

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Development and Conservation Control Committee

10<sup>th</sup> May 2006

**AUTHOR/S:** Director of Development Services

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**S/0578/06/F - Cottenham  
Side and Rear Extensions and Double Garage, 108 Histon Road  
for Mr & Mrs R.Pesci**

**Recommendation: Refusal  
Date for Determination: 18.05.06**

### Site and Proposal

1. No.108 Histon Road is a detached property within the Green Belt just outside the Village Framework of Cottenham. The dwelling has an existing outbuilding to the rear which is to be demolished. The site is well screened from the front boundary by large hedgerows, however the plot adjacent to the site is an open field with open views across the Green Belt to the site. The property is centred within its large open plot with the neighbouring property no.106 at an approximate distance of 9.0m to the northeast.
2. The application, dated 25<sup>th</sup> February 2006, would consist of a attached double garage to the southwestern side elevation, an enlargement to the utility room on the northeastern side elevation and a two-storey rear extension to the northwestern elevation. All would be finished in brick to match the existing under pitched tiled roofs, other than a flat roof utility room.

### Planning History

3. None

### Planning Policy

4. **Policy P1/3** of the **Cambridgeshire and Peterborough Structure Plan 2003** requires a high standard of design which responds to the local character of the built environment for all new development.
5. **Policy GB2** of the **South Cambridgeshire Local Plan adopted 2004**, and **Policy P9/2a** of the **Cambridgeshire and Peterborough Structure Plan 2003** seek to restrict inappropriate forms of development within the Green Belt. Extensions and alterations to dwellings are not inappropriate providing that the criteria in Policy HG13 are met and that the overall impact of any extension does not result in the dwelling having a materially greater impact on the openness of the Green Belt.
6. **Policy HG12** of the **South Cambridgeshire Local Plan adopted 2004** states that planning permission for the extension and alteration of dwellings will not be permitted where:
  - a) The proposal would harm seriously the amenities of neighbours through undue loss of light or privacy, being unduly overbearing in terms of mass, or

- would adversely affect the surrounding properties by virtue of its design, layout, location or materials;
- b) There would be an unacceptable visual impact upon the street scene.
7. **Policy HG13** of the **South Cambridgeshire Local Plan adopted 2004** states that extension to dwellings in the countryside (i.e. outside village frameworks defined in this plan) will be permitted where:
- a) The extension does not lead to a 50% increase or more in volume or gross internal floor area of the of the original dwelling;
- b) The proposed extension is in scale and character with the existing dwelling and would not materially change the impact of the dwelling on its surroundings;
- c) The proposed extension has regard to the criteria in Policy HG12 of this plan.
8. Planning Policy Guidance (PPG) 2, Green Belts, states that, provided that it does not result in disproportionate additions over and above the size of the original dwelling, the extension or alteration of dwellings is not inappropriate in Green Belts.

### **Consultations**

9. **Cottenham Parish Council** – Recommend Approval, however there are concerns towards neighbouring amenity due to mass of development.
10. **Old West Internal Drainage Board** – The board has no comment from a drainage point of view.

### **Representations**

11. Email from owners of 106 Histon Road Cottenham, stating no objection to the proposed extensions.

### **Planning Comments – Key Issues**

12. The proposed extensions would result in a significant increase of over 50% in floor space of the original dwelling. The rear extension would have a footprint of 9.7m x 6.5m, the garage 6m x 6m and the utility room 7.2m x 2.5m. This would result in the dwelling being substantially larger than existing (footprint would be approximately 180 sq. m compared with 70 sq. m existing) and make the property more prominent within the street scene, and more importantly making the property overbearing in the form of its mass. This would adversely affect the surrounding area with the views across the open fields adjacent to the site harmed by the impact of the development. The existing dwelling is substantial in size as existing, and the proposed extensions would create an adverse built impact upon the property and the surrounding area by virtue of the excessive scale of the development.
13. The increase in scale of the dwelling would be inappropriate for this Green Belt location. This is due to the detrimental affect of the scale of the development and the dominating impact of the extensions upon the original dwelling, which would change the impact of the dwelling upon the Green Belt. The site is clearly visible from parts of the Histon Road as well as via views across the open fields surrounding the dwelling. These views are part of the openness and character of the Green Belt and would be compromised by a development of this nature and scale.

## **Recommendation**

14. Refuse for the reasons:

1. The proposed extension would be excessive in scale and would materially change the impact of the dwelling to its surroundings, as it would be out of character with the size of the existing dwelling. By virtue of its design and bulk the proposal would result in an unacceptable visual impact upon the street scene. It would therefore be contrary to Policy HG12 and HG13 of South Cambridgeshire Local Development Plan 2004.
2. Due to the excessive increase in floor space of over 50% of the original dwelling, the development would result in a materially greater impact upon the openness and character of the Green Belt. It would therefore be inappropriate development in the Green Belt and would be contrary to Policy GB2 of the South Cambridgeshire Local Plan adopted 2004 and Policy P9/2a of the County Structure Plan 2003.

**Background Papers:** the following background papers were used in the preparation of this report:

- South Cambridgeshire Local Plan 2004
- Cambridgeshire and Peterborough Structure Plan 2003
- Planning Application File ref. S/0578/06/F.

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