

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation
Control Committee

6th October 2004

AUTHOR/S: Director of Development Services

S/1512/04/F - Sawston
**Erection of Chalet Bungalow and Garage Following Demolition of Existing Bungalow
at 8 Whitefield Way for Mr & Mrs Kersey**

Recommendation: Refusal

Site and Proposal

1. The application site extends to approximately 0.1 hectares (0.25 acres) and is occupied by a brick bungalow with a shallow metal clad roof and its garden. The land falls to the south. Nos. 1-8 Whitefield Way are all single storey although No.4 has a steeper pitched slate roof. The site's side and rear boundaries are marked by close-boarded fences. No.7 to the south west has a blank side elevation.
2. This full application, registered on the 20th July 2004, proposed the erection of a 4-bedroom, 7.2m high chalet bungalow with dormer windows following the demolition of the existing bungalow and the erection of a 5.4m high double garage. The density equates to approximately 10 dwellings to the hectare.

Planning History

3. Permission for extensions, including the addition of a first floor, to the existing bungalow was granted in April 2004 (**S/0247/04/F**). The resulting dwelling would have 2.5 metre high eaves, a 7.2 metre high ridge and catslide dormers on the front and back.
4. Planning permission was granted in 2002 for the change of use of part of the site to garden (**S/1512/04/F**).

Planning Policy

5. The existing dwelling and its original curtilage are within the village framework. The extended garden area is within the countryside and the Green Belt.
6. Local Plan 2004 **Policy SE2** states that residential development will be permitted on unallocated land within village frameworks of Rural Growth Settlements provided that (a) the retention of the site in its present form is not essential to the character of the village; (b) the development would be sensitive to the character of the village, local features of landscape or ecological importance, and the amenities of neighbours; (c) the village has the necessary infrastructure capacity; and (d) residential development would not conflict with another policy of the plan. It also states that development should provide an appropriate mix of dwellings in terms of size, type and affordability and should achieve a minimum density of 30 dph unless there are strong design grounds for not doing so.

7. Local Plan 2004 **Policy HG10** states that: the design of housing schemes should be informed by the wider character and context of the local townscape and landscape; and schemes should achieve high quality design and distinctiveness.
8. Structure Plan 2003 **Policy P1/2** states that development in the countryside will be resisted unless it can be demonstrated to be essential in a particular rural location.
9. Structure Plan 2003 **Policy P9/2a** states that new development within the Green Belt will be limited to uses appropriate to a rural area
10. Local Plan 2004 **Policy SE8** states that residential development outside village frameworks will not be permitted.
11. Local Plan 2004 **Policy GB2** defines development which is not inappropriate in the Green Belt and states that planning permission will not be granted for inappropriate development in the Green Belt unless very special circumstances can be demonstrated.

Consultation

12. **Sawston Parish Council** recommends approval.
13. **Chief Environmental Health Officer** recommends conditions and informatives to be attached to any approval to protect adjoining residents from noise during construction.

Representations

14. The owners of 108 New Road comment that the proposed dwelling does not appear to be in keeping with the surrounding buildings in the vicinity of the development as neighbouring properties appear to be bungalows. They also state that, as the site occupies high ground, the impact of the proposal would be greater and the approved plan to modify and extend the existing dwelling would seem to be more appropriate for the area.

Planning Comments – Key Issues

15. The key issues in relation to this application are:
 - Whether the proposal constitutes ‘inappropriate development in the Green Belt’ and the impact of the proposal on the openness and rural appearance of the Green Belt;
 - The design of the dwelling and garage; and
 - The affect on the amenity of the occupiers of No.7.
16. I have no objection in principle to the erection of a dwelling with accommodation in the roofspace on this site and an extension to the existing dwelling, including first floor accommodation, has already been approved. However, it is important that the development is wholly within the village framework. Whilst the extended garden approved under planning reference S/1606/02/F has been incorporated into the residential curtilage, that part of the site is still defined as countryside and Green Belt in the Local Plan 2004 and its predominantly undeveloped appearance still makes a contribution to the openness of the Green Belt. Part of the proposed new dwelling and the whole of the garage are proposed to be located on this land.

17. Such development constitutes 'inappropriate development in the Green Belt' and would detract from the openness of the Green Belt. Inappropriate development will not be permitted unless very special circumstances can be demonstrated. I do not consider that there are any very special circumstances in this instance to outweigh the presumption against inappropriate development. I have sent a letter to the agent setting out this view.
18. The proposal is considered to be acceptable in all other respects. Whilst the design of the dwelling would be different to other dwellings within Whitefield Way, it would be acceptable if the whole of the dwelling was within the village framework. I am also satisfied that the proposal would not have a serious impact on the amenity of neighbours. Specifically, it would not result in undue overlooking or overshadowing of No.7 nor would it be unduly overbearing when viewed from No.7.

Recommendation

19. Refusal

Whereas the existing bungalow to be replaced is wholly located within the village framework, part of the proposed new dwelling and the whole of the garage are located in the countryside and the Green Belt as defined in the South Cambridgeshire Local Plan 2004. That part of the dwelling within the Green Belt and a garage of the height proposed constitutes 'inappropriate development in the Green Belt' and would detract from the openness of the Green Belt. Inappropriate development will not be permitted unless very special circumstances can be demonstrated and, in the opinion of the Local Planning Authority, the very special circumstances required to justify inappropriate development in the Green Belt have not been demonstrated.

The proposal is therefore contrary to: Cambridgeshire and Peterborough Structure Plan 2003 Policy P1/2 which states that development in the countryside will be resisted unless it can be demonstrated to be essential in a particular rural location; Cambridgeshire and Peterborough Structure Plan 2003 Policy P9/2a which states that new development within the Green Belt will be limited to uses appropriate to a rural area; South Cambridgeshire Local Plan 2004 Policy SE8 which states that residential development outside village frameworks will not be permitted; and South Cambridgeshire Local Plan 2004 Policy GB2 which defines development which is not inappropriate and states that planning permission will not be granted for inappropriate development in the Green Belt unless very special circumstances can be demonstrated.

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 files Refs: S/1512/04/F, S/0247/04/F & S/1606/02/F.

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