

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

5 July 2017

AUTHOR/S: Joint Director for Planning and Economic Development

Application Number: S/1178/17/FL

Parish(es): Barton

Proposal: Single storey front extensions and rendering of front and rear elevations

Site address: 24, Roman Hill, Barton, Cambridge, Cambridgeshire, CB23 7AX

Applicant(s): Helen Durrant

Recommendation: Delegated Approval

Key material considerations: Impact upon the Green Belt, and impact upon the countryside

Committee Site Visit: Not required

Departure Application: No

Presenting Officer: Rebecca Whitney, Planning Project Officer

Application brought to Committee because: The applicant is related to an employee of South Cambridgeshire District Council

Date by which decision due: 20 June 2017 (Extension of time to 06 July 2017 has been requested.)

Relevant Planning History

1. No relevant planning history.

Planning Policies

2. National Planning Policy Framework 2012 (NPPF)
Planning Practice Guidance
3. **South Cambridgeshire LDF Development Control Policies DPD, 2007:**
DP/1 Sustainable Development
DP/2 Design of New Development
DP/3 Development Criteria
DP/7 Development Frameworks
GB/1 Development in the Green Belt
HG/6 Extensions to Dwellings in the Countryside

4. **South Cambridgeshire LDF Supplementary Planning Documents (SPD):**
District Design Guide SPD - Adopted March 2010
5. **South Cambridgeshire Local Plan Submission - March 2014**
HQ/1 Design Principles
NH/8 Mitigating the Impact of Development In and Adjoining the Green Belt
S/4 Cambridge Green Belt
S/7 Development Frameworks

Consultations

6. **Barton Parish Council** - Recommends approval of the proposed extension and other works.

Representations

7. The owner/occupier of No.22 Roman Hill has no objections to the proposed plans.

Site and Surroundings

8. The application site is a two storey residential dwelling located outside of the Development Framework of Barton, and within the Green Belt.

Proposal

9. The proposal seeks permission for the erection of single storey front extensions and to finish the front and rear elevations in render.

Planning Assessment

10. The main issues to be considered in this instance are the impact upon the Green Belt and countryside.

Impact upon the Green Belt

11. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. The proposed extensions are single storey and to the front of the dwelling, The rear of the property backs on to open Green Belt and countryside land. The proposal includes the application of cream render to the front and rear elevations.
12. Paragraph 89 of the NPPF states that the construction of new buildings is inappropriate within the Green Belt unless certain exceptions apply. One of these exceptions is the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.
13. The proposed development is of a size and scale that does not result in a disproportionate addition over and above the size of the original building. It is considered appropriate for its location in the Green Belt such that the proposed extensions and application of render are not considered to result in development that is not inappropriate in the Green Belt. The proposals would also not have any adverse effect on the rural character and openness of the Green Belt.
14. The proposed development is therefore considered to be in accordance with policies GB/1 and GB/2 of the South Cambridgeshire District Council, Local Development

Framework, Development Control Policies, Adopted July 2007, and policy NH/8 of the South Cambridgeshire Local Plan, Proposed Submission July 2013.

Impact upon the Countryside

15. The property lies outside of the Development Framework and therefore is categorised for planning purposes as being situated in the countryside. As such, the development must adhere to a set of guidelines and policies to ensure that its impact upon the landscape is limited.
16. The development is of a permanent design that is in scale and character with the dwelling at present, for which it will provide ancillary use only. The proposed extensions would not exceed the existing height of the dwelling, and would not result in an increase in volume or gross internal floor area of 50% or more. As a result, the proposed development is considered to comply with Policy HG/6 of the South Cambridgeshire District Council, Local Development Framework, Development Control Policies, Adopted July 2007.

Design

17. The relevant section of Roman Hill is characterised by visually separate, detached dwellings set back from the front boundaries. The gaps between buildings create a sense of openness and allow views into the countryside and Green Belt to the east.
18. The proposed single storey front extensions would not result in significant harm to the character of the area, nor impact on the separation between the dwellings. The proposed additions are clearly subservient to the main dwelling, would not extend beyond the principal elevation and would not exceed the height of the existing single storey elements.
19. The proposed application of render to the front and rear elevations is not considered to result in harm to the character of the dwelling or the street scene. The dwellings immediately adjacent to No.24 are finished in brick with dark cladding details, however other dwellings on Roman Hill have light cladding details, feature render panels or are fully rendered.
20. The proposed development is considered to be a subservient addition which maintains the character and appearance of the area. The proposed development is therefore considered to comply with policy DP/2 of the South Cambridgeshire District Council Local Development Framework, Development Control Policies, Adopted July 2007.

Impact upon Residential Amenity

21. The proposed extensions would infill the spaces between the existing single storey elements of the principal elevation.
22. The proposed extensions are not considered to cause a significant increase in overlooking or overshadowing of neighbouring properties, and therefore are not considered to have an unacceptable negative impact on neighbour amenity. As a result, the proposed development is considered to comply with policy DP/3 of the South Cambridgeshire District Council, Local Development Framework, Development Control Policies, Adopted July 2007.

Recommendation

23. Officers recommend that the Committee approve the application subject to:

Conditions

- (a) Time Limit (3 years) (SC1)
- (b) Drawing numbers (SC95)

Background Papers:

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- South Cambridgeshire Local Development Framework Development Control Policies DPD 2007
- South Cambridgeshire Local Development Framework Supplementary Planning Documents (SPD's)
- South Cambridgeshire Local Plan Submission 2014
- Planning File Reference: S/1178/17/FL

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