Amenities

- 5.10. Policy HQ/1 of the Local Plan also seeks to protect the health and amenity of occupiers surrounding a development in terms of overlooking and overbearing. The proposed greenhouse is adjacent to the neighbouring boundary however given the nature of the building and the materials used for this it is not considered that this would result in any loss of light. The greenhouse will be single storey and less than 3 metres in height and will therefore not create issues with overlooking the neighbouring garden.
- 5.11. The proposed summer house will be positioned along the boundary with 5 Dutter End to the east of the site. None of the proposed windows will overlook into the neighbouring garden and the slight mono pitch of the roof will reduce the massing of the building when viewed from the neighbouring plot. The boundary line benefits from extensive hedging measuring approximately

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2.5 metres in height to assist with screening the building from neighbouring gardens. Overall, the design of the building will ensure that there is not a detrimental impact on neighbouring amenity in relation over overlooking, overbearing and loss of light to neighbouring residents.

6. Conclusions

- 6.1. The sympathetic design of the proposed development is considered suitably acceptable to the surrounding character, Grade II Listed Buildings and Conservation Area. The overall impact on surrounding heritage assets has been considered separately within the supporting Heritage Impact Assessment which has concluded that the proposal is compliant with the objectives of Policy NH/14 of the Local Plan. The development is an appropriate scale for a residential garden of this generous size whilst not impacting on the amenities of neighbouring residents.
- 6.2. For the reasons set out above it is considered that the proposal is acceptable in planning terms, and the development should be approved accordingly.